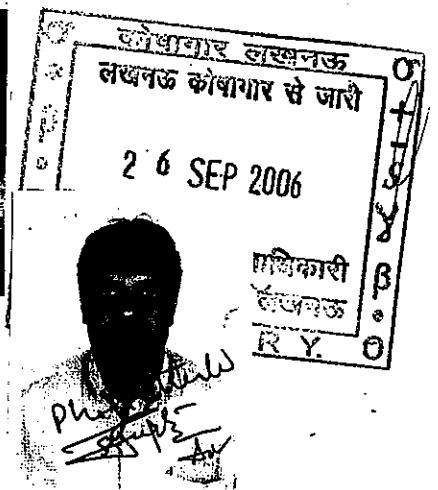
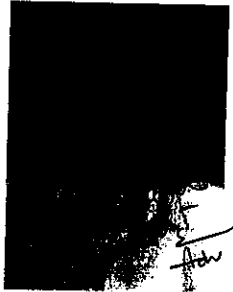


उत्तर प्रदेश UTTAR PRADESH

B 252766



CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT is made and executed at Lucknow on this^{27th}..... day of October 2006 **BY AND BETWEEN**

- 1. M/s Horizon Infracon Pvt. Ltd.,** a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U70109 DL2006 PTC149911 having its Registered Office at SU-12 & 13, Bhikaji Cama Bhawan, Bhikaji Cama Place, New Delhi-110 066,

For

[Signature]

For **Placare Constructions Pvt. Ltd.**

For **Frozen Constructions Pvt. Ltd**

[Signature]

Contd.....2..

[Signature]
Director

For **Eldco Housing & Industries Ltd**

[Signature]
Authorized Signatory

2042

2-8-9-86

~~.....~~
~~.....~~
~~.....~~
~~.....~~
~~.....~~
~~.....~~

ह/कि... २-५, अंश ५१.६०

सुबनेस कुमार बुखार २१/०२

श. नं० २०१ ब. वि ३१-०३-०९

भैनाथर रोड छोटमा, बलराम

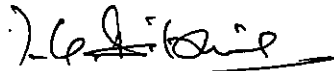


through its authorized signatory Sri T.K. Dikshit, S/o Late C.S. Dikshit R/o B-703, Mahanagar, Lucknow, duly authorized by Board Resolution dated 05.09.2006 (hereinafter referred to as the **FIRST PARTY** which term shall mean and include its successors, assigns and/or nominees) of the First Part;

2. M/s Frozen Constructions Pvt. Ltd., a Company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U45201UP2006PTC032121 having its Registered Office at 1st Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory Sri B.K. Saxena, S/o Dr. O.N. Saxena, R/o 34, Triveni Ganj, Lucknow, duly authorized by Board Resolution dated...22.09.2006..... (hereinafter referred to as the **SECOND PARTY** which term shall mean and include its successors and assigns) of the Second Part;

3. M/s Placate Constructions Pvt. Ltd., a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U45201UP2006PTC032120 having its Registered Office at 1st Floor, Pragati Kendra, Kapoorthala Aliganj, Lucknow, through its Authorized Signatory Sri Anmol Kumar, S/o Sri Ram Singh, R/o E-III 312, Sector-J, Aliganj, Lucknow duly authorized by Board Resolution dated...22.09.2006..... (hereinafter referred to as the **THIRD PARTY** which term shall mean and include its successors, assigns and/or nominees) of the Third Part;

For Horizon Infracon Pvt. Ltd.


Authorized Signatory

For Frozen Constructions Pvt. Ltd.


Contd.3..

For Placate Constructions Pvt. Ltd.



For Eldeco Housing & Industries Ltd

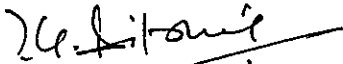

Authorized Signatory

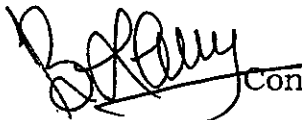
4. **M/s Eldeco Housing & Industries Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. L45202UP1985PLC007062 having its Registered Office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory, Sri Puneet Gupta, S/o Sri Padam Prasad Gupta, R/o C-12, Sector-E, Aliganj, Lucknow, duly authorized by Board Resolution dated.....3-10-2006..... (hereinafter referred to as the **FOURTH PARTY** which term shall mean and include its successors, assigns and/or nominees) of the Fourth Part;

M/s. Horizon, M/s. Frozen, M/s. Placate & M/s. Eldeco hereinafter referred to as the **"OWNER"** (which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).


WHEREAS, all the above mentioned parties entered and executed this Consortium Agreement to form a Consortium of Developer Companies with the object of submitting the proposal for the development of an Integrated township in the State of U.P. for selection of Private Developer for development of an Integrated Township, situated at Village- Muttakipur, Village- Mubarakpur, Village- Taraya and Village- Kamlabad-Badholi, IIM Road, Lucknow, in the State of U.P. **For Frozen Constructions Pvt. Ltd**

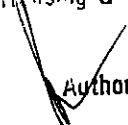
For Horizon Infracon Pvt. Ltd.


Authorized Signatory


Contd.....4..

For Placate Constructions Pvt. Ltd.


Director

For Eldeco Housing & Industries Ltd

Authorized Signatory



NOW THIS AGREEMENT WITNESSETH AS UNDER: -

1. LEAD MEMBER:

All the Consortium members, have mutually decided to appoint M/s. Horizon Infracon Pvt. Ltd., as Private Developer and **Lead member.**

2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

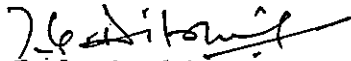
2.1 The sole aim of this Consortium Agreement is for the development of an Integrated Township situated at Village- Muttakipur, Village- Mubarakpur, Village- Taraya and Village- Kamlabad-Badholi, IIM Road, Lucknow, in the state of U.P.

2.2 The Lead Member shall prepare and submit a joint proposal for the selection of the Developer Consortium to design, develop, finance, construct, sell, operate and maintain the said Properties.

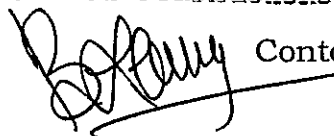
3. PROJECT MANAGEMENT STRUCTURE AND ROLES OF THE MEMBERS:

M/s. Horizon Infracon Pvt. Ltd., as Private Developer as per definition of Lucknow Development Authority and arrange for land and finances for the project.

For Horizon Infracon Pvt. Ltd.


Authorized Signatory

For Frozen Constructions Pvt. Ltd

 Contd.....5..

For Placate Constructions Pvt. Ltd.



For Eldeco Housing & Industries Ltd


Authorized Signatory

21
[unclear]



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

4.1 Upto allotment of the project in the name of Consortium, all cost relating to the Project shall be borne by the consortium.

4.2 The Consortium may raise loans from the Financial Institution/Banks for the project and any shortfall in the financing of the project shall be contributed by the consortium members in the ratio of their share holding.

