

20285



उत्तर प्रदेश UTTAR PRADESH



EG 493793

Realtors Private Limited

Sobhit Sharma
Authorized Signatory

Consortium MoU

THIS CONSORTIUM MEMORANDUM OF UNDERSTANDING (hereinafter referred to as the 'MoU') is made and entered into this __ day of August, 2018, by and among:

1. ATS Grand Realtors Private Limited (Formerly known as ATS Wishtown Private Limited), a Company registered under the Companies Act, 1956/2013 having its registered office at 711/92, Deepali, Nehru Place, New Delhi - 110019 through its Authorized signatory Mr. Sobhit Sharma S/o Shri Ved Prakash Sharma, R/o 121, G.T. Road, Near PWD Guest House, Bonjha, Ghaziabad- 201001, duly authorized vide resolution dated 4th August, 2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the ONE PART;

ATS Grand Realtors Private Limited

Sobhit Sharma
Authorized Signatory

For HOMEKRAFT INFRA PVT. LTD.

Sobhit Sharma
Authorized Signatory

For Landcraft Developers Pvt. Ltd.

Sobhit Sharma
Auth. Signatory

For Champion Infraprojects (P) Ltd. For RAVI IRON L T E R O Y A G E REAL ESTATE PRIVATE LIMITED

Sobhit
Director/ Authorized Signatory

Sobhit
Director/ Auth. Signatory

Sobhit
Director/Authorized Signatory

1

For RAVI BUILDTECH PVT. LTD.

Sobhit
Director/ Auth. Signatory

13

राजकुमार 100/19
लालक-159, तहसील कपाड़ा, गाजियाबाद

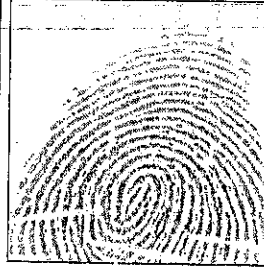
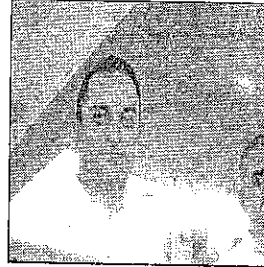
श्री. 20 वी 2018 गेट रिलेज का नि
नद्विद्वन्द्व



अनुबंध विलेख/घोषणा पत्र

प्रतिफल- 0 स्टाम्प शुल्क - 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 120 योग : 220

श्री एटीएस ग्रान्ड रियल्टी प्रा० लि० द्वारा
शोभित शर्मा अधिकृत पदाधिकारी/प्रतिनिधि,
पुत्र श्री वेद प्रकाश शर्मा
व्यवसाय : अन्य
निवासी : 121, जी०टी० रोड, नियर पी डब्लू डी गेस्ट हाऊस, बौहजा,
गाजियाबाद



श्री, एटीएस ग्रान्ड रियल्टी प्रा० लि० द्वारा शोभित शर्मा अधिकृत
पदाधिकारी/प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
21/08/2018 को 03:17:16 PM बजे
निबंधन हेतु पेश किया।

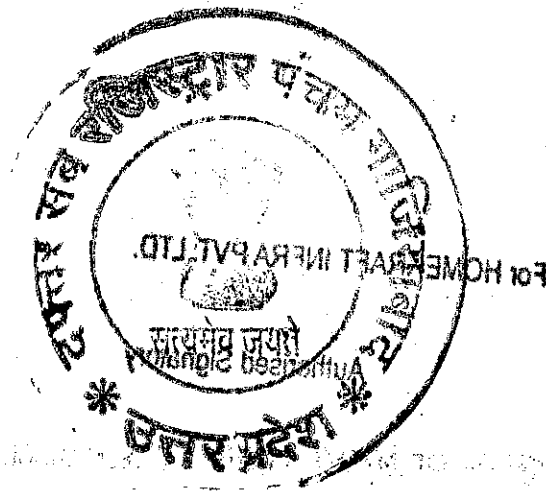
Shobhit Sharma

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Signature)

दयानन्द प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
21/08/2018

गाजियाबाद सदर पंचम लिपिक
कनिष्ठ सहायक (निबंधन) - नियमित



2. **Homekraft Infra Private Limited**, a Company registered under the Companies Act, 2013 having its registered office at 711/92, Deepali, Nehru Place, New Delhi - 110019 through its Authorized signatory **Mr. Sobhit Sharma** S/o Shri Ved Prakash Sharma, R/o 121, G.T. Road, Near PWD Guest House, Bonjha, Ghaziabad- 201001, duly authorized vide resolution dated 31st July, 2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the **SECOND PART**;

3. **Landcraft Developers Private Limited**, a Company registered under the provisions of the Companies Act, 1956/2013, having its registered office at Parmesh Corporate Towers, 309, 3rd Floor, Plot No. 13, Karkardooma Community Centre, Delhi - 110092 and corporate office at Golf Links, N.H.-24, Near Columbia Hospital, Village Mehrauli, Paragna Dasna, Tehsil & District Ghaziabad, U.P., through its authorized signatory **Mr. Vikash Jain** S/o Shri Ramesh Chandra Jain, R/o 07, Chhipaity, Etawah, U.P., duly authorized vide resolution dated August 8, 2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the **THIRD PART**;

For ATS Grand Realtors Private Limited
Mr. Sobhit Sharma
 Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.
Mr. Sobhit Sharma
 Authorised Signatory

