





INDIA NON JUDICIAL  
Government of Uttar Pradesh



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IN 549/25 e-Stamp



Certificate No. : IN-UP49302862401198X  
 Certificate Issued Date : 18-Sep-2025 12:56 PM  
 Account Reference : NEWIMPACC (SV)/ up14162304/ MURADABAD SADAR/ UP-MRD  
 Unique Doc. Reference : SUBIN-UPUP1416230496032924215297X  
 Purchased by : VIKAS JAIN SO SATISH CHANDRA JAIN AND OTHER  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : AGREEMENT  
 Consideration Price (Rs.) :  
 First Party : MS PEARL INDIA BUILD HOME PVT LTD BY DEEPAK SARAN  
 Second Party : VIKAS JAIN SO SATISH CHANDRA JAIN AND OTHER  
 Stamp Duty Paid By : VIKAS JAIN SO SATISH CHANDRA JAIN AND OTHER  
 Stamp Duty Amount(Rs.) : 1,000  
 (One Thousand only)



VERIFIED BY

LOCKED BY

Please write or type below this line



*Signature*



*Signature*

सत्य प्रतिलिपि  
 रका.....  
 मुना.....  
 उप निबन्धक विधि:  
 मुरादाबाद  
 6/10/25

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Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at [www.indiastamp.com](http://www.indiastamp.com) or using e-Stamp Mobile App of Stock Holding.
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3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

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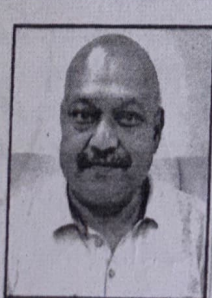
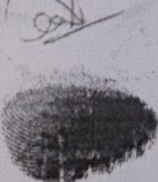
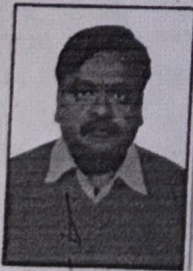
**CONSORTIUM AGREEMENT**

This Consortium Agreement is made & executed at Moradabad on this day of September 19, 2025 by and between:

1. **M/s. PEARL INDIA BUILDHOME PRIVATE LIMITED**, a Private Limited Company duly registered within the meaning of the Companies Act, 2013, (CIN No. U45201RJ2002PTC017934 & PAN No. AABCD8703H) having its registered office at 501-503, Pearl Excellency SB-168, Bapu Nagar, Jaipur, Rajasthan-302015 through its Authorized Signatory, Deepak Saran (Aadhar No. 8416-0415-2055) Son of Jagdish Saran Saxena, Resident of Near Calton School, Ram Leela Road, Line Par, Moradabad (Uttar Pradesh) 244001 (hereinafter referred as "**Lead Member** ~~XXXXXXXXXX~~ **1**") which term shall always mean and include its legal representatives, successors, administrators, assignees and nominees; unless expressly excluded) of the **FIRST PART**;

AND

2. **M/s. Axis Buildhome LLP**, a Limited Liability Partnership duly registered within the meaning of the LLP Act, 2007, (LLP No. ACC-5370 & PAN No. ACCFA9538R) having its registered office at 602, Pearl Passion B-78, Rajendra Marg, Bapu Nagar, Jaipur, Rajasthan 302015, through its Authorized Signatory/ Director (Corporate Affairs), Vikas Jain (Aadhar No. 9069 4840 8962) Son of Sri. Satish Chandra Jain, Resident of Shri Ram Vihar Colony, Court Compound, Civil Lines, Moradabad (Uttar Pradesh) 244001 (hereinafter referred as "**Consortium member** ~~XXXXXXXXXX~~ **2**") which term shall always mean and include its legal representatives, successors, administrators, assignees and nominees; unless expressly excluded) of the **SECOND PART**;



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AND

3. **M/s. Divine Buildhome LLP**, a Limited Liability Partnership duly registered within the meaning of the LLP Act, 2007, (CIN No. ACC-1528 & PAN No. AAVFD4518P) having its registered office at 602, Pearl Passion B-78, Rajendra Marg, Bapu Nagar, Jaipur, Rajasthan 302015, through its Authorized Signatory/ Director (Corporate Affairs), Porush Jain (Aadhar No. 2284-7686-5143) Son of Sri Vikas Jain, Resident of Shri Ram Vihar Colony, Court Compound, Civil Lines, Moradabad (Uttar Pradesh) 244001 (hereinafter referred as "**Consortium member** ~~XXXXXXXXXX~~-3" which term shall always mean and include its legal representatives, successors, administrators, assignees and nominees; unless expressly excluded) of the **THIRD PART**;

That the First Party as mentioned above shall be referred as "**Lead Member**" and First to Third party as mentioned above shall collectively referred to as the "**Consortium member(s)**".

