



e-Stamp



Certificate No. : IN-UP72048753577411W
 Certificate Issued Date : 04-Sep-2024 03:38 PM
 Amount Reference : NEWIMPACC (SV)/ up14207204/ BAREILLY SADAR/ UP-BLY
 Unique Doc. Reference : SUBIN-UPUP1420720440774722092835W
 Purchised by : SOBTIS BUILD WELL LTD
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SOBTIS BUILD WELL LTD
 Second Party : UNITRUTH PROJECTS PVT LTD AND OTHERS
 Stamp Duty Paid By : SOBTIS BUILD WELL LTD
 Stamp Duty Amount(Rs.) : 1,000
 (One Thousand only)

72



Displacement of Type Set Overlaid on



Completed By S. B. S. Advocate Jail Road, Bareilly For Sobtis Buildwell Ltd.

Completed By S. B. S. Advocate Jail Road, Bareilly For Uni-Truth Projects Pvt. Ltd.

Completed By S. B. S. Advocate Jail Road, Bareilly For Amar Developers

Completed By S. B. S. Advocate Jail Road, Bareilly For Meena

Authorized Signatory (with purple fingerprint)

Authorized Signatory (with purple fingerprint) For Guru Nanak Construction

Auth. Signatory (with purple fingerprint)

Auth. Signatory (with purple fingerprint)

QE 0013232363

Remarks:

- The fee, stamp duty and e-stamp certificate is paid by the vendor in whole or in part.
- The fee is not paid by the purchaser.
- The fee is not paid by the purchaser in the name of the vendor.
- The fee is not paid by the purchaser in the name of the vendor.

SHCIL

10/10/2020



0013525805

CONSORTIUM AGREEMENT

THIS CONSORTIUM AGREEMENT (in short "Agreement") is entered into 4th day of September 2024:

- I. **SOBTIS BUILDWELL LIMITED** a Company registered under the Companies Act, 1956 through its Director Mr. Sudeb Panda, S/o Late Sh. Amar Panda, R/o 261-E, S-4, Greater Green Park, Bareilly 243 001 (herein "Lead Member") having its registered Office at WZ 152-B, Shop No. 1 Plot No. 165 Pratap Nagar, New Delhi, 110 064 India Corp. Office Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Bareilly 243 001 (U.P.) which expression shall unless it be repugnant to the context or meaning thereof include its successors, liquidators and assigns of the One Part.

AND

- I. **UNI-TRUTH PROJECTS PRIVATE LIMITED**, a Company Registered under the Companies Act. 1956 having its Registered office at House No. 196, Floor Ist Block E Landmark NA DD RES Schema Nariana Vihar New Delhi 110 028 & Crop. Off. Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Bareilly 243 001 (U.P.) Authorised Signatory Shri Charanpal Singh Sobti S/o Late Sri Hira Singh Sobti having its R/O 108, Golden Green Park, Bareilly 243 006 (U.P.)
- II. **AMAR DEVELOPERS** a Partnership Firm under the Partnership Act, 1932 having its office at Sobti Complex, Green Park, Vill Harunagla, Bisalpur Road, Bareilly (U.P.) 243 001, through its Partner Shri Charanpal Singh Sobti S/o Late Sri Hira Singh Sobti having its R/O 108, Golden Green Park, Bareilly 243 006 (U.P.)
- III. **CHARNAPAL SINGH SOBTI** S/o Late Sh. Hira Singh Sobti having its R/O 108, Golden Green Park, Bareilly 243 006 (U.P.)
- IV. **GURUNANAK CONSTRUCTIONS** a Partnership Firm under the Partnership Act, 1932 having its office at Sobti Complex, Green Park, Vill Harunagla, Bisalpur Road, Bareilly (U.P.) 243 001, through its Partner Shri Charanpal Singh Sobti S/o Late Sri Hira Singh Sobti having its R/O 108, Golden Green Park, Bareilly 243 006 (U.P.)

hereinafter collectively referred to as "Consortium Members" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its/his/her/their legal heirs, successors-in-interest successors. Legal representatives and permitted assigns.

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

For Sobtis Buildwell Ltd.

Authorised Signatory

For Uni-Truth Projects Pvt. Ltd.

Authorised Signatory

For Amar Developers

Auth. Signatory

For Guru Nanak Constructions

Auth. Signatory

आवेदन सं०: 202400787040431

अनुबंध विलेख/घोषणा पत्र

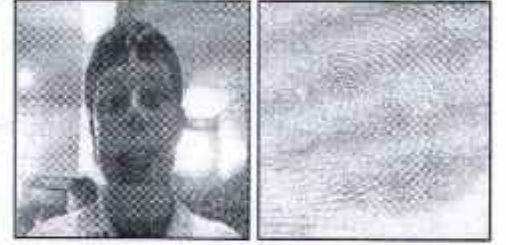
बही सं०: 4

रजिस्ट्रेशन सं०: 328

वर्ष: 2024

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

श्री सोबती बिल्ड वैल लि० द्वारा
सुदेब पंडा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० अमर पंडा
व्यवसाय : अन्य
निवासी: 261-ई, एस-4 गेटर ग्रीन पार्क बरेली



श्री, सोबती बिल्ड वैल लि० द्वारा


सुदेब पंडा अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 04/09/2024 एवं
04:07:10 PM बजे
निबंधन हेतु पेश किया।



प्रिंट करें

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


उदयमान प्रभारी .
उप निबंधक :सदर प्रथम
बरेली
04/09/2024
विकास सिक्सेना .
निबंधक लिपिक
04/09/2024

WHEREAS

- A. The Consortium Members are owner and in possession of various parcel of land and in process of acquiring further parcel of land (herein *Said Land at Village Dibdiba Tehsil Bilaspur & Distt. Rampur (U.P.)
- B. The Consortium Members intend to develop a residential township (SOBTI SAPPHIRE) on the Said Land (herein Project) in accordance with the provisions of policy: framed by the concern authorities (as amended from time to time) in this Regard,
- C. The Parties have agreed to join hands 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 Parties the Sufficiency whereof is hereby acknowledges and other good valuable consideration. The Parties have agreed as follows:

1. LEAD MEMBER:

- 1.1. The Consortium Members have mutually decided to appoint **SOBTIS BUILDWELL LIMITED**, as a Lead Member.

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 disposal of properties and to set out further rights and obligation 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 declarations on their behalf before concern authorities for canying out development and completion of the Project.

