



INDIA NON JUDICIAL



IN-UP50977227338381X

Government of Uttar Pradesh

e-Stamp

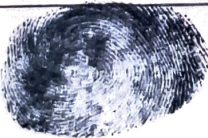
34559



Certificate No. : IN-UP50977227338381X
 Certificate Issued Date : 22-Jul-2025 01:02 PM
 Account Reference : NEWIMPACC (SV)/ up14215304/ BAREILLY SADAR/ UP
 Unique Doc. Reference : SUBIN-UPUP1421530499057635391408X
 Purchased by : LUCYBRICK BUILDWELL PVT LTD AND OTHERS
 Description of Document : Article 46 Patnership
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : ELITE INFRA DEVELOPERS AND INTERIORS PVT LTD
 Second Party : LUCYBRICK BUILDWELL PVT LTD AND OTHERS
 Stamp Duty Paid By : LUCYBRICK BUILDWELL PVT LTD AND OTHERS
 Stamp Duty Amount(Rs.) : 1,000
 (One Thousand only)



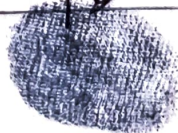
Adit Anja²



Amit



BB

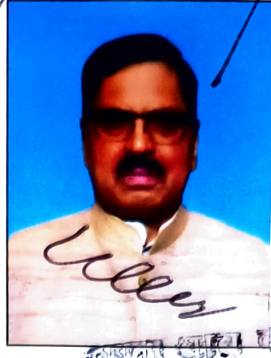
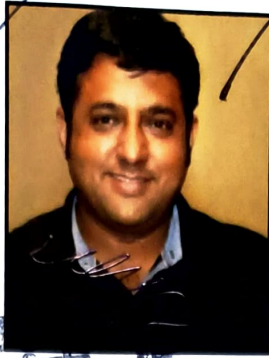
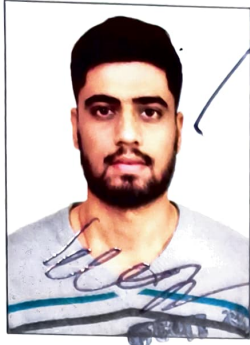


JS



IPF 0010821447

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2025

CONSORTIUM AGREEMENT

E-Stamp Paid Rs. 1000 /- Certificate NO. IN-UP 50977227338381 X
Date 22/07/2025

This CONSORTIUM AGREEMENT (in short "Agreement") is entered into 22nd Day of July, 2025.

AMONGST

I. ELITE INFRA DEVELOPERS & INTERIORS PRIVATE LIMITED. (CIN U68200UP2023PTC184860 PAN NO. AAHCE6470A), a company registered under the Companies Act, 2013 (18 of 2013) through its Director Adit Aneja S/o Atul Kumar Aneja having its registered Office at 255-Janakpuri, near Avadh Hotel, Bareilly Uttar Pradesh- (243122).

(Herein referred to as "Lead Member or promoter") which expression shall unless it be repugnant to the context or meaning thereof, include its successor, liquidators and assigns of the One Part and

AND

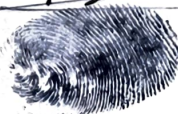
- 1. Luckybrick Buildwell Private Limited.** (CIN U70109UP2021PTC149351 PAN NO. AAEL6877B), a company registered under the Companies Act, 2013 (18 of 2013) through its Director Amit Sethi S/o Ram Chandra Sethi having its registered Office at 97/98 A, Residency Gardens Stadium Road, Bareilly Uttar Pradesh- (243001).
- 2. Aarav Infraprojects (LLP ID NO. AAG-3604 PAN NO. ABFFA2044J)** in incorporated pursuant to section 12 (1) of the limited Liability partnership Act, 2008 through its partner Brij Lal Verma S/o Shri Nihal Singh having its registered office located at Akash Puram, Pilibhit Bypass Road, Near Sanjay Nursing Home, Bareilly Uttar Pradesh, 243006.
- 3. M/S Amaron Developers (PAN NO. ACEFA8644K)** through its partner Harmeet Singh Mehta S/o Govind Singh Mehta having its registered office located at 168-Prem Nagar, Bareilly, 243001.

Hereinafter collectively referred to as "Consortium Members or co promoter" 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.

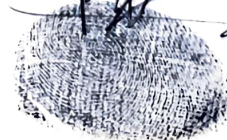
Adit Aneja



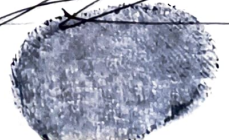
Amit



Harmeet



Govind



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

WHEREAS

- A. The Lead Member and the Consortium Members are owner and in possession of Land (Annexure I) "Said Land" at 'Kings Crest' village Itaua Beniram, Bareilly, Uttar Pradesh.
- B. The Lead Member and Consortium Members intend to develop a residential township on the Said Land (herein 'Kings Crest') in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard vide the **BDA Permit no: PLOTTED RESI DEVELOPMENT /PLOTTED HOUSING/02887/BDA/LD/24-25/0346/11022025 dated 01/07/2025.**
- C. The Parties have agreed to appoint **Elite Infra Developers & Interiors Pvt Ltd** as a lead Member or promoter of the said project (kings crest) in the 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 OR PROMOTER

- 1.1 The Consortium Members have mutually decided to appoint **Elite Infra Developers & Interiors Pvt. Ltd** as a **Lead Member** or promoter of the project.

