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उत्तर प्रदेश UTTAR PRADESH

AD 042863
बहीरा
75 MAR 2008

2. Mr. Varun Kumar Tomer S/o Mr. Satyapal Singh R/o 20/168, Arjunpuram, Baraut, Baghpat, Uttar Pradesh- 250611, (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Second Part;
3. Mr. Satyapal Singh S/o Mr. Kalyan Singh R/o 20/168, Arjunpuram, Baraut, Baghpat, Uttar Pradesh- 250611, (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Third Part;
4. Mr. Surendra Pal Singh S/o Mr. Kalyan Singh R/o Gram Mahavatpur, Patti Khoba, Baraut, Baghpat, Uttar Pradesh- 250611 (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Fourth Part;
5. Mr. Arvind Kumar S/o Mr. Raj Pal Singh R/o Gram Mahavatpur, Patti Khoba, Baraut, Baghpat, Uttar Pradesh- 250611 (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Fifth Part;

विमलेश
Vijaya Jais
Anandh
Kamla Jais
शिवजी

46
11-9-21
आवदन सं: 201900733018963
आवदन सं: 201900733018963

आवदन सं: 201900733018963

आवदन सं: 201900733018963

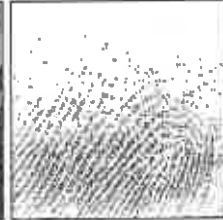
आवदन सं: 201900733018963

आवदन सं: 201900733018963

आवदन सं: 201900733018963

आवदन सं: 201900733018963

श्री अश्वनी कुमार आधार 353357076183,
पुत्र श्री सत्यपाल सिंह
व्यवसाय: अन्य
निवासी: 20/168 अर्जुनपुरम बडौत तहसील बडौत जिला बागपत



ने यह लेखपत्र इस कार्यालय में दिनांक 05/10/2019 एवं 04:00:27
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप कुमार प्र० उपनिबंधक, बडौत
उप निबंधक बडौत

बागपत
05/10/2019

रामदेव रामदेव रामदेव
निबंधक लिपिक



6. Mr. Anirudh Kumar S/o Mr. Raj Pal Singh R/o Gram Mahavatpur, Patti Khoba, Baraut, Baghpat, Uttar Pradesh- 250611 (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Sixth Part;
7. Ms. Rajbala W/o Mr. Raj Pal Singh R/o Gram Mahavatpur, Patti Khoba, Baraut, Baghpat, Uttar Pradesh- 250611 (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Seventh Part;
8. Ms. Vijay Laxmi W/o Mr. Surendra Pal Singh R/o Gram Mahavatpur, Patti Khoba, Baraut, Baghpat, Uttar Pradesh- 250611 (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Eighth Part;
9. Ms. Vimlesh W/o Mr. Satyapal Singh R/o 20/168, Arjunpuram, Baraut, Baghpat, Uttar Pradesh- 250611 (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Ninth Part;
10. Ms. Archana w/o Mr. Virohit R/o 20/168, Arjunpuram, Baraut, Baghpat, Uttar Pradesh- 250611 (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Tenth Part;
11. Ms. Kamla Devi W/o Mr. Mahendra Singh R/o House No. 580, Sector 2, Kurushetra, Haryana (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Eleventh Part;
12. Mr. Samarpal Singh S/o Mr. Balbir Singh R/o Gram Mahavatpur, Patti Khoba, Baraut, Baghpat, Uttar Pradesh- 250611 (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns) of the Twelfth Part;

आवेदन सं०: 201900735016963

बही सं०: 4

रजिस्ट्रेशन सं०: 168

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि क प्रलेखानुसार उक्त
भागीदार: 1