For Sobotis Buildwell Ltd

Authorised Signatory

For Uni-Truth Projects Pvt. Ltd

Authorised Signatory

For Amar Developers

Auth. Signatory

For Guru Nanak Constructors

Auth. Signatory

आवेदन सं०: 202400787040431

पृष्ठ सं०: 4

रजिस्ट्रेशन सं०: 328

वर्ष: 2024

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

प्रथम पक्ष: 1

श्री सोबती बिल्ड वैल लि० के द्वारा सुदेव पंडा, पुत्र श्री स्व० अमर पंडा

निवासी: 261-ई. एस-4 ग्रेटर ग्रीन पार्क बरेली

व्यवसाय: अन्य

प्रथम पक्ष: 2



श्री यूनी बूथ प्रोजेक्टस प्रा० लि० के द्वारा चरनपाल सिंह सोबती, पुत्र श्री स्व० हीरा सिंह सोबती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली -243006 उ० प्र०

व्यवसाय: अन्य

प्रथम पक्ष: 3

श्री अमर डेवलपर्स एक पार्टनरशिप फर्म के द्वारा चरनपाल सिंह सोबती, पुत्र श्री स्व० हीरा सिंह सोबती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली -243006 उ० प्र०

व्यवसाय: अन्य

प्रथम पक्ष: 4

श्री चरनपाल सिंह सोबती, पुत्र श्री स्व० हीरा सिंह सोबती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली -243006 उ० प्र०

व्यवसाय: अन्य

प्रथम पक्ष: 5

श्री गुरुनानक कान्स्ट्रक्शन्स एक पार्टनरशिप फर्म के द्वारा चरनपाल सिंह सोबती, पुत्र श्री स्व० हीरा सिंह सोबती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली -243006 उ० प्र०



2.3. The Lead Member shall be responsible to obtain from government authorities/department all permissions, no-objections and sanctions of layout plans, revised layout plans required for development and completion of the Project as well as building plans/ revised building plans for construction.

2.4. The Lead Member shall deal with all government authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.

2.5. The Lead Member 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 Parties shall use reasonable efforts to perform and fulfil. Promptly. Actively and on time, all of its obligations under this Agreement.

3. PROJECT MANAGEMENT STRUCTURE:

3.1. The Sobtis Buildwell Limited shall act as a Lead Member; 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.

4.2. The Lead Member shall raise loans from the financial institution/ banks by depositing title deeds of land owned by the Consortium Members and execute mortgage deed and other deeds/documents by its signature for the Project in this regard. The Lead Member shall solely be authorized to create mortgage by its signature against the properties of Consortium Members. The Consortium Members have no objection in mortgaging their title deeds before any Financial Institution/ Banks.

For Sobtis Buildwell Ltd. For Uni-Truth Projects Pvt. Ltd. For Amar Developers
Authorized Signatory Authorized Signatory Auth. Signatory
For Guru Nanak Construction
Auth. Signatory

ने निम्नपादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री दिनेश शर्मा, पुत्र श्री रोशन लाल शर्मा

निवासी: 164 खयाजा कुतुब पूर्वी बरेली

व्यवसाय: अन्य

पहचानकर्ता : 2

Dinesh Sharma



श्री योगपाल, पुत्र श्री लाभ सिंह

निवासी: गरीबपुरा पिंडारी अशोक बहेरी जिला बरेली

व्यवसाय: अन्य

Yogpal



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उदयमान प्रभारी

उप निबंधक : सदर प्रथम

बरेली

04/09/2024

विकास सुक्सेना

निबंधक लिपिक बरेली

04/09/2024

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



प्रिंट करें

5. GENERAL TERMS AND CONDITIONS:

5.1 MISC

- a) The Consortium Members hereby agrees and undertakes to indemnify 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 all losses incurred or suffered by Lead Member directly arising out of, relating to or resulting from;
 - i) breach of any representations and warranties contained in the Agreement: or
 - ii) breach of any provision of this Agreement
- b) Any provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity unenforceability, without affecting in any way, the remaining provisions thereof.
- c) 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.
- d) The Parties hereby understand and agree that each Party shall be individually liable to meet out their obligations pertaining to the tax/s as may be attracted on the present understanding.

5.2 GOVERNING LAW:

This Agreement shall in respect be construed 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 later shall prevail.

5.3 FORCE MAJEUR:

None of the Parties shall be held in default in their 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.

For Sobtis Buildwell Ltd.



Authorized Signatory



For Uni-Truth Projects Pvt. Ltd



Authorized Signatory



For Amar Developer



Auth. Signatory

For Guru Nanak Constructions



Auth. Signatory





5.4 SETTLEMENT OF DISPUTES:

All Parties agree to settle amicably all disputes arising out of or consuming this Agreement. in the event of the Parties 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.

5.5 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 be 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 representatives as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties for the Project. The Agreement shall be valid and enforceable till the completion of the Project

The Lead Member shall not have the right to transfer the property without the consent of all consortium members.

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.

For Sobis Buildwell Ltd.

Authorized Signatory

For Uni-Trusty Project Pvt. Ltd

Authorized Signatory

For Amar Developers.

Auth. Signatory

For Guru Nanak Constructions

Auth. Signatory



5.8 NOTICES:

Any notice required pursuant to this 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.

5.9 MODIFICATION AMENDMENT:

The terms and conditions of this Agreement may be modified amended as may be stipulated by like Government of Uttar Pradesh and mutually agreed by the Parties.

5.10 DURATION OF CONSORTIUM AGREEMENT:

This Agreement shall stand concluded upon completion of the Project and handing over of the same to the to the association of allottee/s of the Project and/or concerned authorities, as the case may be.

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.

5.12 ARBITRATION CLAUSE:

In case any disputes or difference shall arise between the parties either during the progress or after the completion of works as to the interpretation or construction of terms of the Consortium Agreement or as to any matter or thing of whatsoever nature arising there under or in connection therewith, then such dispute or difference shall be referred to arbitration of a "committee of arbitrators" one member of which to be appointed by each party to the Agreement and the third one being appointed by the two members herein appointed by the both the parties under the provision of Arbitration and Conciliation Act 1996 and the decision of such Arbitrators shall be final and binding on the parties.

For Sottis Buildwell Ltd. For Uni-Trust Projects Pvt. Ltd

Authorised Signatory

Authorised Signatory

For Amar Devlo

Auth. Signatory • 6

For Gurb Narak Constructions

Auth. Signatory



 भारत सरकार
GOVERNMENT OF INDIA



सुदेब पंडा
Sudeb Panda
जन्म तिथि/ DOB: 03/01/1978
पुरुष / MALE

8450 3543 2120



राम आदमी का अधिकार

 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:

C/O अमर पंडा, 261 ई,
एस-4, ग्रेन पार्क, ग्रीन
पार्क, बरेली, बरेली,
उत्तर प्रदेश - 243001

C/O, Amar Panda, 261 E, S-4, Green
Park, Green Park, Bareilly,
Bareilly,
Uttar Pradesh - 243001

8450 3543 2120



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDEB PANDA

AMAR PANDA

03/01/1978

Permanent Account Number

APMPP6027P

Signature



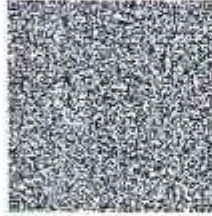


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00530/19735

To
Charan Pal Singh Sobti
Hira Singh Sobti
108
Golden green park colony
Harunagla bisalpur road
Bareilly
Bareilly Uttar Pradesh - 243006
9760691134



