

[Pursuant to Schedule I (see sections 4 and 5) to the Companies Act, 2013] FORM NO. INC-33

SPICE+MOA
(e-Memorandum of Association)

* Table applicable to company as notified under schedule I of the companies Act, 2013

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Table A- MEMORANDUM OF ASSOCIATION OF A COMPANY LIMITED BY SHARES

1. The Name of the Company is

URBAN CONSTRUCTION HOMES PRIVATE LIMITED

2. The Registered office of the company will be situated in the state of

Jharkhand-JH

3.(a) The objects to be pursued by the company on its incorporation are

CONSTRUCTION, PLOTTING, SALE AND MARKETING OF PLOT, FLAT, VILLA, DUPLEX, ETC.
MARKETING OF REAL ESTATE PROPERTIES.

3.(b) Matters which are necessary for furtherance of the objects specified in clause 3(a) are

1. To pay all costs, charges and expenses of and incidental to the promotion, registration and establishment of the Company and to remunerate, by cash or otherwise or by other assets or by allotment of fully or partly paid up shares or in any other manner, to any persons, associations, firms and companies for services rendered or to be rendered in giving technical aid and advice, granting licenses, permission for the use of patents, trademarks, processes and in acting as trustees for debenture holders of the Company, or for subscriptions whether absolutely or conditionally or for services rendered in or about the formation of the Company, if any, for guaranteeing payment of such debentures or other securities of this Company or in or about the conduct of the business of the Company, or for any other reason which the Company may think proper.
2. To purchase, take on lease, hire, acquire in part or in full plants, equipment, designs, drawings, processes, project reports, technical know-how, licenses, pending contracts, contractual obligations from any party and engages technical staff and other employees, as may be thought fit by the Company on the terms and conditions regarding payment of compensation, costs, royalties, services, charges, as may be mutually agreed upon between that Party and the Company.
3. To buy, refine, import and deal in all substances, apparatuses and things capable of being used in any business carried on by the Company.
4. To acquire real or leasehold estate by purchase, lease, construct or otherwise provide in any place in which any part of the business of the Company may from time to time be carried on, all such offices, warehouses, workshops, buildings, engines, machinery, plant and appliances, as may be considered essential for the purpose of carrying on the business of the Company or any part thereof.
5. To purchase, or by any means acquire any freehold, leasehold or other property lands or any estate or interest whatsoever; and any rights, privileges or easements over or in respect of any property, lands and any buildings, offices, factories, mills, works, roads, railways, wharves, tramways, machinery, engines, rolling stocks, vehicles, plant, live and dead stock, barges, vessels or things and any real or personal property or rights whatsoever which can be conveniently used with or may enhance the value of any of the above as may be considered expedient; and to sell, improve, manage, develop, exchange and enfranchise, lease out, mortgage, dispose off, turn to business or property or sites of the Company either together or in any portion and for such consideration as the Company may deem fit and to pay or receive from any person or Company and generally to specify any obligation of the Company by cash payment or by the issue, allotment or transfer of shares of this or any Company credited as fully or partly paid-up or debentures, debenture stock or other securities of this Company; or any other Company including payment of preliminary expenses.

URBAN CONSTRUCTION HOMES PVT. LTD.


DIRECTOR

URBAN CONSTRUCTION HOMES PVT. LTD.


