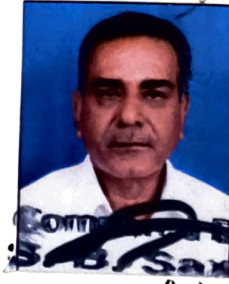


(4)



Complete
S. B. Sana
Advocate
Jail Road, Bareilly



Complete
S. B. Sana
Advocate
Jail Road, Bareilly

25549

This CONSORTIUM AGREEMENT (in short "Agreement") is entered into 31st Day of May, 2025.

AMONGST

1. Mohd. Khalid S/o Mohd. Siddique , R/o H. No. 485, Siddiki Enclabe Near Akashpuram, Bareilly Uttar Pradesh 243005 Pan-AMXPK6977B UID-XXXX XXXX 8564 Mo.-9412294303 (herein "Lead Member") which expression shall unless it be repugnant to the context or meaning thereof, include its successor, liquidators and assigns of the One Part.

AND

2. Mohd. Hamid S/o Mohd. Siddiqui, R/o H. No. 485, Siddiki Enclabe Near Akashpuram, Bareilly Uttar Pradesh 243005 Pan-ABAPH2600Q UID-XXXX XXXX 7817 Mo.-9557925316 (hereinafter referred to as "Consortium Member" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successor-in-interest, Successors. Legal representatives and permitted assigns.

(The Lead Member and the Consortium member are hereinafter collectively referred as "Parties" and individually as "Party")

(Above said consortium is called as Project Oasis Garden Consortium)

WHEREAS

- A. The Lead Member and Consortium Member are owner and in possession of land at Village- Naryawal, Bareilly, Uttar Pradesh.
- B. The Lead Member and Consortium Member intend to develop a residential township on the Said Land (herein 'Project') in accordance

(Signature)



(Signature)



with the provisions of policy framed by the concern authorities (as amended from time to time).

- C. The Parties have agreed to join hands in form of Consortium to provide the financial, technical, managerial and other services for the Project on the following terms and conditions:-

NOW, THEREFORE, THIS AGREEMENT WITNESSES AS FOLLOWS:-

In consideration of the mutual covenants of the Parties the sufficiency whereof is hereby acknowledges and other good valuable consideration, the Parties have agreed as follows:

1. LEAD MEMBER:

- 1.1 The Consortium Member has decided to appoint **Mohd Khalid** as a **Lead Member** or promoter of the project

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

- 2.1 The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project including land assembly, preparation of detailed project report, securing of clearances/approvals, execution and completion of development works/construction works, maintenance of services and management and disposal of properties and to set out further rights and obligations of the Parties supplementing but not conflicting with those present in this Agreement.
- 2.2 The Lead Member shall be absolutely authorized by the Consortium Member to make representation and declaration on their behalf before concern authorities for carrying out development and completion of the Project.
- 2.3 The Lead Member shall be responsible to obtain from government authorities/department all permissions (if require), no-objections and sanction of layout plans, revised layout plans required for development and completion of Project as well as building plans/ revised building plans for construction.
- 2.4 The Lead Member shall deal with all government authorities (if require) for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.
- 2.5 The Lead Member shall be responsible to make payment for all fee, charges, costs and expenses incurred in connection with the development, marketing and construction of the Project.









आवेदन सं०: 202500787025549

भागीदारी विलेख

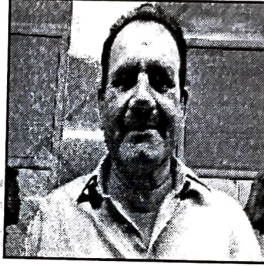
बही सं०: 4

रजिस्ट्रेशन सं०: 215

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग : 160

श्री मोहम्मद खालिद,
पुत्र श्री मो० सिद्दिकु
व्यवसाय : अन्य
निवासी: मकान नं० 485 सिददकी एन्कलेव आकाशपुरम के पास बरेली

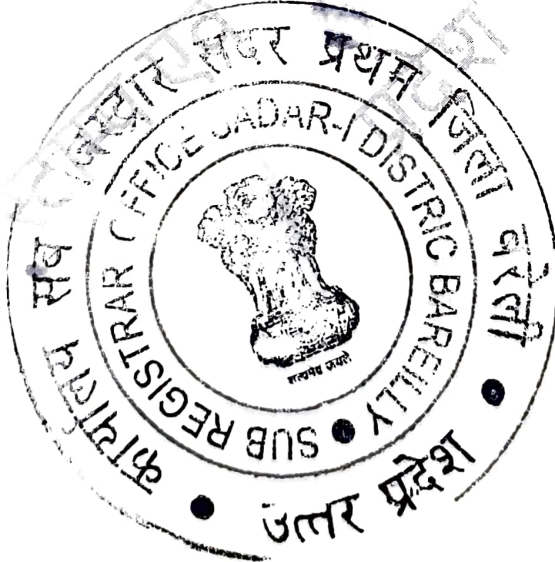


ने यह लेखपत्र इस कार्यालय में दिनांक 31/05/2025 एवं 12:18:21
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
31/05/2025

विकास सक्सेना
निबंधक लिपिक
31/05/2025



2.6 The Lead member shall be absolutely authorized to develop/Allot/book the properties of the project. Only the land owner will have full authority to execute the sale deed of his/her respective property.