आपका आधार क्रमांक / Your Aadhaar No. :

3672 8462 9289

VID : 9160 1741 9377 0105

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Charan Pal Singh Sobti
Charan Pal Singh Sobti
जन्म तिथि/DOB: 02/07/1967
पुरुष/ MALE

Issue Date: 07/11/2015

3672 8462 9289

VID : 9160 1741 9377 0105

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

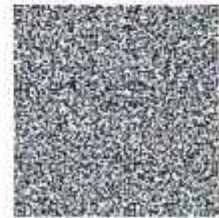


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
Charan Pal Singh Sobti, 108, Golden green park colony,
Harunagla Bisalpur Road, Bareilly, Bareilly,
उत्तर प्रदेश - 243006

Address:
Hira Singh Sobti, 108, Golden green park colony,
Harunagla bisalpur road, Bareilly,
Bareilly,
Uttar Pradesh - 243006



3672 8462 9289

VID : 9160 1741 9377 0105

1947 | help@uidai.gov.in | www.uidai.gov.in

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत आयकर विभाग
Permanent Account Number Card

AJKP67374J

नाम (Name)
CHAMAN PAL SINGH SOBTI

पिता का नाम (Father's Name)
KIRA SINGH SOBTI

जन्म तिथि (Date of Birth)
02/07/1967



06120077

Handwritten signature in blue ink.

सोबतिस बिल्डवेल लिमिटेड
SOBTIS BUILDWELL LIMITED



भारत सरकार
GOVT. OF INDIA



07/08/2003

Permanent Account Number

AAHC8489B

Signature

10

In case this card is lost/ found, kindly inform / return to:
Income Tax PAN Service Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि यह कार्ड खो जाए या कृपया वापस करें / लौटाएं:
सूचना एवं सेवा केंद्र, एन.टी.एस.यू.,
प्लॉट नं. 3, सेक्टर 11, सी.डी.बी. बेलपुर,
नवी मुंबई - 400 614.

9260691139

स्थायी खाता संख्या

PERMANENT ACCOUNT NUMBER

AAACU5681L



नाम / NAME

UNI-TRUTH PROJECTS PVT.LTD

गठन/संस्थापना की तिथि / DATE OF INCORPORATION/FORMATION

04-09-2000

Permanently
आयकर विभाग

आयकर विभाग (सी.एस.)

(Computerized Income Tax Department)

4
C

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMAR DEVELOPERS

14/11/2003

Permanent Account Number

AALFA2842H

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GURUNANAK CONSTRUCTIONS



21/04/2003

Permanent Account Number

AAFFG9932Q

Signature

9760691119

SOBTIS BUILDWELL LIMITED

CIN: U45201DL2003PLC120934

Regd. Add.: WZ 152-B, Shop No-3, Plot No. 165, Pratap Nagar, West Delhi-110064, DL, IN

Email: sobtisgroup@rediffmail.com

CERTIFIED TRUE COPY OF BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT MEETING OF BOARD OF DIRECTORS OF SOBTIS BUILDWELL LIMITED HELD ON WEDNESDAY, 4TH Day SEPTEMBER, 2024 AT 11:00 A.M. AT SOBTI COMPLEX, HOTEL SOBTI CONTINENTAL, GREEN PARK, BAREILLY-243001, UTTAR PRADESH, INDIA

ITEM:- Authorization of Sudeb Panda for executing Consortium Agreement for and on behalf of company

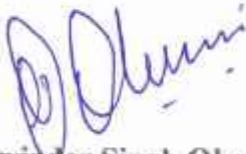
“Resolved That pursuant to applicable provisions of the companies Act, 2013 and rules made thereunder and provisions of Articles and Memorandum of Association of Company, Mr. Sudeb Panda, S/o Late Shri Amar Panda, Director, R/o 261-E, S-4, Greater Green Park, Bareilly-243001, director, be and is hereby authorised to execute a Consortium Agreement of Sobti Sapphire Project at village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.) for and on behalf of the Company.

“Resolved Further That Mr. Sudeb Panda be and is hereby authorised to sign and complete all the formalities in connection with Registration of the Consortium Agreement of Sobti Sapphire at Village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.) for and on behalf of the Company.

“Resolved Further That any Director of the Company be and is hereby authorised to execute power of attorney, if required, in favour of Mr. Sudeb Panda for above said purpose and authorised to do all such acts, deeds and things which are necessary and incidental thereto.”

By order of the Board

For: Sobtis Buildwell Limited



Arvinder Singh Oberoi

(Director)

DIN: 07392020

Add: 49, Shastri Nagar
Ajmer-305001, Rajasthan,
India

Date: 04-09-2024

Place: Bareilly



Sudeb Panda

(Director)

DIN: 08816276

Add: 261 E S-4,
Greater Green Park
Green Park, Bareilly-243001
Uttar Pradesh, India



Charan Pal Singh Sobti

(Director)

DIN: 00344905

Add:108, Golden Green Park Colony,
Harunagla, Bisalpur Road
Bareilly-243006
Uttar Pradesh, India

UNI-TRUTH PROJECTS PRIVATE LIMITED

CIN: U45202DL2000PTC107513

Regd. Add.: House No 196, Floor 1st, Block E Landmark NA DDA Res Schema,
Nariana Vihar, New Delhi-110028, Delhi, India

Email: unitruthprojects@gmail.com

CERTIFIED TRUE COPY OF BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT MEETING OF BOARD OF DIRECTORS OF UNI-TRUTH PROJECTS PRIVATE LIMITED HELD ON WEDNESDAY 04TH Day SEPTEMBER, 2024 AT 11:00 A.M. AT SOBTI COMPLEX, HOTEL SOBTI CONTINENTAL, GREEN PARK, BAREILLY-243001, UTTAR PRADESH, INDIA

ITEM:- Authorization of Shri Charanpal Singh Sobti for executing Consortium Agreement for and on behalf of company

“Resolved That pursuant to applicable provisions of the companies Act, 2013 and rules made thereunder and provisions of Articles and Memorandum of Association of Company, Shri Charanpal Singh Sobti, S/o Late Shri Hira Singh Sobti, R/o 108, Golden Green Park, Vill. Harunagla, Teh. & Distt. Bareilly, be and is hereby authorised to execute a Consortium Agreement of Sobti Sapphire Project at village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.) for and on behalf of the Company.

“Resolved Further That Mr. Charanpal Singh Sobti be and is hereby authorised to sign and complete all the formalities in connection with Registration of the Consortium Agreement of Sobti Sapphire at Village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.) for and on behalf of the Company.

