



उत्तर प्रदेश UTTAR PRADESH

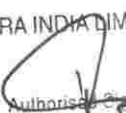
EG 528619

#### Consortium MoU

THIS CONSORTIUM MEMORANDUM OF UNDERSTANDING (hereinafter referred to as the 'MoU') is made and entered into this Saturday of 25<sup>th</sup> August, 2018, by and among:

**M/s Ajnara India Limited**, a Company registered under the Companies Act, 1956/2013 having its registered office at 502, 5<sup>th</sup> Floor Sachdeva Corporate Towers, Karkardooma Community Centre, Delhi-110092 through its Authorized signatory Mr. Raj deep Saxena, duly authorized vide resolution dated 24.8.2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the ONE PART;


For AJNARA INDIA LIMITED

  
Authorized Signatory

For Ananya Techno Build Pvt. Ltd.

  
Director/Auth. Sign

For Ayaan Colonisers Pvt. Ltd

  
Director Auth. Signatory

8/27/2018

पुष्टि विलेख 52

27 AUG 2018

क्रमांक सं०.....११. स्टाम्प दिवस की दिनांक.....

स्टाम्प क्रय करने का प्रमाण.....

स्टाम्प क्रय का नाम व पुत्र.....

स्टाम्प की प्रमाणित राशि.....

रुचिगुण देवी स्टाम्प निदेशिका

लाइसेन्स नं० 234

लाइसेन्स की नवीनीकरण की अवधि 31-3

अधिकृत अधिकृत करने स्थान नैम्बर नं० 23

तहसील नैम्बर नं० 23

अनुबंध विलेख/घोषणा पत्र

प्रतिफल - 0 स्टाम्प शुल्क - 100/ खजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 100 योग : 200

श्री मैसर्स अजन्तारा इंडिया लि० द्वारा  
राजदीप सक्सेना अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री हर नारायण सक्सेना  
व्यवसाय : अन्य  
निवासी: 346बी, जीटीबी एन्क्लेव, डी डी ए फ्लैट्स, पॉकेट-ई, दिलशाद  
गाईन, नन्द नगरी, दिल्ली-93.

Q



श्री. मैसर्स अजन्तारा इंडिया लि० द्वारा

राजदीप सक्सेना अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक  
27/08/2018 एवं 01:22:34 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत कुमार चभारी  
उप निबंधक :सदर द्वितीय  
गाजियाबाद  
27/08/2018

विनीत कुमार लिपिक  
कनिष्ठ सहायक (निबंधन) - नियमित



AND

1. **M/s Ananya Techno Build Pvt. Ltd** a Company registered under the Companies Act, 2013 having its registered office at 1011, Roots Tower 7 Laxmi Nagar District Centre, Delhi- 110092 through its Authorized signatory Sh. Alankar Kaushaik, duly authorized vide resolution dated 25.8.2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the SECOND PART;

AND

2. **M/s Ayaan Colonisers Pvt Ltd** a Company registered under the Companies Act, 2013 having its registered office at 101, Amrit Chamber 72, Scindia House New Delhi -110001 through its Authorized signatory Mr. Sushil Kumar Jain, duly authorized vide resolution dated 24.8.2018 passed by board of directors, which expression shall unless repugnant to the context thereof include his Successors, of the THIRD PART;

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 are hereby acknowledged and other good valuable considerations, the Members have agreed as follows:

For AJNARA INDIA LIMITED

Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign

For Ayaan Colonisers Pvt. Ltd

Director Auth. Signatory

## 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;

(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.

For AJNARA INDIA LIMITED

Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign

For Aavaan Colonisers Pvt. Ltd

Director Auth. Signatory

(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;

(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.

For AJNARA INDIA LIMITED

Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign

For Aavaan Colonisers Pvt. Ltd

Director Auth. Signatory



(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.

## **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, M/s Ajnara India 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 severally liable for the successful completion of the entire Scheme.

For AJNARA INDIA LIMITED

Authorized Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign

For Aavaan Colonisers 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.

#### **6. Responsibilities towards each other**

6.1 (a) Each Member undertake:

For AJNARA INDIA LIMITED



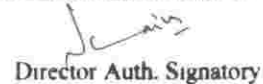
Authorised Signatory

For Ananya Techno Build Pvt. Ltd.



Director/Auth. Sign

For Ayaan Colonisers Pvt. Ltd



Director Auth. Signatory

(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.

