DEVELOPMENT AGREEMENT

BETWEEN

M/s. DHARIWAL LIFESPACES PRIVATE LIMITED

(THE OWNER)

AND

M/s. SHANKESHWAR LANDMARK (LLP).

(THE DEVELOPER)

DATED 30 th January , 2017

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

P-6143/16-17

45/A

ORIGINAL

THIS DOCUMENT CONSISTS OF 70 PAGES

1 PAGE OF No. BNG(U)RRN 3778 /2016-17

AGREEMENT

Agreement ("**Agreement**") is made at Bangalore, on this 30th day of January 2017 .

BY AND BETWEEN

M/s. DHARIWAL LIFESPACES PRIVATE LIMITED a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its registered office at 100+101, D.Kennedy Road, PUNE 411001 MAHARASHTRA, having PAN no. AAFCD0232K, by the hand of one of its Director , **Mr. PRAKASH RASIKLAL DHARIWAL,** Aged about 52 years, Occupation-Business, Residing at: 340, Sindh Society, Aundh, PUNE-411007, duly authorized in that behalf, hereinafter referred to as the **"Owner"** (which expression shall, unless repugnant to the context or meaning thereof mean and include its Successors and Permitted Assigns)

of the **ONE PART**;

AND

M/s. SHANKESHWAR LANDMARK (LLP).,a limited liability partnership firm incorporated under the Limited liability partnership Act, having its Registered Office at: No.110/1, 1st Floor, Krishnappa Layout, Lalbagh Road, Bangalore-27 having PAN no. ACRFS3007L represented by its Partner, **SRI.MAHAVEER SHANKARLAL MEHTA,** Age about 47 years, Occupation-Business, Residing at: Jayanagar, Bangalore hereinafter referred to as the "Developer" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include its successors and permitted assigns)

For Shankeshwar Landmark LLP

Partner

of the SECOND **PART**;

RASIKLAL MANIKCHAND DHARIWAL (HUF), a Hindu undivided family having its place of business at 100+101, D.Kennedy Road, PUNE 411001 MAHARASHTRA, having PAN no. AABDH5583L, by the hand of its Coparcener Mr. **Mr.PRAKASH RASIKLAL DHARIWAL,** Age about 52 years, Occupation-Business, Residing at: 340, Sindh Society, Aundh, PUNE-411007, duly authorized in that behalf, hereinafter referred to as the **"R. M. DHARIWAL (HUF)"** (which expression shall, unless repugnant to the context or meaning thereof mean and include its Successors and Permitted Assigns)

of the **THIRD PART**

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

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NO. BNG(U)RRN 3778 /2016-17

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s.Shankeshwar Landmark(LLP) rep by its Patner Sri.Mahaveer Shankarlal Mehta , ಇವರು 2000000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2000000.00	DD.No.018876, dt 30/01/2017, drawn on Indian Bank, Bangalore
ಒಟ್ಟು :	2000000.00	

ಸ್ಥಳ : ರಾಜರಾಜೇಶ್ವರಿನಗರ

ದಿನಾಂಕ : 30/01/2017

ಉಪ-ಸೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ ಸೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

30 JAN 2017

ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ) ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳ ಕಛೇರಿ Joint Sub-Registrar Jayanagar (Rajarajeshwarinagar)

Designed and Developed by C- DAC ,ACTS Pune.

(The Owner and Developer shall hereinafter be individually referred to as a "**Party**" and collectively as the "**Parties**".)

WHEREAS:

1. That the Owner herein is the full and absolute owner by title and in actual possession and enjoyment of all that piece and parcel of Property bearing Converted Survey No.54/1 measuring to an extent of 3 Acres 18 Guntas, Situated at Haralukunte Village, BegurHobli, Bangalore South Taluk, Bangalore (Converted vide Official Memorandum bearing No.B.Dis.ALN:SR(S):366/2002-03 dated 27-02-2003, issued by the Special Deputy Commissioner (Revenue) Bangalore District and Official Memorandum bearing No.B.Dis.ALN:SR(S):366/2002-03 dated 19-09-2003, issued by the Special Deputy Commissioner (Revenue) Bangalore District, more fully described in Schedule herein and hereinafter referred to as "Schedule A Property" for convenience. Having purchased the same vide Sale deed dated 08-10-2003, executed by Sri. M.R.Seetharam S/o. late M.S.Ramaiah, registered as document No.13305/2003-04 stored in CD No.118 in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore.

