



TV-185



भारतीय गैर न्यायिक
भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

PHOTO ATTESTED

INDIA NON JUDICIAL

PHOTO ATTESTED

उत्तर प्रदेश



HARI PRATAP BHARDWAJ
Advocate

9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675



AP 285740
HARI PRATAP BHARDWAJ
Advocate

9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

CONSORTIUM AGREEMENT

This Consortium Agreement is made and executed at Meerut on 30.08.2024

For DIAMOND FINANCE LIMITE

Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD.

Director/Authorised Signatory

For WONDERFUL REALTORS PVT. LTD.

Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.

Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.

Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.

Authorised Signatory



उत्तर प्रदेश



DESH
HARI PRATAP BHARDWAJ
Advocate
9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675



GD 156692
HARI PRATAP BHARDWAJ
Advocate
9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

By and Amongst

DIAMOND FINANCE LIMITED (CIN: U65921DL1980PLC012755), a company incorporated under the Companies Act, 1956 and having its registered office at

For DIAMOND FINANCE LIMITED

Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD.

Director/Authorised Signatory

For WONDERFUL REALTORS PVT. LTD.

Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.

Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.

Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.

Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

GD 156699

::3::

FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034, India, acting through its authorized representative / signatory Mr. Vikas Yadav son of Shri Kartar Singh Resident of 1502/3, 6, Rajeev Nagar, Gurgaon (Haryana) duly authorized vide Board Resolution dated 13.08.2024 (Land Owner); And ELIXIR EXPORTS PRIVATE LIMITED (CIN: U74899DL1995PTC069146), a company incorporated under the Companies Act, 1956 and having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New

For DIAMOND FINANCE LIMITED
Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD.
Director/Authorised Signatory

For WONDERFUL REALTORS PVT. LTD.
Director/Authorised Signatory

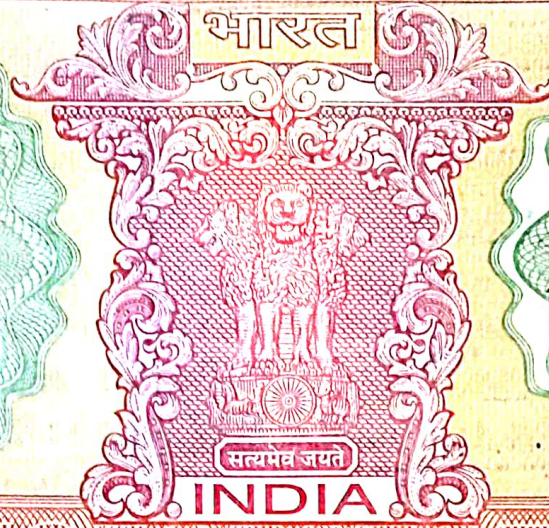
For UPVAN PROMOTERS PVT. LTD.
Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.
Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.
Authorised Signatory

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BV 613442

::4::

Delhi – 110034, India, acting through its authorized representative / signatory Mr. Vikas Yadav son of Shri Kartar Singh Resident of 1502/3, 6, Rajeev Nagar, Gurgaon (Haryana) duly authorized vide Board Resolution dated 13.08.2024 (Land Owner); And WONDERFUL REALTORS PRIVATE LIMITED (CIN: U70101DL2004PTC129770), a company incorporated under the Companies Act, 1956 and having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034, India acting through its authorized representative/ signatory Mr. Vikas Yadav son of Shri Kartar Singh Resident of

For DIAMOND FINANCE LIMITED



Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD. For WONDERFUL REALTORS PVT. LT



Director/Authorised Signatory



Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.



Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.



Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.

