



e-Stamp



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

72



Completed By S. B. S. For Soltis Buildwell Ltd

Completed By Advocate For Unitruth Projects Pvt. Ltd

Completed By Advocate For Amar Developers

Completed By Advocate For Amar Developers

Completed By Advocate For Amar Developers

Authorized Signatory

Authorized Signatory

Auth. Signatory

For Guru Nanak Construction

Auth. Signatory



QE 0013232363



SHIL

4-2-2018



10/05/2018

## CONSORTIUM AGREEMENT

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

- I. **SOBTIS BUILDWELL LIMITED** a Company registered under the Companies Act, 1956 through its Director Mr. Sudeh 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 1st 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.

For Uni-Truth Projects Private Limited

For Amar Developers

Authorized Signatory

Authorized Signatory

Auth. Signatory

For Gurnanak Constructions

Auth. Signatory

आवेदन सं०: 202400787040431

अनुबंध विलेख/घोषणा पत्र

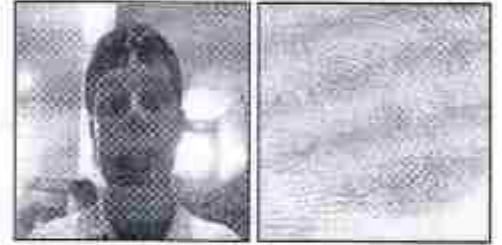
बही सं०: 4

रजिस्ट्रेशन सं०: 328

वर्ष: 2024

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

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



श्री, सोबती बिल्ड वैल लि० द्वारा

सुदेब पंडा अभिकृत पदाधिकारी/  
प्रतिनिधि

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



प्रिंट करे

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुदीयमान प्रभासी  
उप निबंधक :सदर प्रथम  
बरेली  
04/09/2024  
विकास सुक्सेना  
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

Authorized Signatory

For Uni-Truth Projects Pvt. Ltd

Authorized Signatory

For Amar Developers

Auth. Signatory

For Guru Nanak Constructions

Auth. Signatory

आवेदन सं०: 202400787040431

पृष्ठी सं०: 4

रजिस्ट्रेशन सं०: 328

वर्ष: 2024

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

प्रथम पक्ष: 1

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

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

व्यवसाय: अन्य

प्रथम पक्ष: 2



श्री यूती इथ प्रोजेक्टस प्रा० लि० के द्वारा चरनपाल सिंह सोबती, पुत्र श्री स्व० हीरा सिंह सोबती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली -243006 उ०प्र०

व्यवसाय: अन्य

प्रथम पक्ष: 3



श्री अमर इन्व्हेस्टमेंट्स प्रा० लि० के द्वारा चरनपाल सिंह सोबती, पुत्र श्री स्व० हीरा सिंह सोबती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली -243006 उ०प्र०

व्यवसाय: अन्य

प्रथम पक्ष: 3



श्री अमर इन्व्हेस्टमेंट्स प्रा० लि० के द्वारा चरनपाल सिंह सोबती, पुत्र श्री स्व० हीरा सिंह सोबती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली -243006 उ०प्र०

व्यवसाय: अन्य

प्रथम पक्ष: 3



श्री गुरुनानक कॉन्स्ट्रक्शन्स प्रा० लि० के द्वारा चरनपाल सिंह सोबती, पुत्र श्री स्व० हीरा सिंह सोबती

निवासी: 108 गोल्डन ग्रीन पार्क बरेली -243006 उ०प्र०



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.

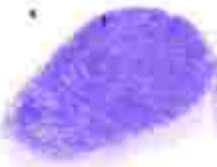
Authorized Signatory



For Uni-Trust Projects Pvt. Ltd.