“Resolved Further That any Director of the Company be and is hereby authorised to execute power of attorney, if required, in favour of Mr. Charanpal Singh Sobti for above said purpose and authorised to do all such acts, deeds and things which are necessary and incidental thereto.”

By order of the Board

For: UNI-Truth Projects Private Limited

Divyajot Singh Sobti

(Director)

DIN: 07175519

Add: 108, Golden Green Park Colony

Harunagla, Bisalpur Road

Bareilly-243006, Uttar Pradesh, India

Kavita Oberoi

(Director)

DIN: 09523671

R/O- H. No. 49, Shastri Nagar

Ajmer, Rajasthan- 305001, India

Date: 04-09-2024

Place: Bareilly

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Vertical handwritten text on the right margin.

Handwritten section header or title in the middle of the page.

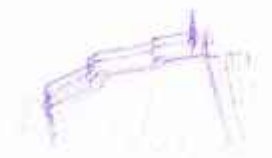
First paragraph of handwritten text below the section header.

Second paragraph of handwritten text.

Third paragraph of handwritten text.

Fourth paragraph of handwritten text.

Fifth paragraph of handwritten text.



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Text block to the right of the second diagram.

GURUNANAK CONSTRUCTIONS

Registered Office : S-5, 93-A, Greater Green Park, Bisalpur Road, Bareilly 24 3001 (U.P.)
SITE OFF. SOBTI SAPPHIRE GREEN PARK, VILL. DIBDIBA, TEH. BILASPUR DIST..
RAMPUR (U.P.) 244 901 M.No. 98970 39382

Date: 04/09/2024

AUTHORITY LETTER

I, Akriti Sobti, D/o Shri Charanpal Singh Sobti, Partner of **GURUNANAK CONSTRUCTIONS**, having its office at Sobti Complex. Green Park, Vill. Harunagla, Bisalpur Road, Bareilly-243001, (U.P.) do hereby authorize Shri Charanpal Singh Sobti, S/o Late Shri Hira Singh Sobti, R/o 108, Golden Green Park, Vill. Harunagla, Teh. & Distt. Bareilly-243001, Partner of the Firm, to take, deliver, obtain, execute all necessary papers/documents in connection with the Consortium Agreement for Sobti Sapphire Project at Village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.). He is also authorized to correspond with the stamp and registration Department, Revenue Department, to receive & given documents and to sign on behalf of Firm.

Signature of Mr. Charanpal Singh Sobti are attested as below:



Attested Signatures of
Charanpal Singh Sobti



For Gurunanak Constructions

(Akriti sobti)
Partner

AMAR DEVELOPERS

Head office.: S-5-93-A, Greater Green Park, Vill. Harunagla, Teh. & Distt. Bareilly
Corp. Off.: Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Bareilly-243001, UP
Site off.: Green Park, Vill. Dibdiba, Teh. Bilaspur, Distt. Rampur, (UP), M.No. 9897039382

Date: 04/09/2024

AUTHORITY LETTER

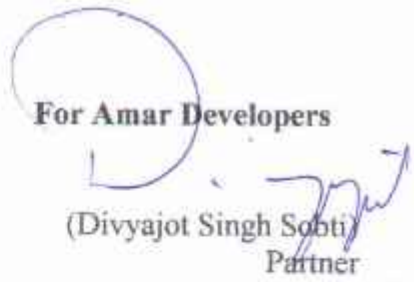
I, Divyajot Singh Sobti, S/o Shri Charanpal Singh Sobti, Partner of **AMAR DEVELOPERS**, having its office at S-5-93-A, Greater Green Park, Vill. Harunagla, Teh. & Distt. Bareilly & Corp. Off. Sobti House, Stadium Road, Bareilly-243001, (U.P.) do hereby authorize Shri Charanpal Singh Sobti, S/o Late Shri Hira Singh Sobti, R/o 108, Golden Green Park, Vill. Harunagla, Teh. & Distt. Bareilly-243001, Partner of the Firm, to take, deliver, obtain, execute all necessary papers/documents in connection with the consortium Agreement for Sobti Sapphire Project at Village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.). He is also authorized to correspond with the stamp and registration Department, Revenue Department, to receive & given documents and to sign on behalf of Firm.

Signature of Mr. Charanpal Singh Sobti are attested as below:



**Attested Signatures of
Charanpal Singh Sobti**



For Amar Developers


(Divyajot Singh Sobti)
Partner

IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this Agreement on this 04TH day of September, 2024 at Tehsil & Distt. Bareilly,

Signed for and on behalf of
M/s UNI-TRUTH PROJECTS PRIVATE LIMITED

For Uni-Truth Projects Pvt. Ltd

(Signature)  
Name : Charanpal Singh Sobti
Designation : Authorised Signatory



Signed for and on behalf of
M/s SOBTIS BUILDWELL LIMITED


For Sobtis Buildwell Ltd.

(Signature)  
Name : Sudeb Panda
Designation : Director

M/s AMAR DEVELOPERS

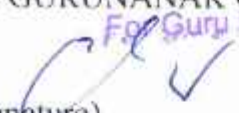

For Amar Developers

(Signature)  
Name : Charanpal Singh Sobti
Designation : Partner

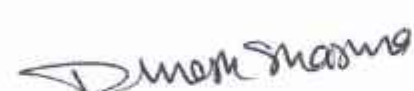
Charanpal Singh Sobti
(Signature) 


M/s GURUNANAK CONSTRUCTIONS

For Guru Nanak Constructions

(Signature)  
Name : Charanpal Singh Sobti
Designation : Partner
WITNESS :

WITNESS :


NAME : Dinesh Sharama
S/o : Sh. R.L. Sharama
Address : 164, Khawaja Kutab
Bareilly 243001
M.No. : 9760691117


NAME : Yog Pal
S/o : Sh. Labh Singh
Address : Garibpura, Pindari
Ashok Bareilly
M.No. : 9917404490



Compared By Me
S. B. Saxena
Advocate
Jail Road, Bareilly



Compared By Me
S. B. Saxena
Advocate
Jail Road, Bareilly

आवेदन सं०: 202400787040431

बही संख्या 4 जिल्द संख्या 344 के पृष्ठ 301 से 318 तक क्रमांक 328 पर
दिनांक 04/09/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उदयभान प्रभारी .