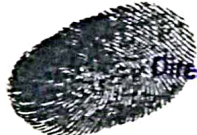



Authorised Signatory


1502/3, 6, Rajeev Nagar, Gurgaon (Haryana) duly authorized vide Board Resolution dated 13.08.2024 (Land Owner); And UPVAN PROMOTERS PRIVATE LIMITED (CIN: U45201DL1997PTC087201), a company incorporated under the Companies Act, 1956 and having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034, India, acting through its authorized representative / signatory Mr. Vikas Yadav son of Shri Kartar Singh Resident of 1502/3, 6, Rajeev Nagar, Gurgaon (Haryana) duly authorized vide Board Resolution dated 13.08.2024 (Land Owner) (hereinafter collectively referred to as "Land Owners" and individually as 'Land Owner', which expression unless repugnant or inconsistent with the context or meaning thereof be deemed to include its affiliates, successors, and assigns) of the FIRST PART;


AND


SYNDICATE BUILDWELL PRIVATE LIMITED (CIN: U70101DL2004PTC129771), a company incorporated under the Companies Act, 1956 and having its registered office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034, India, acting through its authorized representative / signatory Mr. Vikas Yadav son of Shri Kartar Singh Resident of 1502/3, 6, Rajeev Nagar, Gurgaon (Haryana) duly authorized vide Board Resolution dated 13.08.2024 (hereinafter referred to as "Syndicate", which expression unless repugnant or inconsistent with the context or meaning thereof be deemed to include its affiliates, successors, and assigns) of the SECOND PART;


For DIAMOND FINANCE LIMITED
 Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD.
 Director/Authorised Signatory

For WONDERFUL REALTORS PVT. LTD.
 Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.
 Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.
 Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.
 Authorised Signatory

::6::

AND

RAPID BUILDTECH PRIVATE LIMITED (CIN: U45400HR2007PTC036819), a company incorporated under Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 9th Floor, Paras Down Town Centre, Sector Road, Sector - 53, Gurugram, Haryana – 122002, India, acting through its authorized representative / signatory Mr. Vijender Kumar son of Shri Satynarayan Sharma Resident of Flat No. 601, Tower-H, 84, Coral Wood, Sikandarpur Budha (109) Gurgaon (Haryana) duly authorized vide Board Resolution dated 01.08.2024 (hereinafter referred to as “Lead Representative” / “Rapid”, which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, affiliates and permitted assigns) of the THIRD PART.

Diamond Finance Limited, Elixir Exports Private Limited, Wonderful Realtors Private Limited, Upvan Promoters Private Limited (Land Owners) and Syndicate Buildwell Private Limited (“Syndicate”) and the Lead Representative are hereinafter collectively referred to as the “Parties” and individually referred to as a “Party”.

WHEREAS:

A. The Land Owners, Diamond Finance Limited, Elixir Exports Private Limited, Wonderful Realtors Private Limited, Upvan Promoters Private Limited are the

For DIAMOND FINANCE LIMITED


Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD. For WONDERFUL REALTORS PVT. LTD.


Director/Authorised Signatory


Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.

For UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory


Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.


Authorised Signatory

sole and absolute owners and have all rights, title and interest over certain portion of land, situated at Village Maliyana Pargana and Tehsil and District Meerut and Rapid Buildtech Private Limited is the sole and absolute owner and has all rights, title and interest over certain portion of the land, situated at Village Maliyana Pargana and Tehsil and District Meerut;

B. Rapid is *inter alia* engaged in the business of land aggregation and providing consultancy services across India and has all necessary expertise, experience, skills, resources and capacity to undertake, perform and complete its roles, responsibilities and obligations and the matters incidental and ancillary thereto in relation to the construction, development and completion of the entire project;

C. The Land Owners, Diamond Finance Limited, Elixir Exports Private Limited, Wonderful Realtors Private Limited, Upvan Promoters Private Limited are desirous of appointing Rapid Buildtech Private Limited as the lead member of the consortium formed between the Land Owners and Rapid Buildtech Private Limited for the purpose as mentioned under this Agreement including but not limited to obtaining other approvals in relation to the said project and registration of the said project as per Real Estate (Development and Regulations) Act, 2016 and the rules and regulations framed thereunder, as may be applicable in the State of Uttar Pradesh ("RERA Act"); and

For DIAMOND FINANCE LIMITED



Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD. For WONDERFUL REALTORS PVT. LTD.



Director/Authorised Signatory



Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.



Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.



Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.



Authorised Signatory



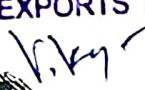



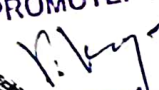

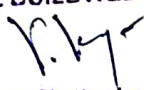



D. Relying on the various representations, warranties, acknowledgements, guarantees, stipulations, assurances, covenants, undertakings of each of the Parties under this Agreement, the Parties have agreed to enter into this Agreement.

