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THE COMPANIES ACT, 1956
COMPANY LIMITED BY SHARES

**MEMORANDUM OF ASSOCIATION
OF
QUIKR REALTY LIMITED**

Resolution
passed at the
Extra-ordinary
General
Meeting held on
February 22,
2016

- I. The name of the Company is Quikr Realty Limited.
- II. The registered office of the Company is situated in the State of Maharashtra
- III. The object for which the Company is established is :



- A) THE MAIN OBJECTS OF THE COMPANY TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:

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To carry on the business of providing all kinds of services including consultancy and brokerage services relating to the purchase, sale, licencing, leasing, valuation of residential, commercial, industrial and retail property, property management, hotel and leisure agency and consultancy, project management, research and general consutancy and to carry out investigation and collect information and data and to submit reports on feasiibility of new projects and/or improvemants to and/or expansion of existing projects; and diagnose operational difficulties and weaknesses and suggest remedial measures to improve and modernise existing units.

2. To design, develop, maintain and market software systems and programs, collect data, process data, caryout surveys, prepare estimates, evaluations, economic studies to enable clients in India or elsewhere to consider the feasibility and execution of real estate projects, establish and maintain relevant data and extensively use Information Technology, equipments, computers, satellite communication, fiber optic, radio, microwave, wireless, landline based switching, transmission, distribution and any other related equipment for data video voice fax and other analog and digital communication including internet and intranet for rendering services in the real estatefield.

Inserted vide
Special Resolution
passed at the EGM
held on August 12, 2016

2a. To establish and carry on directly or indirectly, the business of sourcing, marketing, promoting, publicizing, selling and distributing financial products related to real estate to customers, for and on behalf of various clients, from time to time.

Inserted vide
Special Resolution
passed at the EGM
held on August 12, 2016

2b. To solicit and procure insurance business as corporate agent in life, general and health insurance or act as an insurance broker to arrange insurance contracts for a remuneration with insurance companies and/or reinsurance companies on behalf of clients, from time to time.

(A) OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE MAIN OBJECTS :

3. To appoint engineers, technicians, professionals, contractors, managers, brokers, canvassers, agents and other persons and to establish, undertake, transact, execute, and maintain agencies or branches in any part of India or elsewhere for the purpose of the company's business and to discharge and to discontinue the same.
4. To employ, recruit, engage, take on hire, labour, workmen, contractors, technicians, engineers, professional agents and all such other personnel, whether Indian or foreign nationals, as may from time to time be required by the company.
5. To acquire, hold, manage, buy, sell, mortgage, charge, lease or otherwise dispose of or grant any right or interest in over or upon any moveable or immovable property or asset of any kind, including contingent and reversionary interest in any property.
6. To carry on activities of holding any charters or sponsoring Acts of legislation and/ or to acquire any privileges, monopolies, licenses, patents or other rights, powers from any Government or Parliament or from any local or any other authority in India or elsewhere and to exercise any powers, rights or privileges so obtained and in the matters and for the purposes aforesaid to act solely or jointly with any other person, corporation or body and to apply for registration and act as accredited investment advisors to any Mutual Funds, unit trusts, etc. with any regulatory authorities in India or elsewhere.
7. To carry on the business of promoting, organising, procuring, incorporation of and giving financial or other assistance in India or abroad independently or in association with any person, Government or any other agencies, whether incorporated or not, for the main business of the Company.
8. To guarantee the payment, unsecured or secured or payable under promissory notes, bonds, debentures, debenture stock, contracts, mortgages, charges, obligations, instruments or securities of any company, or of any person wheresoever, whether incorporated or not, and generally to guarantee and become sureties for the performance of any contracts or obligations.
9. To set up, establish, promote, start training institutions, training centers and offer training, lectures, workshops, seminars, services to employees of the Company or any other person on payment of fees or otherwise.
10. To apply for and become member of any Stock/Security Exchanges, Trade Associations, Commodity Exchanges, Clearing Houses, Societies, Companies,

Securities and Exchange Board of India, Management Association, or any other association, professional body whether it be in India or elsewhere, concert and promote measures for the protection of the Company's trade, Industry and persons engaged therein.