2. **That** the Owner herein is also the full and absolute owner by title and in actual possession and enjoyment of all that piece and parcel of Property bearing Converted Survey No.54/2 measuring to an extent of 20 Guntas, Situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk, Bangalore (Converted vide Memorandum bearing No ALNSR(S) 197/2005-06 dated 3-12-2008, issued by the Special Deputy Commissioner (Revenue) Bangalore District, more fully described in Schedule herein and hereinafter referred to as "Schedule B Property" for convenience. Having purchased the same vide Sale deed dated 24-1-2011 ,registration no. 8104 / 2011 executed by Prakash Rasiklal Dhariwal and Mr Prakash Rasiklal Dhariwal in turn purchased the said property from Sri. K. Gopal Reddy S/o. late A.P.Krishnappa and others, registered as document No 9865 . stored in CD in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore

3. **That** the Owner further represents that they purchased the above mentioned Schedule A, & B Properties (hereinafter referred to as "Schedule Property or larger property ") from

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

[redacted]

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Print Date & Time : 30-01-2017 04:36:58 PM NO. BNG(U)RRN 3778 /2016-17

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ P-6143 3778

ರಾಜರಾಜೇಶ್ವರಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-01-2017 ರಂದು 01:26:42 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವನ್ನು

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	150000.00
2	ಸೇವಾ ಶುಲ್ಕ	2100.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	152200.00

ಶ್ರೀ M/s.Shankeshwar Landmark(LLP) rep by its Patner Sri.Mahaveer Shankarlal Mehta ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.Shankeshwar Landmark(LLP) rep by its Patner Sri.Mahaveer Shankarlal Mehta			For Shankeshwar Landmark LLP Partner

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....ಮುಟ್ಟಿದ್ದಾಗಿ)
ಒಪ್ಪಿರುತ್ತಾರೆ

30 JAN 2017

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s.Shankeshwar Landmark(LLP) rep by its Patner Sri.Mahaveer Shankarlal Mehta . (ಬರೆಸಿಕೊಂಡವರು)			For Shankeshwar Landmark LLP Partner
2	M/s.Dhariwal Lifespaces Private Limited Rep by its Director Mr.Prakash Rasiklal Dhariwal . (ಬರೆದುಕೊಡುವವರು)			For Dhariwal Lifespaces Director

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

30 JAN 2017

then owners and ever since then the Owner started enjoying the Schedule Property as absolute owner and Khata of the Schedule Property stands in the name of Owner in the records of Bruhat Bangalore Mahanagara Palike and they have paid municipal property taxes regularly and up to date.

4. **That** the Schedule A, B Properties are part of the larger extent of land in erstwhile Survey No.54, which measured in all 5 Acres 1 Gunta (inclusive 2 Acres 04 Guntas of Kharab), Situated at Haralukunte Village, BegurHobli, Bangalore South Taluk was of the ownership of one Sri. Bhajanthri Munishamappa. In a Partition Deed dated 22-02-1971 registered as document No.5515/1970-71 at Pages 186 to 189 of Volume 856 of Book-I with the office of the Sub-Registrar, Bangalore South Taluk, entered into between the sons of Late Sri. Bhajanthri Munishamappa namely, Sri. Bhajanthri Narayanaswamy and Sri. Bhajanthri Basappa, the lands to an extent of 5 Aces 1 Gunta in Survey No.54 of Haralukunte Village, BegurHobli, Bangalore South Taluk fell to the share of Sri. Bhajanthri Narayanaswamy. Sri. Bhajanthri Narayanaswamy, on his behalf and also on behalf of his minor children has sold 5 Acres 1 Gunta of land in Survey No.54 of Haralukunte Village, BegurHobli, Bangalore South Taluk for legal necessities and for the benefits of the family by deed of sale dated 5-12-1974 registered as document No.7098/1974-75 at pages 149-153 of Volume 1120 of Book-I with the office of the Sub-Registrar, Bangalore South Taluk, Bangalore in favour of Sri. K. M. Venkatesh Reddy, Sri. K. M. Venugopal Reddy and Sri. K. M. Thyagaraja Reddy, all sons of Sri. M. Munireddy being minors represented by their mother and natural guardian Smt. Rathnamma and the Purchasers were put in possession of the said lands on the date of sale viz., 5-12-1974