NOW THEREFORE, in consideration of the premises set forth in these recitals, the agreed mutual covenants of the Parties recorded herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties here to agree as follows:

1. OBJECTIVE

The purpose and objective of this Agreement is to:

- (i) appoint Rapid as a lead member / representative for rendering the development management services for construction, development and completion of the said entire project to be developed on the land parcels as mentioned at the end of the Agreement, in accordance with the terms of this Agreement and / or any other definitive agreement(s) as executed / to be executed by or between the Parties;
- (ii) enable Rapid to represent, liaison and deal with appropriate governmental authorities for obtaining sanction and approval of the revised layout plan of the said project from the Meerut Development Authority;

<p>For DIAMOND FINANCE LIMITED   Director/Authorised Signatory</p>	<p>For ELIXIR EXPORTS PVT. LTD.   Director/Authorised Signatory</p>	<p>For WONDERFUL REALTORS PVT. LTD.   Director/Authorised Signatory</p>
<p>For UPVAN PROMOTERS PVT. LTD.   Director/Authorised Signatory</p>	<p>For SYNDICATE BUILDWELL PVT. LTD.   Director/Authorised Signatory</p>	<p>For Rapid Buildtech Pvt. Ltd.   Authorised Signatory</p>

- (iii) enable Rapid to obtain registration of the said project as per the RERA Act including any other approvals as may be required for the construction, development and completion of the said project; and
- (iv) enable Rapid to do such other acts or duties as agreed / to be agreed between the Parties or as may be authorized by the Land Owners, Diamond Finance Limited, Elixir Exports Private Limited, Wonderful Realtors Private Limited, Upvan Promoters Private Limited in terms of this Agreement and / or any other definitive agreement(s) as executed / to be executed by or between the Parties.

2. DURATION

The Lead Representative shall assume its responsibilities from the Effective Date of this Agreement and this Agreement shall continue to subsist till the completion of the said project in terms of this Agreement and / or any other definitive agreement(s) as executed / to be executed by or between the Parties.


3. CONSORTIUM OPERATIONS


Lead Representative of the Consortium Subject to the terms and conditions of this Agreement, on and from the Effective Date and in consideration of mutual covenants and obligations, the Land Owners hereby appoint Rapid as the lead member / representative of the consortium to render the development management services and / to

For DIAMOND FINANCE LIMITED


Director/Authorised Signatory


For ELIXIR EXPORTS PVT. LTD. or WONDERFUL REALTORS PVT. LTD.


Authorised Signatory


Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.

or UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory


Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.


Authorised Signatory

perform its duties as mentioned in this Agreement including as mentioned in Clause 1.1 above and / or any other definitive agreement executed / to be executed between the Parties and Rapid hereby accepts such appointment in terms hereof.

- (i) Development Management Services and Development Management Fees
- (ii) For the purpose of construction, development and completion of the said project, Rapid hereby agrees to render the development management services for the said project and also agrees and undertakes to act in good faith and apply and adhere to the best industry practice in performance of the development management services for the said project and shall also comply with and fulfill its other roles, responsibilities and obligations, on the terms and conditions set out in this Agreement and/or any other definitive agreement executed / to be executed between the Parties.
- (iii) In consideration for the development management services being provided by Rapid in relation to the said project, Rapid shall be entitled to the development management fees based on the milestone(s) in relation to the said project as mutually agreed between the Parties in terms of this Agreement and / or any other definitive agreement executed / to be executed between the Parties.

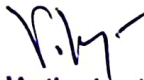
For DIAMOND FINANCE LIMITED



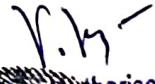
Director/Authorised Signatory



For ELIXIR EXPORTS PVT. LTD. For WONDERFUL REALTORS PVT. LTD.



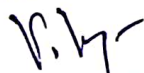
Director/Authorised Signatory



Director/Authorised Signatory



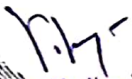
For SYNDICATE BUILDWELL PVT. LTD.