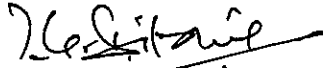
4.3 Upon completion of the project any profit and loss shall be shared by the Consortium members in ratio of their shareholding.

5. **GENERAL TERMS AND CONDITIONS:**

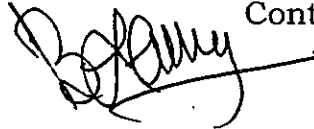
5.1 **Governing Law:** This Consortium Agreement shall in respect be construed in accordance with the Law of India, as amended from time to time and in the event of conflict between the provisions of this Consortium Agreement and the said laws the later shall prevail.

5.2 **Force Majeure:** None of the members shall be held in default in the performance of the obligation under this Consortium 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, Government action. In the event of force majeure, the member of the Consortium Agreement undertake to consult each other.

For Horizon Infracon Pvt. Ltd.


Authorized Signatory

For Frozen Constructions Pvt. Ltd

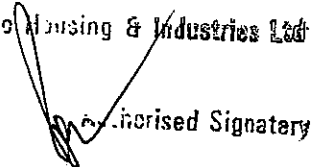


Contd.....6..

For Placate Constructions Pvt. Ltd.



For Eldeco Housing & Industries Ltd




Authorized Signatory



5.3 **Settlement of Disputes:** All members agree to settle amicably all disputes arising out of or concerning this Consortium Agreement. In the event of the members failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.

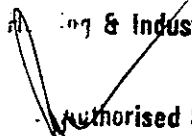
5.4 **Waiver:** The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of any subsequent breach.

5.5 **Totality:** This Consortium 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 Consortium Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment to this Consortium Agreement. This Consortium Agreement also supersedes all previous communications and other consortium agreement between the members written or oral for this project.

For Horizon Infracon Pvt. Ltd. For Frozen Constructions Pvt. Ltd
 
Authorized Signatory Contd.....7..

For Placate Constructions Pvt. Ltd.



For Eldec Engineering & Industries Ltd

Authorized Signatory



5.6 **Confidentially:** All the members shall be under obligations not to disclose any information of terms of this Consortium Agreement to any Third Party. All documents and information exchanged between the members, for the purpose of this project, shall be treated as strictly confidential by the other members and shall not be shared by any other outside agency except the Government of Uttar Pradesh.

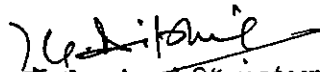
5.7 **Notices:** Any notice required pursuant to this Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgement or send by facsimile to the party at the address appearing in the beginning of the Consortium Agreement.

5.8 **Modification Amendment:** The terms and conditions of this Consortium Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the consortium members.


5.9 **Validity (I) Termination of consortium agreement.** This Consortium Agreement shall be terminated upon the arrival of the first of the following events.

- a. Rejection of our proposal by the Government of U.P.
- b. Upon completion of the project.

For Horizon Infracon Pvt. Ltd.


Authorized Signatory

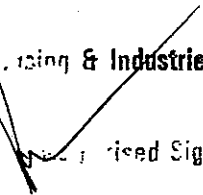
For Frozen Constructions Pvt. Ltd.

 contd.....8..

For Placate Constructions Pvt. Ltd.



For Eldeco (Engineering & Industries Ltd)


Authorized Signatory



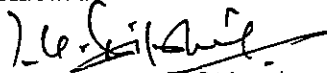
- (ii) The consortium agreement shall be valid and enforceable till the completion of the project.

5.10 Miscellaneous Liability:

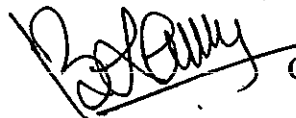
Nothing in this shall be construed providing for the sharing of profit & losses arising out of the efforts of any of the members, except as may be provided for in any resultant sub-contract or Consortium Agreement between members. In no event shall the members of this Consortium Agreement have any obligation or liability to the other nor shall any remedy be available to the other members, except as expressly written herein. No party shall be liable for any financial compensation, arising out of the termination of this Consortium Agreement, to other members of this Consortium Agreement. No party shall be liable to the other party/members for any indirect, incidental, special or consequential damages, however caused, whether as a consequence of the negligence of the one member or otherwise.

IN WITNESS WHEREOF the parties hereto have their respective hands on the day, month and the year first above mentioned.

For Horizon Infracon Pvt. Ltd.


Authorized Signatory

For Frozen Constructions Pvt. Ltd


Contd.....9..

For Placate Constructions Pvt. Ltd.



For Eldeco & Industries Ltd


Authorized Signatory

भागीदारी विलेख

100.00 20 120.00 1,000

फीस रजिस्ट्री नकल व प्रति शुल्क, योग शब्द लगभग

भागीदारी की धनराशि

श्री/श्रीमती मे.हारीजन इन्फा.प्रा.लि.द्रा-अधि.हस्ता.टी.के.दीक्षित

पुत्र/पत्नी श्री स्व.सी.एस.दीक्षित

पेशा नौकरी

निवासी स्थायी बी-703,महानगर,लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 27/10/2006 समय 2:28PM

बजे निबन्धन हेतु पेश किया।

[Handwritten Signature]



ओ.पी.सिंह

उप निबन्धक (द्वितीय)

लखनऊ

27/10/2006

निष्पादन लेखपत्र वाद सुनने व समझने मजमून

भागीदार

श्री/श्रीमती मे.हारीजन

इन्फा.प्रा.लि.द्रा-अधि.हस्ता.टी.के.दीक्षित

पुत्र/पत्नी श्री स्व.सी.एस.दीक्षित

पेशा नौकरी

निवासी बी-703,महानगर,लखनऊ



श्री/श्रीमती मो.फ़ोजन कान्स

प्रा.लि.द्रा-अधि.हस्ता.बी.के.सक्सेना

पुत्र/पत्नी श्री डा.ओ.एन.सक्सेना

पेशा नौकरी

निवासी 34,त्रिवेणीनगर,लखनऊ



श्री/श्रीमती प्लैकेट

कान्स.प्रा.लि.द्रा-अधि.हस्ता,अनमोल कुमार

पुत्र/पत्नी श्री राम सिंह

पेशा नौकरी

निवासी ई-3,312, से.जे.अलीगंज,लखनऊ



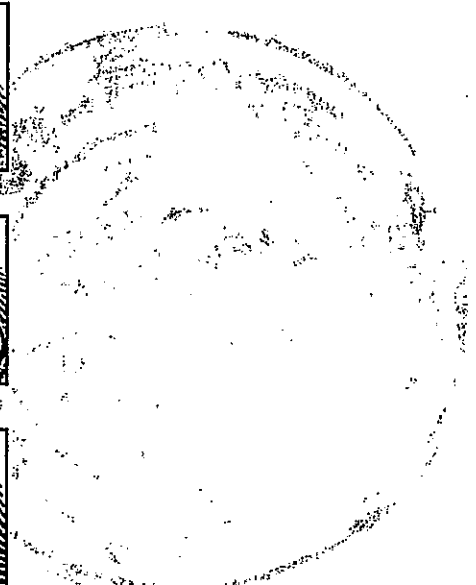
श्री/श्रीमती मे.एल्डिको हाउ.एन्ड

इन्ड.लि.द्रा-अधि.हस्ता पुनीत गुप्ता


पुत्र/पत्नी श्री पदम प्रसाद गुप्ता

पेशा नौकरी

निवासी सी-12,से.ई.अलीगंज,लखनऊ

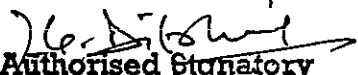


WITNESS:

1.  Adv.
Sarvesh Kumar Gupta
Advocate
Civil Court, Lucknow

2. Bhuvanesh Gupta
(BHUVNESH GUPTA)
S/o Late K.N. Gupta
N. 6/10 Aliganj, Lucknow

For Horizon Infracon Pvt. Ltd.