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

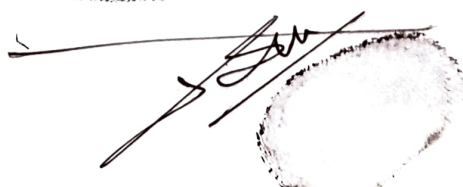
- 2.1 The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project including land assembly, preparation of detailed project report, securing of clearances/approvals, execution and completion of development works/construction works, maintenance of services and management and to set out further rights and obligations of the Parties supplementing but not conflicting with those present in this Agreement.

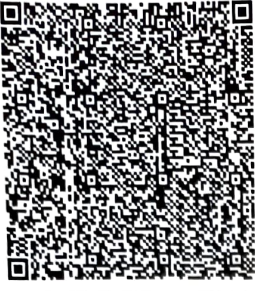
- 2.2 The Lead Member shall be absolutely authorized by the Consortium Members to make representation and declaration on their behalf before concern authorities for carrying out development and completion of the Project. Both the lead member & Consortium members shall be authorized to open the required RERA designated bank accounts as per the guideline of the RERA, which shall be jointly operated by the authorized representatives of the **Lead Member i.e. Elite Infra Developers & Interiors Pvt. Ltd.** Through its director **Adit Aneja** and Consortium Members i.e. **Luckybrick Buildwell Private Limited** through its director **Amit Sethi**, **Aarav Infraprojects LLP** through its partner **Brij Lal Verma** & **M/S Amaron Developers** through its partner **Harmeet Singh Mehta**.

Adit Aneja


Amit





आवेदन सं०: 202500787034790

भागीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 316

वर्ष: 2025

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

श्री ईलाईट इन्फ्रा डेवलपर्स एण्ड इंटीरियर्स प्रा० लि० द्वारा
अदित अनेजा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री अतुल कुमार अनेजा
व्यवसाय : अन्य
निवासी: 255- जनकपुरी बरेली

Adit Anja



श्री, ईलाईट इन्फ्रा डेवलपर्स एण्ड इंटीरियर्स प्रा० लि०
द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 22/07/2025
एवं 02:55:43 PM बजे
निबंधन हेतु पेश किया।

अदित अनेजा अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
22/07/2025

विनीता सक्सेना
निबंधक लिपिक
22/07/2025



- 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 & Consortium Members both 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.
- 2.6 The Lead member and Consortium members shall be absolutely authorized to Allot/ book the properties of the project whereas Only the land owner (i.e. the Lead Member & Consortium Members) 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.

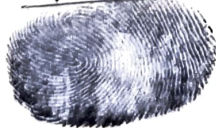
3. PROJECT MANAGEMENT STRUCTURE:

3.1 It is clarified that no land is being transferred by this Consortium Agreement.

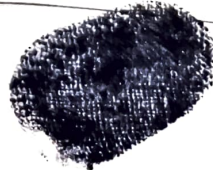
4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

- 4.1 All cost/expenses/fee/charges relating to the Project shall be borne by the Lead Member & Consortium Members equally.
- 4.2 In lieu of the land contributed by all the Members, considering the market response of the Project the respective Lead Member & Consortium Members shall be entitled annually a percentage of Gross Revenue of the Project, as maybe mutually agreed amongst the Lead Members and the respective Consortium Members.
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 & Consortium Members are entitled to all rights and benefits accruing with respect to the Said Land and/ or the Project.

Amit Anand



Amit





आवेदन सं०: 202500787034790

बही सं०: 4

रजिस्ट्रेशन सं०: 316

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने त समझले मजमुन त प्राप्त धनराशि र प्रलेखानुसार उक्त

भागीदार: 1

श्री ईलाईट इन्फ्रा डेवलपर्स एण्ड इंटीरियर्स प्रा० लि० के द्वारा अदित अनेजा, पुत्र श्री अतुल कुमार अनेजा

