



उत्तर प्रदेश UTTAR PRADESH

BR 768997



**SUPPLEMENTARY/ADDENDUM CONSORTIUM AGREEMENT**

This Addendum Consortium Agreement is made and executed at Lucknow on this 13<sup>th</sup> day of October 2022.

**BETWEEN**

**Eldeco Housing and Industries Limited**, a company incorporated under the Companies Act, 1956, having its registered office at having its Registered Office Eldeco Corporate Chamber-1, Second Floor, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Siddharth Sinha S/o Surya Kumar Sinha authorized wide board of resolution dated 24<sup>th</sup> August 2022 (which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns), AND

For Eldeco Housing & Industries Limited

*Siddharth Sinha*  
Authorized Signatory



For Swarajya Builders Private Limited

*Siddharth Sinha*  
Director/Authorized Signatory

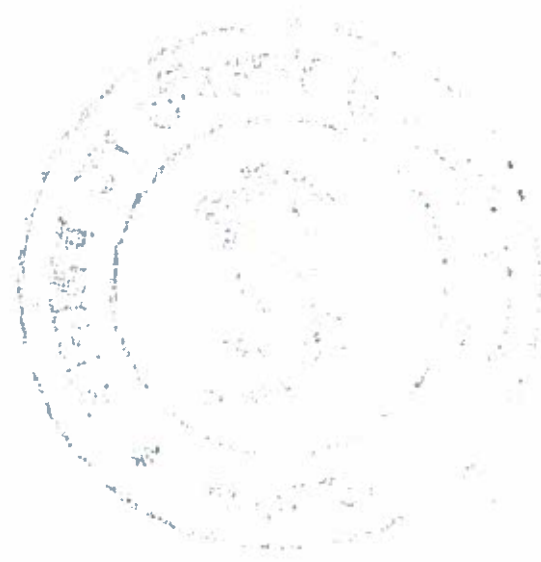


*Siddharth Sinha*  
२१/१०/२०२२

दिनांक 10-10-22

नाम: एडिशनल हाउसिंग एंड इन्फ्रस्ट्रक्चर ऑफिसर

प्रभा कान्त कुमारी एड नं 127  
अविध 31-3-2022 तक कलेक्टर-लखनऊ



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAACE4654G



नाम/Name  
ELDECO HOUSING AND INDUSTRIES LIMITED

19/04/20

निगम/गठन ति  
Date of Incorporation/Formation  
09/03/1985

For Eldeco Housing & Industries Limited

  
Authorised Signatory

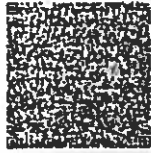


भारत सरकार

Government of India



सिद्धार्थ सिन्हा  
Siddharth Sinha  
जन्म तिथि/DOB: 23/08/1980  
पुरुष/ MALE



9368 3733 0976

UID: 9119 2296 7245 7340

मेरा आधार, मेरी पहचान



सिद्धार्थ



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



पता: आलोज, सूर्य कुमार सिन्हा, 644 लाज निवास लखनऊ रोड  
हरदोई, हरदोई, हरदोई ग्रामिण, हरदोई,  
उत्तर प्रदेश - 241001

Address:  
S/O: Surya Kumar Sinha, 644 Ial nivas  
lucknow road hardoi, hardoi,  
Hardoi(Gramin), Hardoi,  
Uttar Pradesh - 241001


9368 3733 0976

UID: 9119 2296 7245 7340

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA  
SWARAJYA BUILDERS PRIVATE LIMITED  
30/12/2011  
Permanent Account Number  
AAQC58151F



For Swarajya Builders Private Limited  
  
Director/Authorized Signatory

भारत सरकार  
 आशिश सिंह  
 Ashish Singh  
 जन्म तिथि/DOB: 17/05/1985  
 पुरुष/ MALE

Download Date: 06/01/2021

Issue Date: 01/04/2015

7970 5770 4208  
 VID : 9172 0151 3250 0743

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

पता:  
 आत्कम: हरिबंश नारायण सिंह, 116, नारायणपुर  
 सुल्तानपुर, सुल्तानपुर, सुल्तानपुर,  
 उत्तर प्रदेश - 228001

Address:  
 S/O: Hanbarsh Narayan Singh, 116,  
 Narayanpur Sultanpur, Surapur, Sultanpur,  
 Uttar Pradesh - 228001