That all the Consortium member(s) shall collectively be known as "**Parties**" and individually as the "**Party**".

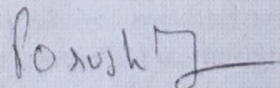
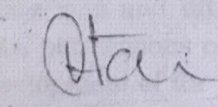

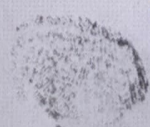

**NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER: -**

**1. PURPOSE OF CONSORTIUM**

Whereas parties mentioned above entered into and executed this agreement for forming a consortium with the object of development of project land into a plotted development project under the name & style of "Pearl Green Acre Phase 1" ("said project");

**2. DURATION**

This Agreement shall come into force and effect on as of the date of signing of this agreement by the Members. Unless otherwise terminated earlier, this agreement shall remain effective until the complete discharge of all obligations by the Members concerning the completion of the Project.

  
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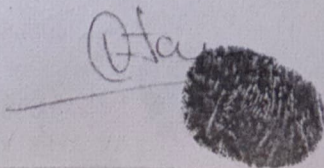
### COORDINATION AND SHAREHOLDING

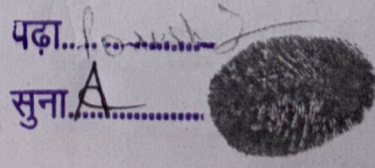
1. The Members hereby understand and agree that there shall be a **"Lead Member"** who shall be the point of contact for purpose of Project. It is hereby agreed by the Members that for the purpose of this agreement M/s. Pearl India Buildhome Private Limited has been appointed as Lead Member. The Lead Member shall be specifically authorized by Members to make representations and declarations on their behalf. However, every Member of the Consortium shall be individually responsible for discharging his obligation and jointly and severally liable for the successful completion of the entire Project.
- 3.2. For the purpose of this agreement, the Lead Member shall be the single point of contact for all Authorities/ Departments and shall have the overall responsibility of the management of the Project and shall have single point responsibility for ensuring that all Members of the Consortium are complying with the terms and conditions set out in this agreement.
- 3.3. All instructions/communications from the Authorities/ Departments to the Lead Member shall be deemed to have been duly provided to all the Members of the Consortium.
- 3.4. The lead member shall develop, and market the said project in terms of this consortium agreement, the expenditure incurred on the project and the proposed sharing of the entire saleable area shall be divided on their share in land. The lead member will be entitled to receive sales consideration in its name in the designated account(s) from which revenue shares will be distributed.
- 3.5. All the parties confirm that the ratio is amicably decided and adequate for the rights being provided to either party or the parties. The lead member shall act as a private developer and it is clarified that no land has been transferred by this consortium agreement.

### 4. RIGHTS AND OBLIGATIONS

- 4.1 The lead member is authorized to get the maps sectioned from Moradabad Development Authority ("MDA/Competent Authority") for carrying out development of project & will pay off the dues of the MDA as and when demanded.
- 4.2 The parties of this consortium shall sign and execute, without any fail, all necessary deeds, form, applications and other documents whenever required to deal with or to take approvals, permissions consent etc. from competent authority or any other authority for development of the said project.

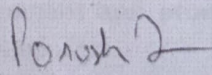
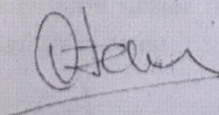
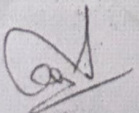




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That during the term of development/ construction, if any, problem or obstruction from any Govt. department(s) and/ or by any allottees/ claimants is created, arose excluding the matters related to the title and possession of the said project land, and due to which if the construction is halted then it shall be the duty of all the parties to fulfill the conditions, comply with the compliances, remove the impediment or satisfy the claimants or allottees at their own cost and effort. The parties shall get such irritants or legal obstructions, impediments removed immediately without any delay so that the construction work would be resumed at the earliest and that delay will not be considered or calculated in the time duration for completion of the project.