5. **That said** Smt. Rathnamma representing her minor children got the revenue records mutated in the names of her minor children and the Katha was also registered in respect of the said lands in the name of the said Sri. K. M. Venkatesh Reddy, Sri. K. M. Venugopal Reddy and Sri. K. M. Thyagaraja Reddy, 7. 7. That said Sri. M. Munireddy had two wives by name Smt. Ammayamma and Smt. Rathnamma. Sri. M. Munireddy had one son Sri. M. Gopala Reddy through his first wife Smt. Ammayamma and Sri. K. M. Venkatesh Reddy, Sri. K. M. Venugopal Reddy and Sri. K. M. Thyagaraja Reddy (Sons) and Prameelamma and Neelamma (two daughters) through his second wife Smt. Rathnamma;

For Dhariwal Lifespaces Pvt. Ltd.

For Shankeshwar Landmark LLP

Partner

Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mr.R.M. Dharlwal HUF Rep Through its Coparcener Prakash Rasklal Dharlwal . (ಬರೆದುಕೊಡುವವರು)			

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ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

30 JAN 2017

Sub-Registrar Jaya

8. That M. Gopala Reddy, the eldest son of Sri. M. Munireddy and Smt. Ammayamma filed a suit in O.S.No.8999/1980 on 2-3-1980 against his father Sri. M. Munireddy, step mother Smt. Rathnamma, and Sri. K. M. Venkatesh Reddy, Sri. K. M. Venugopal Reddy and Sri. K. M. Thyagaraja Reddy seeking partition and for separate possession of the properties held by Smt. Rathnamma and during the pendency of the suit M. Munireddy died on 17-12-1984; After of Sri. M. Munireddy, there were negotiation between the parties to the said suit and a settlement was arrived at and by virtue of the said settlement, Smt. Ammayamma and her son Sri. M. Gopala Reddy got a portion of the said lands in Survey No.54 measuring '230 X 190' (1 Acre) out of 5 Acre 1 Gunta of land in Survey No.54

9. That a compromise petition was filed under order 23 Rule 3 of CPC and the said suit came to be decreed in terms of the said compromise on 14-03-1989 and thus the said Smt. Ammayamma and Sri. Gopala Reddy acquired the land measuring 230' X 190' feet equivalent to 1 Acre in Survey No.54 and the remaining land to an extent of 4 Acres 1 Gunta in the said Survey No.54 (including 2 Acres 04 Gunta of Kharab Land) was allotted to the share of Smt. Rathnamma, Sri. K. M. Venkatesh Reddy, Sri. K. M. Venugopal Reddy and Sri. K. M. Thyagaraja Reddy and on settlement, Smt. Rathnamma and her sons sold the lands of an extent of 20 Guntas (inclusive of 1 Gunta of Kharab land) out of 4 Acres 1 Gunta held by them to one Mr. K. Gopala Reddy by a registered deed of sale dated 14-07-1992, registered as document No.1989/1992-93 at pages 240-245 of Volume 3570 of Book-I with the office of the Sub-Registrar, Bangalore South Taluk, Bangalore;

10. That said Sri. K. Gopala Reddy having thus acquired the said 20 Guntas of land out of 4 Acre 01 Gunta in Survey No.54, applied for phody and transfer of revenue records in his name; as the said 20 Guntas of lands purchased by Sri. K. Gopala Reddy was assigned with Re-Survey No.54/2 and the remaining 3 Acres 21 Guntas of land held by Smt. Rathnamma and her sons and also remaining 1 Acre of land held by Sri. M. Gopala Reddy and Smt. Ammayamma was assigned with New Survey No.54/1.

For Dhariwal Lifespaces Pvt. Ltd.

For Shankeshwar Landmark LLP

Partner

Director

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Mr.Ramesh Mangilal Gandhi No.B-502, Shanganga Society, Salisbury Park, Gultekdu Pune	Ramesh Gandhi
2	G.Sampatraji No.9, 8th Main Road, 2nd Block, Jayanagar, Banglore	G-Sampathraj

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
30 JAN 2017

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ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು
30 JAN 2017

Kept pending for undervaluation of 45/A

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು
30 JAN 2017

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Sub-Registrar Jay

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11. That Smt. Rathnamma died on 25-02-1995 and that her son, the said Sri. K. M. Venkatesh Reddy on 24-10-1999 leaving behind him his widow Smt. Radhamma as his only surviving legal heir , was shown as Khathdar of the share of her late husband as evidenced in the inheritance proceedings in IHC 21/2002-03 which is also entered in the mutation Register, and they Smt. Radhamma, Sri. K. M. Venugopala Reddy and Sri. K. M. Thyagaraja Reddy have sold 0.2.15 Guntas of land in Survey No.54/1 to one Mr. G. Prasad Reddy by way of the sale deed dated 23-11-2000, registered as document No.6895/2000-01 at pages 158 to 167 of Volume 4691 of Book-I with the Sub-Registrar, Bangalore South Taluk.