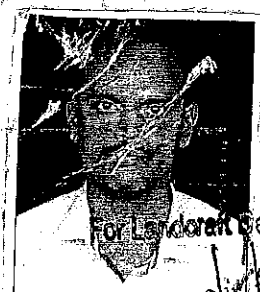
For Landcraft Developers Pvt. Ltd.
Mr. Vikash Jain
 Auth. Signatory

For Champion Infraprojects (P) Ltd.
Mr. Sobhit Sharma
 Director/ Authorised Signatory

For RAVI IRON LTD.
Mr. Vikash Jain
 Director/ Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIMITED
Mr. Sobhit Sharma
 Director/ Authorised Signatory

For RAVI BUILDTECH PVT. LTD.
Mr. Vikash Jain
 Director/ Auth. Signatory



For Landcraft Developers Pvt. Ltd.
Mr. Vikash Jain
 Auth. Signatory

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

प्रथम पक्ष: 1

श्री एटीएस ग्रान्ड रियल्टर्स प्रा० लि० के द्वारा शोभित शर्मा, पुत्र श्री वेद प्रकाश शर्मा

निवासी: 121, जी०टी० रोड, नियर पी डब्लू डी गेस्ट हाऊस, बौहंजा, गाजियाबाद

व्यवसाय: अन्य

प्रथम पक्ष: 2

Shobhit Sharma



श्री होमक्राफ्ट इन्फ्रा प्रा० लि० के द्वारा शोभित शर्मा, पुत्र श्री वेद प्रकाश शर्मा

निवासी: 121, जी०टी० रोड, नियर पी डब्लू डी गेस्ट हाऊस, बौहंजा गाजियाबाद

व्यवसाय: अन्य

प्रथम पक्ष: 3

Shobhit Sharma



श्री लैण्डक्राफ्ट डवलपर्स प्रा० लि० के द्वारा विकास जैन, पुत्र श्री रमेश चन्द जैन

निवासी: 07, छिपैटी, इटावा

व्यवसाय: अन्य

प्रथम पक्ष: 4

Vikas Jain



श्री चैम्पियन इन्फ्राप्रोजेक्ट्स प्रा० लि० के द्वारा लव अग्रवाल, पुत्र श्री कुंज बिहारी अग्रवाल

निवासी: बी-72, सैकिण्ड फ्लोर, एसएफबी, स्वर्ण जयन्तीपुरम, गाजियाबाद

व्यवसाय: अन्य

प्रथम पक्ष: 5

Lav Agrawal



श्री रवि जॉर्ज लि० के द्वारा दीपक अग्रवाल पुत्र श्री मन मोहन अग्रवाल

निवासी: सी-14, मॉडल टाउन-3, ग्राउन्ड फ्लोर, बेक नोटारिंस जई लिमिटेड

व्यवसाय: अन्य

प्रथम पक्ष: 6

Deepak Agrawal



श्री वोटेज लि० इस्टेट प्रा० लि० के द्वारा लव अग्रवाल,

4. **Champion Infraprojects Private Limited**, a Company registered under the Companies Act, 1956/2013 having its registered office at C-22, IIIrd Floor, R.D.C., Raj Nagar, Ghaziabad and corporate office at Golf Links, N.H.-24, Near Columbia Hospital, Village Mehrauli, Paragana Dasna, Tehsil & District Ghaziabad, U.P., through its Director **Mr. Love Agrawal** S/o Shri Kunj Bihari Agrawal, R/o B-72, 2nd Floor, SFB, Swarn Jayanti Puram, Ghaziabad, U.P, duly authorized vide resolution dated August 8, 2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the **FOURTH PART**;
5. **Ravi Iron Limited**, a Company registered under the Companies Act, 1956/2013 having its registered office at 257, Cycle Market, Jhandewalan, New Delhi - 110055 and corporate office at 67, Navyug Market, Ghaziabad-201003 through its Director **Mr. Deepak Aggarwal** S/o Shri Man Mohan Aggarwal, R/o C-9/4, Model Town-3 Ground Floor, Back Portion New Delhi - 110009 duly authorized vide resolution dated August 8, 2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the **FIFTH PART**;

For ATS Grand Realtors Private Limited

Shobhit Sharma

Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.

Shobhit Sharma

Authorised Signatory

For Landcraft Developers Pvt. Ltd.

[Signature]
Auth. Signatory

For Champion Infraprojects (P) Ltd.

Love

Director/ Authorised Signatory

For RAVI IRON LTD.

[Signature]
Director/ Auth. Signatory

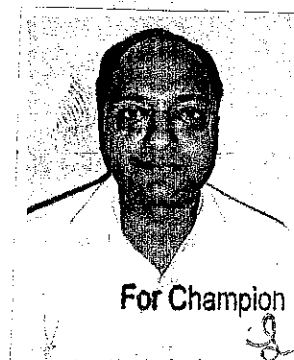
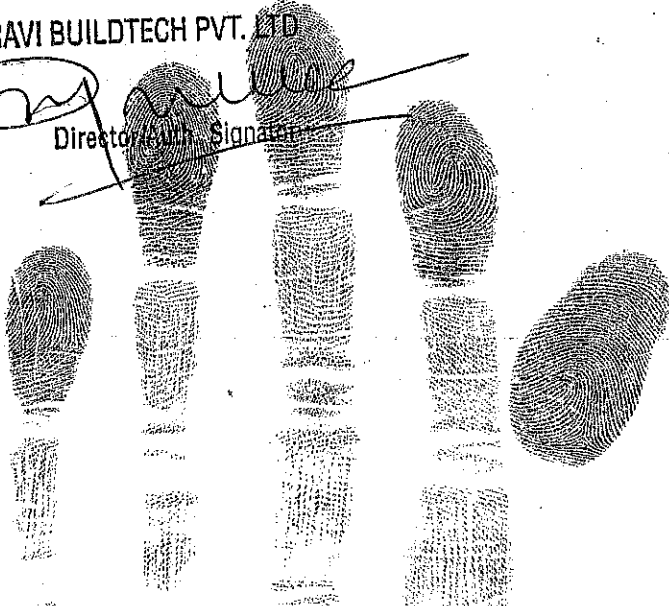
For VOYAGE REAL ESTATE PRIVATE LIMITED

Love

Director/Authorised Sign.