श्री अश्वनी कुमार आधार 353357076183, पुत्र श्री
सत्यपाल सिंह

निवासी: 20/168 अर्जुनपुरम बडौत तहसील बडौत
जिला बागपत

व्यवसाय: अन्य

भागीदार: 2



श्री वरुण कुमार लोमर आधार 440984146580, पुत्र
श्री सत्यपाल सिंह

निवासी: 20/168 अर्जुनपुरम बडौत तहसील बडौत
जिला बागपत

व्यवसाय: अन्य

भागीदार: 3

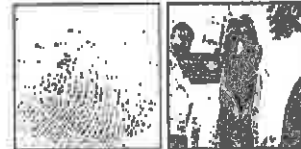


श्री सत्यपाल सिंह आधार 464208842329, पुत्र श्री
कल्याण सिंह

निवासी: 20/168 अर्जुनपुरम बडौत तहसील बडौत
जिला बागपत

व्यवसाय: अन्य

भागीदार: 4

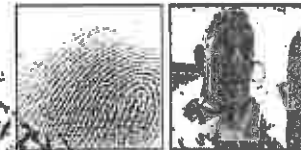


श्री सुरेन्द्रपाल सिंह आधार 698725915606, पुत्र श्री
कल्याण सिंह

निवासी: ग्राम महायतपुर तहसील बडौत जिला
बागपत

व्यवसाय: अन्य

भागीदार: 5

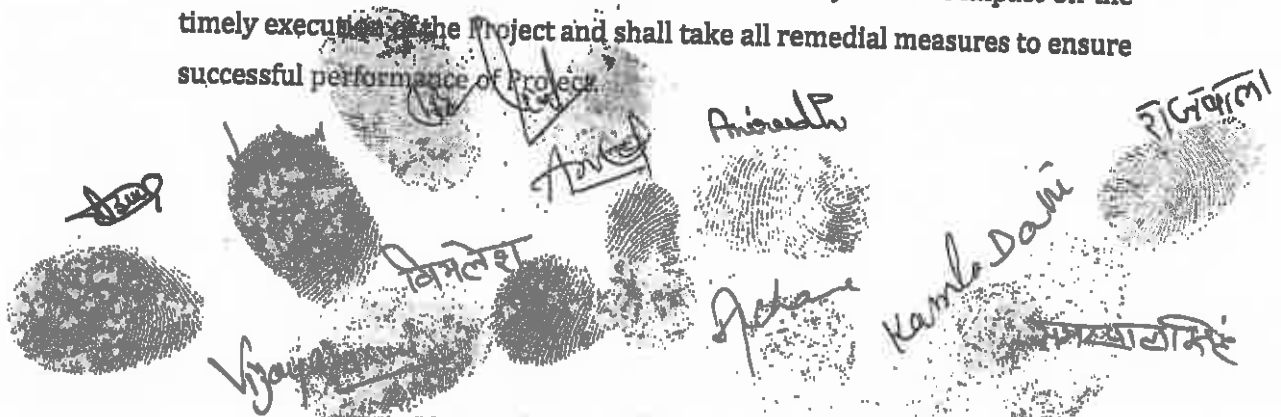


Each Party shall individually be referred to as a "Party" and collectively be referred to as the "Parties".

WHEREAS, all of the above mentioned parties are the legal owners of land, and jointly decided to enter into and execute this consortium Agreement with the object of development of Residential Colony Near Pashupeth, Delhi Sharanpur Road, Baraut, Uttar Pradesh (hereinafter referred as "Project") under the name of ABV Buildtech LLP (hereinafter referred as "Developer").

The Agreement and its terms and conditions witness hereinunder:

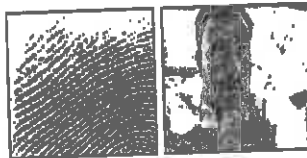
1. The object of this agreement is for the parties herein to arrive at a strategic understanding with each other to pool their Land resources, cooperate with each other and jointly develop a Project as described above.
2. The Parties herein agree that no party shall withdraw from this Agreement during the execution of the Project for any reason, whatsoever.
3. The Parties herein also have represented and assured each other that they will abide by and be bound by the terms and conditions stipulated by Government of Uttar Pradesh or any provisions of Law, as may be applicable to them.
4. The Parties hereby agree that the Party of the First Part shall act as the Lead Party for self and on behalf of the other parties and shall enter into and execute the Agreement on behalf of the other parties and undertakes to cooperate with the other Parties in order to ensure smooth performance and execution of the Project. The Lead Party is authorized to incur liabilities and receive instructions for and on behalf of any or all Parties to this Agreement.
5. The Parties herein also undertake to inform in time each other regarding any financial problems or other impediments which may have an impact on the timely execution of the Project and shall take all remedial measures to ensure successful performance of Project.

