

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उप विवरण: मरकट विवरण नमूना संख्या 2026220005262

अवधि संख्या: 202600821000368

नेत्र या प्राप्ति पर प्रस्तुत करने का दिनांक 2026-02-06 00:00:00

प्रस्तुत करने या प्राप्ति का नाम अरु 0 वी0 अथवा

नेत्र का प्रकार अनुबंध विवरण/वैधानिक पर

प्रतिफल की अवधि 0 / 0.00

1. रजिस्ट्रार का शुल्क 100

2. अतिरिक्त शुल्क 60

3. विवरण या नवीन शुल्क

4. प्रस्ताव के अतिरिक्त शुल्क विवरण शुल्क

5. नवीन शुल्क

6. विवरण

7. यात्रा शुल्क

1 से 6 तक का योग 160

शुल्क अर्पण करने का दिनांक 2026-02-06 00:00:00

दिनांक पर नेत्र प्राप्ति का नवीन

प्रमाण पर वापस करने के लिए तैयार सेवा 2026-02-06 00:00:00

संशोधन शुल्क अतिरिक्त शुल्क

IV 5/2026



INDIA NON JUDICIAL



IN-UP93229196570543Y

Government of Uttar Pradesh

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP93229196570543Y

06-Feb-2026 11:26 AM

NEWIMPACC (SV)/ up14800904/ LUCKNOW SADAR/ UP-LKN

SUBIN-UPUP1480090482415723672493Y

VIRAJ CONSTRUCTIONS PRIVATE LIMITED

Article 5 Agreement or Memorandum of an agreement

Not Applicable

VIRAJ CONSTRUCTIONS PRIVATE LIMITED

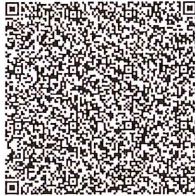
HIGHTECH PROTECTION INDIA PRIVATE LIMITED AND ORS

VIRAJ CONSTRUCTIONS PRIVATE LIMITED

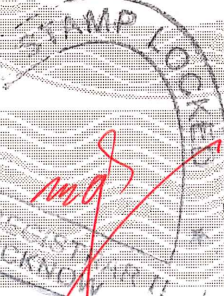
100
(One Hundred only)

₹100

₹100 ₹100 ₹100 ₹100



सत्यमेव जयते



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IN-UP93229196570543Y

For VIRAJ CONSTRUCTIONS PVT. LTD.

DIRECTOR

For Hightech Protection India Pvt. Ltd.

Director

For VIRAJ PRAKASHAN PVT. LTD.

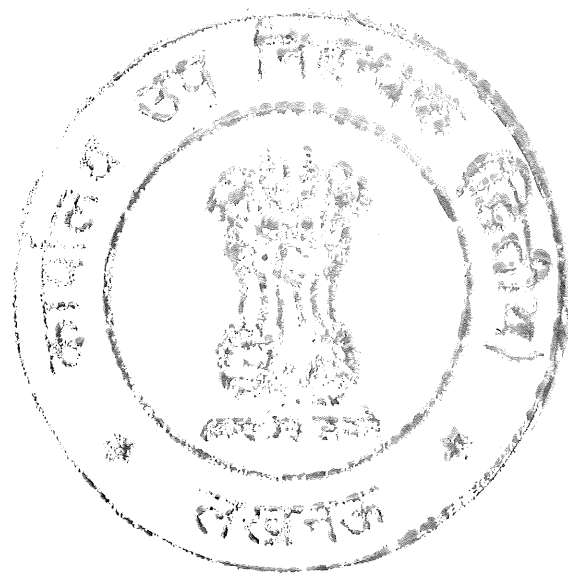
DIRECTOR

For, Vidya Erectors & Engineers Pvt. Ltd.

Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



10/2/2010 11:27:41 AM

10/2/2010



CONSORTIUM AGREEMENT

This CONSORTIUM AGREEMENT (hereinafter referred to as the "**Agreement**") is entered into on this 06th Day of February, 2026.

BETWEEN:

M/s VIRAJ CONSTRUCTIONS PVT. LTD. (CIN: U45201MP1990PTC006013) having PAN - AACCV2888C, a company incorporated under the Companies Act, 2013, through it's director Shri R.K. Agarwal, having it's registered office at 55, Purana Quila, Lucknow - 226001, hereinafter referred to as "**Lead Member**" or "**First Party**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successor-in-interest, successors, legal representatives and permitted assigns of the One Part;

AND

M/s HIGHTECH PROTECTION INDIA PVT. LTD. (CIN:U74920DL2002PTC116722) having PAN - AABCH4147B, a company incorporated under the Companies Act, 2013, through it's director Shri R.K. Agarwal, having its registered address at Upper G. Floor, 383-384, New Rajinder Nagar New Delhi-110060, hereinafter referred to as "**Associate Member**" or "**Second Party**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successor-in-interest, legal representatives and permitted assigns of the Other Part;

AND

M/s VIRAJ PRAKASHAN PVT. LTD. (CIN: U22122UP1996PTC019461) having PAN -AABCV2206K, a company incorporated under the Companies Act, 2013, through it's director Shri Jagdeo Prasad, having its registered address at Babu Banarasi Das nagar, 55 Purana Quila, Lucknow- 226001, hereinafter referred to as "**Associate Member**" or "**Third Party**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successor-in-interest, legal representatives and permitted assigns of the Other Part;

For VIRAJ CONSTRUCTIONS PVT. LTD.