Director/Authorised Signatory



For UPVAN PROMOTERS PVT. LTD.



Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.



Authorised Signatory



Exchange of land

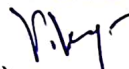

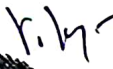

It is hereby agreed between the Parties that Rapid, Syndicate and some other Land Owners may offer / contribute some part of their land parcels situated at Village Maliyana Pargana and Tehsil and District Meerut for exchange of such land with other land parcels (to be used for the purpose of the said project) as per the policy of the Government of Uttar Pradesh and / or as agreed between Rapid, Syndicate and such other Land Owners. Upon successful exchange of such land parcels, the details of the project land shall stand modified to the extent of the exchange allowed / approved by the Government of Uttar Pradesh and such exchanged land shall deemed to form part of the project land. It is hereby agreed between the Parties that in case Syndicate offers its land parcels for the exchange as mentioned above, in whole or in part, then Syndicate shall be construed as 'Land Owner' for the purpose of this Agreement, upon granting of the order / notification / direction by the Government of Uttar Pradesh allowing exchange of its land with other land parcels to be used for the purpose of the said project.

- (i) Launch and Timelines for completion of the Project Both the Land Owners and Rapid shall mutually agree in writing, the date of launch of the said project ("Launch Date" / "Launch") in terms of the definitive agreement executed / to be executed between the Parties in relation to the said project.

For DIAMOND FINANCE LIMITED


 Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD. & WONDERFUL REALTORS PVT. LTD.


 Director/Authorised Signatory 
 Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.


 Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.


 Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.


 Authorised Signatory

- (ii) Rapid shall ensure that the construction and development of the said project is completed within a period as agreed in the definitive agreement executed /to be executed between the Parties, failing which, 6 (Six) months cure period shall be granted for completion of construction and development of the said project.


REPRESENTATIONS AND WARRANTIES

- (i) Each Party, for itself and not for the other, represents and warrants to the other Parties that:
- (ii) it has the power and capacity to execute and deliver this Agreement and entering into the transactions contemplated herein;
- (iii) this Agreement has been duly executed by it and upon execution and delivery, will be a legal, valid and binding obligation of such Party enforceable in accordance with its terms;
- (iv) there are no violations or defaults with respect to writ, judgement or any decree of any court or any legally binding order or any Government authority which may result in any material adverse effect or impairment of Rapid's ability to perform its obligations and duties under this Agreement;
- (v) the execution and delivery of this Agreement by it and the promises, agreements or undertaking of such Party contained under this Agreement do not violate any law, rule, regulation, or order applicable to it or violate or contravene provisions of or constitute default under any documents, contracts, agreements or any other instruments to which such Party is a party; and
- (vi) as on the Effective Date, all land parcels belonging to it as mentioned under this Agreement are free from any charge / lien / litigations.

For DIAMOND FINANCE LIMITED


Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD. For WONDERFUL REALTORS PVT. LTD.


Director/Authorised Signatory


Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.


Authorised Signatory

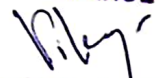

5. NOTICES

All notices or other communications to be given under this Agreement shall be made in writing and (save as otherwise stated) by letter or email at its address specified in this Clause, or at such other address as such Party may hereafter specify for such purpose to the others by notice in writing by 2 (two) business days prior notice. If any notice or communication is sent by e-mail, it must be followed by a physical copy being hand delivered or couriered. Any notice or communication under this Agreement shall be deemed to have been received by the receiving Party: (i) on the date of delivery, in the case of personal delivery; (ii) on receipt of a confirmation of successful delivery, in the case of an email and hard copy of such notice or communication is forthwith sent by prepaid post to the relevant address set out below; or (iii) 3 (three) business days after being dispatched by a nationally recognized courier, in case of a letter.

Details for Notice:

- (i) In the case of notices to Rapid,
to: Attention: Mr. Kunal Rishi
Address: Registered address as mentioned in the description of the Parties
E mail: Kunal.rishi@parasbuildtech.com
- (ii) In the case of notices to the Land Owners and Syndicate,
to: Attention: Mr. Arun Sagar Bhatia
Address: J 10 / 26A, DLF Phase 2, Sector – 25,
Gurugram E mail:
info.kocharinfrastructure@gmail.com

For DIAMOND FINANCE LIMITED


Director/Authorised Signatory


For ELIXIR EXPORTS PVT. LTD.