- 4.4 The lead member shall have right to accept the Inquires/bookings of the units to be developed in the entire project including area falling in the portion of the other consortium members. All the bookings made in the project shall be presumed as accepted & agreed by other consortium members also. The lead member shall be entitled to advertise this project by distributing pamphlets, brochures, publishing advertisements in newspapers, magazines and/or by putting sign boards, neon-sign or such other modes of advertisement as deemed fit, on the said land or at other places, in any manner and thus it shall be entitled to invite prospective buyers/ customers to the site after registration of the said project under RERA.
- 4.5 The lead member shall be authorized to accept and receive the booking amounts, advance, earnest money, installments and final consideration for plots/units etc. and issue receipts of the same to intending buyer(s) and deposit the amount into RERA designated account(s). The lead member, however, shall maintain books of account having details of the booking amounts, advances, installments and such other payments and the books of accounts are readily available to the other parties of this consortium for inspection.
- 4.6 That the lead member shall sign, execute, enter into, determine, negotiate, finalize, modify the terms and conditions of the booking/ application form, allotment letter, and agreement with the buyer(s) in the project including deciding terms related to the consequences of delay, levy of interest, waiving off of interest, cancellation of booking, re-allotment of units upon cancellation etc.
- 4.7 The consortium shall raise loans from financial institutions/Banks for smooth construction and development of the project and any short coming in financing of the project shall be arranged by the consortium members as mutually agreed by the members of consortium.



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That first party shall be responsible for all the compliances related to Real Estate (Regulation and Development) Act 2016 with respect to opening and maintaining the bank accounts as per section 4(2)(l)(d)(D), registration including extension of the project as per section 3 to 6, enabling formation of association of allottees as per section 11, compliance related to other provisions (including section 17), obligation and duties casted on lead member as a Promoter under RERA, 2016.

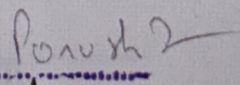
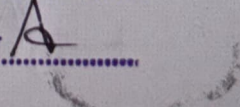
- 4.9 The Lead Member shall be responsible for transmission of any documents and information connected with Project to Consortium Members.
- 4.10 The representations and declarations made by the Lead Member shall be legally binding on all consortium members of this agreement.
- 4.11 Each Member shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this agreement.
- 4.12 That first party shall develop the Project land which include but not limited to development of plots with all internal and external services, amenities, facilities, areas available for common enjoyment, roads, landscaping, water supply, street lighting, drainage, sewerage and other conveniences, development of internal and peripheral areas and infrastructural facilities for the Project;
- 4.13 All cases/litigations, civil, criminal, consumer pertaining to the delay in development, construction, possession, labor or workmen disputes shall be defended by the first party. The first party shall abide and comply with all labor laws and minimum wages act and is responsible for any accident at the development site and the other consortium members shall not be responsible for that.
- 4.14 The cost of stamping, registration etc. of this Consortium Agreement and other papers pertaining to give effect to this consortium shall be borne by the first party.

## 5. RESPONSIBILITIES TOWARDS EACH OTHER

- 5.1 Each Member undertakes to promptly notify each Member about any significant delay in fulfillment of milestones in relation to the Project; and/or any relevant communications as receives from third parties in relation to the Project.
- 5.2 Each Member shall act in good faith and use reasonable efforts to ensure time-bound compliance of their obligations under this agreement and promptly act to correct any error therein as soon as it came into the knowledge.





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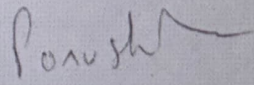
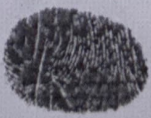
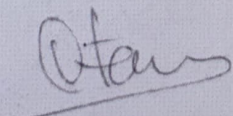
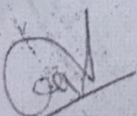
Each Member shall share with and disclose information to other Members including confidential information and documents as may be necessary for the Project. The Members hereby understand and agree that the information shall be used solely for the purpose of the Project and not for its own use or for any third party benefit.