Authorized Signatory

First Party

For Frozen Constructions Pvt. Ltd


Second Party

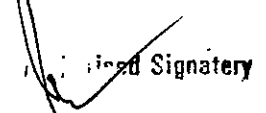
Third Party

For Piacate Constructions Pvt. Ltd.

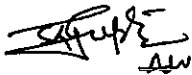


Fourth Party

For Eldecs H. ... & Industries Ltd


Authorized Signatory

Drafted By:

 Adv.
(Sarvesh Kumar Gupta)
Advocate

Typed By:



ने निष्पादन स्वीकार किया ।
जिनकी पहचान श्री सर्वेश गुप्ता
पुत्र श्री
पेशा वकालत
निवासी सिविल कोर्ट, लखनऊ
व श्री भुवनेश गुप्ता
पुत्र श्री स्व.के.एन.गुप्ता
पेशा व्यापार
निवासी अलीगंज, लखनऊ
ने की ।

S. Gupta
An

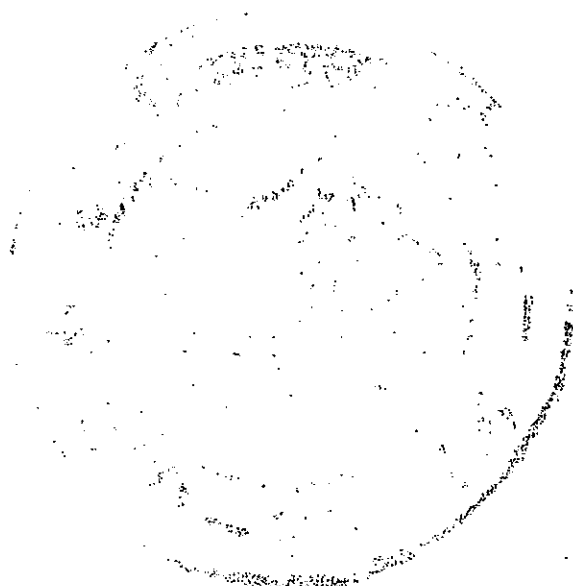


Bhunesha Gupta



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।

P.S.
ओ.पी.सिंह
उप निबन्धक (द्वितीय)
लखनऊ
27/10/2006

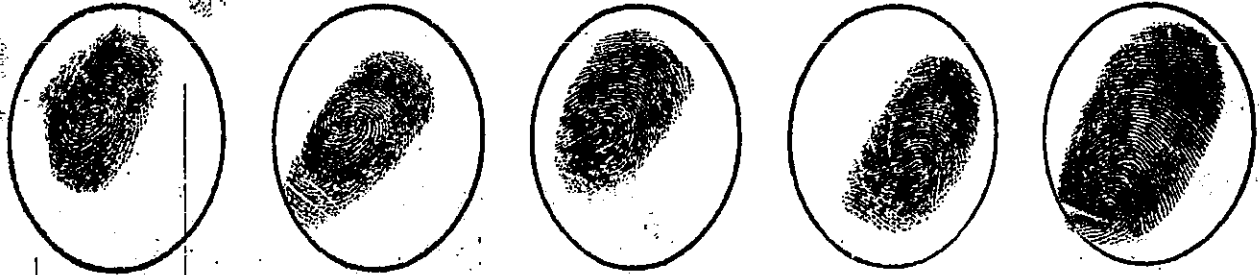


रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन
हेतु फिंगर्स प्रिन्टर्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- T.K. Dikshit & Late Sri C.S. Dikshit Authorized Signatory

M/s. Horizon Infracon Pvt. Ltd. P/o B-703, Mahanagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



For Horizon Infracon Pvt. Ltd.

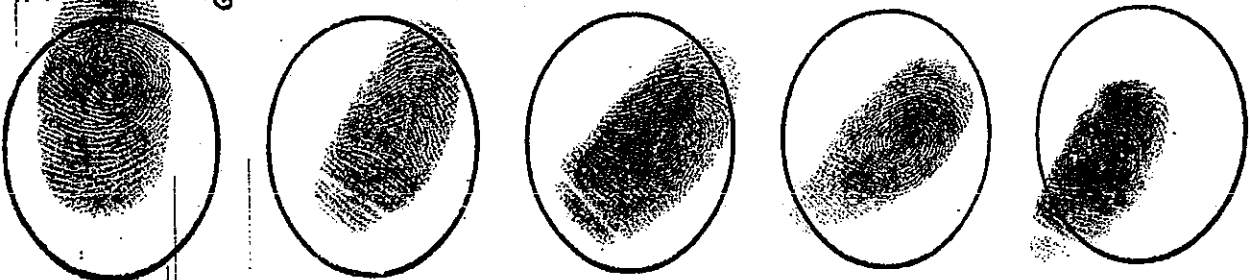
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर
Authorized Signatory

विक्रेता/क्रेता का नाम व पता :-

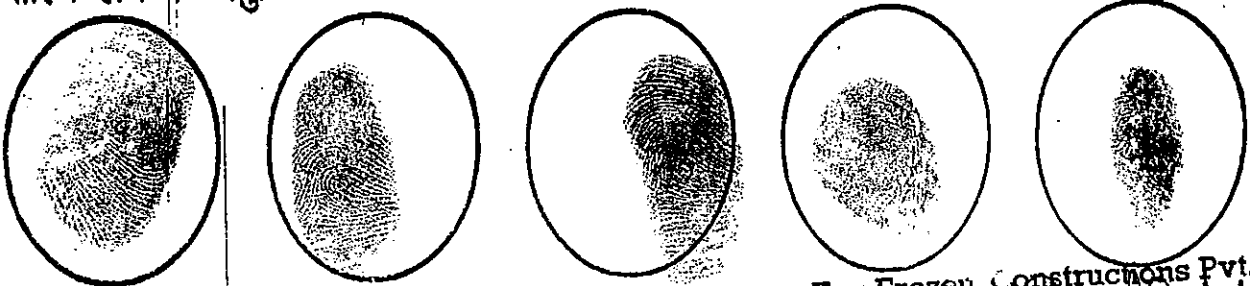
P.S.K. Saxena & Dr O.N. Saxena - Authorized Signatory