Director/Authorised Signatory

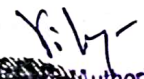


For WONDERFUL REALTORS PVT. LTD.


Director/Authorised Signatory


For UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory


For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory


For Rapid Buildtech Pvt. Ltd.


Authorised Signatory


6. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed and interpreted by and construed in accordance with the law of Republic of India. The courts at Delhi shall have exclusive jurisdiction to decide all matters arising out of this Agreement and / or directly / impliedly concerning this Agreement subject to Clause 7 (*Dispute Resolution*) below.

7. DISPUTE RESOLUTION

If a controversy, conflict or dispute of any nature arises out of or in connection with the provisions of this Agreement, including the interpretation of this Agreement ("Dispute"), the Parties shall enter into discussions in good faith to resolve the Dispute. In case the Dispute is not settled within 30 (Thirty) days of the date of first notification of the Dispute by either Party, the matter shall be referred to arbitration in accordance with the Clause 7.2 below.

Any Dispute which remains unresolved under the Clause 7.1 above, shall be referred to and finally resolved by arbitration administered by the Delhi International Arbitration Centre ("DIAC") in accordance with the Arbitration Rules of the DIAC ("DIAC Rules"), which rules are deemed to be incorporated by reference in this Clause read with the (Indian) Arbitration and Conciliation Act, 1996 for the time being in force.

- (i) The arbitration shall be held at New Delhi, India. All proceedings in any such arbitration shall be conducted in English.
- (ii) The arbitration shall be conducted and finally settled by a sole arbitrator to be mutually appointed by the Parties, failing which, a sole arbitrator shall be appointed in accordance with the provisions of DIAC Rules.

For DIAMOND FINANCE LIMITE


Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD. For WONDERFUL REALTORS PVT. LTD.


Director/Authorised Signatory


Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.


Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory


- (iii) The arbitrator shall give a reasoned decision or award in writing, including as to the costs and expenses of the arbitration. The Parties agree that the arbitrator's award may be enforced against the Parties in any competent court of law and shall be subject to the jurisdiction of the Courts in Delhi. The Parties agree to be bound thereby and to act accordingly.
- (iv) The Parties shall co-operate in good faith to expedite (to the maximum extent practicable) the conduct of any arbitral proceedings commenced under this Agreement.
- (v) Each relevant Party shall bear and pay its own costs, expenses, fees, disbursements and other charges of its counsel, in connection with the arbitration proceedings except as may be otherwise determined by the arbitration panel.


8. MISCELLANEOUS

- (i) Force Majeure: Notwithstanding anything to the contrary contained herein, neither Party shall be liable to the other Party for any delay or non-performance of its obligations under this Agreement due to occurrence of any force majeure event, provided that such Party:
 - (ii) promptly notifies the other Party in writing of the nature and cause of the delay or non-performance, the likely duration of the delay or non-performance and of the extent of its effects on its performance hereunder; and
 - (iii) uses reasonable endeavours to limit the effect of that delay or non-performance on its part.

For DIAMOND FINANCE LIMITED


Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD.

Director/Authorised Signatory

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Authorised Signatory

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For SYNDICATE BUILDWELL PVT. LTD.

Director/Authorised Signatory

For Rapid Buildwell Pvt. Ltd.