For RAVI BUILDTECH PVT. LTD

[Signature]
Director/ Auth. Signatory



For Champion Infraprojects (P) Ltd.

Love
Director/ Authorised Signatory

पुत्र श्री कुंज बिहारी अग्रवाल

निवासी: बी-72, सैकिण्ड फ्लोर, एसएफबी, स्वर्ण
जयन्तीपुरम, गाजियाबाद

व्यवसाय: अन्य

प्रथम पक्ष: 7

Soorot



श्री रवि बिल्डटेक प्रा० लि० के द्वारा दीपक अग्रवाल, पुत्र
श्री मन मोहन अग्रवाल

निवासी: सी-9/4, मॉडल टाउन-3, ग्राउन्ड फ्लोर, बैंक
पार्टीसन, नई दिल्ली-09,

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1



श्री सत्यपाल सिंह, पुत्र श्री स्व० रामचन्दर सिंह

निवासी: ग्राम महरौली जिला गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2

सत्य



श्री उपेन्द्र कुमार, पुत्र श्री सुविर सिंह

निवासी: डी-33, सैक्टर-9, न्यू विजय नगर,
गाजियाबाद

व्यवसाय: अन्य



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

दयानन्द प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद

गाजियाबाद सदर पंचम लिपिक
कनिष्ठ सहायक (निबंधन) - नियमित

6. **Voyage Real Estate Private Limited**, a Company registered under the Companies Act, 1956/2013 having its registered office at Parmesh Corporate Towers, 309, 3rd Floor, Plot No. 13, Karkardooma Community Centre, Delhi - 110092 and corporate office at Golf Links, N.H.-24, Near Columbia Hospital, Village Mehrauli, Paragna Dasna, Tehsil & District Ghaziabad, U.P., through its Director **Mr. Love Agrawal** S/o Shri Kunj Bihari Agrawal, R/o B-72, 2nd Floor, SFB, Swarn Jayanti Puram, Ghaziabad, U.P., duly authorized vide resolution dated August 8, 2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the SIXTH PART;

7. **Ravi Buildtech Private Limited**, a Company registered under the Companies Act, 1956/2013 having its registered office at 249, Cycle Market, Jhandewalan Extension, New Delhi - 110055 and corporate office at 67, Navyug Market Ghaziabad 201003 through its authorized signatory **Mr. Deepak Aggarwal** S/o Shri Man Mohan Aggarwal, R/o C-9/4, Model Town-3 Ground Floor, Back Portion New Delhi - 110009 duly authorized vide resolution dated August 2, 2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the SEVENTH PART;

For ATS Grand Realtors Private Limited

[Signature]
Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.

[Signature]
Authorised Signatory

For Landcraft Developers Pvt. Ltd.

[Signature]
Auth. Signatory

For Champion Infraprojects (P) Ltd.

[Signature]
Director/ Authorised Signatory

For RAVI IRON LTD.

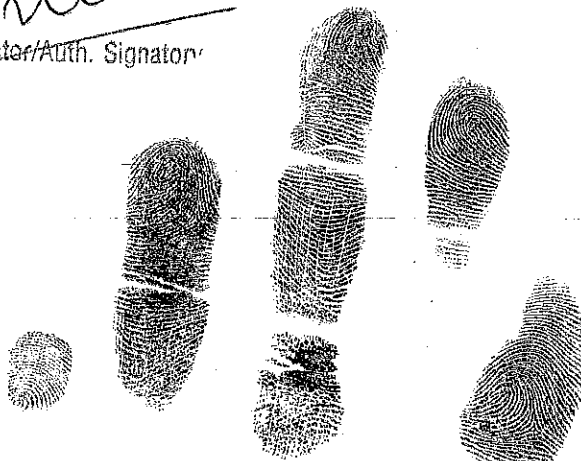
[Signature]
Director/Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIMITED

[Signature]
Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD

[Signature]
Director/Auth. Signatory



4
RAVI IRON LTD.
[Signature]
Director/Auth. Signatory

आदि ११/११/११

गोपनीय है



All the above parties for the purpose of this MoU hereinafter individually called the 'Member' and collectively called the 'Members.'

NOW, THEREFORE, this MoU witnesses as follows:-

In consideration of the mutual covenants of the Members, the sufficiency whereof is hereby acknowledged and other good valuable considerations, the Members have agreed as follows:

1. Definitions and interpretations

1.1 Definitions

Capitalized terms used in this MoU shall have their respective defined meanings, and/or shall have the meanings specified in the Policy issued vide G.O. No. 1132/Eight-1-18-106 Vividh/2018, dated 12.07.2018 and subsequently executed Development Agreement between the Applicant and the Authority unless the context expressly or by necessary implication otherwise requires.