Authorized Signatory

*Handwritten signature*



For Amar Developers

Auth. Signatory

For Guru Nanak Construction

Auth. Signatory



*Handwritten signature*



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री दिलेश शर्मा, पुत्र श्री रोशन लाल शर्मा

निवासी: 164 छाया कुतुब पूर्वी बरेली

व्यवसाय: अन्य

पहचानकर्ता : 2

*Dilish Sharma*



श्री योगपाल, पुत्र श्री लाभ सिंह

निवासी: गरीबपुरा पिंडारी अशोक बट्टी जिला बरेली

व्यवसाय: अन्य

*Yogpal*



रजिस्ट्रार अफिसर के हस्ताक्षर

उदयमान प्रमारी

उप निबंधक : सदर प्रथम

बरेली

04/09/2024

विकास कुवसेना

निबंधक लिपिक बरेली

04/09/2024

ने की। प्रत्यक्षतामद साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी



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 Gini Narak 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 Sodis Buildwell Ltd.



Authorized Signatory

For Uni-Trust 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 Solitis Buildwell Ltd.

Authorized Signatory

For Uni-Tech Projects Pvt. Ltd

Authorized Signatory

For Amar Devultz

Auth. Signatory

For Gurbhakar Construction

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

 भारतीय विधि प्रमाणन प्राधिकरण  
INDIAN LEGAL IDENTIFICATION AUTHORITY OF INDIA

पता: Address:  
C/O अमर पंडा, 261 ई.  
एस-4, गहर ग्रेन पार्क, ग्रीन  
पार्क, बरेली, बरेली,  
उत्तर प्रदेश - 243001  
C/O, Amar Panda, 261 E, S-4 of area  
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



A handwritten signature in blue ink, located below the printed signature line. The signature is stylized and appears to be a variation of the name 'Sudeb Panda'.



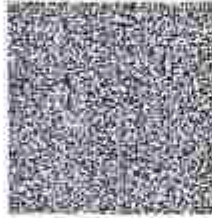


भारत सरकार  
Government of India

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

**3672 8462 9289**

VID : 9160 1741 9377 0105

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

### सूचना

- आधaar पडवान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पडवान 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.

- आधaar देश भर में मान्य है।
- आधaar कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधaar में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधaar 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,  
Uttar Pradesh - 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



1847



help@uidai.gov.in



www.uidai.gov.in

*Handwritten signature*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



व्यक्तिगत स्थायी खाता संख्या  
Permanent Account Number Card

AJKP57374J

आयकरदाता का नाम  
CHAMAN PAL SINGH SOBTI

आयकरदाता का पता  
MIRA SINGH SOBTI

आयकरदाता का जन्म तिथि  
02/07/1967



© 2013

Handwritten signature in blue ink



सोबतिस बिल्डवेल लिमिटेड  
SOBTIS BUILDWELL LIMITED



भारत सरकार  
GOVT. OF INDIA



07/09/2003

Payment Account Number  
AAHC68489B

Signature

In case you need to visit, kindly inform / contact us  
Income Tax PAN Service Unit (TISU)  
Plot No. 3, Sector II, CBD Belapur,  
Mumbai - 400 614.  
हमारे कार्यालय का पता है / कृपया हमें सूचित करें  
आयकर पैन सेवा इकाई  
प्लॉट नं. 3, सेक्टर II, सीडी बी बेलपुर,  
मुंबई - 400 614.

*Handwritten signature*

*Handwritten mark*

9260691139



स्थायी खाता संख्या

PERMANENT ACCOUNT NUMBER

AAACU5681L



संस्था का नाम

UNI-TRUTH PROJECTS PVT. LTD

संस्था का गठन तिथि

DATE OF INCORPORATION/REGISTRATION

04-09-2000

*Signature*  
DIRECTOR GENERAL

आयकर विभाग, दिल्ली

Income Tax Department, Delhi



आयकर विभाग

INCOME TAX DEPARTMENT



सरत कर

GOVT. OF INDIA

AMAR DEVELOPERS

14/11/2003

Permanent Account Number

AALFA2842H

Signature

*[Handwritten 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, 4<sup>TH</sup> 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**

