

IV - 220/19



FD 443149

Consortium MOU

THIS CONSORTIUM MEMORANDUM OF UNDERSTANDING

(Hereinafter referred to as the MOU) is made and entered into this 19<sup>th</sup> Day of the Month of November 2019) by and among:

1. M/s Sangwan Landco Pvt. Ltd., Company registered under the Companies Act 1956, dated 08-02-2007, acting through authorized Signatory Mr. Narendra Kumar duly authorized vide board resolutions of the company dated 07-11- 2019, having their principal place of business at corporate office – 301, IIIrd Floor, Bhagmal Complex, Sector – 15, Noida & Regd. Office – GF – 38, Indraprakash Building 21, B.K. Road, C.P. New Delhi 110001, which expression shall unless repugnant to the context thereof include his Successors, of the ONE PART.
2. M/s K.S. Maintenance & Facilities Pvt. Ltd, a company registered under the Companies Act 1956, dated 17-06-2010, acting through authorized Signatory Mr. Narendra Kumar duly authorized vide board resolutions of the company dated 08-11-2019, having their principal place of business at Regd. Office- GF – 38 Indraprakash Building, 21 B.K. Road C.P. New Delhi which expression shall unless repugnant to the context thereof include his Successors, of the SECOND PART.

FOR SANGWAN BUILDERS  
Prop.

For SANGWAN LANDCO PVT. LTD.

For K.S. Maintenance & Facilities Pvt. Ltd.

For SANGWAN BUILDERS PVT. LTD. SANGWAN BUILDERS PVT. LTD.

Director

Director

1001 सांगकन मण्डल का 102 द्वारा निर्देश नरेंद्र कुमार  
R/o - 5/28 चिरंजीव विहार गाजियाबाद

  
नवीन कुमार सिंह  
स्वयं विकला  
अ.नं.-90 (जारी 31-08-2020)  
प्रतिष्ठित कोर्ट अलीगढ़







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3. M/s Sangwan Developers Pvt. Ltd. Company registered under the companies Act 1956, dated 20-05-2005, acting through authorized Signatory Mr. Narendra Kumar duly authorized vide board resolutions of the company dated 09-11-2019 having their principal place of business at Corporate Office – 301, IIIrd Floor Bhagmal Complex Sector – 15, Noida & Reg. Office GF – 38, Indraprakash Building 21, B.K. Road, C.P. New Delhi – 110001, which expression shall unless repugnant to the context there of include his successors, of the THIRD PART.
4. M/s Sangwan Buildwell Pvt. Ltd. Company registered under the companies Act 1956, dated 26-04-2007, acting through authorized Signatory Mr. Narendra Kumar duly authorized vide board resolutions of the company dated 11-11-2019 having their principal place of business at Corporate Office – 301, IIIrd Floor Bhagmal Complex Sector – 15, Noida & Reg. Office GF – 38, Indraprakash Building 21, B.K. Road, C.P. New Delhi – 110001, which expression shall unless repugnant to the context there of include his successors, of the FORTH PART
5. M/s Sangwan Builders, (Proprietor) Mr. Tejindra Singh having their principal place of business at 301, IIIrd Floor, Bhagmal Complex, Sector – 15, Noida.(U.P)
6. Mr. Narendra Kumar S/o Late Shri Kalicharan Singh R/o – 5/28, Chiranjiv Vihar Ghaziabad.(U.P)

For SANGWAN DEVELOPERS PVT. LTD. MAN BUILDWELL

For SANGWAN SANDCO PVT. LTD.

K S Maintenance & Facilities Pvt. Ltd.

Director

For SANGWAN BUILDERS

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103  
श्रीगणेशाय नमः  
नमो भूतनाथाय  
११/११/२०२०

११/११/२०२०  
लक्ष्मी कृष्ण सिंह  
सदस्य, विवेक  
सं. २०२०-२०२१, ३१-१२-२०२०  
विशेष रूप, अतिरिक्त







उत्तर प्रदेश UTTAR PRADESH

FD 443134

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

Now therefore the MoU witness as follows:

Definitions and interpretations

**1.1 Definitions**

Capitalized terms used in this MoU shall have their respective defined meanings, and/ or shall the meanings specified in the policy issued vide.