#### 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:

For AJNARA INDIA LIMITED

Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign

For Aavaan Colonisers Pvt. Ltd

Director Auth. Signatory



For AJNARA INDIA LIMITED

Authorised Signatory

राजीव कौशिक  
अध्यक्ष  
वसाहती विकास परामित्तियान (सिजि)



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.

(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.

For AJNARA INDIA LIMITED For Ananya Techno Build Pvt. Ltd.

  
Authorized Signatory

Director/Auth. Sign

For Aavaan Colonisers Pvt. Ltd

  
Director Auth. Signatory

  
For Ananya Techno Build Pvt. Ltd.  
  
Director/Auth. Sign

  
  
  
  
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## 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.

## 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.

For AJNARA INDIA LIMITED For Ananya Techno Build Pvt. Ltd.

Authorised Signatory

Director/Auth. Sign

For Avaan Colonisers Pvt. Ltd

Director Auth. Signatory



Avaan Colonisers Pvt. Ltd

Auth. Signatory

## 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.

## 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 AJNARA INDIA LIMITED For Ananya Techno Build Pvt. Ltd.

Authorized Signatory

Director/Auth. Sign

For Avasan Colonisers Pvt. Ltd.

10  
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 M/s Ajnara India Limited has been affixed in my presence pursuant to the Board of Directors resolution dated 24.8.2018

Signature.....

Name : Mr. Rajdeep Saxena ,

Designation- Authorised Signatory

For AJNARA INDIA LIMITED

Authorised Signatory

2. Common Seal of M/s Ananya Techno Build Pvt. Ltd has been affixed in my presence pursuant to the Board of Directors resolution dated 25.8.2018

Signature.....

Name: Mr. Alankar Kaushik

Designation- Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign

3. Common Seal of M/s Ayaan Colonisers Pvt Ltd. has been affixed in my presence pursuant to the Board of Directors resolution dated 24.8.2018

Signature..

Name: Mr. Sushil Kumar Jain

Designation- Authorised Signatory

For Ayaan Colonisers Pvt. Ltd

Director Auth. Signatory

For and on behalf of Lead Member:

Seal

M/s Ajnara India Limited

Name: -Rajdeep Saxena

Designation: Authorised Signatory

Date: 25.8.2018

For AJNARA INDIA LIMITED

Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign

For Ayaan Colonisers Pvt. Ltd

Director Auth. 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 M/s Ajnara India Limited Address- 52, 5 <sup>th</sup> Floor Sachdeva Corporate Towers, Karkardooma Community Centre, Delhi-110092	Rs. 189.420	Overall management Implementation of Project
2	Member -1 Name- M/s Ananya Techno Build Pvt. Ltd. Address- 1011, Roots Tower 7, Laxmi Nagar District Centre Delhi-110092	Rs. .000	Introduction of Land
1.	Member -2 Name- M/s Ayaan Colonisers Pvt Ltd Address- 101 Amrit Chamber 72, S cindia House New Delhi-110001	Rs. . 0.003	Introduction of Land
	Total	Rs. 189.423	

Signature..... For AJNARA INDIA LIMITED  
Name.Mr. Rajdeep Saxena  
Date: 25.8.2018 Authorised Signatory

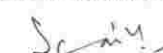
For AJNARA INDIA LIMITED

  
Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

  
Director/Auth. Sign

For Ayaan Colonisers Pvt. Ltd.

  
Director Auth. Signatory



WITNESSES:

1. Signature.....

Name:: Avneesh Jain .

Address. : C-514, Ajnara Pride

Sector 4B Vasundhra Gzbd U.P.

2. Signature.....

Name.: Mr.Amit Jain

Address. : B-13, Swasthya

Vihar, New Delhi-92,

For AJNARA INDIA LIMITED

Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign

For Aavaan Colonisers Pvt. Ltd

Director Auth. Signatory



संजीव कौशिक  
अध्यक्ष  
दस्तावेज लेखक एन्वोसिएशन (रजि०)



संजीव कौशिक  
अध्यक्ष  
दस्तावेज लेखक एन्वोसिएशन (रजि०)

संजीव कौशिक  
अध्यक्ष  
दस्तावेज लेखक एन्वोसिएशन (रजि०)

बही संख्या 4 जिल्द संख्या 576 के पृष्ठ 73 से 108 तक क्रमांक  
1706 पर दिनांक 27/08/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत कुमार प्रभारी  
उप निबंधक : सदर द्वितीय  
गाजियाबाद  
27/08/2018



पिंट करें