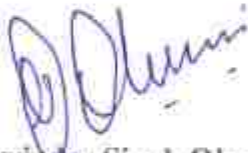
**"Resolved That** pursuant to applicable provisions of the companies Act, 2013 and rules made thereunder and provisions of Articles and Memorandum of Association of Company, Mr. Sudeb Panda, S/o Late Shri Amar Panda, Director, R/o 261-E, S-4, Greater Green Park, Bareilly-243001, director, be and is 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 1<sup>st</sup>, 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 04<sup>TH</sup> 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 Oheroi**

(Director)

DIN: 09523671

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

Ajmer, Rajasthan- 305001, India

**Date:** 04-09-2024

**Place:** Bareilly



# 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 04<sup>TH</sup> 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

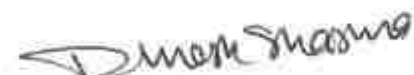
(Signature)    
Name : Charanpal Singh Sobti  
Designation : Partner\*


Charanpal Singh Sobti  
(Signature) 

M/s GURUNANAK CONSTRUCTIONS  
For Gury 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	भोहस्ता/गाँव : वार्ड/परगना : संपत्ति का विवरण : 0, पूर्व, प्रथम, उत्तर, मध्यम.
अभिलेख प्रकार	अनुबंध विलेख/घोषणा पत्र
प्रथम पक्ष	
द्वितीय पक्ष	
निष्पादन तिथि	06-06-2025
निबंधन मूल्य	100 (नगद)
स्टाम्प मूल्य	₹ 100 ई-स्टाम्प सं०
शास्त्विक बाझारी मूल्य	₹ 0.00
प्रतिफल	₹ 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 अंगुठे के स्कैन के माध्यम से यू.आई.डी.ए.आई. को मेरे आधार नंबर, बायोमेट्रिक 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 बायोमेट्रिक को संग्रहित/ साझा नहीं किया जाएगा और संपत्ति पंजीकरण प्रक्रिया में मदद करने के लिए केवल मेरी पहचान सत्यापन के लिए प्रयोग किया जाएगा।



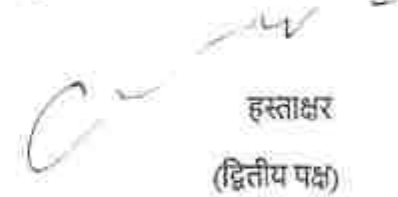
हस्ताक्षर  
(प्रथम पक्ष)



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

प्रस्तुतकर्ता का विवरण

नाम (हिन्दी में)

सुदेव पंडा

नाम (अंग्रेजी में)

SUDEB PANDA

ई-मेल

मोबाइल

9760691119

संपत्ति की सं० : 1

संपत्ति की स्थिति का विवरण

जनपद

बरेली

तहसील

बरेली

सम्पत्ति का विवरण

सम्पत्ति का प्रकार

प्रतिफल

0

सम्पत्ति की विशिष्ट संख्या

विद्युत् संयोजन संख्या

जल संयोजन संख्या

सम्पत्ति मूल्यांकन विवरण

कुल देय स्टाम्प शुल्क

100/-

वास्तविक बाजारी मूल्य

/-

कुल देय निबन्धन शुल्क

100/-

वास्तविक स्टाम्प शुल्क

100/-

संपत्ति की चौहद्दी

पूर्व पश्चिम उत्तर दक्षिण स्वसरा संख्या प्लॉट संख्या /मकान संख्या/दुकान संख्या संलग्न नक्शा