Authorised Signatory

आवेदन सं०: 202400734068053

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 185

वर्ष: 2024

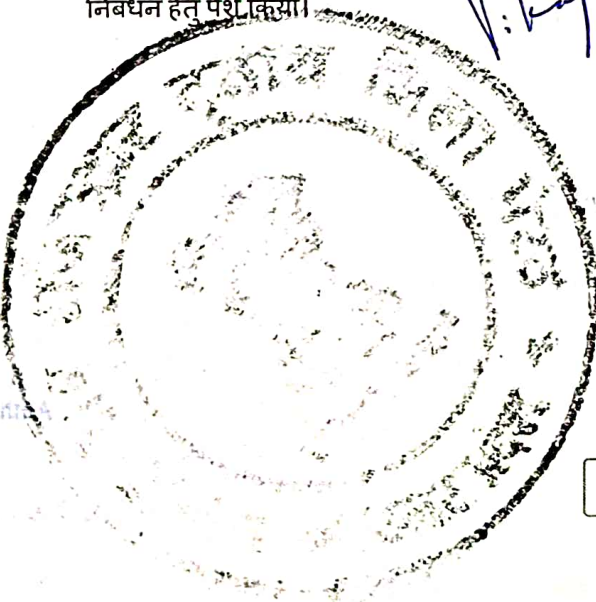
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श्री डायमण्ड फाईनेन्स लि० द्वारा
विकास यादव अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री करतार सिंह
व्यवसाय : अन्य
निवासी: 1502/3 6, राजीव नगर, गुडगांव



श्री, डायमण्ड फाईनेन्स लि० द्वारा
विकास यादव
अधिकृत
पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय
में दिनांक 30/08/2024 एवं
02:37:08 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हर्षवर्धन यादव .

उप निबंधक : सदर तृतीय

मेरठ

30/08/2024

अनिल कुमार .

निबंधक लिपिक

30/08/2024

प्रिंट करें

Counterparts: This Agreement may be executed in any number of originals or counterparts, each in the like form and all of which when taken together shall constitute one and the same document, and any Party may execute the Agreement by signing any one or more of such originals or counterparts.

Variation: No variation of this Agreement (including its annexures and schedule) shall be binding on any Party unless such variation is in writing and signed by each Party.

Assignment: No rights or liabilities under this Agreement shall be assigned by any Party to any other person or third parties without the prior written consent of the other Parties hereto, except if the said assignment or transfer is made inter- sebetween the Land Owners including Syndicate.

Waiver: No waiver shall be valid unless given in writing by the Party from whom such waiver is sought. Any such waiver shall constitute a waiver only with respect to the specific matter described in such writing and shall in no way impair the rights of the Party granting such waiver in any other respect or at any other time. Neither the waiver by any of the Parties of a breach of or a default under any of the provisions of this Agreement, nor the failure by any of the Parties, on one or more occasions, to enforce any of the provisions of this Agreement or to exercise any right or privilege hereunder, shall be construed as a waiver of any other breach or default of a similar nature, or as a waiver of anyof such provisions, rights or privileges hereunder.

Severability: If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provisions shall be inoperative and shall not be part of

For DIAMOND FINANCE LIMITED



Director/Authorised Signatory

For ELIXIR EXPORTS PVT. LTD.



Director/Authorised Signatory

For WONDERFUL REALTORS P. LTD.



Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.



Director/Authorised Signatory

For SYNDICATE BUILDWELL PVT. LTD.



Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.



Authorised Signatory

आवेदन सं०: 202400734068053

बही सं०: 4

रजिस्ट्रेशन सं०: 185

वर्ष: 2024

निष्पादन लेखपत्र ताद सुनने व रागझाने गजगुन व प्राप्त धनराशि रु
प्रलेखानुसार उभरत

प्रथम पक्ष: 1

श्री डायमण्ड फाईनेन्स लि० के द्वारा
विकास यादव, पुत्र श्री करतार सिंह
निवासी: 1502/3 6, राजीव नगर,
गुडगांव
व्यवसाय: अन्य



प्रथम पक्ष: 2

श्री एलिविसार एक्सपोर्ट्स प्रा०लि०
के द्वारा विकास यादव, पुत्र श्री
करतार सिंह
निवासी: 1502/3 6, राजीव नगर,
गुडगांव
व्यवसाय: अन्य



प्रथम पक्ष: 3

श्री वुन्डरफुल रियलटर्स प्रा०लि० के
द्वारा विकास यादव, पुत्र श्री करतार
सिंह
निवासी: 1502/3 6, राजीव नगर,
गुडगांव
व्यवसाय: अन्य