M/s Frozen Constructions Pvt Ltd. P/o, 34, Triveni Ganj, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



For Frozen Constructions Pvt. Ltd

विक्रेता/क्रेता के हस्ताक्षर

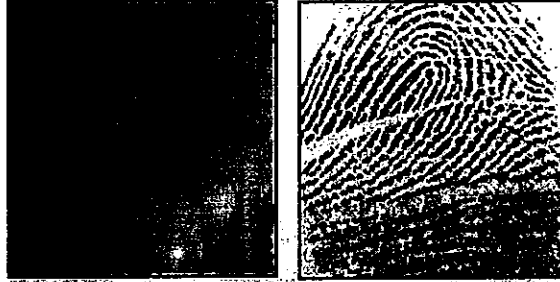
भागीदार

Registration No 427

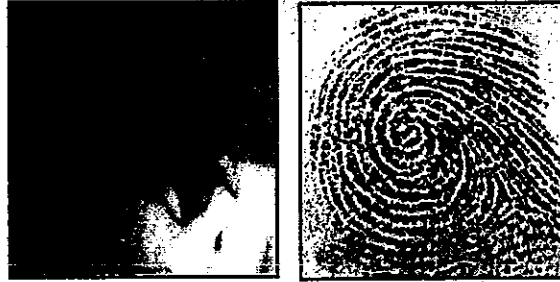
Year : 2006

Book No. 4

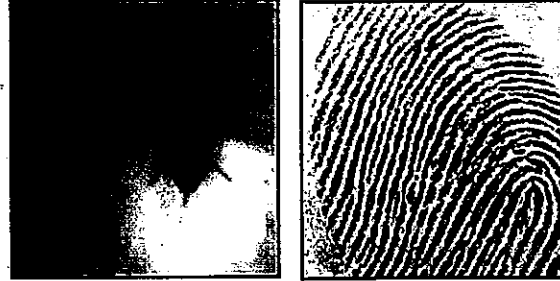
0101 मे.हारीजन इन्फा.प्रा.लि.द्रा-अधि.हस्ता.टी.के.दीक्षित
स्व.सी.एस.दीक्षित
बी-703,महानगर,लखनऊ
नौकरी



0102 मो.फ़ौज़न कान्स प्रा.लि.द्रा-अधि.हस्ता.बी.के.सक्सेना
डा.ओ.एन.सक्सेना
34,त्रिवेणीनगर,लखनऊ
नौकरी



0103 प्लैकेट कान्स.प्रा.लि.द्रा-अधि.हस्ता,अनमोल कुमार
राम सिंह
ई-3,312, से.जे.अलीगंज,लखनऊ
नौकरी



0104 मे.एल्लिको हाउ.एन्ड इन्ड.लि.द्रा-अधि.हस्ता पुनीत गुप्ता
पदम प्रसाद गुप्ता
सी-12,से.ई.अलीगंज,लखनऊ
नौकरी



रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन

हेतु फिंगर्स प्रिन्टर्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Ammol Kumar & Sri Ram Singh, Authorised Signatory
M/s Placate Constructions Pvt. Ltd. P/O E-III, 312, Sector 'J' Aligarj, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



For Placate Constructions Pvt. Ltd.

प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता :- Puneel Gupta & Sri Padam Prasad Gupta - Authorised Signatory
M/s Eldeco Housing & Industries Ltd. P/O C-12, Sector - E, Aligarj, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



For Eldeco Housing & Industries Ltd.
विक्रेता/क्रेता के हस्ताक्षर


Authorised Signatory

आज दिनांक 27/10/2006 को

बही सं 4 जिल्द सं 232

पृष्ठ सं 13 से 34 पर क्रमांक 427

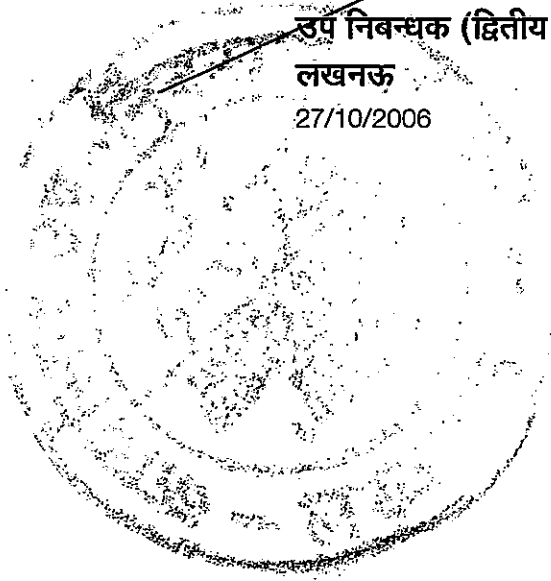
रजिस्ट्रीकृत किया गया ।


ओ.पी.सिंह

रूप निबन्धक (द्वितीय)

लखनऊ

27/10/2006

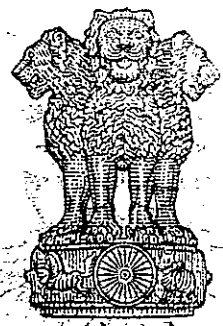


257110

भारतीय रिजर्व बँक

भारत INDIA

₹ 500



FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

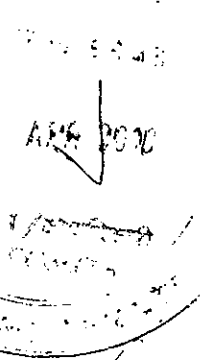
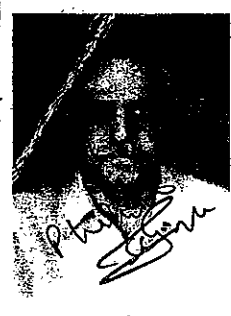
Rs. 500

INDIAN NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

M:197675

7367
121



CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT is made and executed at Lucknow on this 11th day of May 2010 BY AND BETWEEN

For Ekeco City Pvt. Ltd.
[Signature]
Authorised Signatory

For TURBO REALTORS PVT. LTD.
[Signature]
Authorised Signatory

Contd:.....2..
For Artistry Construction Pvt Ltd.
[Signature]
Authorised Signatory

Erudite Constructions Pvt. Ltd.
[Signature]
Authorised Signatory

Utsav Construction Pvt. Ltd.
[Signature]
Authorised Signatory

70a Construction Pvt. Ltd
[Signature]
Authorised Signatory

क्रमा संख्या 1089
स्वाम्य विक्रय की तिथि 5/05/10
स्वाम्य कय करने का पता हरिद्वार सिटी प्रा. ल.
स्वाम्य क्रय का पता लखनऊ
स्वाम्य की धनराशि ₹ 60