सम्पत्त 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	पक्षकार का विवरण		व्यवसाय	प्रस्तुतकर्ता	आधार संख्या/पिन संख्या/मोबाइल नं०	संलग्न
			पिता / माता /पति / अन्य का नाम	स्थायी पता				
1	प्रथम पक्ष	श्री सोवतीस विन्डवैल लि० कम्पनी के द्वारा श्री सुदेव पंडा	पुत्र श्री स्व० अमर पंडा	281 ई, एस-4 ग्रेटर ग्रीन पार्क बरेली	अन्य	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A	
2	प्रथम पक्ष	श्री मूनीदूध प्रोजेक्टस प्रा० लि० के द्वारा श्री चरन पाल सिंह सोवती	पुत्र श्री स्व० हीरा सिंह सोवती	108 गोल्लन 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 गोल्लन ग्रीन पार्क बरेली	अन्य	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A	
4	प्रथम पक्ष	श्री चरन पाल सिंह सोवती	पुत्र श्री स्व० हीरा सिंह सोवती	108 गोल्लन 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 गोल्लन ग्रीन पार्क बरेली	अन्य	अधिकृत पदाधिकारी/ प्रतिनिधि	9760691119	
6	गवाह- प्रथम	श्री दिनेश शर्मा	पुत्र श्री रोशन लाल शर्मा	164 न्याया कुटुब पूर्वी बरेली	अन्य		N/A	
7	गवाह- द्वितीय	श्री हर्ष वर्धन	पुत्र श्री राजेश सोलंकी	हाउस न० 59 बाई न० 14 करगीना बरेली इटीआ सुरवेवपुर करगीना पुलिस चौकी बरेली	अन्य		9760691117	
							N/A	8923337690

नोट:- उप निर्बंधक कार्यालय :- सदर प्रथम में आवेदक द्वारा दिनांक 06-05-2025 को "लेखपत्र मंजूकरण हेतु अपॉइंटमेंट" दिनांक:- 06-06-2025, Counter 3, समय :- 03.20 PM - 03.25 PM का चयन सफलतापूर्वक सम्पन्न हुआ। कृपया दिनांक 06-06-2025, Counter 3, समय :- 03.20 PM - 03.25 PM पर सदर प्रथम उप निर्बंधक कार्यालय में उपस्थित होकर रजिस्ट्री का कार्य पूर्ण कराने का कष्ट करें।



e-Stamp



Certificate No.  
 Certificate Issue Date  
 Certificate Number  
 Issue Date  
 Issued by  
 Description of Document  
 Property Description  
 Consideration Price (Rs.)  
 First Party  
 Second Party  
 Stamp Duty Paid By  
 Stamp Duty Amount (Rs.)

BUURTD12121212121212121212  
 01/07/2025 10:21:11  
 NEWMP/001071/2025/001 BAREILLY DISTRICT  
 SUBN-GRAH/001071/2025/001  
 SOBTS BUILD WELL LTD AND OTHERS  
 Area 10 Gachh 14 1/2 Gachh  
 Not Applicable  
 SOBTS BUILD WELL LTD AND OTHERS  
 Not Applicable  
 SOBTS BUILD WELL LTD AND OTHERS  
 100  
 (One Hundred only)



Prepared by the following

For Sobts Buildwell Ltd.

Authorized Signatory



For Amar Developers

For Uni-Tech Projects Pvt. Ltd

Auth. Signatory

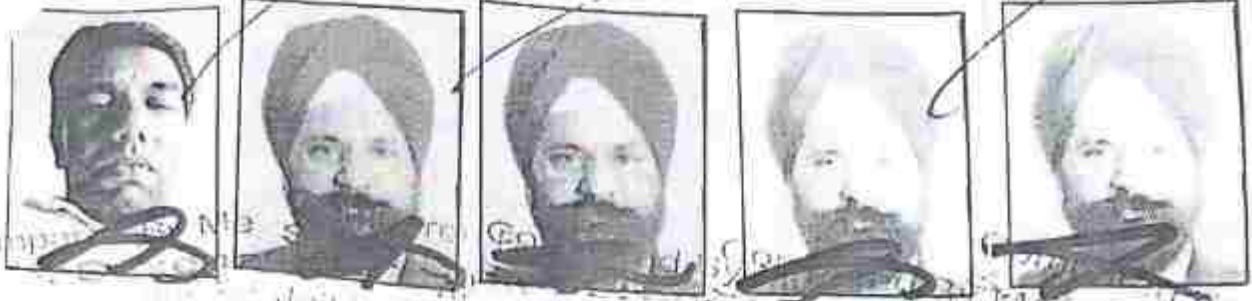
Authorized Signatory



For Gurd Narak Constructions

Auth. Signatory





96

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 पलोर फर्स्ट ब्लॉक-ई,  
लैण्डमार्क 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.  
Auth. Signatory