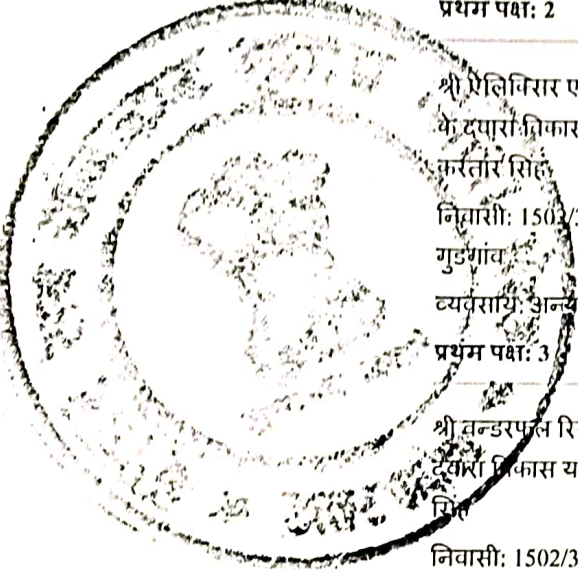


प्रथम पक्ष: 4

श्री उपवन प्रमोटर्स प्रा०लि० के द्वारा
विकास यादव, पुत्र श्री करतार सिंह
निवासी: 1502/3 6, राजीव नगर,
गुडगांव
व्यवसाय: अन्य



प्रथम पक्ष: 5



::17::

the consideration moving from any Party hereto to the other, and the remainder of this Agreement shall be valid, binding and of like effect as though such provisions was not included herein.

Other definitive agreement(s): This Agreement shall be read with other definitive agreement(s) executed / to be executed between the Parties in relation to the construction, development and completion of the said project.

IN WITNESS WHEREOF, the Parties have caused this Consortium Agreement to be duly executed by their duly authorized representatives on the date and year herein above written:

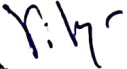

SIGNED AND DELIVERED BY DIAMOND
FINANCE LIMITED
For DIAMOND FINANCE LIMITED



Director/Authorised Signatory

SIGNED AND DELIVERED BY ELIXIR
EXPORTS PRIVATE LIMITED

For ELIXIR EXPORTS PVT. LTD.

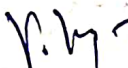



Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.



Director/Authorised Signatory

For WONDERFUL REALTORS PVT. LTD.



Director/Authorised Signatory

SIGNED AND DELIVERED BY WONDERFUL
REALTORS PRIVATE LIMITED

SIGNED AND DELIVERED BY UPVAN
PROMOTERS PRIVATE LIMITED

For SYNDICATE BUILDWELL PVT. LTD.



Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.



Authorised Signatory

श्री सिडिकेट बिल्डवेल प्रा०लि० के
द्वारा विकास यादव, पुत्र श्री करतार
सिंह

निवासी: 1502/3 6, राजीव नगर,
गुडगांव

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री रैपिड विल्डटेक प्रा०लि० के द्वारा
विजेन्द्र कुमार, पुत्र श्री सत्यनारायण
शर्मा

निवासी: फ्लैट सं० 601, टावर-एच
84, कोरल वुड, सिकन्दर बुद्धा (109)
गुडगांव

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री हरि प्रताप भारद्वाज, एडवोकेट,
पुत्र श्री प्रेम शंकर भारद्वाज

निवासी: 9-ए, शिवलोक कॉम्प्लैक्स
वेस्टर्न कैचहरी रोड, मेरठ

व्यवसाय: वकील

पहचानकर्ता

श्री गौरव शर्मा, पुत्र श्री सोमपाल
शर्मा

निवासी: क ब्लॉक शास्त्री नगर,
मेरठ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हर्षवर्धन यादव .

उप निबंधक : सदर तृतीय

मेरठ

30/08/2024

अनिल कुमार .

निबंधक लिपिक मेरठ

30/08/2024

ने की। प्रत्यक्षतः भद्र साक्षियों के
निशान अंगूठे नियमानुसार लिए गए
हैं।

टिप्पणी :

Handwritten notes and signatures

SIGNED AND DELIVERED BY SYNDICATE
BUILDWELL PRIVATE LIMITED

SIGNED AND DELIVERED BY RAPID
BUILDTECH PRIVATE LIMITED

For DIAMOND FINANCE LIMITED


Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LTD. For ELIXIR EXPORTS PVT. LTD.