12. That Smt. Radhamma, Sri. K. M. Venugopala Reddy and Sri. K. M. Thyagaraja Reddy applied for conversion of 3 Acres 04 Guntas of lands in Survey No.54/1, which included 1 Acre 27 Guntas of agricultural land and 1 Acre 17 Guntas of Kharab land for non-agricultural residential purpose

13. That the Special Deputy Commissioner, Bangalore District, Bangalore vide his order dated 27-02-2004 bearing No.B.Dis.ALN:SR(S):366/2002-03 accorded sanction for conversion of the said 3 Acres 04 Guntas of lands in Survey No.54/1 for non-agricultural residential purposes on receipt of requisite conversion fees and Kharab fees

14. That Smt. Radhamma, Sri. K. M. Venugopala Reddy and Sri. K. M. Thyagaraja Reddy also sought for regularization and conversion of the remaining 24 Guntas of Kharab land in Survey No.54/1 and pending regularization and conversion of 24 Guntas of Kharab land, the aforesaid Sri. K.M. Venugopal Reddy and his branch of the family, Sri. K. M. Thyagaraja Reddy and his branch of the family and Smt. Radhamma sold 3 Acres 04 Guntas of converted land in Survey No.54/1 and also 24 Guntas of Kharab land to Sri. M. R. Seetharam by a sale deed dated 24-07-2003 and he was put in possession of the said lands on the date of sale . As the proceedings in respect of the regularization and conversion of the said 24 Guntas of land before the Special Deputy Commissioner was pending, the registration of the said deed dated 24-07-2003 was also kept pending by the

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

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NO. BNG(U)RRN 3778 /2017-18

As per District Registrar Jayanagar, Bangalore, Order No.MVD/J/RRN/JDA/20/2016-17, Dt 25/10/2017, Party has paid Scanning fee Rs.490/- , Office of the District Registrar, Jayanagar, Bangalore, hence this document ordered for registration.

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ RRN-1-03778-2017-18 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ RRND192 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 04-11-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)

ಎ. ರಾಘವೇಂದ್ರ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar in P.No.47/2004-05 and whereas, the Special Deputy Commissioner, Bangalore District having received the requisite regularization charges and conversion fees, accorded regularization and conversion of the said 24 Guntas of lands vide Official Memorandum dated 19-09-2003 bearing No.B.Dis.ALN:SR(S):366/2003-04 and production of the said official memorandum, the sale deed dated 24-07-2003 has been registered in the office of the Sub-Registrar, Bangalore South Taluk, as document bearing No.12213/2004-05

15. That on joint survey the said land measuring 3 Acres 18 Guntas and that the said extent of land measuring 3 Acres 18 Guntas is also in accordance with the previous title deeds and land records though it has been inadvertently mentioned in the said sale dated 24-07-2003, totally to be 3 Acres 28 Guntas and thus the actual measurement of land available is 3 Acers 18 Guntas and thus the Owner is the absolute owner in possession of converted lands to an extent of 3 Acres 18 Guntas in Survey No.54/1 (mentioned in Schedule A Property) of Haralukunte Village, BegurHobli, Bangalore South Taluk.

16. That after the said settlement, Smt. Rathnamma and her sons sold an extent of 20 Guntas (inclusive of 1 Gunta of Kharab land) out of 4 Acres 1 Gunta held by them to one Mr. K. Gopala Reddy by a registered deed of sale dated 14-07-1992, registered as document No.1989/1992-93 at pages 240-245 of Volume 3570 of Book-I with the office of the Sub-Registrar, Bangalore South Taluk, Bangalore , said Sri. K. Gopala Reddy having thus acquired the said 20 Guntas of land out of 4 Acre 01 Gunta in Survey No.54, applied for phody and transfer of revenue records in his name;