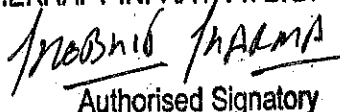
(a) 'Applicant' means the Consortium Applicant;

(b) 'Authority' means the Uttar Pradesh Housing and Development Board or the Development Authority or the Special Area Development Authority or Industrial Area Development Authority or the Controlling Authority or any other authority designated by the Government of Uttar Pradesh, as the case may be;

For ATS Grand Realtors Private Limited


Authorised Signatory


For HOMEKRAFT INFRA PVT. LTD.


Authorised Signatory

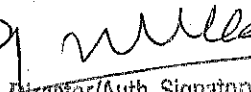
For Landcraft Developers Pvt. Ltd.


Auth. Signatory

For Champion Infraprojects (P) Ltd.


Director/ Authorised Signatory

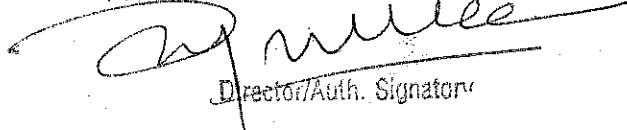
For RAVI IRON LTD.


Director/ Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIMITED


Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD.


Director/ Auth. Signatory

For HOMEKING FRY LTD.

Authorized Signatory

(c) 'Company' means a company formed and registered under the Companies Act, 1956/2013;

(d) 'Consortium' means the Consortium formed between the Members in accordance with this MoU;

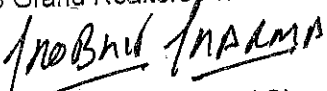
(e) "Government Agency" means Development Authority constituted under Uttar Pradesh Urban Planning and Development Act, 1973 or Uttar Pradesh Housing & Development Board constituted under Uttar Pradesh Housing and Development Board Act, 1965 or Industrial Area Development Authority constituted under Industrial Area Development Authority Act, 1976 or Controlling Authority constituted under Uttar Pradesh (Regulation Of Building Operations) Act, 1958 or Special Area Development Authority constituted under Uttar Pradesh Special Area Development Authorities Act, 1986.

(f) 'Lead Member' means the member of the Consortium who holds minimum 26% equity in the Consortium.

(g) 'Members' means the individuals, Company or firms which have agreed to form a Consortium in connection with the Project;

(h) 'MoU' (Memorandum of Understanding) means a legal document describing the terms and details of an agreement between two or more parties, including each party's role and responsibilities.

(i) 'Net worth' means as defined under section-2 of (29-A) of the Companies Act, 1956/2013;

ATS Grand Realtors Private Limited

Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.

Authorised Signatory

For Landcraft Developers Pvt. Ltd.

Auth. Signatory

For Champion Infraprojects (P) Ltd.

Director/ Authorised Signatory

For RAVI IRON LTD.

Director/Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIMITED

Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD.

Director/Auth. Signatory



(j) 'Private Developer' means an individual, legal person, consortium, registered trust, registered society, Company, Industrial Unit, cooperative housing society, company or association, body of individuals whether incorporated or not, owning or assembling or agreeing to own or assemble, whether by purchase or otherwise, land for development.

(k) 'Scheme' means the proposed housing scheme.

1.2 Interpretation

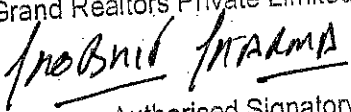
(a) For the purpose of this MoU, where the context so requires, the singular shall be deemed to include the plural and vice-versa and masculine gender shall be deemed to include the feminine gender and vice-versa.

(b) References to a 'person' if any shall, where the context so admits, include references to natural persons, partnership firms, companies, bodies corporate and associations, whether incorporated or not or any other organization or entity including any governmental or political subdivision, ministry, department or agency thereof.

(c) The headings and sub-headings are inserted for convenience only and shall not affect the construction and interpretation of this MoU.

(d) References to the word 'include' and 'including' shall be construed without limitation.

(e) Any reference to 'day' shall mean a reference to a calendar day.

For ATS Grand Realtors Private Limited

Authorized Signatory

For HOMEKRAFT INFRA PVT. LTD.

Authorized Signatory

For Landcraft Developers Pvt. Ltd.


Auth. Signatory

For Champion Infraprojects (P) Ltd.

Director/ Authorized Signatory

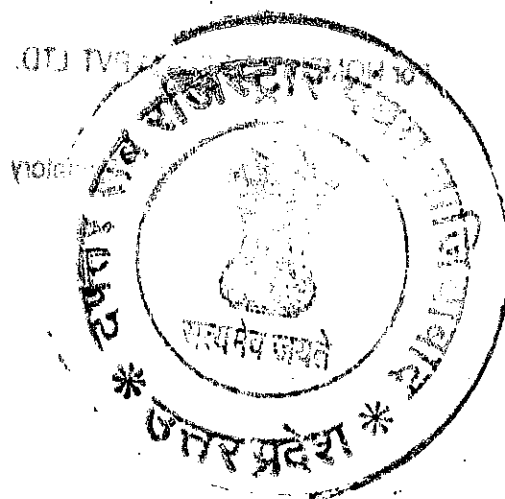
For RAVI IRON LTD.

Director/Auth. Signatory

For VOYA DE REAL ESTATE PRIVATE LIMITED

Director/Authorized Signatory

For RAVI BUILDTECH PVT. LTD.

Director/Auth. Signatory



2. Purpose of Consortium MoU

2.1 The purpose of this MoU is to specify the responsibilities of the Members towards the execution of the Scheme including land assembly, preparation of Detailed Project Report, securing of clearances, execution of development and construction works, maintenance of services and management and disposal of properties and to set out further rights and obligations of the Members supplementing but not conflicting with those present in this MoU.