उप निबंधक : सदर प्रथम

बरेली

04/09/2024



स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश पूर्व रजिस्ट्रीकरण विवरण

आवेदन संख्या: 202500787026741 जनपद: बरेली तहसील: बरेली उप निबंधक: सदर प्रथम

संपत्ति का विवरण	: भोहला/गाँव : वार्ड/परगना : संपत्ति का विवरण : , 0 , पूर्व, पश्चिम, उत्तर, दक्षिण.
अभिलेख प्रकार	: अनुबंध विलेख/घोषणा पत्र
प्रथम पक्ष	:
द्वितीय पक्ष	:
निष्पादन तिथि	: 06-06-2025
निबंधन शुल्क	: 100 (नगद)
स्टाम्प मूल्य	: ₹ 100 ई-स्टाम्प सं०
वास्तविक बाजारी मूल्य	: ₹ 0.00
प्रतिकूल	: ₹ 0

मैं/हम एतद्वारा यह घोषणा करते हैं कि इस ऑनलाइन आवेदन में समस्त प्रविष्टियां संबंधित लेखपत्र में निहित तथ्यों के अनुरूप हैं।

मैं आधार धारक, इसके द्वारा स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश को मेरे आधार नंबर को ई.के.वाई.सी. एवं पहचान के सत्यापन के लिए अपने अंगूठे के स्कैन के माध्यम से यू.आई.डी.ए.आई. को मेरे आधार नंबर, बायोमैट्रिक आदि का उपयोग करने की सहमति देता हूँ। स्टाम्प एवं रजिस्ट्रेशन विभाग उत्तर प्रदेश ने मुझे सूचित किया है कि मेरा आधार नंबर और साथ ही बायोमैट्रिक को संग्रहित/ साझा नहीं किया जाएगा और संपत्ति पंजीकरण प्रक्रिया में मदद करने के लिए केवल मेरी पहचान सत्यापन के लिए प्रयोग किया जाएगा।



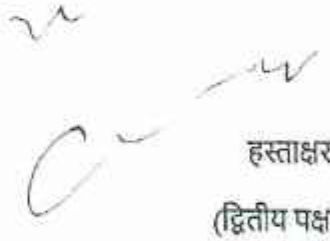
हस्ताक्षर
(प्रथम पक्ष)



निबंधन लिपिक
सदर प्रथम, जनपद बरेली



रजिस्ट्रीकरण अधिकारी
सदर प्रथम, जनपद बरेली



हस्ताक्षर
(द्वितीय पक्ष)

की प्रकृति

202600787026741

आवेदन दिनांक

06-06-2025

बही संख्या -(4)

लेखापत्र का प्रकार

अनुबंध विलेख/घोषणा पत्र

नाम (हिन्दी में)

सुदेव पंडा

प्रस्तुतकर्ता का विवरण

नाम (अंग्रेजी में)

SUDEB PANDA

ई-मेल

मोबाइल

9760691119

संपत्ति की सं० : 1

जनपद

बरेली

सम्पत्ति की स्थिति का विवरण

तहसील

बरेली

सम्पत्ति का विवरण

सम्पत्ति का प्रकार

प्रतिफल

0

सम्पत्ति की विशिष्ट संख्या

विद्युत् संयोजन संख्या

जल संयोजन संख्या

सम्पत्ति भूल्यांकन विवरण

वास्तविक बाजारी मूल्य

/-

कुल देय स्टाम्प शुल्क

100/-

वास्तविक स्टाम्प शुल्क

100/-

कुल देय निबन्धन शुल्क

100/-

सम्पत्ति की चौहद्दी

पूर्व पश्चिम उत्तर दक्षिण स्वसरा संख्या फ्लॉट संख्या/भवन संख्या/दुकान संख्या संलग्न नक्शा

समस्त संपत्तियों से प्राप्त शुल्क का विवरण

बाजारी मूल्य

0/-

वास्तविक बाजारी मूल्य

0/-

कुल देय स्टाम्प शुल्क

100/-

वास्तविक स्टाम्प शुल्क

100/-

कुल देय निबन्धन शुल्क

100/-

ई-स्टाम्प द्वारा अदा किया गया स्टाम्प शुल्क विवरण

प्रमाणपत्र संख्या

जारी करने का दिनांक

ई-स्टाम्प मूल्य

IN-UP77019500862761X

06/06/2025

100

अन्य विवरण

प्रपत्र में कुल प्रतों की संख्या (दोनों तरफ)

: 10

प्रतिलिपिकरण शुल्क-रु०

: 40

क्रम सं	पक्षकार प्रकार	नाम	पिता / माता /पति / अन्य का नाम	पक्षकार का विवरण स्थायी पता	व्यवसाय	प्रस्तुतकर्ता	आधार संख्या/पैन संख्या/मोबाइल न०	संलग्न
1	प्रथम पक्ष	श्री सोवतीस विल्डवैल लि० कम्पनी के द्वारा श्री सुदेव पंडा	पुत्र श्री स्व० अमर पंडा	261 ई, एम-4 ग्रेटर ग्रीन पार्क बरेली	अन्य	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A	
2	प्रथम पक्ष	श्री सुनीटूथ प्रोजेक्टस प्रा० लि० के द्वारा श्री चरन पाल सिंह सोवती	पुत्र श्री स्व० हीरा सिंह सोवती	108 गोल्डन ग्रीन पार्क बरेली	अन्य	अधिकृत पदाधिकारी/ प्रतिनिधि	9760691119	
3	प्रथम पक्ष	श्री अमर इवलपर्स पार्टनरशिप फर्म के द्वारा श्री चरन पाल सिंह सोवती (पार्टनर)	पुत्र श्री स्व० हीरा सिंह सोवती	108 गोल्डन ग्रीन पार्क बरेली	अन्य	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A	
4	प्रथम पक्ष	श्री चरन पाल सिंह सोवती	पुत्र श्री स्व० हीरा सिंह सोवती	108 गोल्डन ग्रीन पार्क बरेली	अन्य	स्वयं	N/A	
5	प्रथम पक्ष	श्री गुरू नानक कन्स्ट्रक्शन्स पार्टनरशिप फर्म के द्वारा श्री चरन पाल सिंह सोवती (पार्टनर)	पुत्र श्री स्व० हीरा सिंह सोवती	108 गोल्डन ग्रीन पार्क बरेली	अन्य	अधिकृत पदाधिकारी/ प्रतिनिधि	9760691119	
6	गवाह- प्रथम	श्री दिनेश शर्मा	पुत्र श्री रोशन लाल शर्मा	164 स्याजा कुटुब पूर्वी बरेली	अन्य		N/A	
7	गवाह- द्वितीय	श्री हर्ष वर्धन	पुत्र श्री राकेश सोलंकी	हाउस न० 59 बार्ड न० 14 करगैना बरेली इटीआ सुबदेवपुर करगैना पुलिस चौकी बरेली	अन्य		9760691117 N/A 8923337690	

नोट:- उप निबंधक कार्यालय :- सदर प्रथम में आवेदक द्वारा दिनांक 06-06-2025 को "लेखपत्र पंजीकरण हेतु अपॉइंटमेंट" दिनांक:- 06-06-2025, Counter 3, समय :- 03.20 PM - 03.25 PM का चयन सफलतापूर्वक संपन्न हुआ। कृपया दिनांक 06-06-2025, Counter 3, समय :- 03.20 PM - 03.25 PM पर सदर प्रथम उप निबंधक कार्यालय में उपस्थित होकर रजिस्ट्री का कार्य पूर्ण कराने का कष्ट करें।