मुद्रांक
सुधनैरा कुमार
आ. नं. 221 अदि 3-1-14
सोसायटी सेव योजना, लखनऊ



भारतीय न्यायिक

एक सौ रुपये

₹. 100



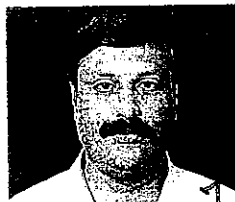
सत्यमेव जयते

Rs. 100

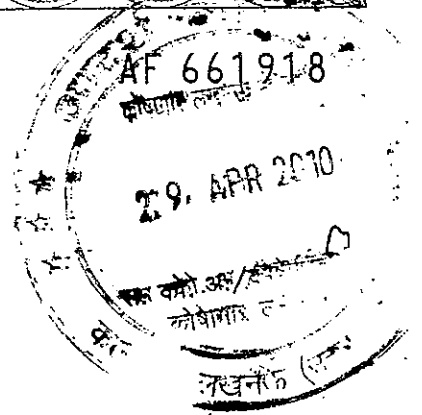
ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



Jushar



-2-

Eldeco City Pvt. Ltd., (formerly known as Horizon Infracon Ltd.,) a lead member of a Consortium duly registered with Sub Registrar-II, Lucknow, vide Book No. 4, Vol. No. 232, Pages 13 to 34 at Serial No. 427, registered on 27.10.2006 having its Registered Office at

For Eldeco City Pvt. Ltd.

For TURBO REALTORS PVT. LTD.

Contd.....3..

[Signature]
Authorised Signatory

[Signature]
Authorised Signatory For Artistry Construction Pvt Ltd.

[Signature]
Authorised Signatory

Erudite Constructions Pvt. Ltd.

Utsav Construction Pvt. Ltd

Tua Construction Pvt. Ltd

[Signature]
Authorised Signatory

[Signature]
Authorised Signatory

[Signature]
Authorised Signatory

क्रम संख्या 1060

स्वाम्यधिकार की तिथि 5/05/10

स्वाम्य अधिकार करने का प्रयोजन

स्वाम्य अधिकार का नाम व पूरा नाम एलिस का सिटी प्रा. लि.

स्वाम्य अधिकार 100 वर्ग फुट

3972

कुमारी कुमारी सुप्ता
NO. 10-11-12
स्वाम्य अधिकार योजना, लखनऊ



एक सौ रुपये

रु. 100



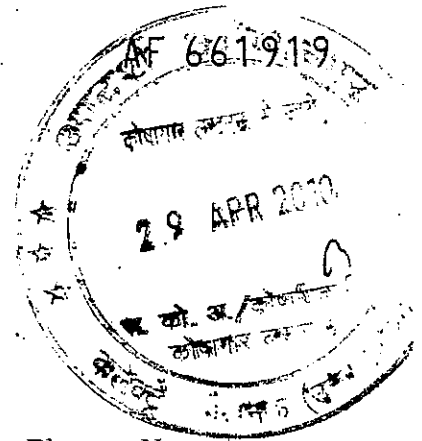
सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH



-3-

SU-12 & 13, Bhikaji Cama Bhawan, Bhikaji Cama Place, New Delhi- 110 066, now at 201-212, 2nd Floor, Plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi, and Corporate Office at 2nd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri T.K. Dikshit, S/o Late C.S. Dikshit R/o B-703, Mahanagar, Lucknow, duly

For Eldeco City Pvt. Ltd. For TURBO CITY PVT. LTD.

T.K. Dikshit
Authorized Signatory
Erudite Constructions Pvt. Ltd.

T.K. Dikshit
Authorized Signatory

[Signature]
Authorized Signatory For Artistry Construction Pvt Ltd

Authorized Signatory

Uday Construction Pvt. Ltd

[Signature]
Authorized Signatory

Uda Constructions Pvt. Ltd

[Signature]
Authorized Signator

Contd.....4.

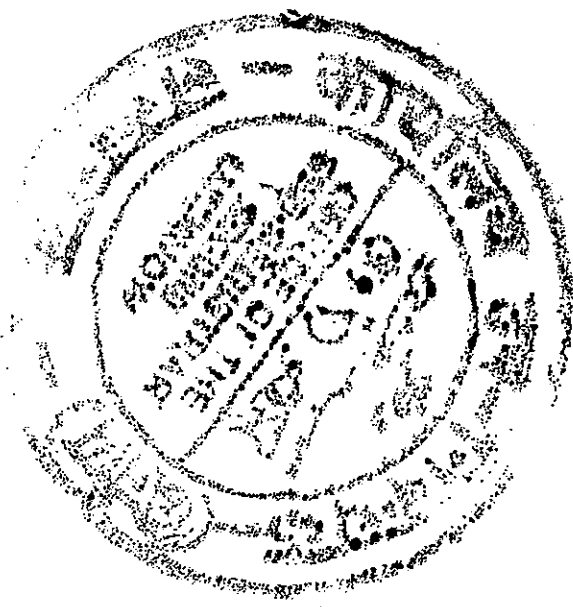
क्रमांक 1061

व्यय विवरण की तिथि 5/25/10

व्यय करने का प्रयोजन

व्यय का नाम व पूरा नाम 100 01973

3972
श्री. सुभाष गुप्ता
34-13-14
व्यय का प्रकार, लक्ष्य



authorized by Board Resolution dated 05.09.2006 (hereinafter referred to as the **FIRST PARTY** which term shall mean and include its administrators, executors, successors, assigns and/or nominees) of the First Part;

AND

(1) Turbo Realtors (P) Ltd., a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U7010DL2006PTC152558, having its Registered Office at SU-12 & 13, Bhikaji Cama Bhawan, Bhikaji Cama Place, New Delhi- 110 066, through its Authorized Signatory, Sri Ghanshyam Mishra S/o Sri Late Sri Tara Dutt Mishra, R/o 556-D, Sector-II, Near DPS, Eldeco Colony, Raibareilly Road, Lucknow, duly authorized by Board Resolution dated 24.06.2009, **(2) Artistry Construction (P) Ltd.**, a company registered under the Indian Companies Act, 1956 in

For Eldeco Pvt. Ltd.

Authorized Signatory

For TURBO REALTORS PVT. LTD.

Authorized Signatory

Contd.....5..

For Artistry Construction Pvt Ltd.

Authorized Signatory

For Eldeco Pvt. Ltd.