The bottom section of the document contains several handwritten signatures and fingerprints. The signatures are written in Hindi and include names such as 'विमलेश' (Vimalash), 'Anirudh', 'Ramesh', 'Kamla Dahi', and 'राजकुमार' (Rajkumar). There are also several fingerprints, some of which are placed over the signatures.

श्री अरविन्द कुमार आधार 622231996636, पुत्र श्री
राजपाल सिंह
निवासी: ग्राम महायतपुर तहसील बडौत जिला
बागपत
व्यवसाय: अन्य
भागीदार: 6



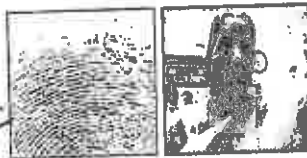
श्री अनिरुद्ध कुमार आधार 844640061591, पुत्र श्री
राजपाल सिंह
निवासी: ग्राम महायतपुर तहसील बडौत जिला
बागपत
व्यवसाय: अन्य
भागीदार: 7



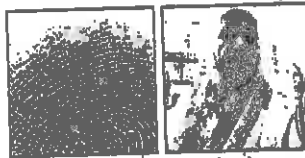
श्रीमती राजबाला आधार 486602397117, पत्नी श्री
राजपाल सिंह
निवासी: ग्राम महायतपुर तहसील बडौत जिला
बागपत
व्यवसाय: गृहिणी
भागीदार: 8



श्रीमती विजय लक्ष्मी आधार 786128705573, पत्नी श्री
सुरेन्द्रपाल सिंह
निवासी: ग्राम महायतपुर तहसील बडौत जिला
बागपत
व्यवसाय: गृहिणी
भागीदार: 9



श्रीमती विमलेशा आधार 229937691313, पत्नी श्री
सत्यपाल सिंह
निवासी: 20/168 अर्जुनपुरम बडौत तहसील बडौत
जिला बागपत
व्यवसाय: अन्य
भागीदार: 10



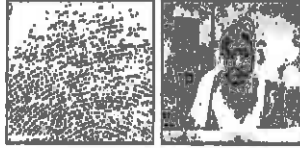
श्रीमती अर्चना आधार 842105815998, पत्नी श्री
विरोहित
निवासी: 20/168 अर्जुनपुरम बडौत तहसील बडौत
जिला बागपत
व्यवसाय: अन्य
भागीदार: 11



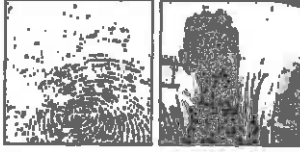
6. Each Party shall be fully responsible, liable and accountable for all financial transactions under this Agreement and each Party shall pay its own taxes and make other statutory and mandatory payments / taxes / duties. The Parties herein further undertake to ensure that all applicable legal regulations are observed, appropriate records are kept of all financial transactions and appropriate documentation as required.
7. The waiver of any party of any breach of any term of this Agreement shall not prevent the subsequent enforcement of the term and shall not be deemed to be waiver of any subsequent breach.
8. Parties shall be under obligation not to disclose to any outside party. All documents and information exchanged between the Parties for the purpose of the project under the Agreement shall be treated as "Strictly Confidential" by the other Party to this Agreement and shall not be shared by other outside agency except Government of Uttar Pradesh or as required by Law.
9. Any notice pursuant to this Agreement shall be given in writing and shall be delivered by hand under acknowledgement of sending by facsimile to the parties to this Agreement at the address appearing in the beginning of this Agreement.
10. The terms and conditions of this Agreement be modified/ amended as may be stipulated by Government of Uttar Pradesh and as mutually decided by Parties to this Agreement.
11. This Agreement shall be terminated upon the first of the following events:
- Rejection of the proposal by Government of Uttar Pradesh or by provisions of Law
 - Upon completion of the Project
 - By mutual consent
12. No other Parties can be admitted into this Agreement, without obtaining the prior written permission from the parties to this Agreement.
13. That the share of Parties to this Agreement shall be mutually decided later on.