घोषणा पत्र ई-स्टाम्प 100/-रूपये सर्टिफिकेट सं० IN-UP 77019500862761 X
दिनांक 06.06.2025ई० का संलग्न है।

हम कि सोवतीस विल्डबैल लि० कम्पनी रजिस्टर्ड द्वारा डायरेक्टर सुदेव पंडा पुत्र स्व०
श्री अमर पंडा निवासी 261ई, एस.-4 ग्रेटर ग्रीन पार्क बरेली।
मो० नं० 9760691119

व

यूनीट्रूथ प्रोजेक्ट्स प्रा० लि० रजिस्टर्ड आसिफ हाऊस नं० 196 फ्लोर फर्स्ट ब्लॉक-ई,
लैंडमार्क NA DDA RES SCHEMA NARIANA VIHAR NEW DELHI 110028 IN द्वारा
अधिकृत हस्ताक्षरी श्री चरन पाल सिंह सोवती पुत्र स्व० हीरा सिंह सोवती निवासी 108
गोल्डन ग्रीन पार्क बरेली।

For S...well Ltd.

Authorised Signatory For Uni-Touch Projects Pvt. Ltd



For Amar Developers

Auth. Signatory



For Guru Nanak Constructions

Auth. Signatory

(2)

व

अमर डवलपर्स पार्टनरशिप फर्म द्वारा पार्टनर श्री चरन पाल सिंह सोवती पुत्र स्व० हीरा सिंह सोवती निवासी 108 गोल्डन ग्रीन पार्क बरेली।

व

चरन पाल सिंह सोवती पुत्र स्व० हीरा सिंह सोवती निवासी 108 गोल्डन ग्रीन पार्क बरेली

व

गुरु नानक कन्स्ट्रक्शन्स पार्टनरशिप फर्म द्वारा पार्टनर श्री चरन पाल सिंह सोवती पुत्र स्व० हीरा सिंह सोवती निवासी 108 गोल्डन ग्रीन पार्क बरेली के है। और निम्नलिखित घोषण करते है- कि हम पक्षकारो के मध्य एक कंस्टोरियम एग्रीमेन्टडीड दिनांक 04.09.2024ई० को निष्पादित हुआ जिसकी रजि० वही सं० 4, जिल्द 344 के पृष्ठ 301 से 318 मे नं० 328 पर कार्यालय उपनिबन्धक प्रथम बरेली मे हुई है।

For S...well Ltd.
Authorized Signatory



For Amar Developers
For Uni-Truth Projects Pvt. Ltd
Auth. Signatory

Authorized Signatory



For Guru Nanak Constructions
Auth. Signatory



(3)

जिसमें उक्त विलेख के पेज नं० 6 के पैरा नम्बर 5.9 MODIFICATION AMENDMENT

"The terms and conditions of this agreement may be modified amended as may be stipulated by like Government of Uttar Pradesh and Mutually agreed by the Parties." में तहरीर है उसे हम पक्षकार उक्त विलेख दस्तावेज नं० 328/04.09.2024 में से कतई विलोपित करते हैं और तहरीर किये देते हैं उक्त पैरा नम्बर 5.9 MODIFICATION AMENDMENT इस विलेख का भाग नहीं रहेगा और न ही पढ़ा जायेगा और नहीं लिखा हुआ समझा जायेगा। तथा पेज नं० 5 के पैरा नम्बर 5.2 GOVERNING LAW "This Agreement shall in respect be construed in accordance with the Laws of india as amended form time to time and in the event of conflict between the provisions of this Agreement and the said laws the later shall prevail" जो विलेख सं० 328 दिनांक 04.09.2024ई० का भाग यथावत कायम रहेगा, लिहाजा


For Solus Buildwell Ltd.
Authorized Signatory



For Uni-Tech Projects Pvt. Ltd

Authorized Signatory



For Amar Developers

Auth. Signatory



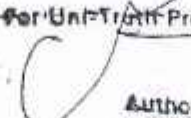
For Guru Nanak Construction

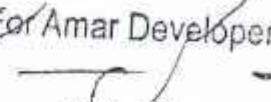
Auth. Signatory



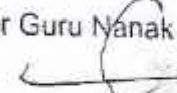
यह घोषणा पत्र हमने खूब सोचकर व समझकर कतई लिख दिया कि सनद हो और वक्त जयरूत पर काम आवे फकत।


For S. S. S. Ltd.
Authorised Signatory



For Unit Trust Projects Pvt. Ltd
Authorised Signatory



For Amar Developers
Auth. Signatory




For Guru Nanak Constructions
Auth. Signatory




Divyesh SHARMA
S/o R.L. Sharna
R/o 164, Ichwajol
Bareilly
9760691117


HARSH VARDHAN
S/o Rakesh Salanki
H. 59, Ward no 6
Karggane
Bareilly
Ph. 8923337690

दिनांक - 06.06.2025 ई०

ड्राफ्टेड वाई -

भारत सरकार
Government of India

सुदेब पंडा
Sudeb Panda
जन्म तिथि / DOB : 03/01/1978
पुरुष / Male

अधार पहचान का प्रमाण है, शक्तिशाली का नहीं।
Aadhaar is a proof of identity, not of citizenship.

8450 3543 2120

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: C/O अमर पंडा, 261 ई, एस-4, ग्रेटर ग्रीन
पार्क, ग्रीन पार्क, बरेली, बरेली, उत्तर प्रदेश,
243001
Address: C/O Amar Panda, 261 E, S-4,
Greater Green Park, Green Park, Bareilly,
Bareilly, Uttar Pradesh, 243001

8450 3543 2120

1947 help@uidai.gov.in www.uidai.gov.in

GURUNANAK CONSTRUCTIONS

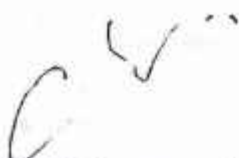
Registered Office : S-5, 93-A, Greater Green Park, Bisalpur Road, Bareilly 243001 (U.P.)
SITE OFF SOBTI SAPPHIRE GREEN PARK, VILL. DIBDIBA, TEHSIL BILASPUR DIST
RAMPUR (U.P.) 244 901 M.No. 98970 39382

Date: 04/09/2024

AUTHORITY LETTER

I, Akriti Sobti, D/o Shri Charanpal Singh Sobti, Partner of GURUNANAK CONSTRUCTIONS, having its office at Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Bareilly-243001, (U.P.) do hereby authorize Shri Charanpal Singh Sobti, S/o Late Shri Hira Singh Sobti, R/o 108, Golden Green Park, Vill. Harunagla, Teh. & Distt. Bareilly-243001, Partner of the Firm, to take, deliver, obtain, execute all necessary papers/documents in connection with the Consortium Agreement for Sobti Sapphire Project at Village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.). He is also authorized to correspond with the stamp and registration Department, Revenue Department, to receive & given documents and to sign on behalf of Firm.