DIRECTOR

6. To apply for registration, purchase or by any means acquire and protect prolong and renew, whether in India or elsewhere any patents, patent rights, inventions, licenses, trademarks, design protections, concessions which may appear likely to be advantageous or useful to the Company and to use and turn to account and to manufacture under or grant licenses or privileges in respect of the same and to expend money in experimenting upon and testing and in improving and seeking to improve any patents, inventions or rights, which the Company may acquire or propose to acquire.
7. To erect buildings, sheds, lay the road or houses on any land, leased or purchased or to be leased by the Company and to improve, alter existing buildings, sheds, roads, or houses thereon.
8. To develop, repair, manage, mortgage, charge, exchange, sell, assign, transfer, dispose of, or otherwise deal with the whole or any part of the Company's property and assets.
9. To purchase, take on lease or in exchange, hire or otherwise acquire any estates or lands in India or elsewhere and any rights of any way, privileges, easements, concessions, factories, implements, tools, live or dead stock, stores, effects and other property, real or personal immovable or any kind in so far as they are related or required for the Company's business.
10. To sell, exchange, lease, mortgage, charge, dispose of or otherwise deal with the undertakings of the Company or any part thereof upon such terms and for such consideration as the Company may think fit and in particular for shares or other securities of any other Company having objects altogether or in part similar to those of this Company.
11. To enter into partnership or any arrangements for Sharing of Profits, co-operation, Amalgamation, Union of Interest, Joint Ventures, Technology transfers, Reciprocal Concessions or otherwise either in part or whole with any Government Authority, Person, Firm, or Company or companies, foreign or otherwise, carrying on or engaged in or about to carry on or engage in any business or transaction which the Company is authorized to carry on or engage in any business undertaking or transaction which may seem capable of being carried on or conducted so as to directly or indirectly benefit the Company and to lend money, to guarantee the contracts of or otherwise assist an such Person, Firm or Company and to sell, hold, re-issue, with or without guarantee or otherwise deal with the same. But the Company shall not do the business of banking as defined in the Banking Regulation Act, 1949.
12. To invest and deal with the surplus moneys of the Company not immediately required in such manner as may from time to time be determined by the Board and in particular to accumulate funds or to hold shares or stock in or securities of any Company any undertaking or association in India or abroad.
13. To open an account or accounts with any 7 banks and to pay into and to withdraw moneys from such account or accounts whether they be in credit or otherwise.
14. To incur debts and obligations for the conduct of any business of the Company and to purchase or to hire the goods, materials, or machinery on credit or otherwise for our business or purpose of this Company.
15. To enter into agreement and arrangements with any Government or Authorities, Municipal, Local or otherwise which may seem conducive to the Company's objects or any of them and to obtain from any such Government or Authority any rights or privileges and concessions which the Company may think desirable to obtain and to carry out, exercise and comply with any such agreements, rights, privileges and concessions and to oppose the grant of such rights, privileges or concessions to others.
16. To borrow or raise money, at interest, or otherwise in such manner as the Company may think fit and in particular or otherwise including debentures or debentures convertible into shares of this or any other Company, or perpetual annuities and in security or any such money so borrowed raised or received, to mortgage, pledge, or charge the whole or any part of the property, assets, or revenue of the Company present or future, including its uncalled capital by special assignment or otherwise and to transfer or convey the same absolutely or in trust and to give the lenders powers of sale and other powers as may seem expedient and to give the lenders or pay off any such securities subject to provisions of the Companies Act, 2013 and Rules made there under and directions issued by the RBI and the Company shall not do any Banking business as defined in the Banking Regulations Act, 1949.
17. To make advances of such sum or sums of money upon or in respect of or for the rendering of services to the Company, purchase of materials, goods, machinery, stores or any other property, articles and things required for the Purpose of the Company upon such terms with or without security as the Company may deem expedient.
18. To create any depreciation fund, sinking fund, insurance fund, or any other special fund, whether for depreciation or for repairing improving, extending or maintaining any other property, articles and things required for the purpose of the Company upon such terms with or without security as the Company may deem expedient.
19. To employ or otherwise acquire consultants, technical experts, engineers, technicians, scientists, mechanics, foremen, specialists in any field of activity, skilled labour for any of the purposes or business of the Company or to investigate and examine into conditions, prospects, and value of any business concerns and undertakings and generally of any assets, property or rights and to remunerate them suitably.
20. To provide for the welfare of the Directors, Officers, Employees and Ex-directors, Ex officials and Ex-employees of the Company and the wives and families, or the dependents or connections of such persons by building or contribution to the building of houses, dwellings or quarters or by grants of moneys, gratuities, pension allowances, bonus, or other payments, or by creating and from time to time subscribing or contributing towards places of instructions and recreation and dispensaries, medical and other attendance and assistance as the Company shall think fit, to subscribe or contribute, benevolent, religious, scientific, national, public, or other institutions and objects which shall have any moral or other claim to support or aid by the Company either by reason of locality of operation or of public and general utility or otherwise; to incur expenditure in developing the education and to grant scholarships, aid or any other help to students including incurring and paying expenses for sending them for higher studies either in India or Abroad.
21. To adopt such means for making known the products of or the business carried on by the Company as may seem expedient and in particular by advertising in the press, by circulars or purchase and exhibition of works of art and interest and publications of books and periodicals and by granting prizes, awards and donations.
22. To train, pay for training in India or abroad of any of the Company's Directors, Officers, Employees, any candidates in the interest of or for furtherance of the business of the Company.
23. To enter into Collaboration Agreements, Joint Venture Agreements with any Person, Firm, Company, Corporation, Authority, Body or Other Juristic person in India or Abroad for acquiring technical know-how, buy back arrangement, procurement of capital goods, financial assistance, training and development, for any other purpose whatsoever and subject to law in force pay such commission, fee, royalty or other charges as may be agreed from time to time.
24. To apply for tender, purchase, or otherwise acquire, contracts, sub-contracts and concessions for all or any of them and to undertake, execute, carry out, dispose of or otherwise turn to account the same and to sub-let all or any contracts from time to time and upon such terms and conditions as may be thought expedient.
25. To purchase, acquire and undertake the whole or any part of the business, property, rights, or liabilities of any Person, Firm, Company carrying on any business which the Company is authorized to carry on, possessed of any property or rights suitable for any of the purposes of the Company and to purchase, acquire, promote and to sell and deal in property of any such Person, Firm or Company