DIRECTOR

For Hightech Protection India Pvt. Ltd.

For VIRAJ PRAKASHAN PVT. LTD.

Director

For, Vidya Erectors & Eng...

DIRECTOR

Director



AND

M/s VIDYA ERECTORS & ENGINEERS PVT. LTD. (CIN:U01401UP1987PTC008714) having PAN - AAACV8406A, a company incorporated under the Companies Act, 2013, through its director Shri R. K. Agarwal, having its registered address at 55, Babu Banarasi Das Nagar, Purana Quila, Lucknow- 2260001, hereinafter referred to as "**Associate Member**" or "**Fourth Party**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successor-in-interest, legal representatives and permitted assigns of the Other Part;

(The **Lead Member** and the **Associate Members** are hereinafter individually also referred to as a "**Party**" and collectively referred to as "**Parties**")

WHEREAS, the Parties intend to develop a residential complex of independent villas at the Project Land situated at village – Semra and Shahpur, district – Lucknow, Uttar Pradesh (the said proposed residential complex is hereinafter referred to as said "**Ambrosia Estates**") and the Parties have agreed to join hands in the form of a Consortium to provide the financial, technical, managerial and other services for the Project.

The Parties have agreed to the following terms and conditions pertaining to this Project:-

NOW, THEREFORE, THIS AGREEMENT WITNESSES AS FOLLOWS:-

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

1. LEAD MEMBER:

1.1 The Parties have mutually decided to appoint M/s VIRAJ CONSTRUCTIONS PVT. LTD. as a Lead Member of the Project "**Ambrosia Estates**".

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 by securing requisite statutory clearances, governmental 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.

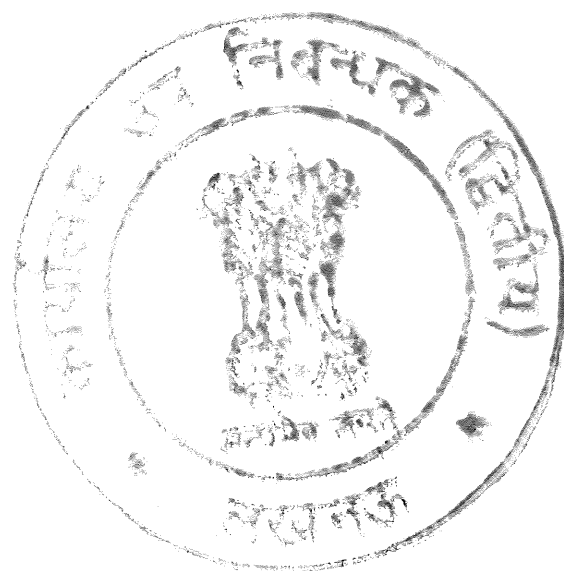
For VIRAJ CONSTRUCTIONS PVT. LTD. For Hightech Protection India Pvt. Ltd.


DIRECTOR


Director
VIRAJ PRAKASHAN PVT. LTD.
DIRECTOR

For, Vidya Erectors & Engineers Pvt. Ltd.

Director



- 2.2. The Lead Member shall be authorized by the Associate Member to make representation and declaration on behalf of all the Parties before concerned authorities for carrying out development and completion of the Project - Ambrosia Estates.
- 2.3. The Lead Member shall be responsible to obtain from government authorities/department all permissions (if and when required), no-objections and sanction of building plans, revised plans required for development and completion of Project - Ambrosia Estates.
- 2.4. The Lead Member shall deal with all government authorities (if and when required) for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project. Lead Member has already got the building plan of the said Project approved from competent authority.
- 2.5. The Lead Member shall carry out the development and construction of the Project - Ambrosia Estates over the Project Land.
- 2.6. The Lead Member shall allot/book the built-up units of the Project to prospective allottees. Upon the completion of the Project - Ambrosia Estates on the Project Land, Lead Member will sell the built up units of the Project to the prospective buyers.
- 2.7. The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.
- 2.8. It is clarified that no land is being transferred by this Consortium Agreement.