For Amar Develop...  
Auth. Signatory



For Guru Nanak Construction  
Auth. Signatory



(2)

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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

घ

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

For S...  
Authorized Signatory



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

Authorized Signatory



For Guru Nanak Construction  
Auth. Signatory




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 कटई 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

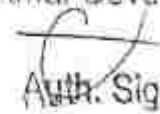
  
Enr. Subhas Bhandwell Ltd.  
Authorized Signatory



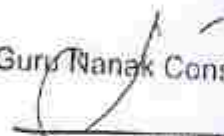
  
For Uni-Trusts Projects Pvt. Ltd.  
Authorized Signatory

Authorized Signatory

For Amar Developers


  
Auth. Signatory

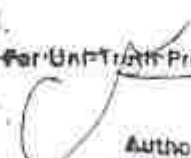
For Gurnanank Construction

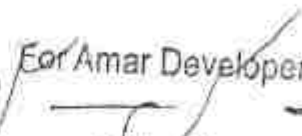
  
Auth. Signatory







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


  
 For ~~State~~ ~~Project~~ Ltd.  
 Authorised Signatory


  
 For ~~Unit~~ ~~Trust~~ ~~Projects~~ Pvt. Ltd.  
 Authorised Signatory


  
 For Amar Developers  
 Auth. Signatory


  
 For Guru Nanak Constructions  
 Auth. Signatory


  
  


  
 Divyanshu SHARMA  
 S/o R.L. Sharma  
 R/o 164, Lakhwajal  
 Bareilly  
 0160691117

  
 By M. Adv.  
 Jail Road, Bareilly

  
 HARSH VARDHANI  
 S/o Rakesh Salanki  
 H. 59, Lakhwajal  
 Kargana  
 Bareilly  
 Ph-8923337690

  
 By M. Adv.  
 Jail Road, Bareilly

दिनांक - 06.06.2025  
 डाफटेड वाई - 

भारत सरकार  
Government of India

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

अपना पहचान का प्रमाण है, साक्ष्यिका 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, एन-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

1547 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, TEH. BILASPUR DIST.  
RAMPUR (U.P.) 744 901 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, Bilaspur Road, Bareilly-243001, U.P.  
Site off.: Green Park, Vill. Dindiba, Teh. Bilaspur, Distt. Rampur (U.P.) M.No. 9897039383

Date 04/09/2024

**AUTHORITY LETTER**

I, Divyajeet 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 Dindiba, 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

(Divyajeet Singh Sobti)  
Partner

CIN: 1145202DL300001C107513

Regd. Add.: House No 196, Floor 1<sup>st</sup>, Block 1, Landmark, NA HDA Res. Scheme

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 04<sup>TH</sup> 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 Dibdiha, 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 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. 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-11 No. 49, Shastri Nagar  
Ajmer, Rajasthan- 305001, India

**Date: 04-09-2024**

**Place: Bareilly**

CIN: U05200DL2003PLC129934

Regd. Add: W/ 153-B Shop No.3, Plot No. 165 Pratap Nagar West Delhi-110064, Gt. Ds.

Email: sobti@groupofedilimal.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, 4<sup>TH</sup> 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**

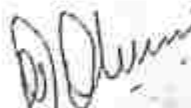
**\*Resolved That pursuant to applicable provisions of the companies Act, 2013 and rules made thereunder and provisions of Articles and Memorandum of Association of Company, Mr. Sudeb Panda, S/o Late Shri Amar Panda, Director, R/o 261-E, S-4, Greater Green Park, Bareilly-243001, director, be and is hereby authorised to execute a Consortium Agreement of Sobti Sapphire Project at village Dhdaha, 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 Dhdaha, 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, Stasni 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,  
Haridwara, Bilaspur Road  
Bareilly-243006  
Uttar Pradesh, India