The bottom of the page features several handwritten signatures and fingerprints. The signatures are written in Hindi and include names such as 'Anand', 'Anish', 'Kamla Devi', 'Rajendra', 'Vijay', 'Achal', and 'Rajendra'. There are also several fingerprints, some of which are placed over the signatures.

श्रीमती कमला देवी आधार 504991535349, पुत्री श्री
महेन्द्र सिंह
निवासी: 580 सेक्टर 2 कुरुक्षेत्र हरियाणा
व्यवसाय: अन्य
भागीदार: 12

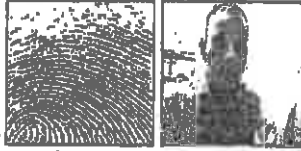


श्री समरपाल सिंह आधार 369578498414, पुत्र श्री
बलवीर सिंह
निवासी: ग्राम महायतपुर तहसील बड़ौत जिला
बागपत
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री संजीव कुमार आधार 798581429992, पुत्र श्री
हरपाल सिंह
निवासी: ग्राम बायली तहसील बड़ौत जिला बागपत
व्यवसाय: अन्य
पहचानकर्ता : 2



श्री प्रमोद कुमार आधार 576795696465, पुत्र श्री राजेन्द्र
कुमार
निवासी: ग्राम मिसाड जिला शामली
व्यवसाय: अन्य

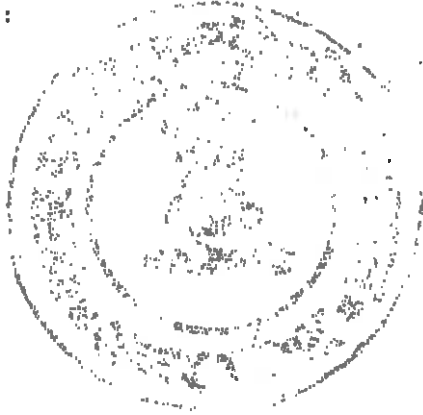


Pranendra

रजिस्ट्रार अधिकारी के हस्ताक्षर

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

प्रदीप कुमार प्र० उपनिबंधक, बड़ौत
उप निबंधक : बड़ौत
बागपत
रामदेव रामदेव रामदेव
निबंधक लिपिक



14. That the roles and services of Parties to this Agreement shall be decided jointly with the consent to each party.
15. That Once the project is completed, all the parties to this Agreement have agreed that the Project shall be developed by ABV BuildtechLLP duly incorporated under the provisions of Limited Liability Partnership, 2008 at the terms and conditions to be decided among parties.
16. This Agreement shall in respect be constructed in accordance with the Laws of India as amended from time to time and in the event of conflict between the provisions of this Agreement and the said Laws, the Latter shall prevail.
17. All the parties agree to settle amicably all disputes arising out of or concerning with this Agreement. In the event of parties failing to amicable resolve any dispute, the matter shall be referred to Arbitrator to be decided mutually, whose decision shall be binding.
18. That this Agreement shall be valid and enforceable till the completion of the given project.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS on the day, month and year first above written in the presence of the following witnesses:


Ashish Kumar


Vagish Kumar Tomer


Satyapal Singh


Surendra Pal Singh


Arvind Kumar


Anirudh Kumar


Rajbala


Vijay Laxmi


Vimlesh Devi


Archana


Kamla Devi


Samarpal



Witness :

1. Sanjeev Kumar S/o Sh. Harpal Singh
R/o Patti Deshu, Vill. Baoli (Baghpat)

Sanjeev



2. Parmendra S/o Rajendra Singh
R/o Vill. Lisrh (Shamli)

Parmendra



Sanjeev Kumar
Date: 12/12/2019
Page: 1 of 1

आयेदन सं०: 201900735016963

बही संख्या 4 जिल्द संख्या 91 के पृष्ठ 271 से 326 तक क्रमांक
168 पर दिनांक 05/10/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप कुमार प्र० उपनिबंधक, बडौत

उप निबंधक : बडौत

बागपत

05/10/2019