Authorized Signatory

Lushoo

11/11/11

C

⊖

U.P. vide Registration No. U45400UP2007PTC033252, having its Registered Office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory, Sri A.B. Singh, S/o Late Sri R.S. Singh, R/o House No. 4, Dev Nagar Colony, Sector-8, Indira Nagar, Lucknow, duly authorized by Board Resolution dated 30.06.2009, **(3) Erudite Constructions (P) Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U45400UP2007PTC033576, having its Registered Office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory, Sri Pradeep Kumar Mishra, S/o Sri R.S. Mishra, R/o 551 Jha/151, Ram Nagar, Kanpur Road, Alambagh, Lucknow, duly authorized by Board Resolution dated 30.06.2009, **(4) Utsav Constructions (P) Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No. U45400UP2007PTC034029, having its Registered Office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory, Sri K. Arun Srivastava, S/o Sri Rama Kant Srivastava, R/o 521/214, Rama Niwas, Bara Chandganj, Aliganj, Lucknow, duly authorized by Board

For Eldest: ... TUE

[Signature]
Authorized Signatory
Erudite Constructions (P) Ltd.

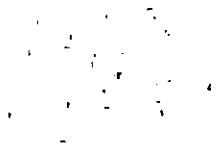
[Signature]
Signatory

Contd...../6.
For Artistry Construction Pvt Ltd.
[Signature]
Authorized Signatory

[Signature]
Authorized Signatory

[Signature]

[Signature]



C

O

Resolution dated 26.06.2009, (5) **Dua Constructions (P) Ltd.**, a company registered under the Indian Companies Act, 1956 in U.P. vide Registration No.U45400UP2007PTC034022, having its Registered Office at First Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory, Sri Tushar Kapoor, S/o Late Sri Jagdish Kumar Kapoor, R/o D-1/84, Sector-F, Jankipuram, Lucknow, duly authorized by Board Resolution dated 26.06.2009 (hereinafter jointly & severally referred to as the **SECOND PARTY** which term shall mean and include their respective administrators, executors, successors, assigns and/or nominees) of the Second Part;

WHEREAS, the Party of the First Part formed Consortium with an object of construction and development of Integrated Township under the policy of State Government for development of a Housing Scheme at Villages- Muttakipur, Mubarakpur, Taraya and Kamlabad-Badholi, IIM Road, Lucknow, has been granted a License for development of Integrated Township in the State of U.P. vide License No. 900/VC/T.P./2008 dated 24th Oct. 2008 issued by the Lucknow Development Authority, Lucknow, vide registered agreement of Consortium referred to above.

For Elder

26. D. S. D. S. D. For TURBO REALTORS PVT. LTD
Authorized Signatory

M. M. M.
Authorized Signatory

Contd.....7.....
For Artistry Construction Pvt Ltd.

Erudite Constructions Pvt. Ltd.

P. D. S. D.
Authorized Signatory

WISSY Constructions Pvt. Ltd.

P. N.
Authorized Signatory

[Signature]
Authorized Signatory

Tushar

विज्ञापन अनुबंध विलेख

100.00 20 120.00 1,000
फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल

एलडिको सिटी प्रा0लि0द्वारा अधि.हस्ता.टी.के.दीक्षित

पुत्र श्री स्व0सी0एस0दीक्षित

24.5.2010



व्यवसाय नौकरी

निवासी ग्यार्थी बी-703 महानगर लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 11/5/2010 समय 2:50PM

वजे निबन्धन हेतु पेश किया।

24.5.2010

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अखिलेश दूबे
उप निबन्धक (द्वितीय)

लखनऊ.

निष्पादन लेखपत्र वाद सनने व समझने मजमून

प्रथम पक्ष

द्वितीय पक्ष

11/5/2010

एलडिको सिटी प्रा0लि0द्वारा
अधि.हस्ता.टी.के.दीक्षित

पुत्र श्री स्व0सी0एस0दीक्षित

पेशा नौकरी

निवासी बी-703 महानगर लखनऊ

24.5.2010



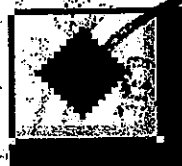
टरबो रियल्टर्स प्रा.लि.द्वारा अधि.हस्ता.घनश्याम मिश्रा

पुत्र श्री तारा दत्त मिश्रा

पेशा नौकरी

निवासी 556डी एलडिको कालोनी रायबरेली रोड

24.5.2010



अर्जिस्ट्री कॉन्स0प्रा0लि0द्वारा

अधि.हस्ता.टी.के.दीक्षित

पुत्र श्री स्व0सी0एस0दीक्षित

पेशा नौकरी

निवासी मदन नगर 4 सेक्टर लखनऊ



इरुडा एड कॉन्स.प्रा.लि.द्वारा अधि.हस्ता.प्रदीप कुमार

पुत्र श्री ओर0एस0मिश्रा

पेशा नौकरी

निवासी राम नगर कांजपुर आलमबाग लखनऊ

24.5.2010



अर्जिस्ट्री कॉन्स.प्रा.लि.द्वारा अधि.हस्ता.के.अरुन

श्रीवास्तव

पुत्र श्री रमा कान्त श्रीवास्तव

पेशा नौकरी

निवासी रमा निवास बडा चांदगंज अलीगंज लखनऊ

24.5.2010

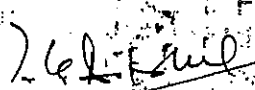
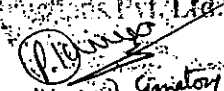


AND WHEREAS, the First Party with a view to carry on fast and effective development, desires some more companies to join hands with them, negotiated with the Party of the Second Part, the other subsidiaries of the First Party and after due negotiation, the Party of the Second Part, have agreed to join and form the Consortium to achieve the object of the Consortium formed & constituted by the First Party.

NOW THIS MOU WITNESETH AS UNDER: -


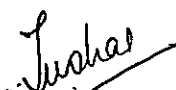
1. That the Party of the Second Part agrees to join the Consortium formed by the First Party for the construction and development of Integrated Township relating to land forming part of the License granted by the Lucknow Development Authority, Lucknow, to the First Party & or upon the land as may further be allowed to be included under the existing License upon the request of the First Party. *There is no transfer of land through this instrument by any of the parties to this instrument.*
2. That all the terms and conditions of the Consortium duly registered & formed by First Party and that of the Integrated Township policy under which the License has been granted to the First Party shall be binding and applicable upon the Second Party which terms, the Second Party undertakes to abide fully.

For First:


 P. D. Singh
 Authorized Signatory
 For TURBO... PVT. LTD.
 Erudite... Pvt. Ltd.

 P. D. Singh
 Authorized Signatory

Contd.....8...
For Artistry Construction Pvt Ltd

Authorized Signatory
Sua Construction Pvt.


 P. D. Singh
 Authorized Signatory

 P. D. Singh
 Authorized Signatory



दुआ कान्स.प्रा.लि.द्वारा अधि.हस्ता.तुषार कपूर
पुत्र श्री स्व० जगदीश कुमार कपूर
पेशा नौकरी
निवासी डी-1/84 सेक्टर एफ जानकीपुरम लखनऊ

Jeeha



ने निष्पादन स्वीकार किया ।
जिनकी पहचान श्री बृजेन्द्र सिंह
पुत्र श्री तीरथ राज सिंह
पेशा नौकरी

Brijendra Singh

निवासी अलीगंज लखनऊ

व श्री सर्वेश कुमार गुप्ता एडवो०
सिविल कोर्ट लखनऊ

Suresh Kumar Gupta
AK

पेशा
निवासी
ने की ।



प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Akhil
अखिलेश दूबे
उप निबन्धक (द्वितीय)
लखनऊ.