- (a) 'Applicant' means the Consortium Applicant;
- (b) 'Authority' means the Uttar Pradesh Housing and Development Board of the Development Authority of 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;
- (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

SANGWAN BUILDERS

Page

For SANGWAN LANDGO PVT. LTD.

For SANGWAN DEVELOPERS PVT. LTD.

Director

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नवीन कुमार सिंह

रहस्य विमर्श

सं.स. - २० दिनांक ३१-०९-२०२०  
विशेष कर अन्वय







उत्तर प्रदेश UTTAR PRADESH

FD 443128

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- Act 1956 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/(RERA, ie Real Estate Regulatory Authority )/
- (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 documents 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:
- (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, owing or assembling or agreeing to own or assemble, whether by purchase or otherwise, land for development.
- (k) 'Scheme' means the proposed housing scheme/plotted.

For SANGWAN LANDCO PVT. LTD.

For SANGWAN LANDCO PVT. LTD.

For SANGWAN DEVELOPERS PVT. LTD.

*[Signature]*

*[Signature]*

*[Signature]*

Director

*[Signature]*

Prop.

For SANGWAN BUILDERS

*[Signature]*

*[Signature]*

For SANGWAN BUILDERS

1001

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श्रीगणेशाय नमः ८७० १८०५५७  
विष्णु नमः ८७० १८०५५७  
विष्णु नमः ८७० १८०५५७

  
15/11/20

नवीन कुमार सिंह

स्टाम्प विक्रेता

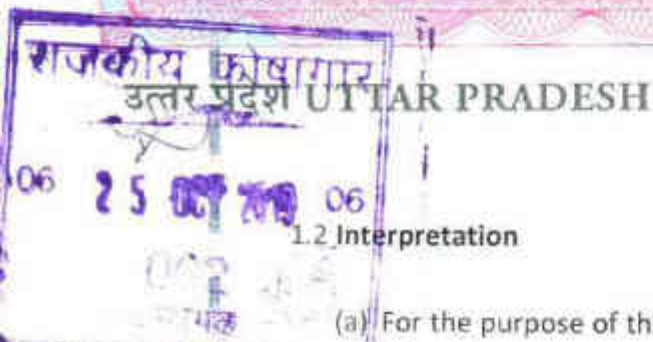
सं.सं.-८७ दिनांक ३१-११-२०२०

विशाल कोट अलीगढ़



STAMP AND CO. PVT. LTD.





FD 443123

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- (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 and vice – versa.
- (b) Reference to a 'person' if any shall, where the context so admits, include reference 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.

## 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/Project including land assembly, preparation of detailed project Report, securing of clearances, execution of development and construction works, maintenance of services and management and Sale/Purchase and

For SANGWAN LANDCO PVT. LTD.

For SANGWAN LANDCO PVT. LTD.

For SANGWAN LANDCO PVT. LTD.

For SANGWAN BUILDERS

Prop.

Director

Director

Director

SANGWAN BUILDERS

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106  
सांगलान (पुठ के 570, 180 वरु)  
मिदकक नरुन रुमर 2/201  
चिद जीव विमल 2011 विपक्ष



महेश कुमार सिंह

स्टाफ विमल

सा.न.-50 (पुठ के 31-08-2020)  
विमल कोर्ट अलीगढ़



FOR SANGH K. LAMCO PVT. LTD.





उत्तर प्रदेश UTTAR PRADESH

BZ 998197

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disposal of properties and to set out further rights and obligations of the Members supplementing but not conflicting with those present in this MoU.

2.2 That the Consortium has been formed with an object of development of Plotted Township/Group Housing/Commercial Project in the State of Uttar Pradesh and for submitting the layout plan to the development Authority/other authorities and getting other approval from the various Govt. Deptt. For development of plotted Township/Group Housing project at Aligarh in the State of Uttar Pradesh.

### 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 obligation of the Members Concerning the completion of the scheme/Project.

### 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 of that and for the purpose of the MoU M/s. Sangwan Landco Pvt. Ltd. Has been appointed as Lead Member. The Lead Member shall be specifically authorized by the members to make representation and declaration on their behalf. However, every Member of the Consortium shall be individually responsible for

For SANGWAN LANDCO PVT. LTD.

M/s S. Members & Facilities Pvt. Ltd.

For SANGWAN DEVELOPERS PVT. LTD.