7970 5770 4208  
 VID : 9172 0151 3250 0743

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*Handwritten signature*

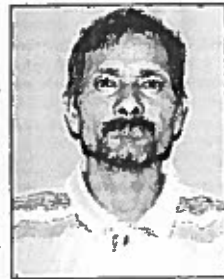

 Government of India  
 Government of India


 राम नरेश  
 Ram Naresh  
 जन्म तिथि / DOB : 01/01/1967  
 पुरुष / Male



5875 4284 1545


आधार - आम आदमी का अधिकार



रिडिंग






राम नरेश


 Government of India  
 Government of India

पता: S/O: राम गोपाल, सरैया  
 चंद्रावल, चंद्रावल, चंद्रावल,  
 उत्तर प्रदेश, 226002

Address: S/O: Ram Gopal, saraiya  
 chandraval, Chandraval, Lucknow,  
 Chandraval, Uttar Pradesh, 226002

5875 4284 1545

**भारत सरकार**  
GOVERNMENT OF INDIA



**बंतत रामन सिंह**  
**Bantat Ramen Singh**  
जन्म तिथि/ DOB: 03/06/1977  
पुरुष / MALE



**4725 6085 4112**

मेरा आधार, मेरी पहचान



**राष्ट्रीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**पता:**  
बंतत रामन सिंह,  
6507/84, कुर्मी रोड,  
भुवनेश्वर याता के पास, कृष्ण  
बस स्टेशन, बल्लभपुर,  
उत्तर प्रदेश - 226021

**Address:**  
S/O Ram Shankar Singh,  
6507/84 kurmi road near  
Bhuvaneshwar bhadrabagh  
colony Lucknow Lucknow,  
Uttar Pradesh - 226021

**4725 6085 4112**

**MEERA AADHAAR, MERI PEHACHAN**

1. **M/s Swarajya Builders Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at having its Registered Office Hall No. 2, Second Floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow through its authorized signatory Ashish Singh S/o Haribansh Narayan Singh authorized wide board of resolution dated 24<sup>th</sup> August 2022 (which unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).
2. Ram Naresh son of Ram Gopal resident of Saraiya Chandrawal, Lucknow, UP (which unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, legal heirs and the permitted assigns)

Party No. 1 is a **Lead Developer** and party No. 2-3 hereinafter collectively referred to as **CONSORTIUM MEMBER** which expression unless repugnant to the context or meaning thereof, be deemed to include its nominees, successors, wholly owned subsidiaries and the permitted assigns).

**AND WHEREAS** Lead member has already entered into a consortium agreement dated 24.07.2018 and the lead Member and consortium member authorized to amend/modify the terms and conditions of the consortium agreement and have decided to include 2 New Consortium Member who shall be forming part of the **Consortium Agreement** dated 24.07.2018, which is registered in the office of Sub Registrar (Sarojani Nagar) Lucknow, at Bahi-4, Jild-2 pages 21/38, serial No. 29 dated 26.07.2018.

For Eldeco Housing & Industries Limited  
  
Authorized Signatory

For Swarajya Builders Private Limited  
  
Director/Authorized Signatory

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राम नरेश



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And whereas the Lead Member and Consortium Members are authorized to amend/modify the terms and conditions of the Consortium Agreement and agreed to join one new consortium member. The consortium member has read and understood the terms and conditions of the consortium agreement dated 24.07.2018 resisted on 26.07.2018, which shall be binding upon the consortium member.

**NOW THIS CONSORTIUM AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-**

**1. Lead Member:**

1.1 All the Consortium member, have mutually decided to appoint **Eldeco Housing and Industries Limited**, as Private Developer and Lead Member.

**2. Aim and Scope of Consortium Agreement:**

2.1 The sole aim of this Consortium Agreement is for the development of Project in Village-Jaitikheda, Pargana-Bijnore, Tehsil-Sarojani Nagar, Lucknow.

2.2 The Lead Member shall solely by its signature prepare and submit a joint proposal for the selection of the Developer Consortium for development of township and shall design, develop, finance, construct, sell, operate and maintain the said properties of other consortium members.

**3. Project Management Structure and Rules of the Members:**

**Eldeco Housing and Industries Limited**, Consortium shall act as a Private Developer as per definition of LIDA (Lucknow Industrial Developments Authority) now converted as UPSIDA (Uttar Pradesh State Industrial Developments Authority) or