2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

3. PROJECT MANAGEMENT STRUCTURE:

3.1 The Lead Member shall act as a promoter. It is clarified that no land is being transferred by this Consortium Agreement.

4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

4.1 All Cost/Expenses/Fee/Charges relating to the Project shall be borne by the Lead Member and consortium member as mutually decided by both of the members.

4.2 In lieu of the cost of land and all Cost/Expenses/Fee/Charges relating to the Project contributed by both the Members, considering the market response of the Project the Consortium Member shall be entitled annually a percentage of gross revenue, as may be mutually agreed amongst the Lead member and the respective Consortium Member.

The term "GROSS REVENUE" for the purpose of this clause shall mean revenue as shown in the financials of Lead Member.

4.3 The Parties hereby agree that both the lead member and consortium member are entitled to all rights and benefits accruing with respects to the said land and/ or the project.

5. GENERAL TERMS AND CONDITIONS:

5.1 MISC

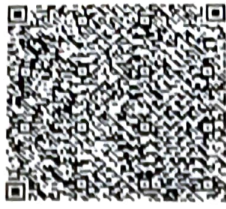
a) The Lead Member and Consortium Member shall by mutual understanding and agreement decide (i) the method and/or manner of carrying out development/construction and completion of the Project or matters incidental there to and (ii) to dispose of the properties of the Project on such price, terms and condition as it deem fit and proper.

b) The Consortium Member shall sign all documents as may be required by the Lead Member time to time without any objection thereby authorizing Lead Member to (i) develop/construct and complete the Project, (ii) allot/book the sanctioned properties of the Project to any person(s) and receive sale consideration etc thereon and (iii)









आवेदन सं०: 202500787025549

बही सं०: 4

रजिस्ट्रेशन सं०: 215

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त भागीदार: 1

श्री मोहम्मद खालिद, पुत्र श्री मो० सिद्दिकु

निवासी: मकान नं० 485 सिददकी एन्कलेव आकाशपुरम के पास बरेली

व्यवसाय: अन्य

भागीदार: 2



श्री मो० हामिद, पुत्र श्री मुहम्मद सिद्दिक

निवासी: मकान नं० 485 आकाशपुरम सिद्दिक इन्कलेव बरेली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री इश्तियाक अली, पुत्र श्री आशिक अली

निवासी: 37 पप्रगांव बिसौली लखीमपुर खीरी

व्यवसाय: अन्य

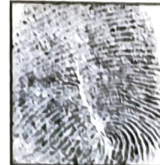
पहचानकर्ता: 2



श्री मोहम्मद आमिर, पुत्र श्री आफताब उद्दीन

निवासी: मकान नं० 196 मोहल्ला शेर खा पीलीभीत

व्यवसाय: अन्य



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली

31/05/2025

विकास सक्सेना
निबंधक लिपिक बरेली
31/05/2025

handover the project to the association of allottee(s) of the Project and/or concerned authorities, as the case maybe. (iv) to open and manage the rera bank accounts.


- c) The Consortium hereby agrees and undertakes to identify and hold harmless the Lead Member and its officers, and employees from and against and pay and make good the monetary value of, any and losses incurred or suffered by the Lead Member directly arising out of, relating to or resulting from:
- i. Breach of any representations and warranties contained in the Agreement; or
 - ii. A breach of any provision of this Agreement
- d) Any Provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in anyway the remaining provisions thereof.
- e) In case of any change in the Consortium Member of the Consortium, an amended Consortium Agreement shall be submitted to the authority by the Lead Member.
- f) The Parties hereby understand and agree that each party shall be individually liable to meet out there obligations pertaining to the tax/s as maybe attracted on the present understanding.

5.2 **GOVERNING LAW:** This Agreement shall in respect be construed in accordance with Laws Of India, as amended from time to time and in event of conflict between the provisions of this Agreement and the said laws the later shall prevail.

5.3 **FORCE MAJEUR:** None of the Parties shall be held in default in the performance of the obligation under this Agreement, in such circumstances of force majeure, that is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, reason beyond control, Government Action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.

5.4 **SETTLEMENT OF DISPUTES:** All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing matter, the matter shall be referred to the arbitrator to be decided, mutually, whose decision shall be binding.

5.5 **WAIVER:** The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to waiver of the subsequent breach.









5.6 TOTALITY: This Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representative as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties of the Project. The agreement shall be valid and enforceable till the completion of the Project.

5.7 CONFIDENTIALITY: All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Project shall be treated as strictly confidential by the other members and shall not be share by any other outside agency except the concern Development Authority & Government of Uttar Pradesh.

5.8 NOTICES: Any notice required pursuant to the Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Agreement.

5.9 MODIFICATION AMENDMENT: The terms and conditions of this Agreement may be modified/ amended as maybe stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties.