- and to conduct, and effect any arrangements in regard to the winding up of any such Firm or Company.
26. To insure with any person or Company against losses, damages, risks and liabilities of any kind, which may affect the Company either wholly or partly.
 27. To establish and support in the establishment of associations, institutions, and trusts to benefit the employees, ex-employees of the Company and the dependents of such persons.
 28. To assist any Company, financially or otherwise by subscribing for or guaranteeing the subscription and issue of shares, debentures/stock or other securities of any Company not withstanding any liability thereon.
 29. To raise funds from the members, other Persons, Firms, Associations, Companies, other Juristic Persons whether engaged in business pursuit or not, by the Company and make available such funds on such terms and conditions as may be determined by the Board from time to time.
 30. To acquire land by purchase, lease or otherwise and to set up units and industries for manufacturing and processing of all kinds of required products for attainment of the Objects of the Company.
 31. To establish research laboratories, pathology laboratories, scientific work shops, promote medical studies, investigations, inventions, biomedical, biotechnological research laboratories, research centres and to arrange lectures, meetings and seminars for furtherance of the Objects of the Company.
 32. To act as managers of any Firm, Association, Body Corporate or other Undertaking an generally, subject to any law applicable for the time being in force of the business or operations of any Person, Firm, Association, Body Corporate or other undertaking and for such purpose to appoint and remunerate any officers of the Company, other experts and agents.
 33. To refer any dispute, present or future, between the Company and any other member of the Company for arbitration in India or Abroad and either in accordance with Indian or any Foreign Law if the Board thinks fit.
 34. To expand the activities of the Company by opening branches and/or by appointing Agents in India and Foreign country.
 35. To appoint agents, dealers, distributors for selling the products manufactured and dealt with by the Company in India and Abroad.
 36. To acquire any unit, factory and the Company for manufacturing the products dealt by the Company or any related business.
 37. To establish facilities for research and development in various activities for developing the processes, innovate the processes, to develop new products, import substitutions, innovations, modifications in plant, equipment, process, any material for better efficiency and economy for the purpose of the business of the Company.
 38. To promote, undertake the establishment of such entities industrial, agricultural, trading, manufacturing or others as may be considered to be conducive to the profit and interest of the Company.
 39. To promote, undertake the establishment of such entities industrial, agricultural, trading, manufacturing or others as may be considered to be conducive to the profit and interest of the Company.
 40. To conduct and to carry on experiment and to provide funds for research works and for scholarship, stipend, remuneration and/or other payment or aid to any person or persons engaged in research work, to improve the knowledge of the persons who are engaged, to be engaged in any area of the Company and as Corporate Social Responsibility at large.
 41. To give or provide guarantees, corporate guarantee, counter guarantees, indemnities, securities, collateral securities, mortgages or become sureties any other business securities and to guarantee the performance of such persons, societies, trusts, companies including holding and Subsidiary companies or any other juristic persons having dealings with the Company in any manner, on such terms, conditions and stipulations as may deem fit.
 42. In the event of winding up of the Company, to distribute any of the property of the Company amongst the members in specie or kind.
 43. To make investments in equity shares, preference shares, debentures, bonds and other securities of other bodies, firms, judicial and quassi judicial bodies, societies, organizations, whether under the same management or not and to carry on incidental activities thereto.
 44. To do all or any of the above things in any part of the world, either as principals, agents, trustees, contractors or otherwise and either alone or in conjunction with others and either by or through agents, sub-contractors, trustees or otherwise.