17. That the said 20 Guntas of lands purchased by Sri. K. Gopala Reddy was assigned with Re-Survey No.54/2, and the said Sri. K. Gopala Reddy applied for conversion of 20 Guntas of land in Survey No.54/2 for non-agricultural residential purpose , the Special Deputy Commissioner, Bangalore District, Bangalore vide his order dated...ALNSR(S)197/2005-06 . Accorded sanction for conversion of the said 20 Guntas of ands in Survey No.54/2 for non agricultural residential purposes on receipt of requisite conversion fees

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

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18. That said Sri. K. Gopala Reddy and his branch of the family sold the 20 Guntas of converted Survey No.54/2 to Sri. Prakash Rasiklal Dhariwal S/o. Rasikal Manickchand Dhariwal and thus the Owner is the absolute owner in possession of converted lands to an extent of 20 Guntas in Survey No.54/2 (mentioned in Schedule B Property) of Haralukunte Village, Begur Hobli, Bangalore South Taluk.

19. That the Schedule A and B Properties are more fully described herein shall hereinafter shall be referred to as the "Schedule Property" or "Property".

20. Thus the Owner is thus fully seized and possessed of the Schedule Property with power and authority to sell or otherwise dispose of the Schedule Property in favour of any person they deem it fit. That the Owner was known as DHARIWAL INDUSTRIES LIMITED and by Demerger Order dated 28/08/2014 passed by High Court Mumbai above mentioned property more fully described in detail in Schedule A and B came to share of a Company known as Dhariwal Lifespaces Pvt Ltd. This property is part of HSR Layout by its Order.

21. The Owner is the absolute owner of the Scheduled Property.

22. The Developer is engaged in the business of, *inter-alia*, real estate development and construction and has expressed its interest in developing the Property as a residential apartment project and has represented to the Owner that it has the requisite experience, financial and infrastructural capabilities for such development.

23. The Owner and the Developer are desirous of developing the Property as a Residential Complex (*as defined hereinafter*).

24. Based on the representations, warranties and covenants made by the Developer, the Parties intend to enter into an arrangement pursuant to which the Owner will offer the Property for the purposes of development and the Developer will develop the Property.

25. The Parties wish to enter into this Agreement to record the framework, terms and conditions that would govern their relationship in relation to the aforesaid development

For Dhariwal Lifespaces Pvt. Ltd.

Director

For Shankeshwar Landmark LLP

Partner

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NOW IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE 1: DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Agreement, unless the context otherwise requires, the following words and expressions shall bear the meanings ascribed to them below:

"**Adjustments**" shall have the meaning ascribed to it in Clause 11.1 of this Agreement.

"**Affiliate**" means with respect to any Person (*as defined hereinafter*), any other Person that directly or indirectly, or through one or more intermediaries, Controls (*as defined hereinafter*), is controlled by or is under the common Control of such Person.

"**Agreement**" means this Development Agreement, including all its Schedules and Annexures attached hereto, as may be amended in writing from time to time.

"**Apartment**" shall mean and include any residential flat and shall, if developed or required to be developed, include, units, row-houses, semi-independent bungalows, independent bungalows, etc, to be constructed by the Developer in the Residential Complex on the Property.

"**Applicable Law**" shall mean all laws, ordinances, statutes, rules, orders, decrees, injunctions, authorizations, consents, waivers, privileges, agreements and regulations of any Government Authority (*as defined hereinafter*) having jurisdiction over the relevant matter and are in effect as of the Effective Date or as may be amended, modified, enacted or revoked from time to time hereafter.

"**Approval(s)**" means any and all approvals, authorizations, licenses, permissions, consents, no objection certificates to be obtained in the name of the Owner by the Developer as the Power of Attorney holder at the Developer's costs and expense (including, for the avoidance of doubt, the Sanctioned Plan (*as defined hereinafter*) and all approvals required in connection with or pursuant to the Sanctioned

For Dhariwal Lifespaces Pvt. Ltd.

For Shankeshwar Landmark LLP

Partner

Director

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Plan) for the commencement of the development and construction of the Property including, without limitation environmental clearances, conversions, temporary power connections and all other approvals and/or permissions from any other statutory or Government Authority *(as defined hereinafter)* whether State or Central required for the purpose of commencing construction and the development activity on the Project.

"**Buildings**" means the buildings, structures and constructions to be constructed by the Developer in the Residential Complex on the Property, in terms of the Sanctioned Plan *(as defined hereinafter)* for residential purposes and the facilities related thereto based on the Saleable Area *(as defined hereinafter)* along with all internal and external services, amenities, facilities, fittings, fixtures, including but not limited to the Common Areas *(as defined hereinafter)*.