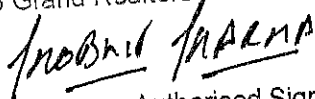
3. Duration

3.1 This MoU shall come into force and effect on as of the date of signing of this MoU by the Members. Unless otherwise terminated earlier, this MoU shall remain effective until the complete discharge of all obligations by the Members concerning the completion of the Scheme.

4. Coordinator

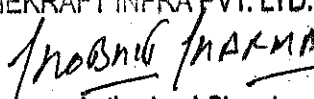
4.1 The Members hereby understand and agree that there shall be a 'Lead Member' who shall be the point of contact for the purpose of the Scheme. It is hereby agreed by the Members that for the purpose of the MoU, ATS Grand Realtors Private Limited (formerly known as ATS Wishtown Private Limited) has been appointed as Lead Member. The Lead Member shall be specifically authorized by the Members to make representations and declarations on their behalf. However, every Member of the Consortium shall be individually responsible for discharging his obligation as specified in Schedule-1 and jointly and severally liable for the successful completion of the entire Scheme.

For ATS Grand Realtors Private Limited



Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.



Authorised Signatory

For Landcraft Development Pvt. Ltd.



Auth. Signatory

For Champion Infraprojects (P) Ltd.



Director/ Authorised Signatory

For RAVI IRON LTD.



Director/ Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIM



Director/Authorised Sign.

For RAVI BUILDTECH PVT. LTD



Director/ Auth. Signatory



4.2 For the purpose of this MoU, the Lead Member shall be the single point of contact for the Authority and shall have the overall responsibility of the management of the Scheme and shall have single point responsibility for ensuring that all Members of the Consortium are complying with the terms and conditions set out in this MoU.

4.3 All instructions/communications from the Authority to the Lead Member shall be deemed to have been duly provided to all the Members of the Consortium

4.4 For the avoidance of doubt it is hereby clarified that the all Members of the Consortium shall be held individually responsible for the obligations mentioned in Schedule- 1 regarding their specific roles and responsibilities undertaken by them under this MoU.

5. Rights and obligations

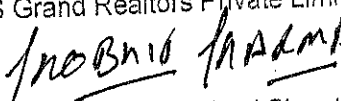
5.1 For delivery of all Services as per provisions of the Development Agreement to be executed subsequently between the Applicant and the Authority; the Lead Member shall be primarily accountable and responsible.

5.2 The Lead Member shall be responsible for the transmission of any documents and information connected with the Scheme to the Members concerned.

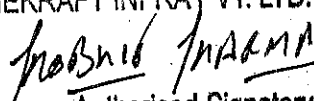
5.3 The representations and declarations made by the Lead Member shall be legally binding on all the Members of this MoU.

5.4 Each Member shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this MoU.

For ATS Grand Realtors Private Limited


Authorised Signatory


For HOMEKRAFT INFRA PVT. LTD.


Authorised Signatory

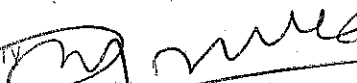
For Landcraft Developers Pvt. Ltd.


Auth. Signatory

For Champion Infraprojects (P) Ltd.


Director/ Authorised Signatory

For RAVI IRON LTD.

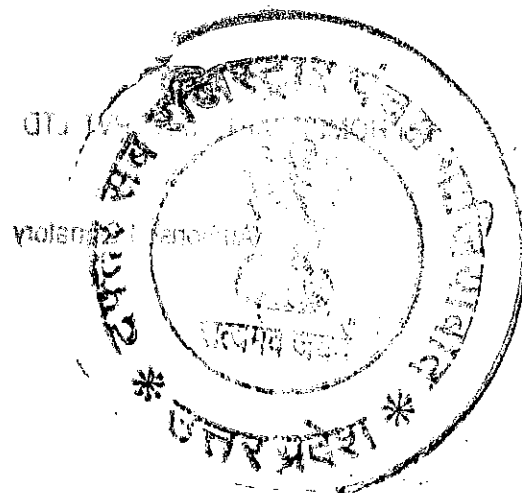

Director/ Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LTD.


Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD


Director/ Auth. Signatory



6. Responsibilities towards each other

6.1 (a) Each Member undertake:

- (i) to promptly notify each of the Members about any significant delay in fulfillment of milestones in relation to the Scheme; and
 - (ii) to inform other Members of relevant communications it receives from third parties in relation to the Scheme.
- (b) Each Member shall act in good faith and use reasonable efforts to ensure time-bound compliance of their obligations under this MoU and promptly act to correct any error therein as soon as it came into the knowledge.
- (c) Each Member shall keep confidential all information of confidential nature, whether written or oral, concerning to this MoU and also abide by the terms and condition of the Development Agreement to be executed subsequently between the Applicant and the Authority.
- (d) Each Member shall share with and disclose information to other Members including confidential information and documents as may be necessary for the Scheme. The Members hereby understand and agree that the information shall be used solely for the purpose of the Scheme and not for its own use or for any third party benefit.

For ATS Grand Realtors Private Limited

Prabhu Narayana
Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.

Prabhu Narayana
Authorised Signatory

For Landcraft Developers Pvt. Ltd.

[Signature]
Auth. Signatory

For Champion Infraprojects (P) Ltd.

Soumit
Director/ Authorised Signatory

For RAVI IRON LTD.

[Signature]
Director/ Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIMITED

Soumit
Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD

[Signature]
Director/ Auth. Signatory

FOR HOMERAF TIRAPAT LTO

10/11



7. Liabilities.

7.1 Liability towards each other:

The Members hereby understand and agree that each Member shall be individually liable for any default with regard to the deliverables of his part under the terms and conditions of this MoU.