11. To apply for, purchase or otherwise acquire, protect and renew in India or elsewhere, patents, licenses, concessions, patent rights, trade marks, designs, conferring any exclusive or non exclusive or limited right to their use of any secret or other information regarding any invention, research which may seem capable of being used for any purpose of the Company and to use, develop or grant license in respect thereof or otherwise turn to account the rights or information so acquired and expend money in improving any such patents, rights or inventions.
12. To enter into agreement, contract for, undertake or otherwise arrange for receiving, mailing or forwarding any circulars, notices, reports, brochures, materials, articles and things belonging to any company, corporation, firm, institution or person or persons by means of delivery by hand or otherwise.
13. To receive money in any form, borrow or raise money on such terms and conditions as the Company may consider expedient and secure and discharge any debt or obligation binding on the Company in such manner as may be thought fit, and in particular by mortgages of the undertaking(s) and all or any of the immovable and movable property (present and future) and the uncalled capital of the Company or by the creation and issue, on such terms as may be thought expedient, of shares, bonds, debentures or debenture stock, perpetual or otherwise, or other securities of any description.
14. To employ experts with or without payment, to investigate and examine into the conditions, prospects, value, character and circumstances of any business, concern, undertaking person or persons and generally of any assets, property or rights. And to engage the services of outside agencies for operation of Company and permit them to carry out the operations either within the Company's premises or outside on payment of such fee as the Board may deem it fit from time to time.
15. To purchase, take on lease or license, hire or otherwise acquire any immovable or moveable property, rights or privileges which the Company may think necessary or convenient for any business of the Company and to develop and turn to account and deal with the same and in particular any land, tenements, buildings and easements in such manner as may be thought expedient and to construct, maintain and alter any immovable or moveable property or works necessary or convenient for the purpose of the Company, and to pay for the same either in cash or in shares or securities or otherwise and to sell, let, lease or under lease or otherwise

dispose of or grant right over any movable or immovable property belonging to the Company, if not immediately required for the business of the Company.

16. To purchase, or otherwise acquire, erect, maintain, alter or reconstruct any buildings, offices, workshops, equipment or machinery software programmes and other things found necessary or convenient for the purpose of the Company.
17. To manage land, buildings and other property both moveable and immovable belonging to the Company and to collect rents and income and to supply to tenants, users and occupiers, attendants, servants, waiting rooms, reading rooms and other conveniences and services as may be necessary.
18. To develop and turn into account any land acquired by the Company or in which it is interested and in particular by laying on and preparing the same for building purposes, constructing, altering, pulling down, decorating, maintaining, fitting and improving buildings and by planting, paving, draining, framing, cultivating and letting building(s) on lease and by advancing money to and entering into contracts and arrangements with all kinds of builders and others.
19. To apply for, promote and obtain any order(s), directive(s), instruction(s), regulation(s), ordinance(s) or other authorisation(s) or enactment(s) of the Central or any State Government or any other authority for enabling the Company to put any of its objects to effect or for effecting any modification or change in any of the Company's business or constitution and to oppose any bills, proceedings or applications which may seem to prejudice the Company's business or interests.
20. To draw, make, accept, endorse, discount, negotiate, execute and issue bills of exchange, promissory notes and other negotiable or transferable instruments.
21. To open, maintain, operate and close account or accounts with any firm or company or with any bank or banks or financial institutions or other financiers and to pay or earn interest and to withdraw money from such account or accounts and to make, draw, co-accept, endorse, execute, discount or negotiate and issue cheques, promissory notes, hundies, bills of lading, railway receipts, warrants, debentures and other negotiable or transferable instruments.
22. To train or pay for the training in India or abroad of any of the Company's employees or any persons in the interest of or in furtherance of the Company's objects.
23. To acquire, purchase, takeover and/or amalgamate business of companies which under existing circumstances, from time to time, may conveniently or advantageously be

- combined with the business of the Company, to amalgamate or merge with companies whose business is so acquired, purchased or taken over and/or to enter into agreement with the object of acquisition of such undertaking and/or business.
24. To procure the registration of the Company under the laws or regulations of any other place outside India.
 25. To enter into any arrangements with any Government or Government departments or authorities or any authority that may seem conducive to the attainment of the Company's objects, and to obtain from any such Government or government departments or authorities any rights, privileges, licenses and concessions necessary or desirable to obtain and to carry out, exercise, use or comply with any such arrangements, rights or privileges or concessions.
 26. To form, promote, subsidise, organise and assist or aid in forming, promoting, subsidising, organising or aiding, companies, or partnerships of all kinds for the purpose of accepting and undertaking any properties, assets, liabilities of this Company.
 27. To provide for and furnish or secure to any members or customers of the Company or to any subscribers to or purchasers or possessors of any publications of the Company or any conveniences, advantages, benefits or special privileges which may seem expedient or necessary either gratuitously or otherwise.
 28. To distribute any of the Company's property among the members, in the event of winding up subject to the provisions of the Companies Act, 1956.
 29. To improve, manage, develop, exchange, lease, mortgage, dispose of, or transfer business, property and undertakings of the Company, or any part thereof with or without any consideration which the Company may deem fit to accept.
 30. To provide for the welfare of the employees or ex-employees of the Company or its predecessors in business or the spouses, widows or widowers and families or the dependents of such persons by grant of money, pension, allowances, bonus, gratuities or other payments or by buildings or contributing to the building of houses or dwellings or by creating and from time to time subscribing or contributing to provident funds and other associations, institutions, funds or trusts and by providing or subscribing towards places of instructions and recreation, medical, hospital and dispensaries and other attendance's and to subscribe or contribute to or otherwise assist charitable, benevolent, national and/or other institutions or objects.
 31. To pay all costs, charges and expenses incurred or sustained in or about the

