



TV-25
RESERVE BANK OFFICE
- 4 FEB 2025
0400

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AP 288646

PHOTO ATTESTED

PHOTO ATTESTED



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

PRATI 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 20.03.2025.

For DIAMOND FINANCE LIMITE

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

Director/Authorised Signator,

Director/Authorised Signatory

Director/Authorised Signatory

UPVAN PROMOTERS PVT. LTD.

For SYNDICATE BUILDWELL PVT. LTD.

For Rapid Buldtech Pvt. Ltd.

Director/Authorised Signatory

Director/Authorised Signatory

Authorised Signatory





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गुरुमुखी मंत्र आ

1. नाम
 2. पता
 3. शहर
 4. जिला
 5. राज्य
 6. डा. सं.
 7. पिन कोड
 8. मोबा. नं.
 9. ईमेल

श्री आर. एन. सिंघानिया जी
 1/2 मं. 80 नं. 1
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 5 मं. सिंघानिया

19-3-2025

श्री आर. एन. सिंघानिया



For Rapid Bulbtech Pvt. Ltd.

Authorized Signatory



उत्तर प्रदेश UTTAR PRADESH

GK 496635

गण द PHOTO ATTESTED



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

गण PHOTO ATTESTED



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

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By and Amongst

DIAMOND FINANCE LIMITED (CIN: U65921DL1980PLC012755), 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

For DIAMOND FINANCE LIMITE

For ELIXIR EXPORTS PVT. LTD.

For WONDERFUL REALTORS PVT. LT

V.Y.
Director/Authorised Signato:

V.Y.
Director/Authorised Signatory

V.Y.
Director/Authorised Signatory

For UPVAN PROMOTERS PVT. LTD.

For SYNDICATE BUILDWELL PVT. LTD.

For Rapid Buldtech Pvt. Ltd.

V.Y.
Director/Authorised Signatory

V.Y.
Director/Authorised Signatory

V.Y.
Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

GK 496636

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(Haryana) duly authorized vide Board Resolution dated 19.03.2025 (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 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 19.03.2025 (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

For DIAMOND FINANCE LIMITE

Director/Authorised Signatory



or UPVAN PROMOTERS PVT. LTD.

Director/Authorised Signatory



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

Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.

Director/Authorised Signatory



Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

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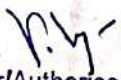
Resident of 1502/3, 6, Rajeev Nagar, Gurgaon (Haryana) duly authorized vide Board Resolution dated 19.03.2025 (Land Owner); And UPVAN PROMOTERS PRIVATE LIMITED (CIN: U45201DL1997PTC087201), a company incorporated under the Companies Act, 1956 and having its registered office at FF-08, Tower-1, Pearls 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 19.03.2025 (Land Owner); 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/

For DIAMOND FINANCE LIMITE

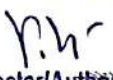

Director/Authorised Signatory



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


Director/Authorised Signatory




Director/Authorised Signatory

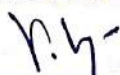
For Rapid Buildtech Pvt. Ltd.

For UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory



Authorised Signatory



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19-3-2028

Handwritten notes and a signature on a document template.



For Rapid Buildtech Pvt. Ltd.

Authorized Signatory

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signatory Mr. Vikas Yadav son of Shri Kartar Singh Resident of 1502/3, 6, Rajeev Nagar, Gurgaon (Haryana) duly authorized vide Board Resolution dated 19.03.2025 (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

RAPID BUILD TECH PRIVATE LIMITED (CIN:U45400HR2007PTC036819), a company incorporated under Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 11th Floor, Paras Twin Towers, Tower - B, Golf Course road, Sector 54, Gurgaon, DLF QE, Gurgaon, Haryana, India, 122002, 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 10.03.2025 (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 SECONDPART.