Signature of Mr. Charanpal Singh Sobti are attested as below:


Attested Signatures of
Charanpal Singh Sobti


For Gurunanak Constructions

(Akriti sobti)
Partner

Head office.: S-5-93-A, Greater Green Park, Vill Harunagla, Teh & Distt Bareilly
Corp. Off.: Sobti Complex, Green Park, Vill Harunagla, Bisalpur Road, Bareilly-243001, U.P.
Site off.: Green Park, Vill Dibdiba, Teh Bilaspur, Dist Rampur (U.P.) M.No 9897039382

Date 04/09/2024

AUTHORITY LETTER

I, Divyajot Singh Sobti, S/o Shri Charanpal Singh Sobti, Partner of AMAR DEVELOPERS, having its office at S-5-93-A, Greater Green Park, Vill Harunagla, Teh & Distt Bareilly & Corp Off Sobti House, Stadium Road, Bareilly-243001, (U.P.) do hereby authorize Shri Charanpal Singh Sobti, S/o Late Shri Hira Singh Sobti, R/o 108, Golden Green Park, Vill Harunagla, Teh & Distt Bareilly-243001, Partner of the Firm, to take, deliver, obtain, execute all necessary papers documents in connection with the consortium Agreement for Sobti Sapphire Project at Village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.) He is also authorized to correspond with the stamp and registration Department, Revenue Department, to receive & given documents and to sign on behalf of Firm

Signature of Mr. Charanpal Singh Sobti are attested as below



Attested Signatures of
Charanpal Singh Sobti

For Amar Developers

(Divyajot Singh Sobti)
Partner

CIN: 145202DL2000PTC107513

Regd. Add.: House No 196, Floor 1st, Block I Landmark NA DDA Res Schema

Naraina Vihar, New Delhi-110078, Delhi, India

Email: untruthprojects@gmail.com

CERTIFIED TRUE COPY OF BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT MEETING OF BOARD OF DIRECTORS OF UNI-TRUTH PROJECTS PRIVATE LIMITED HELD ON WEDNESDAY 04TH Day SEPTEMBER, 2024 AT 11:00 A.M. AT SOBTI COMPLEX, HOTEL SOBTI CONTINENTAL, GREEN PARK, BAREILLY-243001, UTTAR PRADESH, INDIA

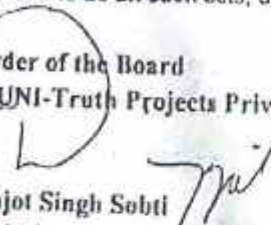
ITEM:- Authorization of Shri Charanpal Singh Sobti for executing Consortium Agreement for and on behalf of company


"Resolved That pursuant to applicable provisions of the companies Act, 2013 and rules made thereunder and provisions of Articles and Memorandum of Association of Company, Shri Charanpal Singh Sobti, S/o Late Shri Hira Singh Sobti, R/o 108, Golden Green Park, Vill Harunagla, Teh. & Distt. Bareilly, he and is hereby authorised to execute a Consortium Agreement of Sobti Sapphire Project at village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.) for and on behalf of the Company

"Resolved Further That Mr. Charanpal Singh Sobti be and is hereby authorised to sign and complete all the formalities in connection with Registration of the Consortium Agreement of Sobti Sapphire at Village Dibdiba, Tehsil Bilaspur & Distt. Rampur (U.P.) for and on behalf of the Company.

"Resolved Further That any Director of the Company be and is hereby authorised to execute power of attorney, if required, in favour of Mr. Charanpal Singh Sobti for above said purpose and authorised to do all such acts, deeds and things which are necessary and incidental thereto."

By order of the Board
For: UNI-Truth Projects Private Limited


Divyajot Singh Sobti
(Director)
DIN: 07175519
Add: 108, Golden Green Park Colony
Harunagla, Bisalpur Road
Bareilly-243006, Uttar Pradesh, India


Kavita Oberoi
(Director)
DIN: 09523671
R/O-H No. 49, Shastri Nagar
Ajmer, Rajasthan- 305001, India

Date: 04-09-2024

Place: Bareilly

CIN: 1443201DL2003PLC129934

Regd. Add.: WZ 153-B, Shop No.3, Plot No. 105 Pratap Nagar, West Delhi-110064, DL, IN

Email: sobtisgroup@rediffmail.com

CERTIFIED TRUE COPY OF BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT MEETING OF BOARD OF DIRECTORS OF SOBTIS BUILDWELL LIMITED HELD ON WEDNESDAY, 4TH DAY SEPTEMBER, 2024 AT 11:00 A.M. AT SOBTE COMPLEX, HOTEL SOBTE CONTINENTAL, GREEN PARK, BAREILLY-243001, UTTAR PRADESH, INDIA

ITEM:- Authorization of Sudeb Panda for executing Consortium Agreement for and on behalf of company

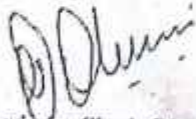
"Resolved That pursuant to applicable provisions of the companies Act, 2013 and rules made thereunder and provisions of Articles and Memorandum of Association of Company, Mr. Sudeb Panda, S/o Late Shri Amar Panda, Director, R/o 261-E, S-4, Greater Green Park, Bareilly-243001, director, he and is hereby authorised to execute a Consortium Agreement of Sobti Sapphire Project at village Dibdiha, Tehsil Bilaspur & Distt. Rampur (U.P.) for and on behalf of the Company.

"Resolved Further That Mr. Sudeb Panda be and is hereby authorised to sign and complete all the formalities in connection with Registration of the Consortium Agreement of Sobti Sapphire at Village Dibdiha, Tehsil Bilaspur & Distt. Rampur (U.P.) for and on behalf of the Company.

"Resolved Further That any Director of the Company be and is hereby authorised to execute power of attorney, if required, in favour of Mr. Sudeb Panda for above said purpose and authorised to do all such acts, deeds and things which are necessary and incidental thereto."

By order of the Board

For: Sobtis Buildwell Limited



Arvinder Singh Oberoi
(Director)
DIN: 07392020
Add- 49, Shastri Nagar
Ajmer-305001, Rajasthan,
India

Date: 04-09-2024
Place: Bareilly



Sudeb Panda
(Director)
DIN: 08816276
Add: 261 E S-4,
Greater Green Park,
Green Park, Bareilly-243001
Uttar Pradesh, India



Charan Pal Singh Sobti
(Director)
DIN: 00344905
Add: 108, Golden Green Park Colony,
Haroonagar, Bilaspur Road
Bareilly-243006
Uttar Pradesh, India

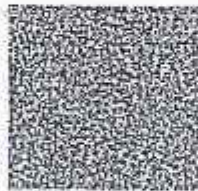


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00530/19735

To
Charan Pal Singh Sobti
Charan Pal Singh Sobti
Hira Singh Sobti
108
Golden green park colony
Harunagla bisalpur road
Bareilly
Bareilly Uttar Pradesh - 243006
9760691134



आपका आधार क्रमांक / Your Aadhaar No. :

3672 8462 9289

VID : 9160 1741 9377 0105

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Charan Pal Singh Sobti
Charan Pal Singh Sobti
जन तिथि/DOB: 02/07/1967
पुरुष/ MALE

3672 8462 9289

VID : 9160 1741 9377 0105

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
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- Carry Aadhaar In your smart phone – use mAadhaar App.