11/5/2010



IN WITNESS WHEREOF the above named authorized signatories of the parties have put their signatures in the presence of the witnesses on the day, month and the year first above written.

WITNESS:

1. [Signature]
(VINOD SRIVASTAV)
Advocate
Civil Court HCO

For Eldeco City Pvt. Ltd.
[Signature]
First Party
Authorized Signatory

2. [Signature]
(Brajesh Srivastava)
Adv.
Civil Court HCO

Second Party
1. [Signature]

For Artistry Construction Pvt Ltd.
2. [Signature]
Authorized Signatory

Buddhi Construction Pvt Ltd.
3. [Signature]
Authorized Signatory

Usta
4. [Signature]

5. [Signature]
Authorized Signatory

Drafted By: [Signature]
AA

Typed By: [Signature]

प्रथम पक्ष

Registration No.: 257

Year: 2,010

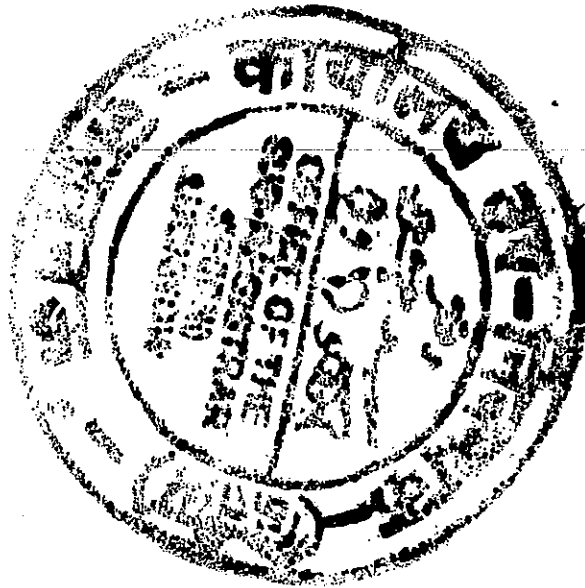
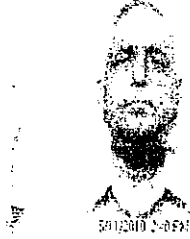
Book No.: 4

0101 एल्लिको सिटी प्रा०लि०द्वारा अधि.हस्ता.टी.के.दीक्षित

स्व०सी०एस०दीक्षित

बी-703 महानगर लखनऊ

नौकरी

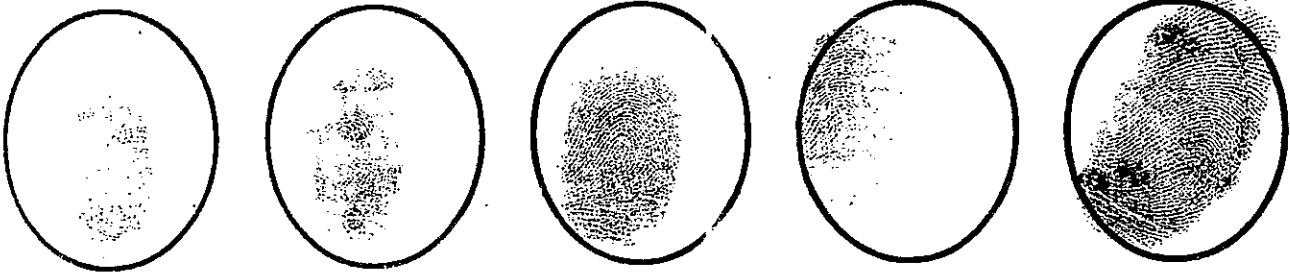


रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन
हेतु फिंगर्स प्रिन्ट्स

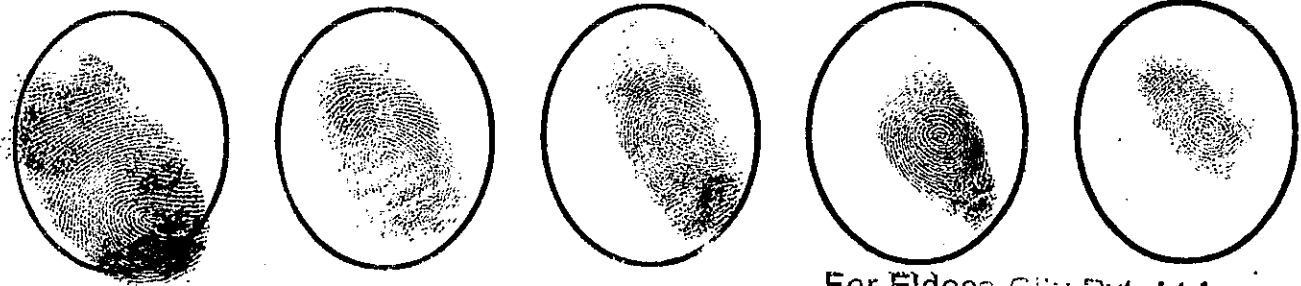
प्रस्तुतकर्ता/विक्रेता का नाम व पता :- T. K. Dikshit S/o Late C. S. Dikshit

B-703 Mahanagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



For Eldeco City Pvt. Ltd.

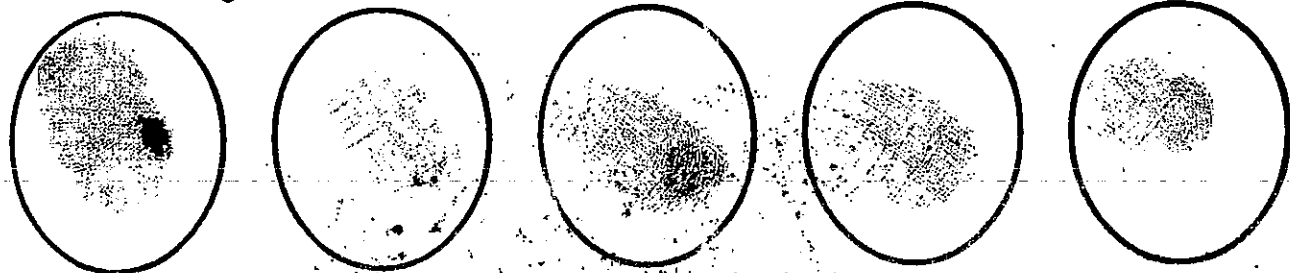
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर
Authorised Signatory