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

- 3.1. In lieu of the respective contributions and efforts by the Parties hereto towards execution of this Project, each Party shall be entitled to such percentage of Gross Revenue of the Project, as maybe mutually agreed between the Parties.

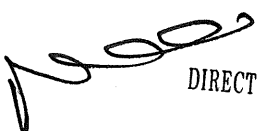
The term "**GROSS REVENUE**" for the purpose of this clause shall mean revenue as shown in the financials of the Lead Member.

4. GENERAL TERMS AND CONDITIONS:

4.1. MISC

- a) The Parties shall sign all documents as may be required in relation to (i) development/construction and completion of the Project - Ambrosia Estates, (ii) allotment/booking of the proposed built-up units of Project to any person(s) and receiving sale consideration etc. thereon and (iii) handover the Project - Ambrosia Estates, to the association of allottee(s) of

For VIRAJ CONSTRUCTIONS PVT. LTD.


DIRECTOR

For Hightech Protection India Pvt. Ltd.


DIRECTOR

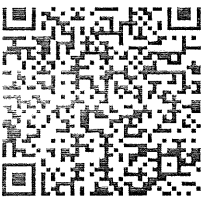
For VIRAJ PRAKASHAN PVT. LTD.

Director


DIRECTOR

For, Vidya Erectors & Engineers Pvt. Ltd.


Director



आवेदन सं०: 202600821000368

अनुबंध विलेख/घोषणा पत्र

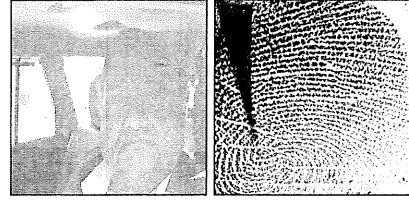
बही सं०: 4

रजिस्ट्रेशन सं०: 55

वर्ष: 2026

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

श्री मेसर्स विराज कान्स0 प्रा0 लि0 द्वारा
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पुत्र श्री स्व0 बाबू बनारसी दास
व्यवसाय : व्यापार
निवासी: 55 पुराना किला लखनऊ 30 प्र0



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प्रतिनिधि

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PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभाष सिंह

उप निबंधक : सदर द्वितीय

लखनऊ

06/02/2026

राजेश कुमार यादव

निबंधक लिपिक

06/02/2026

the Project and/or concerned authorities, as the case maybe.
(iv) to open and manage the RERA bank accounts.

- b) The Parties hereby agree and undertake 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
- c) Any Provision of this agreement, which is invalid or unenforceable, shall be ineffective to the remaining provisions thereof.
- d) In case of any change in the Consortium Agreement shall be submitted to the authority by the Lead Member.
- e) 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.

4.2. **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.

4.3. **FORCE MAJEURE:** 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.

4.4. **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 the same shall be referred to be adjudicated in arbitration to be conducted in accordance with the provisions of Arbitration and Conciliation Act 1996, by sole arbitrator appointed by mutual consent of all the Parties, whose decision shall be final and binding on the Parties.

For Hightech Protection India Pvt Ltd.

For VIRAJ CONSTRUCTIONS PVT. LTD.

For VIRAJ PRAKASHAN PVT. LTD.

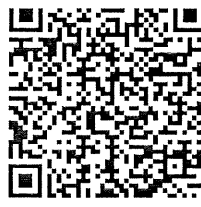
For Vidya Erectors & Engineers Pvt. Ltd.

Director

DIRECTOR

Director

DIRECTOR



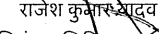
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्रभाष सिंह

उप निबंधक : सदर द्वितीय

लखनऊ

06/02/2026


राजेश कुमार यादव

निबंधक लिपिक लखनऊ

06/02/2026

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

टिप्पणी :



- 4.5. **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.
- 4.6. **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. This Agreement also supersedes all previous communications and other agreement shall be valid and enforceable till the completion of the Project.
- 4.7. **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 concerned Development Authority & Government of Utter Pradesh.
- 4.8. **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 address appearing in the beginning of the Agreement.
- 4.9. **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 - Ambrosia Estates and/or concerned** authorities, as the case may be.
- 4.10. **LIABILITY:** The parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of its part under the terms and conditions of this Agreement.
- 4.11. That all parties shall be jointly responsible for all the compliances related to Real Estate (Regulation and Development) Act 2016.
- 4.12. That all parties shall be jointly responsible for successful completion and handover of the project - Ambrosia Estates.
- 4.13. The Lead Member shall be authorized to raise loans from financial institutions or banks to ensure the smooth construction and development of the project. For this purpose, the Lead Member may mortgage the assets or properties of all Consortium Members, and the Consortium Members explicitly consent to such actions. In the event of any shortfall in project financing, the Consortium Members shall collectively arrange the required funds as per mutual agreement. Furthermore, the Lead Member shall have

For VIRAJ CONSTRUCTIONS PVT. LTD.