Director

Director

SANGWAN BUILDERS

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15/11/201

नवीन कुमार सिंह

स्टायम विक्रेता

सं.न.-५० दिनांक ३१-०८-२०२०

31-03-  
जिल्हा कोर्ट अलीगढ़







उत्तर प्रदेश UTTAR PRADESH

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discharging his obligation as specified in Schedule – 1 and jointly and severally liable for the successful completion of the entire Scheme.

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/project 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/communication 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 Members 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/project to the members concerned.

For SANGWAN LANDCO PVT. LTD.

Director

For S. S. Maintenance & Facilities Pvt. Ltd.

Director

For SANGWAN DEVELOPERS PVT. LTD.

Director

For SANGWAN BUILDERS

1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 2220 2230 2240 2250 2260 2270 2280 2290 2300 2310 2320 2330 2340 2350 2360 2370 2380 2390 2400 2410 2420 2430 2440 2450 2460 2470 2480 2490 2500 2510 2520 2530 2540 2550 2560 2570 2580 2590 2600 2610 2620 2630 2640 2650 2660 2670 2680 2690 2700 2710 2720 2730 2740 2750 2760 2770 2780 2790 2800 2810 2820 2830 2840 2850 2860 2870 2880 2890 2900 2910 2920 2930 2940 2950 2960 2970 2980 2990 3000 3010 3020 3030 3040 3050 3060 3070 3080 3090 3100 3110 3120 3130 3140 3150 3160 3170 3180 3190 3200 3210 3220 3230 3240 3250 3260 3270 3280 3290 3300 3310 3320 3330 3340 3350 3360 3370 3380 3390 3400 3410 3420 3430 3440 3450 3460 3470 3480 3490 3500 3510 3520 3530 3540 3550 3560 3570 3580 3590 3600 3610 3620 3630 3640 3650 3660 3670 3680 3690 3700 3710 3720 3730 3740 3750 3760 3770 3780 3790 3800 3810 3820 3830 3840 3850 3860 3870 3880 3890 3900 3910 3920 3930 3940 3950 3960 3970 3980 3990 4000 4010 4020 4030 4040 4050 4060 4070 4080 4090 4100 4110 4120 4130 4140 4150 4160 4170 4180 4190 4200 4210 4220 4230 4240 4250 4260 4270 4280 4290 4300 4310 4320 4330 4340 4350 4360 4370 4380 4390 4400 4410 4420 4430 4440 4450 4460 4470 4480 4490 4500 4510 4520 4530 4540 4550 4560 4570 4580 4590 4600 4610 4620 4630 4640 4650 4660 4670 4680 4690 4700 4710 4720 4730 4740 4750 4760 4770 4780 4790 4800 4810 4820 4830 4840 4850 4860 4870 4880 4890 4900 4910 4920 4930 4940 4950 4960 4970 4980 4990 5000 5010 5020 5030 5040 5050 5060 5070 5080 5090 5100 5110 5120 5130 5140 5150 5160 5170 5180 5190 5200 5210 5220 5230 5240 5250 5260 5270 5280 5290 5300 5310 5320 5330 5340 5350 5360 5370 5380 5390 5400 5410 5420 5430 5440 5450 5460 5470 5480 5490 5500 5510 5520 5530 5540 5550 5560 5570 5580 5590 5600 5610 5620 5630 5640 5650 5660 5670 5680 5690 5700 5710 5720 5730 5740 5750 5760 5770 5780 5790 5800 5810 5820 5830 5840 5850 5860 5870 5880 5890 5900 5910 5920 5930 5940 5950 5960 5970 5980 5990 6000 6010 6020 6030 6040 6050 6060 6070 6080 6090 6100 6110 6120 6130 6140 6150 6160 6170 6180 6190 6200 6210 6220 6230 6240 6250 6260 6270 6280 6290 6300 6310 6320 6330 6340 6350 6360 6370 6380 6390 6400 6410 6420 6430 6440 6450 6460 6470 6480 6490 6500 6510 6520 6530 6540 6550 6560 6570 6580 6590 6600 6610 6620 6630 6640 6650 6660 6670 6680 6690 6700 6710 6720 6730 6740 6750 6760 6770 6780 6790 6800 6810 6820 6830 6840 6850 6860 6870 6880 6890 6900 6910 6920 6930 6940 6950 6960 6970 6980 6990 7000 7010 7020 7030 7040 7050 7060 7070 7080 7090 7100 7110 7120 7130 7140 7150 7160 7170 7180 7190 7200 7210 7220 7230 7240 7250 7260 7270 7280 7290 7300 7310 7320 7330 7340 7350 7360 7370 7380 7390 7400 7410 7420 7430 7440 7450 7460 7470 7480 7490 7500 7510 7520 7530 7540 7550 7560 7570 7580 7590 7600 7610 7620 7630 7640 7650 7660 7670 7680 7690 7700 7710 7720 7730 7740 7750 7760 7770 7780 7790 7800 7810 7820 7830 7840 7850 7860 7870 7880 7890 7900 7910 7920 7930 7940 7950 7960 7970 7980 7990 8000 8010 8020 8030 8040 8050 8060 8070 8080 8090 8100 8110 8120 8130 8140 8150 8160 8170 8180 8190 8200 8210 8220 8230 8240 8250 8260 8270 8280 8290 8300 8310 8320 8330 8340 8350 8360 8370 8380 8390 8400 8410 8420 8430 8440 8450 8460 8470 8480 8490 8500 8510 8520 8530 8540 8550 8560 8570 8580 8590 8600 8610 8620 8630 8640 8650 8660 8670 8680 8690 8700 8710 8720 8730 8740 8750 8760 8770 8780 8790 8800 8810 8820 8830 8840 8850 8860 8870 8880 8890 8900 8910 8920 8930 8940 8950 8960 8970 8980 8990 9000 9010 9020 9030 9040 9050 9060 9070 9080 9090 9100 9110 9120 9130 9140 9150 9160 9170 9180 9190 9200 9210 9220 9230 9240 9250 9260 9270 9280 9290 9300 9310 9320 9330 9340 9350 9360 9370 9380 9390 9400 9410 9420 9430 9440 9450 9460 9470 9480 9490 9500 9510 9520 9530 9540 9550 9560 9570 9580 9590 9600 9610 9620 9630 9640 9650 9660 9670 9680 9690 9700 9710 9720 9730 9740 9750 9760 9770 9780 9790 9800 9810 9820 9830 9840 9850 9860 9870 9880 9890 9900 9910 9920 9930 9940 9950 9960 9970 9980 9990 10000 10010 10020 10030 10040 1005