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

WHEREAS:

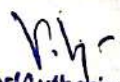
A. The Land Owners (Diamond Finance Limited, Elixir Exports Private Limited, Wonderful Realtors Private Limited, Upvan Promoters Private Limited and

For DIAMOND FINANCE LIMITED

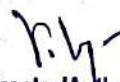

Director/Authorised Signatory



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


Director/Authorised Signatory




Director/Authorised Signatory



For UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.
For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory




Authorised Signatory



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय मेरठ क्रम 2025256003550

अवेदन संख्या : 202500734023475

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-03-20 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विकास यादव

लेख का प्रकार अनुबंध विवेक/शोषणा पत्र

प्रतिफल की धनराशि 0 / 0.00

1. रजिस्ट्रीकरण शुल्क 100

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुद्दामार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 180

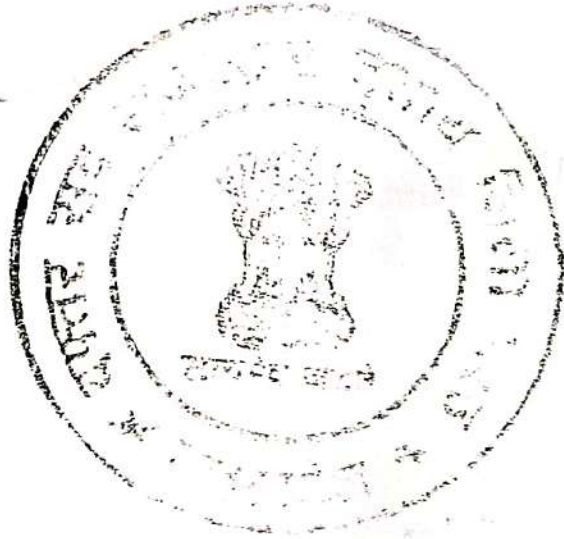
शुल्क वापस करने का दिनांक 2025-03-20 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-03-20 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sub. Registrar
Meerut-III

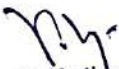


Syndicate Buildwell Private Limited) are the sole and absolute owners and have all rights, title and interest over certain portion of land, situated at Village Maliyana Pargana and Tehsil and District Meerut and Rapid Buildtech Private Limited is the sole and absolute owner and has all rights, title 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 under take, 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 and Syndicate Buildwell 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 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 there under, as may be applicable in the State of Uttar Pradesh ("RERA Act"); and
- 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.

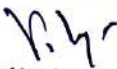
NOW THEREFORE, in consideration of the premises set forth in these recitals, the agreed mutual covenants of the Parties recorded herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties here to agree as follows:

For DIAMOND FINANCE LIMITED


Director/Authorised Signatory



For ELIXIR EXPORTS PVT. LTD.


Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LTD.


Director/Authorised Signatory



or UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.

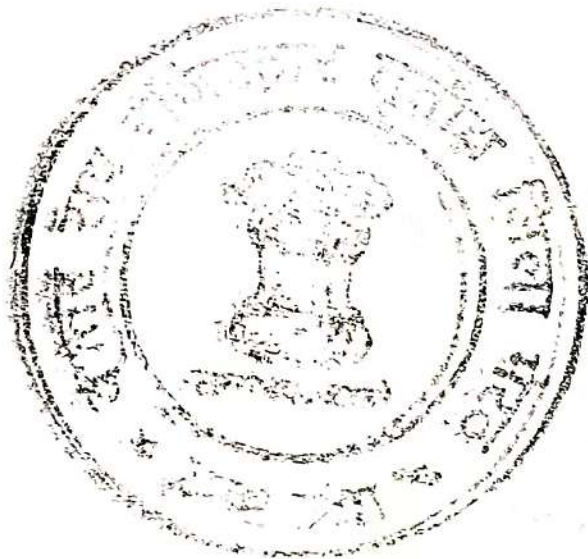

Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory





For Rapid Response, Call 1-800-999-6333

800-999-6333

1. OBJECTIVE

1.1. 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;**
- (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 and Syndicate Buildwell 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

2.1. The Lead Representative shall assume its responsibilities from the execution 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.

For DIAMOND FINANCE LIMITED

[Handwritten Signature]
Director/Authorised Signatory



For ELIXIR EXPORTS PVT. LTD.

[Handwritten Signature]
Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LTD.

[Handwritten Signature]
Director/Authorised Signatory



For UPVAN PROMOTERS PVT. LTD.

[Handwritten Signature]
Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.

[Handwritten Signature]
Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

[Handwritten Signature]
Authorised Signatory





PT. RANGIT BANGUNAN PAV. LTD

Address: ...