निवासी: 255- जनकपुरी बरेली

व्यवसाय: अन्य

भागीदार: 2

Amit Aneja



श्री लकीब्रिक बिल्डवैल प्रा० लि० के द्वारा अमित सेठी, पुत्र श्री राम चन्द्र सेठी

निवासी: 97/98 ए रेजीडेन्सी गार्डन स्टेडियम रोड बरेली

व्यवसाय: अन्य

भागीदार: 3

Amit

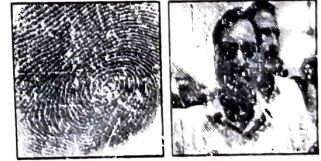


श्री आरव इनफ्राप्रोजेक्ट के द्वारा ब्रिज लाल वर्मा, पुत्र श्री निहाल सिंह

निवासी: आकाशपुरम पीलीभीत वाईपास रोड बरेली

व्यवसाय: अन्य

भागीदार: 4



श्री मैसर्स एमरॉन डेवलपर्स के द्वारा हरीश सिंह मेहता, पुत्र श्री प्रोविन्द सिंह मेहता

निवासी: 168 प्रेमनगर बरेली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी सहज

पहचानकर्ता: 1



श्री अंतुल कन्नौजिया, पुत्र श्री प्रकाश बाबू

निवासी: 118 सिठौरा बरेली

व्यवसाय: अन्य

पहचानकर्ता: 2

Antul Kanaujia

9



5. GENERAL TERMS AND CONDITIONS:
5.1 MISC

- a) The Lead Member & Consortium Member shall by mutual understanding and agreement(i) decide 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 Members shall sign all documents as may be required by the Lead Member time to time without any objection thereby authorizing Lead Member to (i) handover the project to the association of allottee(s) of the Project and/or concerned authorities, as the case maybe. (ii) to open and manage the RERA bank accounts(to be operated jointly by lead member & consortium members ref. point 2.2).(iii) allot/book the sanctioned properties of the project to any person(s) and received the sales consideration into the RERA bank Account.(iv) Submit QPR To RERA and other paper works if require time to time.(v) appoint the RERA Consultant or any other consultant/professional (like Architect, civil Engineer, Electric Engineer, chartered Accountant, contractor etc..) if require for project.

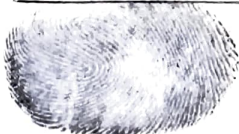
- c) The Consortium Members hereby agrees and undertakes to identify and hold harmless the Lead Member and its directors, officers and employees from and against and pay and make good the monetary value of, any and losses incurred or suffered by the Lead Member directly arising out of, relating to or 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 Members 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.

Amit Anja



BA

[Signature]



श्री अतुल कुमार अनेजा, पुत्र श्री मुकन्दलाल अनेजा

निवासी: जनकपुरी बरेली

व्यवसाय: अन्य

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



रजिस्ट्रीकरण अधिकारी की हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
22/07/2025

विकास सुसैना
निबंधक लिपिक बरेली
22/07/2025



- 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.

Amit Anja₂

Amit









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

5.10 DURATION OF CONSORTIUM AGREEMENT: This Agreement shall remain in effect from(start date) until 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 or until mutually agreed upon by all parties in writing.


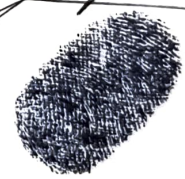
5.11 LIABILITY:

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.

Amit Anjya


Amit


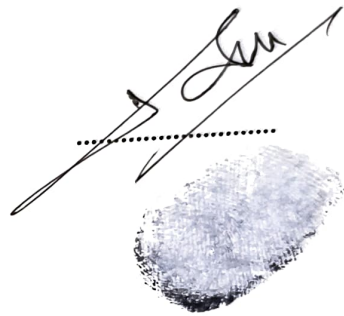
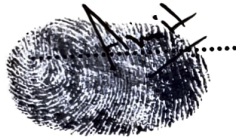


(7)

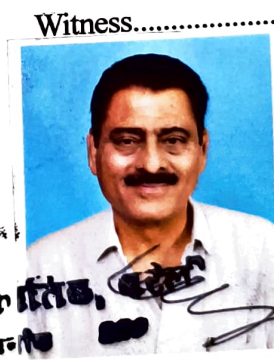
IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this agreement on the 21st day of JULY 2025 at Bareilly.

Adit Anja₂



Witness.....
Witness.....

Atul Kannaiah's s/o
Late Prakash babu
P/o 118 Sidhara
Bareilly
Mob- 8279374994
Adhar- 5046



Witness.....
अतुल कुमार अनेजा
s/o प्रकाश बाबु
अनेजा बि० 255
जगन्पुरी निगर
रुमाध रत्नाजा
दरल
फोन नं० 2282
मोबा नं० 821840
7175

Date - 22/07/2025
Drafted by -

कृपया अतुल कुमार अनेजा
को नंबर 18 दिनांक 31/07/2025 तक
31/07/2025 तक

आवेदन सं०: 202500787034790

बही संख्या 4 जिल्द संख्या 360 के पृष्ठ 1 से 16 तक क्रमांक 316 पर
दिनांक 22/07/2025 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
22/07/2025