7.2 Indemnification of a Member for each other:

Each Member shall indemnify each of the other Members, in respect of liability resulting from acts or omissions of itself.

7.3 Liability towards Third Parties:

Subject always to such other undertakings and warranties as are provided for in this MoU, each Member shall be solely liable for any loss, damage or injury to third parties resulting from its carrying out its parts of the Scheme and from its use of knowledge and/or knowhow.

8. Representation and warranties

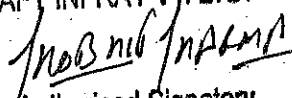
8.1 The Members hereby represent and warrant that:

(a) They are duly organized and validly existing under the prevailing laws of India and have full power and authority to enter into this MoU and to perform their obligations under this MoU.

For ATS Grand Realtors Private Limited.


Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.


Authorised Signatory

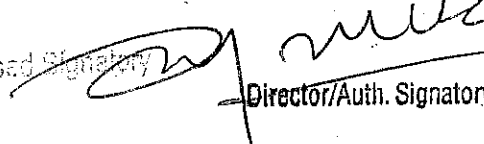
For Landcraft Developers Pvt. Ltd.


Auth. Signatory

For Champion Infra Projects (P) Ltd.


Director/ Authorised Signatory

For RAVI IRON LTD.

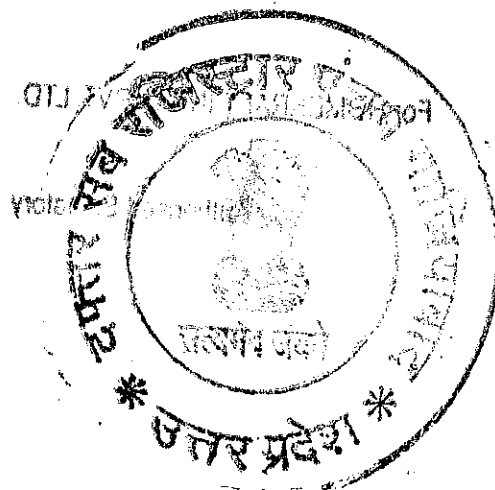

Director/Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LTD.


Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD


Director/Auth. Signatory



(b) This MoU constitutes a valid and binding obligation of the Members, enforceable against them in accordance with the terms hereof, and the execution, delivery and performance of this MoU and all instruments or agreements required hereunder do not contravene, violate or constitute a default of or require any consent or notice under any provision of any agreement or other instrument to which the Member is a party and by which the Members are or may be bound.

(c) Each of the representations and warranties shall be construed as a separate representation, warranty, covenant or undertaking, as the case may be, and shall not be limited by the terms of any other representation or warranty or by any other term of this MoU

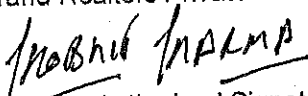
d) The Members have read, understood and agreed with the terms and conditions of this MoU.

9. Notices

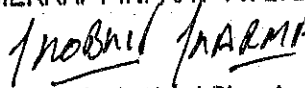
9.1 Notices, demands or other communication required or permitted to be given or made under this MoU shall be in writing in Hindi or English language. Delivery can be made by hand or facsimile message against a written confirmation of receipt or by registered letter or by courier subsequently confirmed by letter.

9.2 Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served at the time of delivery in the case of service by delivery in person or by registered post or courier at the given address.

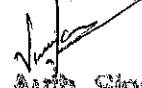
F ATS Grand Realtors Private Limited


Authorised Signatory


For HOMEKRAFT INFRA PVT. LTD.


Authorised Signatory

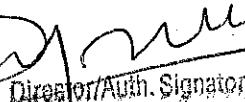
For Landcraft Developers Pvt. Ltd.


Auth. Signatory

For Champion Infraprojects (P) Ltd.


Director/ Authorised Signatory

For RAVI IRON LTD.

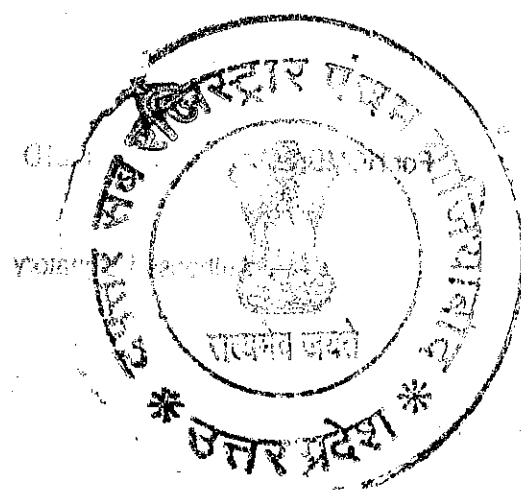

Director/Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIM


Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD


Director/Auth. Signatory



10. Arbitration

10.1 Any and all disputes or differences between the Members arising out of or in connection with this MoU or its performance shall, so far as it is possible, be settled amicably through consultation between the Members.

10.2 Any dispute arising in connection with this MoU which cannot be resolved by the Members in accordance with the terms of this MoU shall be settled by arbitration in accordance with Arbitration and Conciliation Act, 1996. The Members agree to comply with the awards resulting from arbitration. The place of arbitration shall be Lucknow.

11. Force Majeure

None of the members shall be held in default in the performance of the obligation, under this MoU, in the events of force majeure which without any limitation include war, civil commotion, riots, Act of God, Government Action. In the event of force majeure, the members of the Consortium MoU undertake to consult each other.