## 6. LIABILITIES

- 6.1. The Members hereby understand and agree that each Member shall be individually liable for any default with regard to the deliverables of his part under the terms and conditions of this agreement.
- 6.2. Each Member shall indemnify each of the other Members, in respect of liability resulting from acts or omissions of itself.
- 6.3. That every consortium members has assured that said project land is free from all encumbrances, injunctions, gifts, liens, attachment, liabilities, tenancies, unauthorized occupation, claims and litigations, whatever. That the party no. 2 further agrees and undertakes to keep the said project land free from all encumbrances, injunctions, charges, gifts, liens, attachments, liabilities, tenancies unauthorized occupations, claims and litigation and shall keep thereof absolutely free and saleable at all time hereof.
- 6.4. Subject always to such other undertakings and warranties as are provided for in this agreement, each Member shall be solely liable for any loss, damage or injury to third parties resulting from its carrying out its parts of the Project and from its use of knowledge and/ or knowhow.
- 6.5. That the income tax liability shall be shared and borne by the parties hereto in proportion to their share on sharing ratio, if any.
- 6.6. Liability with respect to all the other taxes including GST, service tax etc. shall be borne by the parties at their own. No party shall be held responsible for other's share of liability and consequence in case of default.

## 7. REPRESENTATION AND WARRANTIES

The Members hereby represent and warrant that:



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obligations...  
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भागीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 549

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 1000 प्रतिलिपिकरण शुल्क - 60 योग : 1060

श्री मेसर्स पर्ल इंडिया बिल्डहोम प्रा लिमि द्वारा  
दीपक सरन अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री जगदीश सरन सकसेना  
व्यवसाय : अन्य  
निवासी: क्लैटन स्कूल रामलीला रोड लाईनपार मुरा



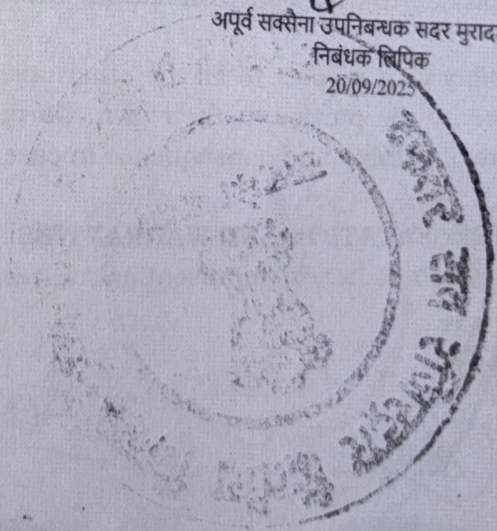
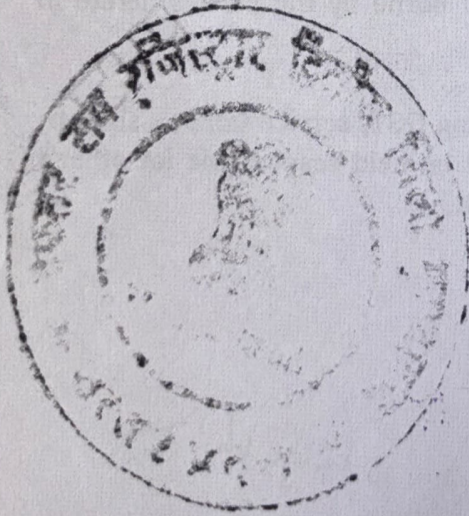
श्री. मेसर्स पर्ल इंडिया बिल्डहोम प्रा लिमि द्वारा  
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एवं 02:18:53 PM बजे  
निबंधन हेतु पेश किया।

दीपक सरन अधिकृत  
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आर० डी० राम  
उप निबंधक :सदर द्वितीय  
मुरादाबाद  
20/09/2025

अपूर्व सकसेना उपनिबंधक सदर मुरादाबाद  
निबंधक लिपिक  
20/09/2025



They are duly organized and validly existing under the prevailing laws of India and have full power and authority to enter into this agreement and to perform their obligations under this agreement.