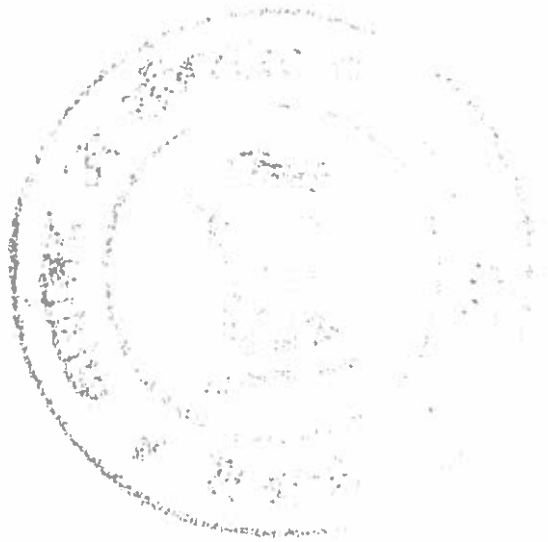
For Eldeco Housing & Industries Limited

  
Authorised Signatory

For Swarajya Builders Private Limited

  
Director/ Authorised Signatory

  
27/7/2018



other Authorities and arrange Land and finances for the project.

4. **Funding and Basis of Sharing the Expenditure and Remuneration:**

4.1 All cost relating to the Project shall be borne by the **Lead Member**.

4.2 The **Eldeco Housing and Industries Limited**, Consortium shall raise loans from the Financial Institution/Banks/Authorities by depositing/mortgaging title deeds of consortium members and execute mortgage deed by its signature for the project and any shortfall in the financing of the Project shall be contributed by the consortium members in, the ratio of their shareholding. 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 institutions/Banks/Authorities.

4.3 Upon completion of the Project any profit and loss shall be shared by the **Eldeco Housing and Industries Limited**, and Consortium Members in ratio of their shareholding.

5. **GENERAL TERMS AND CONDITIONS:**

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

5.2 **FORCE MAJEUR:** None of the members shall be held in default in the performance of the obligation under this Consortium agreement, in such circumstances of force majeure, that is to say, circumstances shall include, but without any Limitation to war, civil commotion, riots, Act of God, Government action. In

For Eldeco Housing & Industries Limited

  
Authorised Signatory

For Swarajya Builders Private Limited

  
Director/Authorised Signatory

  
Authorised Signatory



the event of force majeure, the members of the Consortium Agreement undertake to consult each other.

- 5.3 **SETTLEMENT OF DISPUTES:** All members agree to settle amicably all disputes arising out of or concerning this Consortium agreement. In the vent of the members failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.
- 5.4 **WAIVER:** The waiver of any member of any breach of any terms of this Consortium Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.
- 5.5 **TOTALITY:** This Consortium Agreement embodies the entire understanding of the members and there are no promises. Terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Consortium Agreement shall not be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment of this Consortium Agreement. This Consortium Agreement also supersedes all previous communications and other consortium agreement between the members written or oral for this project.
- 5.6 **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Consortium Agreement to any third party. All documents and information exchanged between the members, for the purpose of this project, shall be treated as strictly confidential by the other members and shall not be share by any other outside agency except the Government of Uttar Pradesh.

For Eldeco Housing & Industries Limited

  
Authorised Signatory

For Swarajya Builders Private Limited

  
Director/ Authorised Signatory

  
A. K. Singh  
20/10/2021

आवेदन सं०: 202201041048687

भागीदारी विलेख

बही सं०: 4

रजिस्ट्रेशन सं०: 716

वर्ष: 2022

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

श्री एलिटिको हाउसिंग एण्ड इंडस्ट्रीस लिमिटेड द्वारा  
सिद्धार्थ सिन्हा अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री सूर्य कुमार सिन्हा  
व्यवसाय : नौकरी

*Sidharth*

निवासी: एलिटिको कॉर्पोरेट चेम्बर-1, सेकेण्ड फ्लोर, विभूति खण्ड, गोमती नगर, लखनऊ



श्री, एलिटिको हाउसिंग एण्ड इंडस्ट्रीस लिमिटेड द्वारा

सिद्धार्थ सिन्हा अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 13/10/2022 एब 04:50:19 PM बजे  
निबंधन हेतु पेश किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह .

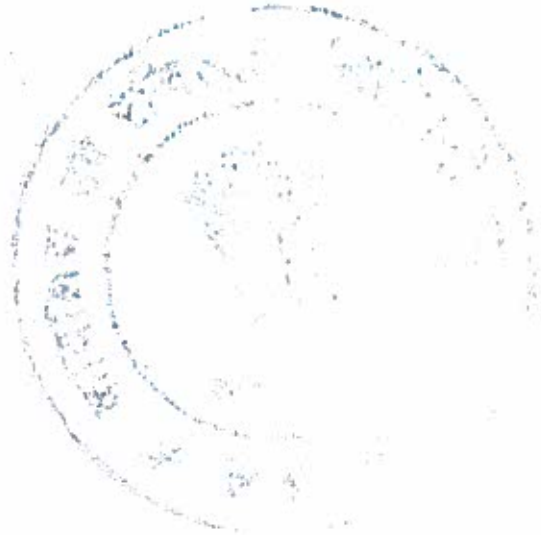
उप निबंधक ;सरोजनीनगर  
लखनऊ

13/10/2022

ओम प्रकाश सिंह

निबंधक लिपिक

13/10/2022



5.7 **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 Consortium Agreement.