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

AJKPS7374J

श्री (एन)  
CHARAN PAL SINGH SOBTI

श्री (एन) पिता के नाम पर  
HIRA SINGH SOBTI

सं. 02/07/1057



*[Handwritten signature and scribbles]*

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  
AAEFA2842H

Signature

C

पचास दोस्त संस्था / PERMANENT ACCOUNT NUMBER  
AAAQU5681L

नाम / NAME  
UNI-TRUTH PROJECTS PVT LTD

निगमन / वननीका तिथि / DATE OF INCORPORATION INFORMATION  
04-09-2000

*[Signature]*  
DIRECTOR / MEMBER / CHIEF EXECUTIVE OFFICER

Ministry of Corporate Affairs  
Central Registrar of Companies  
New Delhi

C ✓

सोबतिस बिल्डवेल लिमिटेड  
SOBTIS BUILDWELL LIMITED

सोबतिस बिल्डवेल लिमिटेड  
सोबतिस बिल्डवेल लिमिटेड



07/08/2003

Parliament Account Number

AAHCS8400B

Stamp/Date

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

ये कार्ड को खोने या पाए जाने पर कृपया सूचित करें / वापस करें :  
आयकर पैन सेवा यूनिट, उत्तमसल  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नया मुंबई - 400 614.



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

नमोपान क्रम / Enrollment No. 1008/37223/03188

To  
 दिनेश शर्मा  
 Dinesh Sharma  
 S/O Roshan Lal Sharma  
 154  
 KHWAJA KUTUB PURVEE  
 Bareilly  
 Bareilly City  
 Talukwala / Bareilly  
 Uttar Pradesh 243053  
 9769691117

09/12/2014

150841800



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

आवेदन सं०: 202500787026741

अनुबंध वित्तेख/धोषणा 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 विल्लवैत लि० कम्पनी द्वारा  
सुदेव पंडा अधिकृत पदाधिकारी/प्रतिनिधि,  
प्लॉट नं० स्व० अंतर पेशा  
कावसाय: अन्य  
निवासी: 261 ई, एलव अंतर ग्रीन पार्क बरेली



सुदेव पंडा अधिकृत पदाधिकारी/  
प्रतिनिधि

श्री. सोवतीस विल्लवैत लि० कम्पनी द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक 06/06/2025 एवं  
04:27:01 PM बजे  
निबंधन करा गया है।

रजिस्ट्रार/अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा  
उप निबंधक सदर प्रथम  
बरेली  
06/06/2025

विकास सक्सेला  
निबंधक द्वितीय  
06/06/2025





जिसमें

आवेदन सं०: 202500787026741

बही सं०: 4

रजिस्ट्रेशन सं०: 231

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमून 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 भिंटर ग्रीन पार्क बरेली

व्यवसाय: अन्य

प्रथम पक्ष: 2



श्री पूनीतूथ 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:



श्री अमर इंडोलेपस 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:



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 रोमान लाल शर्मा

निवासी: 164 खवाजा कुतुब पूर्वी बरेली

व्यवसाय: अन्य

पहचानकर्ता : 2

*Signature of Dinesh Sharma*



श्री हर्ष वर्दान, पुत्र श्री राकेश सोलंकी

निवासी: हाउस नं० 59 वाट नं० 14 करगैना करेती इटौआ सुखदेवपुर करगैना पुलिस चौकी बरेली

व्यवसाय: अन्य

*Signature of Harshvardan*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Signature of Ravi Prakash Verma*

रवि प्रकाश वर्मा  
उप निबंधक - सदर प्रथम  
बरेली

06/06/2025

ने थी। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
दिप्पारी:

विकास सक्सेना  
निबंधक लिपिक बरेली  
06/06/2025



आवेदन सं०: 202500787026741

वही संख्या 4 जिल्द साखा 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  
उपा निबंधक / सदर प्रथम  
यरेली  
06/06/2025