3. CONSORTIUM OPERATIONS

3.1. Lead Representative of the Consortium

Subject to the terms and conditions of this Agreement, on and from the execution 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 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 here of.

3.2. Development Management Services and Development Management Fees

(i) 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.

(ii) 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.

3.3. Launch and Timelines for completion of the Project

(i) 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

For DIAMOND FINANCE LIMITED

[Signature]
Director/Authorised Signatory



For ELIXIR EXPORTS PVT. LTD

[Signature]
Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LT

[Signature]
Director/Authorised Signatory



For UPVAN PROMOTERS PVT. LTD.

[Signature]
Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.

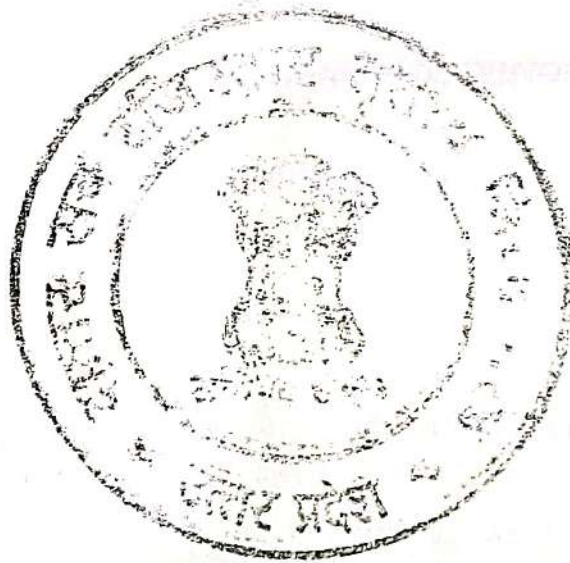
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Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

[Signature]
Authorised Signatory





For Rapid Response Unit, Ltd.
Karnataka Government

agreement executed / to be executed between the Parties in relation to the said project.

- (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.

4. REPRESENTATIONS AND WARRANTIES

4.1. Each Party, for itself and not for the other, represents and warrants to the other Parties that:

- (i) it has the power and capacity to execute and deliver this Agreement and entering into the transactions contemplated herein;
- (ii) 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;
- (iii) there are no violations or defaults with respect to writ, judgment 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;
- (iv) the execution and delivery of this Agreement by it and the promises, agreements or under taking of such Party contained under this Agreement do not violate any law, rule, regulation, or order applicable to it or violate or contravene provision so for constituted fault under any documents, contracts, agreements or any other instruments to which such Party is a party; and
- (v) as on the execution date, all land parcels belonging to it as mentioned under this Agreement are free from any charge /lien /litigations.

For DIAMOND FINANCE LIMITED

V.H.
Director/Authorised Signatory



For ELIXIR EXPORTS PVT. LTD.

V.H.
Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LTD.

V.H.
Director/Authorised Signatory



For UPVAN PROMOTERS PVT. LTD.

V.H.
Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.

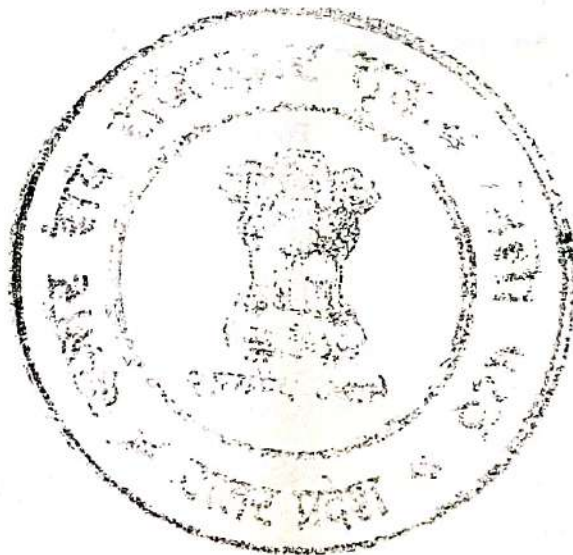
V.H.
Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

W.H.
Authorised Signatory





5. NOTICES

5.1. 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 here after 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 forth with sent by prepaid post to the relevant address set out below; or (iii) 3 (three) business days after being dispatched by an 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
Email: Kunal.rishi@parasbuildtech.com
- (ii) In the case of notices to the Land Owners, to:
Attention: Mr. Arun Sagar Bhatia
Address: J 10 / 26A, DLF Phase 2, Sector – 25, Gurugram Email:
syndicatebuildwell@gmail.com

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.

