



उत्तर प्रदेश UTTAR PRADESH

BK 365535

### MEMORANDUM OF UNDERSTANDING

This Memorandum of understanding is executed at Noida, Gautam Budh Nagar, U.P. on 16<sup>th</sup> May 2013

BETWEEN

M/s Solaris Infraprojects Pvt. Ltd, a company registered under the companies act, 1956 having its registered office at 2, Jai House, Bihari Park, Deoli Road, Khanpur, New Delhi through its director, Mitunjay Kumar (hereinafter referred as the "First Party", which expression unless repugnant to context hereof mean & include its successors, administrators, permitted assigns and all those claiming through it).

AND

M/s.Future Greenhomes Pvt Ltd, a company registered under the companies act, 1956 having its registered office at D-39, Sector 6, Noida Uttar, through its director Sanjay Singh Rana (hereinafter referred as the "Second Party", which expression unless repugnant to context hereof mean and include its successors, administrators, permitted assigns and all those claiming through it).

WHEREAS, a consortium consisting of M/s. Alpine Township Pvt. Ltd. - lead member, M/s Solaris Infraprojects Pvt.Ltd.- relevant Member, M/s. MMR Infrastructure Developers Pvt. Ltd.- relevant member and M/s Unity Infra Projects Ltd.- relevant member was allotted a Group Housing Plot No-16, Sector-1, Greater Noida by Greater Noida Industrial Development Authority (GNIDA) vide Allotment letter No.PROP/BRS-04/2011/395 Dated 1/3/2011 measuring 136841.83 sq.mt for Group housing development.

For Solaris Infraprojects Pvt. Ltd.

Authorised Signatory

For Future World Green Homes Pvt. Ltd.

Director

WHEREAS, a consortium consisting of M/s Alpine Township Pvt. Ltd. – lead member, M/s Solaris Infraprojects Pvt. Ltd. – relevant member, M/s MMR Infrastructure Developers Pvt. Ltd. – relevant member and M/s Unity Infra Projects Ltd. – relevant member was allotted a Group Housing Plot No.-16, Sector-1, Greater Noida by Greater Noida Industrial Development Authority (GNIDA) vide allotment letter No. PROP/BRS-04/2011/395 Dated 1/3/2011 measuring 136841.83 sq.mt. for Group Housing development.

WHEREAS, the Second Party has approached the First Party for purchasing of 32000.40 sq. mtrs. Plot at the rate of 22,500/- (Rupees Twenty Two thousand Five Hundred only) per sq. mtrs which is agreed by the first party. The above settled price is inclusive of interest amount to be paid to GNIDA of this plot in next forthcoming years till the time of upcoming completion of project of second party., for which both the parties agreed for the same by submitting the second party as SPC as per norms of the GNIDA Authority

WHEREAS, the GNIDA has approved the SPC ordering for subdivision of allotted Group Housing Plot No.-16, Sector-1, Greater Noida and execution of lease deed in favour of the Second Party as Plot No. GH-16E, Sector-1, Greater Noida.

ANDWHEREAS, the Second Party already made payments as below mention:-

- |   |                  |
|---|------------------|
| 1. D.D. No.009685 dtd. 10.09.2012 drawn on Uco Bank, in favour of GNIDA | Rs.37,00,000/-   |
| 2. D.D. No.009684 dtd. 10.09.2012 drawn on Uco Bank, in favour of GNIDA | Rs.4,63,00,000/- |
| 3. D.D. No.009875 dtd. 19.10.2012 drawn on Uco Bank, in favour of GNIDA | Rs.5,01,03,000/- |
| 4. D.D. No.010721 dtd. 09.05.2013 drawn on Uco Bank, in favour of GNIDA | Rs.1,37,13,330/- |

Payments to be made in future to:-

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....
- 6.....
- 7.....

And rest payment in balance.

For Solaris Infraprojects Pvt. Ltd.

For Future World Green Homes Pvt. Ltd.

Director

NOW, THEREFORE, THE MEMORANDUM OF UNDERSTANDING WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That a consortium consisting of M/s Alpine Township Pvt. Ltd. – lead member, M/s Solaris Infraprojects Pvt. Ltd. – relevant member, M/s MMR Infrastructure Developers Pvt. Ltd. – relevant member and M/s Unlty Infra Projects Ltd. – relevant member was allotted a Group Housing Plot No.-16, Sector-1, Greater Noida by Greater Noida Industrial Development Authority (GNIDA) vide Allotment letter No PROP/BRS-04/2011/395 Dated 1/3/2011 measuring 136841.83 sq. mt. for Group Housing development.
2. That The First Party entered into a MOU dated 19<sup>th</sup> October 2013 with M/s Alpine Township Pvt. Ltd. Wherein M/s Alpine Township Pvt. Ltd. agreed to offload its share of 33% in Plot No. GH 16 G, Sector-1, Greater Noida in favour of the First Party and now the total area of 94420.21 sq. mtrs. is owned by the First Party.
3. That the Second Party has approached the First Party for purchasing 32000 sq. mtrs. for which both the parties agreed for the same by submitting the Second Party as SPC as per norms of the GNIDA Authority.
4. That the GNIDA has approved the SPC ordering for subdivision and execution of lease deed in favour of the Second Party as Plot No. GH-16E, Sector-1, Greater Noida.
5. That on receipt of the balance consideration, the First Party shall return the PDCs to the Second Party.
6. That the above said group housing plot shall be developed by the Second Party as per norms of the Greater Noida Authority and the First Party shall not be held responsible for any delay, non completion of the project, non starting of the project etc.
7. That after execution of lease deed in favour of the Second Party, all the dues, levies, taxes, etc. shall be payable by the Second Party.
8. That both the parties have agreed that the information provided, gathered and obtained from each other during the course of this transaction shall be kept strictly confidential and no information shall be furnished or given to any Third Party.

IN WITNESS THEREOF the parties hereto have caused the Memorandum of Understanding to be executed by and through their duly authorized representative(s).

SIGNED AND DELIVERED BY  
FIRST PARTY

SIGNED AND DELIVERED BY  
SECOND PARTY

For Future World Green Homes Pvt. Ltd.