नवीन कुमार सिंह

उद्योग विज्ञान

સિવિલ નંબર 31-88-2020

विशेष कार्य, अलीगढ़ -







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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 full fill, promptly, actively and on the time, of all its obligations under this MoU.

#### 6. Responsibilities towards each other

6.1 (a) Each Member undertake:

(i) To promptly notify each of the Members about any significant delay in fulfilment 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/Project.

(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 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.

For SANGWAN LANDCO PVT. LTD.

For S & Maintenance & Facilities Pvt. Ltd.

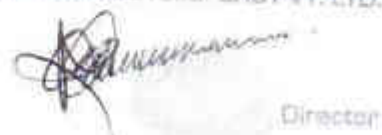
For SANGWAN DEVELOPERS PVT. LTD.

For SANGWAN BUILDERS

Prop.

  
Director

  
Director

  
Director



  
SANGWAN BUILDERS







उत्तर प्रदेश UTTAR PRADESH

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(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/project and not for its own use or for any third party benefit.

The Member s hereby understanding and agree that each Member shall be individually Liable to 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 commissions of itself.

7.3 Liability towards Third Parties:

Subjects always to such other undertakings and warranties as are provided in this MoU , each Member shall be solely for any loss, damage or injury to third parties Resulting from its carrying out its parts of scheme / project and from its use of knowledge and / or Knowhow

8. Representation and warranties

8.1 The Members hereby represent and warrant that:

For SANGWAN LANDCO PVT. LTD.

Director

For S Maintenance & Facilities Pvt. Ltd.

Director

For SANGWAN DEVELOPERS PVT. LTD.

Director

For SANGWAN BUILDERS

For SANGWAN BUILDERS

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 सांगवान लोडको 50 लि 0 अरु  
 सिद्धार्थ लोडको 5/201  
 सिद्धार्थ बिहार राजीवराज

१५/१२/१९

सटीक तालिका १९८६  
 सटीक तालिका  
 सा.न.-६० तालिका ३९-४९-२०२०  
 सिद्धार्थ बिहार राजीवराज



FOR SANGWAN LARGO PAT LTD.