For DIAMOND FINANCE LIMITED


Director/Authorised Signatory



For UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory



For ELIXIR EXPORTS PVT. LTD.


Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LTD

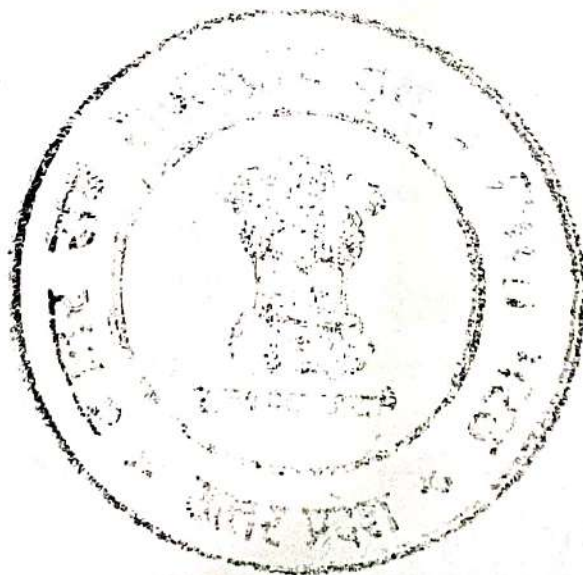

Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory





For Resin Budsach Pvt. Ltd.

Authorised Signatory

7. DISPUTERE SOLUTION

- 7.1. If a controversy, conflict or dispute of any nature arises to for 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.
- 7.2. 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.
- 7.3. The arbitration shall be held at New Delhi, India. All proceedings in any such arbitration shall be conducted in English.
- 7.4. 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.
- 7.5. 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 there by and to act accordingly.
- 7.6. 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.

For DIAMOND FINANCE LIMITED


Director/Authorised Signatory.




For ELIXIR EXPORTS PVT. LTD.


Director/Authorised Signatory




For WONDERFUL REALTORS PVT. LTD


Director/Authorised Signatory



r UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory



आवेदन सं०: 202500734023475

अनुबंध विलेख/घोषणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 55

वर्ष: 2025

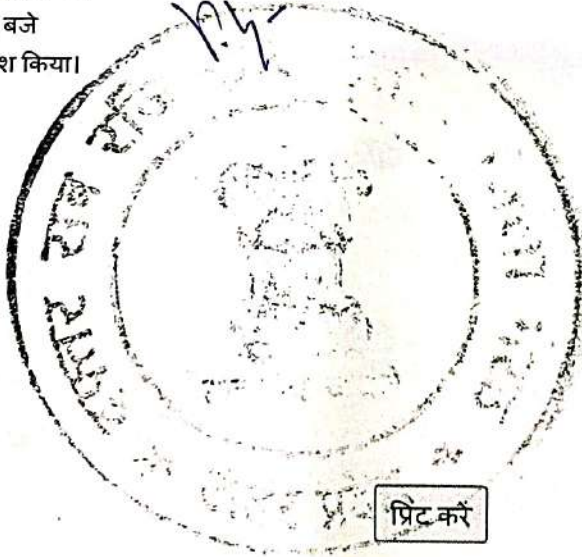
प्रतिफल- 0 स्टाम्प शुल्क- 750 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री डायमण्ड फाईनेन्स लि० द्वारा
विकास यादव अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री करतार सिंह
व्यवसाय : अन्य
निवासी: भवन सं० 1502/3, 6, राजीव नगर, गुडगांव
हरियाणा



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

ने यह लेखपत्र इस कार्यालय में
दिनांक 20/03/2025 एवं
12:50:41 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिल कुमार प्र०
उप निबंधक :सदर तृतीय
मेरठ
20/03/2025

निबंधक लिपिक
20/03/2025

प्रिंट करें

7.7. 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

8.1. Force Majeure: Not with standing any thing 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:

(i) 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 here under; and

(ii) uses reason able endeavors to limit the effect of that delay or non-performance on its part.