Director/Authorised Signatory




Director/Authorised Signatory

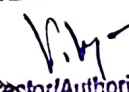


For UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory

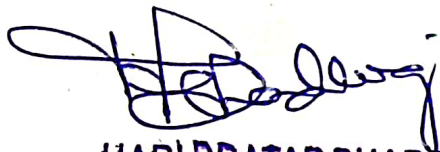


For Rapid Buildtech Pvt. Ltd.


Authorised Signatory



WITNESS-1

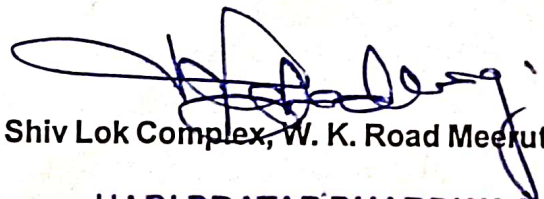


HARI PRATAP BHARDWAJ
Advocate
9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

WITNESS-2

गौरव शर्मा
श्री सीमपाल शर्मा
R/O केदारक शास्त्री नगर
मेरठ

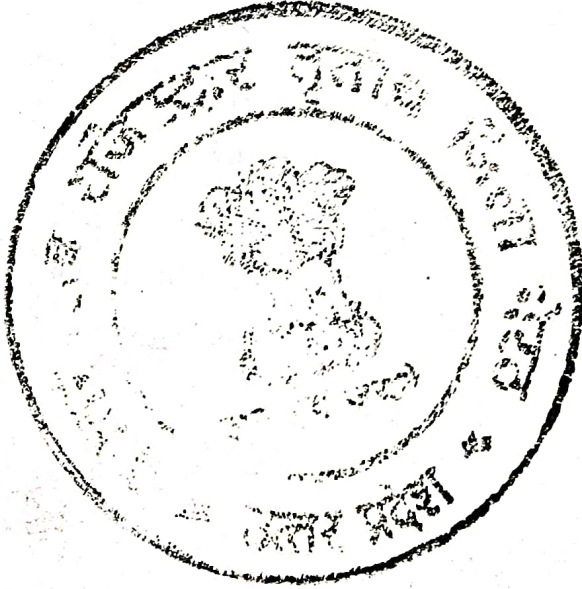
Drafted by:- Hari Pratap Bhardwaj, Advocate 9-A, Shiv Lok Complex, W. K. Road Meerut.



HARI PRATAP BHARDWAJ
Advocate
9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

आवेदन सं०: 202400734068053

बही संख्या 4 जिल्द संख्या 473 के पृष्ठ
365 से 394 तक क्रमांक 185 पर दिनांक
30/08/2024 को रजिस्ट्रीकृत किया गया ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Handwritten signature in red ink)
हर्षवर्धन आदव .

उप निबंधक : सदर तृतीय

मेरठ

30/08/2024

DETAILS OF THE PROJECT LAND

Ownership Land Details of Project Land				
SR. NO.	Owner Name	KHASRA NO.	AREA	
			HECT.	ACRE
PART-B				
1	Diamond	1735	0.417	1.030
2	Elixir	1733	0.4433	1.095
3	Upvan	1803/2	3.452	8.530
		1798 min	1.062	2.624
		Total	4.514	11.154
4	Wonderful	1812	0.215	0.531
Total Land				13.811
PART-A				
5	Rapid	1733	1.6517	4.081
		1734	0.051	0.126
		1784	0.506	1.250
		1806	0.114	0.282
		1803/1	0.442	1.092
		1805	0.304	0.751
		1807	0.797	1.969
		1813	0.101	0.250
		1799	0.443	1.095
		1814	0.649	1.604
Total Land				12.500

For DIAMOND FINANCE LIMITED



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For SYNDICATE BUILDWELL PVT. LTD.



Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.



Director/Authorised Signatory

For Rapid Buildtech Pvt. Ltd.



Authorised Signatory