संगवान





उत्तर प्रदेश UTTAR PRADESH

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

(b) This MoU constitutes a valid and binding obligation of the Members, enforceable against them in accordance with the terms here of, 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 required any consent or notice under any provision of any agreement or other instrument to which the member is a party and by which the Member are or may be bound.

(c) Each of the presentations and warranties shall be construed as 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 provided

For SANGWAN BUILDERS

For SANGWAN LANDCO PVT. LTD.

For K S Maintenance & Facilities Pvt. Ltd.

For SANGWAN DEVELOPERS PVT. LTD.

For SANGWAN BUILDERS

  
Director

  
Director

  
Director

  
Director

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आवेदन सं०: 2019007550/4023

बही सं०: 4

रजिस्ट्रेशन सं०: 220

वर्ष: 2019

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

भागीदार: 1

श्री नरेन्द्र कुमार, अधिप्रतिनिधि मै०सॉंगवान लेण्डको प्रा०लि०  
पुत्र स्व० श्री कालीचरननिवासी: जी०एफ० 38 इन्द्रप्रकाश बिल्डिंग 21 बी०के० रोड  
सी०पी० न्यू दिल्ली 110001

व्यवसाय: व्यापार

भागीदार: 2

श्री मै० के०एस० मेन्टीनेन्स एण्ड फेसिलिटीज द्वारा नरेन्द्र  
कुमार, पुत्र श्री स्व० कालीचरननिवासी: जी०एफ० 38 इन्द्रप्रकाश बिल्डिंग, 21 बी०के० रोड  
सी०पी० न्यू दिल्ली

व्यवसाय: व्यापार

भागीदार: 3

श्री मै० सॉंगवान डब्लूपर्स प्रा०लि० द्वारा नरेन्द्र कुमार, पुत्र श्री  
स्व० कालीचरननिवासी: जी०एफ० 38 इन्द्रप्रकाश बिल्डिंग 21 बी०के० रोड  
सी०पी० न्यू दिल्ली 110001

व्यवसाय: व्यापार

भागीदार: 4

श्री मै० सॉंगवान बिल्डवेल प्रा०लि० द्वारा नरेन्द्र कुमार, पुत्र श्री  
स्व० कालीचरन सिंहनिवासी: जी०एफ० 38, इन्द्रप्रकाश बिल्डिंग, 21 बी०के० रोड  
सी०पी० न्यू दिल्ली 110001

व्यवसाय: व्यापार

भागीदार: 5

श्री मै० सॉंगवान बिल्डर्स (प्रोपराईटर) द्वारा तेजेन्द्र सिंह, पुत्र श्री  
स्व० कालीचरन सिंहनिवासी: 301 तृतीय-तल भागमल कॉम्प्लेक्स सेक्टर 15  
नोएडा उ०प्र०

व्यवसाय: व्यापार

भागीदार: 6

श्री नरेन्द्र कुमार, पुत्र श्री स्व० कालीचरन सिंह

निवासी: 5/28 चिरंजीव विहार गाजियाबाद (उ०प्र०)

व्यवसाय: व्यापार

कालीचरन सिंह

रजिस्ट्रार दिल्ली

दिनांक: 31-05-2020

मो०: 8860044444



BANK OF INDIA





उत्तर प्रदेश UTTAR PRADESH

BZ 998192

#### 10. Arbitration

10.1 Any and all disputes or difference 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 MoU which cannot be resolve by the Members in accordance with 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 Member shall be held in default in the performance of 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 the following events:-

- 12.1 Upon exit from Scheme subject to terms and conditions of the scheme/project.
- 12.2 Upon completion of the scheme/project.

For SANGWAN LANDCO PVT. LTD.

Director

Director

Director

SANGWAN BUILDERS

Prop.