8.2. Counterparts: This Agreement may be executed in any number of originals or counter parts, 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 original so counter parts.

8.3. 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.

8.4. 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-se between the Land Owners.

For DIAMOND FINANCE LIMITED

P.H.
Director/Authorised Signatory



For ELIXIR EXPORTS PVT. LTD.

P.H.
Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LTD.

P.H.
Director/Authorised Signatory



For UPVAN PROMOTERS PVT. LTD.

P.H.
Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.

P.H.
Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

[Signature]
Authorised Signatory



श्री सिडिकेंट बिल्डवेल प्रा०लि० के द्वारा
विकास यादव, पुत्र श्री करतार सिंह
निवासी: भवन सं० 1502/3, 6, राजीव
नगर, गुडगांव हरियाणा
व्यवसाय: अन्य
द्वितीय पक्ष: 1



श्री रेपिड बिल्डटेक प्रा०लि० के द्वारा
विजेन्द्र कुमार, पुत्र श्री सत्य नारायण
शर्मा
निवासी: फ्लैट सं० 601, टावर-एच, 84
कॉरल वुड सिकन्दरपुर बुद्धा (109)
गुडगांव हरियाणा
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री हरि प्रताप भारद्वाज, एडवोकेट, पुत्र
श्री प्रेम शंकर भारद्वाज
निवासी: 9-ए, शिवलोक कॉम्प्लेक्स
वैस्टर्न कचहरी रोड, मेरठ
व्यवसाय: अन्य
पहचानकर्ता : 2



श्री अमित वर्मा, पुत्र श्री रामपाल सिंह
निवासी: ग्राम काजीपुर तहसील व जिला
मेरठ
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिल कुमार प्रो
उप निबंधक : सदर तृतीय
मेरठ
20/03/2025

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

निबंधक लिपिक मेरठ
20/03/2025

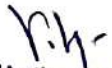
- 8.5. **Waiver:** No waiver shall be valid unless given in writing by the Party from whom such waiver is sought. Any such waiver shall constitute a waiver only with respect to the specific matter described in such writing and shall in no way impair the rights of the Party granting such waiver in any 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 any of such provisions, rights or privileges hereunder.
- 8.6. **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 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.
- 8.7. **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 and shall supersede the Consortium Agreement dated August 30, 2024 executed amongst the Parties including any amendment thereof to the said consortium agreement.

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



आवेदन सं०: 202500734023475

बही सं०: 4

रजिस्ट्रेशन सं०: 55

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री डायमण्ड फाईनेन्स लि० के द्वारा
विकास यादव, पुत्र श्री करतार सिंह
निवासी: भवन सं० 1502/3, 6, राजीव
नगर, गुडगांव हरियाणा
व्यवसाय: अन्य



प्रथम पक्ष: 2

श्री ऐलिकसर एक्सपोर्ट प्रा०लि० के द्वारा
विकास यादव, पुत्र श्री करतार सिंह
निवासी: भवन सं० 1502/3, 6, राजीव
नगर, गुडगांव हरियाणा
व्यवसाय: अन्य



प्रथम पक्ष: 3

श्री वन्डरफुल रियलटैस प्रा०लि० के द्वारा
विकास यादव, पुत्र श्री करतार सिंह
निवासी: भवन सं० 1502/3, 6, राजीव
नगर, गुडगांव हरियाणा
व्यवसाय: अन्य



प्रथम पक्ष: 4

श्री उपवन प्रमोटर्स प्रा०लि० के द्वारा
विकास यादव, पुत्र श्री करतार सिंह
निवासी: भवन सं० 1502/3, 6, राजीव
नगर, गुडगांव हरियाणा
व्यवसाय: अन्य



प्रथम पक्ष: 5

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

SIGNED AND DELIVERED BY
DIAMOND FINANCE LIMITED

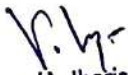
For DIAMOND FINANCE LIMITED


Director/Authorised Signatory



SIGNED AND DELIVERED BY
WONDERFUL REALTORS PRIVATE
LIMITED

For WONDERFUL REALTORS PVT. LTD.