5.10 DURATION OF CONSORTIUM AGREEMENT: This Agreement is irrevocable in nature, however same shall stand concluded upon completion of the project and handing over of the same to the association of allottee/s of the Project and/or concerned authorities, as the case may be. However any partner of the Lead Member can buy out the share of the other consortium member(s) with his/her consent, following which said consortium member will cease to be part of this consortium agreement.

5.11 LIABILITY:



The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of its/his/her part under the terms and conditions of this Agreement.

[Handwritten signature]


[Handwritten signature]



भारत सरकार
GOVERNMENT OF INDIA




मोहम्मद आमिर
MOHAMMAD AMIR
जन्म तिथि/ DOB: 02/08/1982
पुरुष / MALE



9695 5045 0783

आधार-आम आदमी का अधिकार

भारतीय पहचान प्रणाली प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पता:
S/O आफताब उद्दीन, मकान नं०
196, मोहल्ला भूरे खां, पीलीभीत,
पीलीभीत,
उत्तर प्रदेश - 262001

Address:
S/O Aftab Uddin, house no 196,
,, mohalla bhoorey khan, Pilibhit,
Pilibhit,
Uttar Pradesh - 262001


9695.5045 0783

1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947.

भारत सरकार
Government of India

Issue Date: 14/07/2011



इशतियाक अली
Ishtiyaq Ali
जन्म तिथि/DOB: 03/01/1969
पुरुष/ MALE

5828 5507 3391
VID : 9102 9969 8444 8046
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O अशियाक अली, 37 पप्पाण, बिसौली, लखीपुर, बुदायूं,
उत्तर प्रदेश - 243632


Address:
C/O Ashiq Ali, 37 pappoon, bisauli, Laxmipur,
Budaun,
Uttar Pradesh - 243632



Download Date: 15/07/2013


5828 5507 3391
VID : 9102 9969 8444 8046

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भारत सरकार

Government of India

Aadhaar no. masked: 8812121212





मो हामिद
Mohd Hamid
जन्म तिथि/DOB: 11/08/1955
पुरुष/ MALE

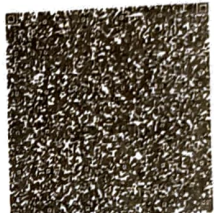
आधार पहचान का प्रमाण है, नागरिकता का जन्मतिथि का नहीं।
 इसका उपयोग सर्वप्रथम (ऑनलाइन प्रमाणीकरण, या तयूआर कोड/ऑफलाइन एक्सएनएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4001 3525 7817

मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Aadhaar no. masked: 8812121212



पता:
 S/O: मुहम्मद सिद्दिक, मकान नं-485, आकाशपुरम,
 सिद्धिक एन्क्लेव, बरेली, आर.क.यूनिवर्सिटी, बरेली,
 उत्तर प्रदेश - 243006
Address:
 S/O: Mohammad Siddique, HOUSE NO-485,
 AKASHPURAM, SIDDIQUE ENCLAVE,
 Bareilly, PO: R.k.university, DIST: Bareilly,
 Uttar Pradesh - 243006

4001 3525 7817

VID : 9128 1593 8477 4698

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9557925316

आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA

MOHD HAMID
MOHD SIDDIQUI
11/08/1955
ABAPH2600Q





भारत सरकार
Government of India


मोहम्मद खालिद
Mohammad Khalid


जन्म तिथि/DOB: 07/01/1957
 लिंग / Male



2470 7108 8564

आधार - आम आदमी का अधिकार


9412294303



अधिकरण
Unique Identification Authority of India


पता: S/O: मो सिद्धि
मकान नं०-485, सिद्धीकी एन्क्लेव
आकाशपुरम के पास, बरेली, बरेली
सहमत गंज, बरेली, उत्तर प्रदेश
243005

Address: S/O: Mohd
Siddique, HOUSE NO-485,
SIDHIKI ENKLAVE, near
AKASHPURAM, BAREILLY,
Bareilly, Shamlat Ganj, Uttar
Pradesh, 243005

2470 7108 8564

 **1847**
1800 300 1947

 **help@uidai.gov.in**

 **www.uidai.gov.in**

आयकर विभाग
TAX DEPARTMENT

MOHD KHALID
MOHD SIDDIQUE
07/01/1957
AMXP68977B

भारत सरकार
GOVT. OF INDIA



IN WITNESS WHEREOF the Lead Member and Consortium Member have executed this agreement on this 26 th day of May ,2025 at Bareilly.

M. Amir


Ali


Witnesses-
1-



Comp. No. S. No. 10
Jail Road, Bareilly

M. Amir
Mohammad Amir
5/10 Aftabuddin
Mohala - Bhoorey Khan
House No-196.
Pilibhit (U.P)
262001.
9557027417.

2-



Comp. No. S. No. 10
Jail Road, Bareilly

Ali
ASHIYAGAL
ASHIQ ALI 37 Papa
UN BISAily Badam
9412470645

Dated- 31-05-2025
Typed & Drafted by-

M. Swaroop
MUDIT SWAROOP
Advocate
Jail Road, Bareilly

आवेदन सं०: 202500787025549

बही संख्या 4 जिल्द संख्या 357 के पृष्ठ 27 से 40 तक क्रमांक 215 पर
दिनांक 31/05/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
31/05/2025