50

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

श्री योगेश उपाध्याय, पुत्र श्री के०एल० उपाध्याय  
निवासी: त्रिमूर्ति नगर बाँदमारी शहर अलीगढ़

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री अशोक कुमार शर्मा, पुत्र श्री रामबाबू शर्मा  
निवासी: कस्तली वेश तह० कोल जिला अलीगढ़  
व्यवसाय: अन्य



सदीप कुमार शर्मा  
रजि.नं. 31-09-2020  
कोल जिला अलीगढ़

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Signature]*

रईसुद्दीन (प्रभारी)  
उप निबंधक : सदर प्रथम  
अलीगढ़

वीरेन्द्र कुमार वशिष्ठ  
निबंधक लिपिक

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







उत्तर प्रदेश UTTAR PRADESH

BZ 998183

12

### 13 Miscellaneous

13.1 This MoU supersedes all prior discussion 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 application 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 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.

### Role and Responsibilities of Each Member of the Consortium.

(Describe the Role and Responsibilities of Each Member of the Consortium)

#### Schedule-1

| Sl. No. | Type of Members                                                                                             |  | Roles and Responsibilities                                                                                        |
|---------|-------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------|
| 1       | Lead Member<br>M/s Sangwan Landco Pvt Ltd<br>Address:- G.F. 38, Indraprakash Building, 21 Bara Khamba Road, |  | Project Management, and Land Sharing , Sale & Purchase, ,Disposal of Properties/Units, and all Construction Work, |

For SANGWAN LANDCO PVT. LTD.

Director

Director

For SANGWAN DEVELOPERS PVT. LTD.

Director

For SANGWAN BUILDERS

आवेदन सं: 201900755044023

भागीदारी विलेख

वही सं: 4

रजिस्ट्रेशन सं: 220

वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क - 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिनिधिकरण शुल्क - 100 योग: 1100

श्री नरेन्द्र कुमार,  
अधिप्रतिनिधि मैसूरगवान लेण्डको प्रा.लि. पुत्र स्व. श्री कालीचरन  
व्यवसाय: व्यापार  
निवासी: जी.एफ. 38 इन्द्रप्रकाश बिल्डिंग 21 बी.के. रोड सी.पी. न्यू दिल्ली 110001



मे यह लेखपत्र इस कार्यालय में दिनांक 19/11/2019 एवं 03:25:38 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रईसउद्दीन (प्रभारी)  
उप निबंधक, सदर प्रथम  
अलीगढ़  
19/11/2019

आवेदन सं: 201900755044023

भागीदारी विलेख

वही सं: 4

रजिस्ट्रेशन सं: 220

वर्ष: 2019

प्रतिफल- 0 स्टाम्प शुल्क - 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 300 प्रतिनिधिकरण शुल्क - 100 योग: 400

श्री नरेन्द्र कुमार,  
अधिप्रतिनिधि मैसूरगवान लेण्डको प्रा.लि. पुत्र स्व. श्री कालीचरन  
व्यवसाय: व्यापार  
निवासी: जी.एफ. 38 इन्द्रप्रकाश बिल्डिंग 21 बी.के. रोड सी.पी. न्यू दिल्ली 110001



मे यह लेखपत्र इस कार्यालय में दिनांक 19/11/2019 एवं 03:25:38 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रईसउद्दीन (प्रभारी)  
उप निबंधक, सदर प्रथम  
अलीगढ़  
19/11/2019  
वीरेंद्र कुमार वशिष्ठ  
निबंधक लिपिक



ST/ TV9 030HAJ + 100HA2

11/11/2019





उत्तर प्रदेश UTTAR PRADESH

BZ 998184

13

|   |                                                                                                                                                                                                                                   |  |                                     |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|
|   | C.P. New Delhi-110001<br>Phone No.-011-23765277                                                                                                                                                                                   |  |                                     |
| 2 | <b>Member-1</b><br>K S Maintenance & Facilities Pvt Ltd<br>Address:- G.F. 38, Indraprakash Building, 21 Bara Khamba Road, C.P. New Delhi-110001<br>Phone No.- 011-23765277                                                        |  | Consortium Member<br>(Land Sharing) |
| 3 | <b>Member-2</b><br>M/s Sangwan Developers Pvt Ltd<br>Address:- G.F. 38, Indraprakash Building, 21 Bara Khamba Road, C.P. New Delhi-110001<br>Phone No.-9818213809                                                                 |  | Consortium Member<br>(Land Sharing) |
| 4 | <b>Member-3</b><br>M/s Sangwan Buildwell Pvt<br>Address:- Corporate Office:- 301, 3 <sup>rd</sup> Floor Bhagmal Complex Sector-15 Noida & Reg. Office- G.F. 38, Indraprakash Building, 21 Bara Khamba Road, C.P. New Delhi-110001 |  | Consortium Member<br>(Land Sharing) |
| 5 | <b>Member-4</b><br>M/s Sangwan Builders (Pro.                                                                                                                                                                                     |  | Consortium Member                   |

For SANGWAN LANDCO PVT. LTD.