Director/Authorised Signatory



SIGNED AND DELIVERED BY
SYNDICATE BUILDWELL PRIVATE
LIMITED

For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory

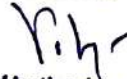


WITNESS-1


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

SIGNED AND DELIVERED BY
ELIXIR EXPORTS PRIVATE
LIMITED

For ELIXIR EXPORTS PVT. LTD.


Director/Authorised Signatory



SIGNED AND DELIVERED BY
UPVAN PROMOTERS PRIVATE
LIMITED

UPVAN PROMOTERS PVT. LTD.


Director/Authorised Signatory




SIGNED AND DELIVERED BY
RAPID BUILDTECH PRIVATE
LIMITED


For Rapid Buildtech Pvt. Ltd.


Authorised Signatory

WITNESS-2


अमित
S/O श्री रामपाल सिंह
ग्राम काजीपुर
(मेरठ)

Drafted by:-Hari Pratap Bhardwaj, Advocate Office at 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: 202500734023475

बही संख्या 4 जिल्द संख्या 479 के पृष्ठ 211 से
238 तक क्रमांक 55 पर दिनांक 20/03/2025 को
रजिस्ट्रीकृत किया गया।

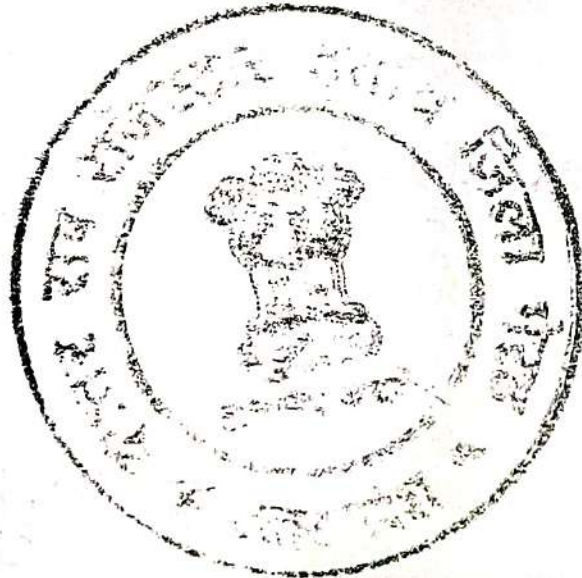
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिल कुमार प्र०

उप निबंधक : सदर तृतीय

मेरठ

20/03/2025



DETAILS OF THE PROJECT LAND

OWNERSHIP LAND DETAILS

SR. NO.	OWNER NAME	KHASRA NO.	AREA	
			HECT.	ACRE
1	Diamond Finance Limited	1735	0.4170	1.030
2	Elixir Exports Private Limited	1733	0.4433	1.095
3	Upvan Promoters Private Limited	1803/2	3.4520	8.530
		1798 min	1.0380	2.565
		1736	0.0146	0.036
4	Wonderful Realtors Private Limited	1812	0.2070	0.511
		1736	0.0147	0.036
5	Syndicate Buildwell Private Limited	1801	0.1010	0.250
		1815	0.0102	0.025
		1797	0.0065	0.016
		1785	0.1172	0.290
		Total-A	5.8215	14.385
6	Rapid Buildtech Private Limited	1733	1.6517	4.081
		1734	0.0510	0.126
		1784	0.5060	1.250
		1806	0.1140	0.282
		1803/1	0.4420	1.092
		1805	0.3040	0.751
		1807	0.7938	1.961
		1813	0.1010	0.250
		1799	0.4430	1.095
		1814	0.6356	1.571
		1802	0.0740	0.183
		1804	0.0630	0.156
		1737	0.0310	0.077
		1780	0.0380	0.094
		1785	0.0728	0.180
				1736
		Total-B	5.3356	13.184
Grand Total			11.1571	27.569

For DIAMOND FINANCE LIMITED

[Signature]
Director/Authorised Signatory



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

[Signature]
Director/Authorised Signatory



[Signature]
Director/Authorised Signatory



For UPVAN PROMOTERS PVT. LTD.

[Signature]
Director/Authorised Signatory



For SYNDICATE BUILDWELL PVT. LTD.

[Signature]
Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

[Signature]
Authorised Signatory