DIRECTOR

For Hightech Protection India Pvt. Ltd.



Director

For VIRAJ PRAKASHAN PVT. LTD.

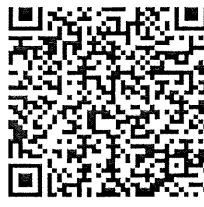


DIRECTOR

For, Vidya Erectors & Engineers Pvt. Ltd.



Director



आवेदन सं०: 202600821000368

वही सं०: 4

रजिस्ट्रेशन सं०: 55

वर्ष: 2026

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

प्रथम पक्ष: 1

श्री मेसर्स विराज कान्स0 प्रा0 लि0 के द्वारा आर0 के0 अग्रवाल ,

[VIRAJ CONSTRUCTIONS PRIVATE LIMITED

पुत्र श्री स्व0 बाबू बनारसी दास

निवासी: 55 पुराना किला लखनऊ 50 प्र0

व्यवसाय: व्यापार

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प्रथम पक्ष: 2

श्री मेसर्स हाईटेक प्रोटेक्शन इण्डिया प्रा0 लि0 द्वारा निदेशक आर0 के0 अग्रवाल,

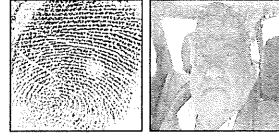
[M/S HIGHTECH PROTECTION INDIA PVT LTD

पुत्र श्री स्व0 बाबू बनारसी दास

निवासी: 55 पुराना किला लखनऊ 50 प्र0

व्यवसाय: व्यापार

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प्रथम पक्ष: 3

श्री मेसर्स विराज प्रकाशन प्रा0 लि0 द्वारा निदेशक जगदेव प्रसाद,

[M/S VIRAJ PRAKASHAN PVT LTD

पुत्र श्री काली वरुण

निवासी: 55 पुराना किला लखनऊ 50 प्र0

व्यवसाय: व्यापार

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प्रथम पक्ष: 4

श्री मेसर्स विद्या इंरेक्टर्स प्रा0 लि0 द्वारा निदेशक आर0 के0 अग्रवाल,

[M/S VIDYA ERRECTOR'S AND ENGINEERS PVT LTD

पुत्र श्री स्व0 बाबू बनारसी दास

निवासी: 55 पुराना किला लखनऊ 50 प्र0

व्यवसाय: व्यापार

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ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अमित कुमार कौशल , पुत्र श्री लखी चन्द

निवासी: 5/413 गोमती नगर विस्तार लखनऊ

व्यवसाय: वकालत

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पहचानकर्ता : 2

श्री अखिलेश कुमार मिश्रा , पुत्र श्री मदन मोहन मिश्रा

निवासी: डी-9 श्री बद्रीनाथ बिहार सरस्वतीपुरम नियर पी0जी0आई0 एस0जी0पी0जी0आई लखनऊ 50 प्र0

व्यवसाय: वकालत

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exclusive authority to execute such mortgages through their sole signature, binding all Consortium Members.

In witness whereof all the parties have signed this Agreement before the attesting witnesses at Lucknow.

For VIRAJ CONSTRUCTIONS PVT. LTD.

DIRECTOR

FOR VIRAJ CONSTRUCTIONS PVT. LTD.

FIRST PARTY

For Hightech Protection India Pvt. Ltd.

Director

FOR HIGHTECH PROTECTION INDIA PVT. LTD.

SECOND PARTY

For VIRAJ PRAKASHAN PVT. LTD.

DIRECTOR

FOR VIRAJ PRAKASHAN PVT. LTD.

THIRD PARTY

For, Vidya Erectors & Engineers Pvt. Ltd.

Director

FOR VIDYA ERECTORS & ENGINEERS PVT. LTD.

FOURTH PARTY

WITNESSES:



1. **Amit Kumar Kaushal,**
Son Of Shri Lakhi Chandra Kaushal,
Resident of H. no. 5/413, Gomti nagar vistaar,
Lucknow.



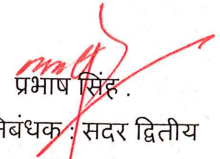
2. **Akhilesh kumar Mishra,**
Son of Shri Madan Mohan Mishra,
Resident of B-9, Shri badri nath vihar,
Saraswatipuram near PGI, Lucknow.

Drafted by: **Sachin Garg**
Advocate

आवेदन सं०: 202600821000368

बही संख्या 4 जिल्द संख्या 695 के पृष्ठ 373 से 386 तक क्रमांक 55 पर दिनांक
06/02/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्रभाष सिंह.

उप निबंधक : सदर द्वितीय

लखनऊ

06/02/2026