promotion, incorporation and establishment of the Company or which the Company shall consider to be preliminary, out of the funds of the Company.

32. To establish, hold or conduct competitions in respect of contribution of information suitable for insertion in any publications of the Company or otherwise for any of the purposes of the Company and to offer and grant prizes, rewards and premiums of such character and on such terms as may be expedient.
33. To refer to or agree to refer any claims, demands, dispute or any other question by or against the Company or in which the Company is interested or concerned, and whether between the Company and third parties, to arbitration and to observe and perform and do all acts, matters and things to carry out or enforce the awards.
34. To carry on the business in any of the objects specified above, whether within or outside India whether but itself or by a wholly owned subsidiary or along with other/others or as a joint venture with any other institution, corporate body or other person in India or elsewhere.
35. To enter into partnership, associations or into any arrangements for joint working in business or for sharing profits or to amalgamate with any person, firm or company carrying on or proposing to carry on any business.
36. To form, promote, subsidise, organise, assist, maintain and conduct or aid in forming, promoting, subsidising, organising, assisting, maintaining research laboratories, experimental workshop or conducting studies, research, tests and experiments on scientific, technical, economic, commercial or any other subject and undertake all types of technical, economic and financial investigations and aid or assist or enter into partnership with any institution, university, company, partnership firm or person or persons undertaking or conducting such meetings, lectures, and conferences and by providing for the remuneration of professors or teachers on any subject, and by providing for the award, exhibitions, scholarships, prizes and grants to students or otherwise and generally to encourage, promote and reward studies, researches, investigations, experiments, tests, and inventions of any kind that may be considered to assist any of the business of the Company.
37. To lend or place deposits with security or otherwise either for or without interest with other companies, institutions, banks, local authorities, co-operative societies, trusts, HUFs or other bodies (whether incorporated or otherwise) and to invest any surplus funds of the Company from time to time in securities/instruments of companies, banks, local authorities, co-operative societies, trusts, HUFs or other bodies (whether incorporated or otherwise) units of Unit Trust or Mutual Fund Schemes, Government Securities, Treasury bills, Commercial Papers, Certificates

of Deposit and other instruments and may from time to time sell or vary such investments and to execute all assignments, transfers, receipts and documents that may be necessary in that behalf.

38. To carry on the business of providing information and guidance on governmental policies and regulations and to assist in obtaining various consents, approvals from Government or other authorities or agencies which may be required for establishing and undertaking or in its diversification or expansion.
39. To assure any reasonable rate of return to unitholders or investors.
40. To enter into any contract with any corporation or any other organisation for the purpose of securing such insurance cover or such other benefits for the unit holders or other investors as may be given by the Corporation or other organisation with the units.
41. To act as underwriters or sub-underwriters in any issue of securities and to give bridge finance assistance against any such underwriting arrangements.
42. To adopt such means of making known the main business of the Company as may seem expedient and in particular by advertising in the press by circulars, by purchase and exhibition of works of art or interest, by publication of books and periodicals and by granting prizes, rewards and donations.
43. To undertake and execute any trust, the undertaking of which may seem to the Company desirable and either gratuitously or otherwise vest, real or personal property, rights or interest acquired by or belonging to the Company in any person or Company on behalf of or for the benefit of the Company and with or without any declared trust in favour of the Company.
44. To apply the assets of the Company in any way in or towards the establishment, maintenance or extension of any association, institution or fund, in any way connected with any particular trade or business or with trade or commerce and particularly with the trade, including any association, institution or fund for the interests of master, owners and employers against loss by bad debt, strike, combustion, fire, accident or otherwise or for the benefit of any employee, workman or others at any time employed by the Company or any of its predecessors in business or their families or dependents and whether or not in common with other persons or classes of persons and in particular of friendly, co-operative and other society, reading rooms, libraries, educational and charitable institutions, dining and recreation rooms, churches, chapels, schools and hospitals and to

grant gratuities, pensions and allowances and to contribute to any funds raised by public or local subscription for any purpose.