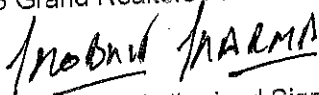
12. Termination of Consortium MoU

This Consortium MoU may be terminated upon the arrival of the first of following events:-

12.1 Upon exit from the Scheme subject to terms and conditions of the scheme.

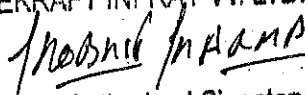
12.2 Upon completion of the Scheme.

For ATS Grand Realtors Private Limited



Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.



Authorised Signatory

For Landcraft Developers Pvt. Ltd.



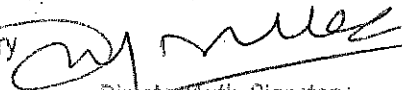
Auth. Signatory

For Champion Infraprojects (P) Ltd.



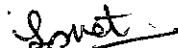
Director/ Authorised Signatory

For RAVI IRON LTD.



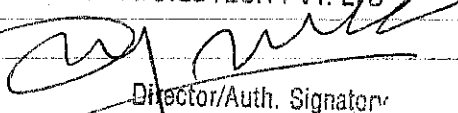
Director/Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIMITED



Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD



Director/Auth. Signatory



13. Miscellaneous

13.1 This MoU supercedes all prior discussions and agreements (whether oral or written, including all correspondence) if any, between the Members with respect to the subject matter of this MoU. In the event of any conflict between the terms of this MoU and the Development Agreement to be executed subsequently between the Applicant and the Authority, the terms of Development Agreement shall prevail.

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

13.3 This MoU shall be governed and interpreted by, and construed in accordance with the laws of India, without giving effect to the principles of conflict of laws there under.

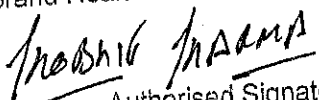
13.4 The Schedule-1 shall have the same force and effect as if expressly set in the body of this MoU and any reference to this MoU shall include the Schedule-1.

13.5 Any Member including the Lead Member of the Consortium may be changed with the prior approval of Government Agency subject to fulfillment of minimum financial and technical capability of the Consortium.

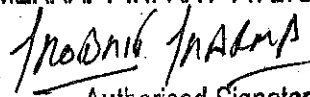
13.6 In case of any change in the members of the Consortium, an amended Consortium MoU shall be submitted by the Lead Member to Government Agency.

13.7 Any variation or modification to the terms of this MoU as may be mutually agreed by the members can only be made with prior approval of Government Agency.

For ATS Grand Realtors Private Limited


Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.


Authorised Signatory

For Landcraft Developers Pvt. Ltd.


Auth. Signatory

For Champion Infraprojects (P) Ltd


Director/ Authorised Signatory

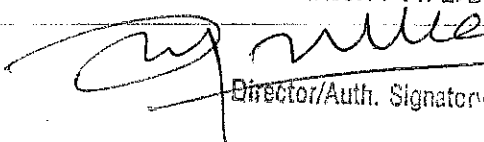
For RAVI IRON LTD.


Director/Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIMITED


Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD


Director/Auth. Signatory



IN WITNESS WHEREOF, the Members have entered into this MoU on the day, month and year first mentioned above.

1. Common Seal of ATS Grand Realtors Private Limited (formerly known as ATS Wishtown Private Limited) has been affixed in my presence pursuant to the Board of Directors resolution dated August 4, 2018

Signature... Sobhit Sharma
Name : Sobhit Sharma
Designation- Authorised Signatory

For ATS Grand Realtors Private Limited
Sobhit Sharma
Authorised Signatory

2. Common Seal of Homekraft Infra Private Limited has been affixed in my presence pursuant to the Board of Directors resolution dated July 31, 2018

Signature... Sobhit Sharma
Name: Sobhit Sharma
Designation- Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.
Sobhit Sharma
Authorised Signatory

3. Common Seal of Landcraft Developers Private Limited has been affixed in my presence pursuant to the Board of Directors resolution dated August 8, 2018

For Landcraft Developers Pvt. Ltd.

Signature... Vikash Jain
Name : Vikash Jain
Designation - Authorized Signatory

For Landcraft Developers Pvt. Ltd.
Vikash Jain
Auth. Signatory

For Champion Infraprojects (P) Ltd.

Sovet
Director/ Authorised Signatory

For RAVI IRON LTD.

Sovet
Director/Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIMITED

Sovet
Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD

Sovet
Director/Auth. Signatory

For HOMERAT INFRA PVT. LTD.

Registered Company



4. Common Seal of Champion Infraprojects Private Limited has been affixed in my presence pursuant to the Board of Directors resolution dated August 8, 2018

For Champion Infraprojects (P) Ltd.

Signature.....Souet

Name: Lov Agrawal

Designation- Director

5. Common Seal of Ravi Iron Limited has been affixed in my presence pursuant to the Board of Directors resolution dated August 8, 2018

FOR RAVI IRON LTD.
Signature.....[Signature]

Name: Deepak Aggarwal

Designation- Whole Time Director

6. Common Seal of Voyage Real Estate Private Limited has been affixed in my presence pursuant to the Board of Directors resolution dated August 8, 2018

FOR VOYAGE REAL ESTATE PRIVATE LIMITED
Signature.....Souet

Name Love Agrawal

Designation- Director

7. Common Seal of Ravi Buildtech Private Limited has been affixed in my presence pursuant to the Board of Directors resolution dated August 2, 2018

FOR RAVI BUILDTECH PVT. LTD.
Signature.....[Signature]

Name: Deepak Aggarwal

Designation- Authorised Signatory

For Landcraft Developments Pvt. Ltd.