7.2. This agreement constitutes a valid and binding obligation of the Members, enforceable against them in accordance with the terms hereof, and the execution, delivery and performance of this agreement and all instruments or agreements required hereunder do not contravene, violate or constitute a default of or require any consent or notice under any provision of any agreement or other instrument to which the Member is a party and by which the Members are or may be bound.

7.3. Each of the representations and warranties shall be construed as a separate representation, warranty, covenant or undertaking, as the case may be, and shall not be limited by the terms of any other representation or warranty or by any other term of this agreement.

7.4. The Members have read, understood and agreed with terms and conditions of this agreement.

## 8. NOTICES

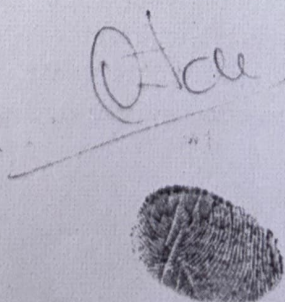
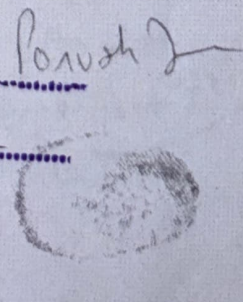
8.1. Notices, demands or other communication required or permitted to be given or made under this agreement shall be in writing in Hindi or English language. Delivery can be made by hand or facsimile message against a written confirmation of receipt or by registered letter or by courier subsequently confirmed by letter.

8.2. Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served at the time of delivery in the case of service by delivery in person or by registered post or courier at given address.

## 9. ARBITRATION

9.1. Any and all disputes or differences between the Members arising out of or in connection with this agreement or its performance shall, so far as it is possible, be settled amicably through consultation between the Members.



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any dispute arising in  
by the Members in  
arbitration in  
Members  
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श्री तेजभान सिंह, पुत्र श्री बाबू सिंह

निवासी: अगवानपुर गोपालपुर नाथ कोकरापुर मुरा

व्यवसाय: अन्य

तेजभान सिंह



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

र

आर० डी० राम

उप निबंधक : सदर द्वितीय

मुरादाबाद

20/09/2025

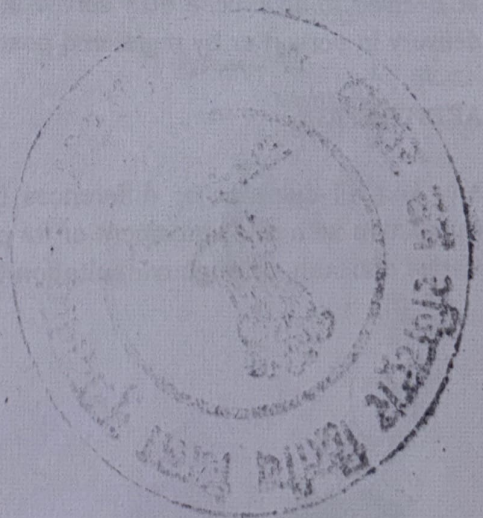
अपूर्व सक्सेना उपनिबन्धक सदर

मुरादाबाद

निबंधक लिपिक मुरादाबाद

20/09/2025

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



any dispute arising in connection with this agreement which cannot be resolved by the Members in accordance with the terms of this agreement shall be settled by arbitration in accordance with Arbitration and Conciliation Act, 1996. The Members agree to comply with the awards resulting from arbitration.

#### 10. FORCE MAJEURE

None of the members shall be held in default in the performance of the obligation, under this agreement, in the events of force majeure which without any limitation include war, civil, commotion, riots, Act of God, Government Action. In the event of force majeure, the members of the Consortium agreement undertake to consult each other.

#### 11. TERMINATION OF AGREEMENT

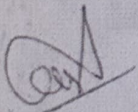

11.1. This Consortium MOU may be terminated upon completion of the Project.

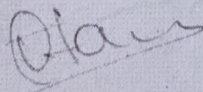

#### 12. MISCELLANEOUS

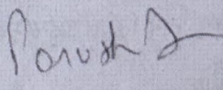

12.1. This agreement supersedes all prior discussions and agreements (whether oral or written, including all correspondence) if any, between Members with respect to subject matter of this agreement.