5.8 **MODIFICATION AMENDMENT**: The terms and conditions of this Consortium Agreement may be modified/ amended as may mutually agree by the consortium members.

**VALIDITY:**

5.9 (i) **TERMINATION OF CONSORTIUM AGREEMENT**: This Consortium Agreement shall be terminated upon the arrival of the first of the following events:-

- Rejection of our proposal by the Government of Uttar Pradesh.
- Upon Completion of the Project.
- The Consortium Agreement shall be valid and enforceable till the completion of the Project.

5.10 **MISCELLANEOUS/ LIABILITY:**

a. All the terms and conditions mentioned in the consortium agreement dated 26.07.2018 shall be binding upon the consortium member.

b. Any provision of this agreement, which is invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions thereof.

c. In case of any change in consortium members/consortium, an amended consortium agreement shall be submitted to the authority by the Lead member.

For Eldeco Housing & Industries Limited

  
Authorised Signatory

For Swarajya Builders Private Limited

  
Director/ Authorised Signatory

  
रिडको  
रामेश्वरी

आवेदन सं०: 202201041048687

बही सं०: 4

रजिस्ट्रेशन सं०: 716

वर्ष: 2022

निष्पादन लेखपत्र बाद सुनने व समझने भजनभुन व प्राप्त धनराशि रु प्रलेखातुसार उक्त

भागीदार: 1

श्री एलिटको हाउसिंग एण्ड इंडस्ट्रीस लिमिटेड के द्वारा सिद्धार्थ सिन्हा, पुत्र श्री सूर्य कुमार सिन्हा

निवासी: एलिटको कॉर्पोरेट चेम्बर-1, सेकेण्ड फ्लोर, विभूति खण्ड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

भागीदार: 2



श्री स्वराज विल्डर्स प्रा० लि० के द्वारा आशीष सिंह, पुत्र श्री हरिबंश नारायण सिंह

निवासी: हॉल नं०-2, एलिटको कॉर्पोरेट चेम्बर-1, सेकेण्ड फ्लोर, विभूति खण्ड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

भागीदार: 3



श्री राम नोरा, पुत्र श्री राम गोपाल

निवासी: सरीया चन्द्रावल लखनऊ

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री बंकेट रमन सिंह, अधिवक्ता

निवासी: 25 सलेमपुर हाउस केसरबाग लखनऊ

व्यवसाय: वकालत

पहचानकर्ता: 2



श्री नवीन प्रिया, पुत्र श्री आर एस प्रियादी

निवासी: 25 सलेमपुर हाउस केसरबाग लखनऊ

व्यवसाय: अन्य



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

निर्मल सिंह

अनु निबंधक: सरोजनीनगर

लखनऊ

13/10/2022

अध्यक्ष प्रताप सिंह

निबंधक लिपिक लखनऊ

13/10/2022


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

टिप्पणी:


IN WITNESS WHEREOF THE MEMBERS HAVE EXECUTED THIS CONSORTIUM AGREEMENT ON THIS 13<sup>TH</sup> DAY OF OCTOBER, 2022 AT LUCKNOW AND HAVE CAUSED THIS Consortium Agreement to be signed on their manner in the manner set out below.



**WITNESSES:**

1.   
**Benkat Raman Singh**  
**Advocate**  
**Civil Court, Lucknow**



2.   
**Aditya Tripathi**  
**S/o- R.S. Tripathi**  
**Add- 25, Salempur House,**  
**Kaisarbag, Lucknow**

**Drafted By:**



**(Benkat Raman Singh)**  
**Advocate**  
**Civil Court, Lucknow.**

**PARTIES**

**For Eldeco Housing & Industries Limited**



**Authorized Signatory**

**For Swarajya Builders Private Limited**

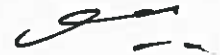


**Director/Authorized Signatory**



**राजेश्वर**

**Composed By:**



**(Aditya Tripathi)**  
**Civil Court, Lucknow**

आवेदन सं०: 202201041048687

बही संख्या 4 जिल्द संख्या 109 के पृष्ठ 75 से 88 तक क्रमांक 716 पर दिनांक 13/10/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

13/10/2022