विक्रेता/क्रेता का नाम व पता :-

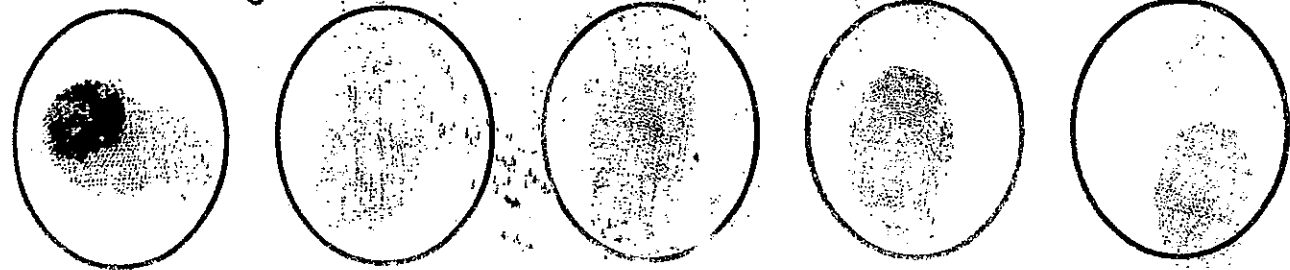
Ghanshyam Mishra S/o Late Sri Tara Dutt Mishra

556-D, Sector-II, Near DPS, Eldeco Colony, Raibareilly Road, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



For TURBO REAL ESTATE PVT. LTD.

विक्रेता/क्रेता के हस्ताक्षर

Authorised Signatory

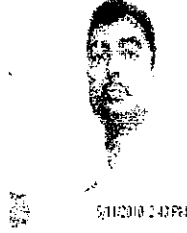
द्वितीय पक्ष

Registration No. : 257

Year : 2,010

Book No. : 4

0201 टरबो रियल्टर्स प्रा.लि.द्वारा अधि.हस्ता.घनश्याम मिश्रा
तारा दत्त मिश्रा
556डी एल्लिको कालोनी रायबरेली रोड लखनऊ
नौकरी



0202 आर्टिस्ट्री कान्स प्रा.लि.द्वारा अधि.हस्ता.ए.वी.सिंह
स्व.आर.एस.सिंह
मकान सं-4 सेक्टर -8 इन्दिरा नगर लखनऊ
नौकरी



0203 इरुडाइट कान्स प्रा.लि.द्वारा अधि.हस्ता.प्रदीप कुमार मिश्रा
आर.एस.मिश्रा
राम नगर कानपुर आलमबाग लखनऊ
नौकरी



0204 उत्सव कान्स प्रा.लि.द्वारा अधि.हस्ता.के.अरुण श्रीवास्तव
रमा कान्त श्रीवास्तव
रमा निवास बडा चांदगंज अलीगंज लखनऊ
नौकरी

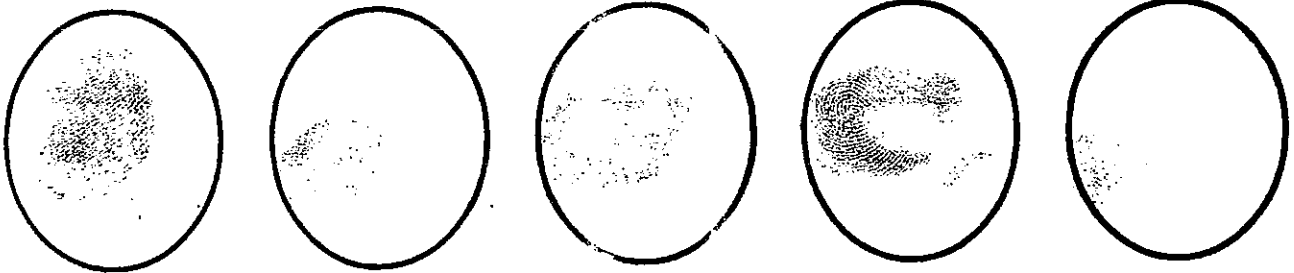


रजिस्ट्रेशन अधिनियम-190 की धारा 32-ए, के अनुपालन
हेतु फिंगर प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- A. B. Singh s/o Late Sri R. S. Singh

House No. 4, Dev Nagar Colony, Sector - 8, Indira Nagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता का नाम व पता :-

प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर
For Artistry Construction Pvt Ltd.
Pradeep Kumar Mishra s/o Sri R. S. Mishra

SS1 Jha/151 Ram Nagar, Kanpur Road, Alambagh, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



Erudite Constructions Pvt. Ltd.

विक्रेता/क्रेता के हस्ताक्षर

Authorised Signatory

द्वितीय पक्ष

Registration No. : 257

Year : 2,010

Book No. : 4

0205 दुआ कान्स.प्रा.लि.द्वारा अधि.हस्ता.तुषार कपूर
स्व0 जगदीश कुमार कपूर
डी-1/84 सेक्टर एफ जानकीपुरम लखनऊ
नौकरी

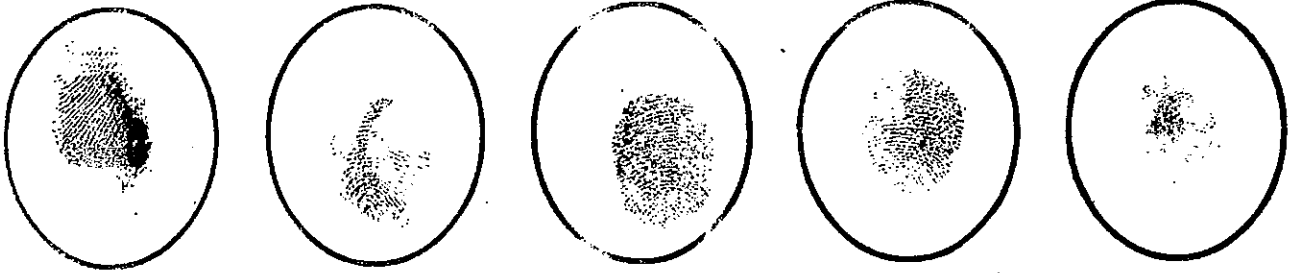


रजिस्ट्रेशन अधिनियम-190 की धारा 32-ए, के अनुपालन
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- K. Anun Srivastava S/o Sri Ram Kant Srivastava

521/214 Rama Niwas, Bara chandgany, Aligarj, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



Utsav

प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता :-

Tushar Kapoor S/o Late Sri Jagdish Kumar Kapoor

D-1/84, Sector - F, Jankipuram, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



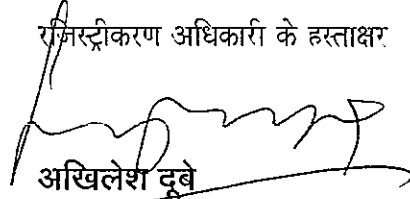
दाहिने हाथ के अंगुलियों के चिन्ह :-



Tushar
विक्रेता/क्रेता के हस्ताक्षर
Authorised Signatory

आज दिनांक 11/05/2010 को
वही सं. 4 जिल्द सं. 308
पृष्ठ सं. 347 से 368 पर क्रमांक 257
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



अखिलेश दूबे

उप निबन्धक (द्वितीय)

लखनऊ.

11/5/2010