Director

For SANGWAN DEVELOPERS PVT. LTD.

Director

For SANGWAN BUILDERS

50  
पहचानकर्ता : 1

श्री योगेश उपाध्याय, पुत्र श्री के.एल. उपाध्याय

निवासी: त्रिमूर्ति नगर चौदमारी शहर अलीगढ़

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री अशोक कुमार शर्मा, पुत्र श्री रामबाबू शर्मा

निवासी: कस्तूरी वैश तह. कोल जिला अलीगढ़

व्यवसाय: अन्य



कुमार सिंह

कानून विभाग

दिनांक 31-08-2020

कोल अलीगढ़

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः अदर साक्षियों के निशान अंगूठे नियमानुसार

लिए गए हैं।

टिप्पणी:

रईसउद्दीन (प्रभारी)

उप निबंधक: सदर प्रथम

अलीगढ़

वीरेन्द्र कुमार वशिष्ठ

निबंधक लिपिक







उत्तर प्रदेश UTTAR PRADESH

BZ 998185

14

|                            |                                                                                                                          |  |                                        |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------|
|                            | Tejender Singh)<br>Address:- 301, 3 <sup>rd</sup> Floor Bhagmal<br>Complex Sector-15 Noida                               |  | (Land Sharing)                         |
| 6                          | <b>Member-5</b><br>Mr Narendra Kumar<br>Address:- 5/28, Chiranjiv Vihar<br>Ghaziabad U.P. 201002<br>Phone No. 9818213809 |  | Consortium<br>Member<br>(Land Sharing) |
| And So on .....as required |                                                                                                                          |  |                                        |
| Total                      |                                                                                                                          |  |                                        |

For SANGWAN LANDCO PVT. LTD.

Signature.....

Name..... NARENDRA KUMAR

Date..... 13/11/2019

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

1. Common Seal of Sangwan Landco Pvt Ltd has been affixed in my presence pursuant to the board of Directors resolution dated 7/11/2019.....

Signature.....

Name..... Narendra Kumar

Designation..... Managing Director

For SANGWAN LANDCO PVT. LTD.

Director

Director

Director

SANGWAN BUILDERS

SANGWAN BUILDERS

SANGWAN DEVELOPERS PVT. LTD.

आवेदन सं०: 2019/0075509/4023

रजिस्ट्रेशन सं०: 220

वर्ष: 2019

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

भागीदार: 1

श्री नरेन्द्र कुमार, अधि० प्रतिनिधि मै० साँगवान लेण्डको  
प्रा० लि० पुत्र स्व० श्री कालीचरन

निवासी: जी०एफ० 38 इन्द्रप्रकाश बिल्डिंग 21 बी०के० रोड  
सी०पी० न्यू दिल्ली 110001

व्यवसाय: व्यापार

भागीदार: 2

श्री मै० के०एस० मेन्टीनेन्स एण्ड फेसिलिटीज द्वारा नरेन्द्र  
कुमार, पुत्र श्री स्व० कालीचरन

निवासी: जी०एफ० 38 इन्द्रप्रकाश बिल्डिंग, 21 बी०के० रोड  
सी०पी० न्यू दिल्ली

व्यवसाय: व्यापार

भागीदार: 3

श्री मै० साँगवान डब्लपसी प्रा० लि० द्वारा नरेन्द्र कुमार, पुत्र  
श्री स्व० कालीचरन

निवासी: जी०एफ० 38 इन्द्रप्रकाश बिल्डिंग 21 बी०के० रोड  
सी०पी० न्यू दिल्ली 110001

व्यवसाय: व्यापार

भागीदार: 4

श्री मै० साँगवान बिल्डवैल प्रा० लि० द्वारा नरेन्द्र कुमार, पुत्र  
श्री स्व० कालीचरन सिंह

निवासी: जी०एफ० 38, इन्द्रप्रकाश बिल्डिंग, 21 बी०के० रोड  
सी०पी० न्यू दिल्ली 110001