4. The liability of the member(s) is limited and this liability is limited to the amount unpaid, if any, on the shares held by them.

5. The share capital of the company is 100,000.00 rupees, divided into,

10,000.00	Equity	shares of	10.00	rupees each	,and
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- 6 We, the several persons, whose names and addresses are subscribed, are desirous of being formed into a company in pursuance of this memorandum of association, and we respectively agree to take the number of shares in the capital of the company set against our respective names:
- I, whose name and address is given below, am desirous of forming a company in pursuance of this memorandum of association and agree to take all the shares in the capital of the company (Applicable in case of one person company):

URBAN CONSTRUCTION HOMES PVT. LTD.

 DIRECTOR

URBAN CONSTRUCTION HOMES PVT. LTD.

 DIRECTOR

S.No.	Subscriber Details					
	Name, Address, Description and Occupation	DIN/PAN/Passport Number	No. of shares taken	DSC	Dated	
1	KUMAR RAHUL RANJAN, S/O- ARUN KUMAR, H.NO-78, SRI SAI NIWAS, ROAD NO-7, ADITYA GARDEN, NEAR NIT MORE, ADITYAPUR, JAMSHEDPUR, BUSINESS MAN	07807047	500	Equity	Digitally signed by Kumar Rahul Ranjan Date: 2021.05.03 19:21:33 +05'30'	03/05/21
				Preference		
2	ANURADHA KUMARI, D/O- MUKESH PRASAD, H.NO-78, SRI SAI NIWAS, ROAD NO-7, ADITYA GARDEN, NEAR NIT MORE, ADITYAPUR, JAMSHEDPUR, HOUSE WIFE	DXGPK7323J	500	Equity	Digitally signed by Anuradha Kumari Date: 2021.05.03 19:22:14 +05'30'	03/05/21
				Preference		
Total Shares taken			1,000.00	Equity		
				Preference		

Signed before Me

Name	Address, Description and Occupation	DIN/PAN/Passport Number/ Membership Number	DSC	Dated
FCA KANIKA MOONKA	5, MILLS AND GODOWN AREA, SAKCHI, JAMSHEDPUR, JHARKHAND	418527	Digitally signed by KANIKA MOONKA Date: 2021.05.03 19:22:59 +05'30'	03/05/21

Modify

Check Form

URBAN CONSTRUCTION HOMES PVT. LTD.

[Signature]
DIRECTOR

URBAN CONSTRUCTION HOMES PVT. LTD.

[Signature]
DIRECTOR