[Signature]
Auth. Signatory

For Champion Infraprojects (P) Ltd.

Souet

Director/ Authorised Signatory

For RAVI IRON LTD.

[Signature]

Director/Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIMITED

Souet

Director/Authorised Signatory

For RAVI BUILDTECH PVT. LTD.

[Signature]
Director/Auth. Signatory

For HOMEKRAFT INFRA PVT. LTD.

[Signature]

16

For ATS Grand Realtors Private Limited

[Signature]
Authorised Signatory



Authorised Signatory

For and on behalf of Lead Member:

ATS Grand Realtors Private Limited (formerly known as ATS Wishtown Private Limited)

Name: Sobhit Sharma

Designation: Authorised Signatory

Date: For ATS Grand Realtors Private Limited

Seal:

Sobhit Sharma
Authorised Signatory

WITNESSES:

1. Signature..... *Sobhit Sharma*

Name..... *Sobhit Sharma*

Address..... *Vill. Mehrauli*

Ghena bel

2. Signature..... *Upendra Kumar*

Name..... *Upendra Kumar*

Name..... *R/o G.H. U.K. M.V. 24*
Village Mehrauli, Pargana, District
Ghena bel.

For HOMEKRAFT INFRA PVT. LTD.
Sobhit Sharma
Authorised Signatory

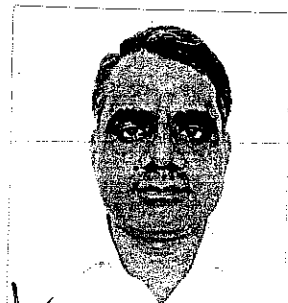
For Landcraft Developers Pvt. Ltd.
Upendra Kumar
Auth. Signatory

For Champion Infraprojects (P) Ltd.
Sovet
Director/ Authorised Signatory

For RAVI IRON LTD.
Upendra Kumar
Director/Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LTD.
Sovet
Director/Authorised Signatory

For RAVI BUILDTech PVT. LTD.
Upendra Kumar
Director/Auth. Signatory





For Home/Office Use Only
Authorized Signatory

Schedule -1

Roles and Responsibilities of Each Individual Member of the Consortium

(Describe the Roles and Responsibilities of each individual Member of the Consortium)

Sl. No.	Type of Member	Average Annual Net Worth (Rs. Crore)	Roles and Responsibilities
1	2	3	4
1	Lead Member Name- ATS Grand Realtors Private Limited (formerly known as ATS Wishtown Private Limited) Address- 711/92, Deepali, Nehru Place, New Delhi - 110019 Authorised Signatory	0.00102	Overall management Implementation of Project
2	Member -1 Name- Homekraft Infra Private Limited Address- 711/92, Deepali, Nehru Place, New Delhi - 110019 Authorised Signatory	0.25	Support in Management Technical Support
3	Member -2 Name- Landcraft Developers Private Limited Address- Golf Links, N.H.-24, Near Columbia Hospital, Village Mehrauli, Paragana Dasna, Tehsil & District Ghaziabad, U.P., Phone No. 0120-4185001	41.49	Support in Management Technical Support
4	Member-3 Name-Champion Infraprojects Private Limited Address- Golf Links, N.H.-24, Near Columbia Hospital, Village Mehrauli, Paragana Dasna, Tehsil & District Ghaziabad, U.P., Phone No. 0120-4185001	0.023	Support in Management Technical Support
5	Member-4 Name-Ravi Iron Limited. Address- 67, Navyug Market, Ghaziabad-201003	11.55	Support in Management Technical Support

For Landcraft Developers Pvt. Ltd.

For RAVI IRON LTD

Auth. Signatory

For Champion Infraprojects (P) Ltd.

For VOYAGE REAL ESTATE PRIVATE LIMITED

Director/Auth. Signatory

Director/ Authorised Signatory

Director/Authorised Signatory

For HOMERAFI INFRA PVT. LTD.

Authorized Signatory



6	Member -5 Name -Voyage Real Estate Private Limited. Address- Golf Links, N.H.-24, Near Columbia Hospital, Village Mehrauli, Paragana Dasna, Tehsil & District Ghaziabad, U.P., Phone No. 0120-4185001	1.37	Support in Management Technical Support
7	Member-6 Name-Ravi Buildtech Private Limited Address- 67, Navyug Market, Ghaziabad-201003	4.46	Support in Management Technical Support
	Total	59.14	

Signature Shobhit Sharma
Name Shobhit Sharma
Date 20.08.2018

For ATS Grand Realtors Private Limited

Shobhit Sharma

Authorised Signatory

For HOMEKRAFT INFRA PVT. LTD.

Shobhit Sharma
Authorised Signatory

For Landcraft Developers Pvt. Ltd.

Shobhit Sharma
Auth. Signatory

For Champion Infreprojects (P) Ltd.

Souvik
Director/ Authorised Signatory

For RAVI INFRA

Souvik
Director/ Auth. Signatory

For VOYAGE REAL ESTATE PRIVATE LIM

Souvik
Director/Authorised Sign

For RAVI BUILDTECH PVT. LTD

Souvik
Director/ Auth. Signatory

बही संख्या 4 जिल्द संख्या 524 के पृष्ठ 397 से 438 तक
क्रमांक 3089 पर दिनांक 21/08/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दयानन्द प्रभारी

उप निबंधक : सदर पंचम

गाजियाबाद

21/08/2018

for HOMERIGHT INFRA PVT. LTD.

Authorised Signatory