व्यवसाय: व्यापार

भागीदार: 5

श्री मै० साँगवान बिल्डर्स (प्रोपराईटर) द्वारा तेजेन्द्र सिंह, पुत्र  
श्री स्व० कालीचरन सिंह

निवासी: 301 तृतीय तल भागमल कॉम्प्लेक्स सैक्टर 15  
नोएडा उ०प्र०

व्यवसाय: व्यापार

भागीदार: 6

श्री नरेन्द्र सिंह, पुत्र श्री स्व० कालीचरन सिंह

निवासी: 5/28 चिरंजीव विहार गाजियाबाद (उ०प्र०)

व्यवसाय: व्यापार

नरेन्द्र कुमार सिंह

स्टाम्प विकला

31-08-2020

आजीवा





# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

15

BZ 998186

For SANGWAN LANDCO PVT. LTD.

For SANGWAN LANDCO PVT. LTD.

For SANGWAN DEVELOPERS PVT. LTD.

Director

Director

Director

For and on the behalf of Member:

For SANGWAN BUILDERS

Name: Mr Narendra Kumar  
Designation: Director  
Date.....  
Seal.....

Prop.

Director

WITNESS:  
Signature.....

2 Signature.....

Name.....

Name.....

Address.....

Address.....

Deed writer-Satish Chandra (Katib) Tahsee Koil Aligarh

Satish Chandra (Katib) Tahsee Koil Aligarh



20  
आवेदन सं०: 20190075504023

कानूनी लेख 196, लो. अ. अ.  
निदेशक - 5 अ. अ. (20)  
निदेशक - 5 अ. अ. (20)

बही संख्या 4 जिल्द संख्या 752 के पृष्ठ 301 से 332 तक क्रमिक  
220 पर दिनांक 19/11/2019 को रजिस्ट्रीकृत किया गया।



राजेंद्र कुमार सिंह

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



रईसउद्दीन (प्रभारी)

उप निबंधक : सदर प्रथम

अलीगढ़

19/11/2019

For Stamp (in LANCOS PWT LTD)

Stamp





## उपनिबन्धक कार्यालय तहसील ..... , अलीगढ़

महानिरीक्षक निबन्धन उ०प्र० के परिपत्र सं०-1948/13पी०आर०/परिपत्र 2012 शि० लखनऊ  
दिनांक 14.09.12 के अनुसार कार्यालय प्रति के साथ प्रपत्र-6 के साथ लिया जाने वाला अनिवार्य संलग्नक

स्वहस्ताक्षरित  
प्रमाणित फं  
विक्रेता / फं



TEHsil KOIL ALIGARH

TEHsil KOIL ALIGARH

स्वहस्ताक्षरित एवं  
प्रमाणित फोटोग्राफ  
क्रेता / क्रेतागण



### सम्पत्ति का फोटोग्राफ

अंतरित सम्पत्ति की फोटो जिसमें बिक्रीत सम्पत्ति से लगी हुई आसपास की सम्पत्तियों की फोटो भी शामिल हो जिससे सम्पत्तिकी स्पष्ट पहचान हो सके और बिक्रीत सम्पत्ति को लालरंग से अनिवार्यतः चिह्नित किया जाये।



For SANGWAN LANDCO PVT. LTD.

Director

Director

हस्ताक्षर एवं अंगूठा विक्रेता/विक्रेतागण

हस्ताक्षर एवं अंगूठा क्रेता/क्रेतागण







प्रमाणित किया जाता है कि निम्नलिखित जानकारी सही है।  
दिनांक: 2019-11-19 00:00:00  
स्थान: दिल्ली  
व्यक्ति: श्री. राजेश कुमार  
पता: 123, मुख्य मार्ग, नया दिल्ली-110001  
संस्था: भारत सरकार, प्रमुख कार्यालय  
संख्या: 2019007550/4023  
दिनांक: 2019-11-19 00:00:00  
प्रमाणित किया जाता है कि निम्नलिखित जानकारी सही है।  
दिनांक: 2019-11-19 00:00:00  
स्थान: दिल्ली  
व्यक्ति: श्री. राजेश कुमार  
पता: 123, मुख्य मार्ग, नया दिल्ली-110001  
संस्था: भारत सरकार, प्रमुख कार्यालय  
संख्या: 2019007550/4023  
दिनांक: 2019-11-19 00:00:00