12.2. Any provisions of this agreement, which are invalid or unenforceable, shall be ineffective to extent of such invalidity or unenforceability, without affecting in any way the remaining provisions hereof.

12.3. This agreement shall be governed and interpreted by, and construed in accordance with the laws of India, without giving effect to the principles of conflict of laws there under.

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आवेदन सं०: 202500719040048

बही सं०: 4

रजिस्ट्रेशन सं०: 549

वर्ष: 2025

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

भागीदार: 1

 श्री मैसर्स पर्ल इंडिया बिल्डहोम प्रा लिमि |M/S PERAL INDIA BUILDHOME  
 के द्वारा दीपक सरन, PRIVATE LIMITED

पुत्र श्री जगदीश सरन सक्सेना

निवासी: क्लेटन स्कूल रामलीला रोड लाईनपार मुरा

व्यवसाय: अन्य

भागीदार: 2

 श्री मैसर्स एक्सिस बिल्डहोम एल एल पी |M/S AXIS BUILDHOME LLP  
 के द्वारा विकास जैन,

पुत्र श्री सतीश चन्द जैन

निवासी: कोर्ट कम्पाउंड सिविल लाईन्स मुरा

व्यवसाय: अन्य

भागीदार: 3

 श्री मैसर्स डिवीन बिल्डहोम एल एल पी |M/S DIVINE BUILDHOME LLP  
 के द्वारा पोल्सु जैन

पुत्र श्री विकास जैन

निवासी: श्रीराम कालोनी सिविल लाईन्स मुरा

व्यवसाय: अन्य

 ने निष्पादन स्वीकार किया । जिनकी पहचान  
 पहचानकर्ता : 1

श्री परवेन्द्र थारीवाल, पुत्र श्री मंजीत सिंह

निवासी: जगवा खुद रजबपुर

व्यवसाय: अन्य

पहचानकर्ता : 2

Rs. 1000/- through E-stamp Certificate No. IN-UP49302862401198X

**IN WITNESS WHEREOF** The parties aforesaid have executed this Consortium agreement on the date and year mentioned above and have caused this consortium agreement to be signed on their manner in the manner set out below.

Witness: - P Dhariwal

1. Parvendra Dhariwal S/o Sri Manjeet Singh R/o Jagwa Khurd, Rajabpur, P O Rajabpur, District Amroha. (Aadhar No. 8070-9940-0409 Mobile No. 8476040926)
2. Tejabhan Singh S/o Sri Bavu Singh R/o Post Aghwanpur, Gopalpur Natha URF Kokarpur, Moradabad. (Aadhar No. 513992650533 Mobile No. 9927571140)

तेजभान सिंह

For PEARL INDIA BUILDHOME PRIVATE LIMITED

(██████████/Authorized Signatory)  
Lead Member

For **Axis Buildhome LLP**

(Partner/Authorized Signatory)  
Consortium Member

For Divine Buildhome LLP

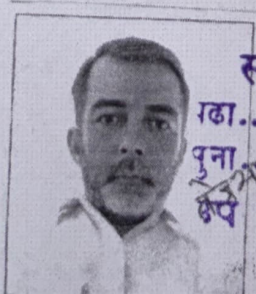
(Partner /Authorized Signatory)  
Consortium Member

Drafted & Photo Attested By- Dr. Anurag Goel Advocate

Prepared By - Rahul Sharma, Royal Photostat.



P Dhariwal



सत्य प्रतिलिपि

गढा.....  
पुना.....  
रूपे

निबन्धक

मुरादाबाद

6/10/25

Dr. ANURAG GOEL (Adv.)

Reg. No. UP01599/95 COP- 016960/2018

DJ Code A-93, Chamber No. A-7


149-13/F, New Moradabad, MBD. Mb. 9412139934

AXES

आवेदन सं०: 202500719040048

बही संख्या 4 जिल्द संख्या 445 के पृष्ठ 73 से 92 तक क्रमांक 549 पर दिनांक 20/09/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



आर० डी० राम  
 उप निबंधक : सदर द्वितीय  
 मुरादाबाद  
 20/09/2025