45. To aid pecuniarily or otherwise, any association, body or movement having for an object the solution, or settlement of industrial or labour problems or troubles or the promotion of industry or trade.
46. To amalgamate with any company or companies having objects altogether or in part similar to those of this Company, or to sell, exchange, lease, underlease, surrender, abandon, amalgamate, sub-divide, mortgage or otherwise deal with either absolutely, conditionally, or for any limited interest, all or any part of the undertaking, property rights or privileges of the Company, as a going concern or otherwise, with any public body, corporation, company, society or association, or to any person or persons, for such consideration as the Company may think fit, and in particular for any stock, shares (whether wholly or partly paid), debentures, debenture stock, securities, or property of any other company.

C. OTHER OBJECTS:

47. To undertake Property development, interior decoration, hire purchase, lease financing, development of real estate, renting and valuation of properties.

IV. The liability of the Members is limited.

- V. The Authorised Share Capital of the Company is Rs. 10,00,00,000/- (Rupees Ten Crore) only divided into 1,00,00,000 (One Crore)Equity shares of Rs. 10 each. The Company has power from time to time to increase or reduce its capital and to divide the shares in the capital for the time being into other classes and to attach thereto respectively such preferential, deferred, qualified or other special rights, privileges, conditions or restrictions, as may be determined by or in accordance with the Articles of Association of the Company and to vary, modify or abrogate in such manner as may for the time being be permitted by the Articles of Association of the Company or the legislative provisions for time being in force in that behalf.

We, the several persons, whose names, addresses, descriptions and occupations are hereunto subscribed are desirous of being formed into a Company in pursuance of this Memorandum of Association.

1	2	3	4	5
Sr. No.	Name, address, description and occupation of each Subscriber	No. of Equity Shares taken by each subscriber	Signature of Subscriber	Signature, name, address, description and occupation of witness to the signature of the Subscriber
1.	Satish G Mehta 39/4, Walchand Terraces Opp. A/C Market, Tardeo Mumbai - 400 034 S/o : Late Mr. Gordhan Tulsidas Mehta Age : 46 yrs Company Executive	10 (Ten) Equity Shares of Rs. 10/- each	Sd/-	Sd/- S Swaminathan S/o K S Narayan II A/22, Mahindra Park, L B S Marg Ghatkopar, Mumbai - 400 086 Service
2.	K G Krishnamurthy Plot No. 777 Anupam, 1 st Floor Tilak Road, Dadar (E) Mumbai - 400 014 S/o : Mr. K N Gopalratnam Age : 44 yrs Company Executive	10 (Ten) Equity Shares of Rs. 10/- each	Sd/-	
3.	Conrad D'Souza 17/23, MHB Colony Bandra Reclamation Bandra (W) Mumbai - 400 050 S/o : Mr. D C A D'Souza Age : 40 yrs Company Executive	10 (Ten) Equity Shares of Rs. 10/- each	Sd/-	

Place : Mumbai

Dated : 10/03/2000

Sr. No.	Name, address, description and occupation of each Subscriber	No of equity shares taken by each Subscriber	Signature of Subscriber	Signature, name, address, description and occupation of witness to the signature of the Subscriber
4.	Susir Kumar M. 201, Oceanic I, Juhu Versova Link Road 7, Bungalow, Andheri (W) Mumbai - 400 058 Age : 34 yrs S/o : Late K S Rao Company Executive	10 (Ten) Equity Shares of Rs.10 each	Sd/-	Witness to all Sd/- S Swaminathan S/o: K S Narayan IIA/22, Mahindra Park Ghatkopar, Mumbai - 400 086 Service
5.	Ulhas N Yargop S-11 Pemino 1-B Altamount Road Mumbai - 400 026 S/o : Late Mr. N V Yargop Company Executive	10 (Ten) Equity Shares of Rs.10 each	Sd/-	
6.	Vishnu K Garg B-32, Mangireesh L J Road Mahim Mumbai - 400 016 S/o : Late Mr. C L Garg Company Executive	10 (Ten) Equity Shares of Rs.10 each	Sd/-	
7.	Arun Kumar Nanda St. Helen's Court G Deshmukh Marg Mumbai - 400 026 S/o : Mr. Tilak Raj Nanda Age : 51 yrs Company Executive	10 (Ten) Equity Shares of Rs.10 each	Sd/-	

TOTAL

70 EQUITY SHARES

Place : Mumbai

Date : 10/03/2000