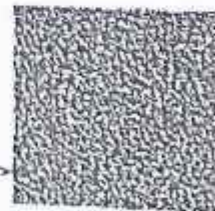


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पत्र
श्रीत सिंह सोबती, 108, गोल्डन ग्रीन पार्क कॉलोनी,
हरुनागला बिसलपुर रोड, बरेली, उत्तर प्रदेश,
पिन कोड - 243006

Address:
Hira Singh Sobti, 108, Golden green park
colony, Harunagla bisalpur road, Bareilly,
Uttar Pradesh - 243006



3672 8462 9289

VID : 9160 1741 9377 0105

1847 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी-संख्या संकेत कार्ड
Permanent Account Number Card

AJKPS7374J

नाम (Name)
CHARAN PAL SINGH SOBTI

पिता का नाम (Father's Name)
HIRA SINGH SOBTI

संख्या (Number)
02/07/1957

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GURUNANAK CONSTRUCTIONS



21/04/2003

Permanent Account Number

AAFFG9932Q

Signature

Handwritten signature

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

AMAR DEVELOPERS

14/11/2003

Permanent Account Number

AALEA2842H

Signature

C

पञ्जाब / PERMANENT ACCOUNT NUMBER
AAACU5681L

नाम / NAME
UNI-TRUTH PROJECTS PVT LTD

निगमन / बनने की तिथि / DATE OF INCORPORATION / FORMATION
04-09-2000

[Signature]
Commissioner of Income Tax (Operations)

C ✓

सोबतिस बिल्डवेल लिमिटेड
SOBTIS BUILDWELL LIMITED

सोबतिस बिल्डवेल लिमिटेड
INDIA



07/08/2003

Particular Account Number

AAHCS8400B

Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Service Unit, UTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

हे कार्ड हरिलोस/पडिलोस, कृपया सूचित/वापस करावा :
सूचना कर कर यंत्र, उत्तम
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नावी मुंबई - 400 614.



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नसांकन क्रम / Enrollment No. 1004/37223/03188

To
 दिनेश शर्मा
 Dinesh Sharma
 S/O Roshan Lal Sharma
 182
 KHWAJA KUTUB PURVEE
 Bareilly
 Bareilly City
 Khandoga - Bareilly
 Uttar Pradesh 243001
 9760691117

09/12/2014

198841800

ML568418007FT



आपका आधार क्रमांक / Your Aadhaar No. :

2010 8181 4050

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



दिनेश शर्मा
 Dinesh Sharma
 जन्म तिथि / DOB: 20/04/1974
 पुरुष / Male



2010 8181 4050

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



HARSH VARDHAN

1996-03-31

Male

XXXXXXXXXX5601

Address:

C/O: Rakesh Solanki h.n.59 ward-14 kargaina
kareli bareilly Itawa Sukhdevpur kargaina
police chowki Bareilly - Uttar Pradesh 243001



Tap to Zoom

आधार-आम आदमी का अधिकार

अमर

आवेदन सं०: 202500787026741

अनुबंध विलेख/प्रोपणा पत्र

बही सं०: 4

रजिस्ट्रेशन सं०: 231

वर्ष: 2025

प्रतिफल: 0 स्टाम्प शुल्क - 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 40 योग: 140

श्री सोवतीस विल्डवेल लि० कम्पनी द्वारा
सुदेव पंडा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० अमर पंडा
ध्वंसाम: अन्य
निवासी: 261 ई. एस-न अंतर ग्रीन पार्क बरेली



सुदेव पंडा अधिकृत पदाधिकारी/
प्रतिनिधि

श्री: सोवतीस विल्डवेल लि० कम्पनी द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक 06/06/2025 एव
04:27:01 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उपनिबंधक सदर प्रथम
बरेली
06/06/2025

विकास सक्सेना
निबंधक द्विपिक
06/06/2025





जिससे

आवेदन सं०: 202500787026741

बही सं०: 4

रजिस्ट्रेशन सं०: 231

वर्ष: 2025

निष्पादन लेखपत्र बाढ सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
प्रथम पक्ष: 1

श्री सोवतीस विल्डवेल लि० कम्पनी के द्वारा सुदेव पंडा , पुत्र श्री स्व० अमर पंडा
निवासी: 261 ई. एस-4 भेटर ग्रीन पार्क बरेली

व्यवसाय: अन्य

प्रथम पक्ष: 2



श्री यूनीटूथ प्रोजेक्टस प्रा० लि० के द्वारा चरन पाल सिंह सोवती , पुत्र श्री स्व० हीरा सिंह
सोवती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली

व्यवसाय: अन्य

प्रथम पक्ष: 3

श्री अमर डेवेलपर्स पार्टनरशिप फर्म के द्वारा चरन पाल सिंह सोवती (पार्टनर) , पुत्र श्री
स्व० हीरा सिंह सोवती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली

व्यवसाय: अन्य

प्रथम पक्ष: 4

श्री चरन पाल सिंह सोवती, पुत्र श्री स्व० हीरा सिंह सोवती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली

व्यवसाय: अन्य

प्रथम पक्ष: 5

श्री गुरू नानक कन्स्ट्रक्शन्स पार्टनरशिप फर्म के द्वारा चरन पाल सिंह सोवती (पार्टनर),
पुत्र श्री स्व० हीरा सिंह सोवती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली





ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता : 1

श्री दिनेश शर्मा, पुत्र श्री रोशन लाल शर्मा

निवासी: 164 खवाजा कुतुब पूर्वी बरेली

व्यवसाय: अन्य

पहचानकर्ता : 2

Handwritten signature of Dinesh Sharma



श्री हर्ष वर्धन, पुत्र श्री राकेश सोलंकी

निवासी: हाउस नं० 59 वार्ड नं० 14 करगौना करेली इटौआ सुखदेवपुर करगौना पुलिस चौकी बरेली

व्यवसाय: अन्य

Handwritten signature of Harsh Vardhan



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा

उप निबंधक - सदर प्रथम

बरेली

06/06/2025

विकास सक्सेना

निबंधक लिपिक बरेली

06/06/2025

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



आवेदन सं०: 202500787026741

बही संख्या 4 जिल्द संख्या 357 के पृष्ठ 251 से 260 तक क्रमांक 231 पर
दिनांक 06/06/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निदेशक/सदर प्रथम
यरेली
06/06/2025