"**Business Days**" means any day other than a Saturday, Sunday or a day on which banks are not open in Bangalore for transaction of normal banking business.

"**Commencement Certificate**" shall mean the certificate granted by the Bangalore Bruhat Municipal Authority, sanctioning the building plans in respect of the construction to be carried out on the Property and enabling the commencement of the construction of the Project *(as defined hereinafter)*.

"**Commencement Date**" shall have the meaning ascribed to it in Clause 6.1 of this Agreement.

"**Common Areas**" means and includes all such areas which are available in the Residential Complex for common enjoyment, such as lobbies, staircases, lift room, ducts, sanitary ducts, electrical ducts, machine rooms, water tanks, parks, play areas, pathways, roads, club houses. This term "Common Areas" excludes terrace(s), if any, sold as part of the Apartments.

"**Completion**" shall have the meaning ascribed to it in Clause 8.1 of this Agreement.

"**Completion Certificate**" shall have the meaning ascribed to it in Clause 8.2 of this Agreement.

For Dhariwal Lifespaces Pvt. Ltd.

For Shankeshwar Landmark LLP

Partner

Director

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"Completion Certification Period" shall have the meaning ascribed to it in Clause 8.2 of this Agreement.

"Confidential Information" means all non-public information that this Agreement or a Party designates as being confidential, or which, under the circumstances of disclosure ought to be treated as confidential and it includes, without limitation, the terms and conditions of this Agreement, information relating to the financial and accounting books and records, marketing or promotion, business policies or practices, customers, potential customers or suppliers of information, trade secrets, source codes, documentation, technology, or information received from others that a Party is obligated to treat as confidential.

"Completion Notice" shall have the meaning ascribed to it in Clause 8.2 of this Agreement.

"Control", **"controlling"** or **"controlled"**, in relation to any Person, means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of such Person, through ownership of its voting securities or partnership interests, whether by contract or otherwise.

"Deed of Conveyance" shall have the meaning ascribed to it in Recital A of this Agreement.

"Defects Liability Period" shall have the meaning as ascribed to it in Clause 15.2 of this Agreement.

"Deposit" shall mean the interest free refundable deposit made by the Developer with the Owner, as per the terms of Clause 3.1 of this Agreement.

"Draft Plans" shall mean the draft of the necessary plans, drawings, designs and all other documents required to be submitted to the appropriate Government Authority *(as defined hereinafter)* for the Project as per all Applicable Law including, building bye-laws, rules and regulations.

"Development Charges" shall have the meaning ascribed to it in Clause 7.2 of this Agreement.

"Development Control Regulations" shall mean the Regulations made under the Development Plan for the City of Bangalore under the provisions of the Karnataka Regional & Town Planning Act, 1966.

For Dhariwal Lifespaces Pvt. Ltd.

For Shankeshwar Landmark LLP

Partner

Director

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"**Developer's Account**" shall have the meaning ascribed to it in Clause 10.3 of this Agreement.

"**Developer's Share**" shall mean the share of the Developer in the Gross Sale Proceeds *(as defined hereinafter)* as per Revenue Sharing Ratio *(as defined hereinafter)*.

"**Effective Date**" means the date of execution of this Agreement as written hereinabove.

"**Encumbrances**" means any pledge, negative lien, positive lien, non-disposed undertaking, charge, mortgage, priority, hypothecation, encumbrance, assignment, attachment, claim, restriction, *lis pendens*, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security thereon.

"**Escrow Account**" shall have the meaning ascribed to the term in Clause 10.2 of this Agreement.

"**Escrow Agent**" shall have the meaning ascribed to the term in Clause 10.2 of this Agreement.

"**Escrow Agreement**" shall have the meaning ascribed to the term in Clause 10.2 of this Agreement.

"**Escrowed Proceeds**" shall have the meaning ascribed to the term in Clause 11.4 of this Agreement.

"**FSI**" shall mean floor area ratio as defined under the Development Control Regulations framed under the current Development Plan under the provisions of the Karnataka Town & Country Planning Act, 1961.

"**Force Majeure**" means the events or combination of events or circumstances described in (a) to (f) below, which are beyond the control of a Party which cannot (i) by the exercise of reasonable diligence, or (ii) despite the adoption of reasonable precaution and/or alternative measures be prevented, or caused to be prevented, and which adversely affects a Party's ability to perform obligations under this Agreement:

(a) acts of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters or deaths or disabilities;

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

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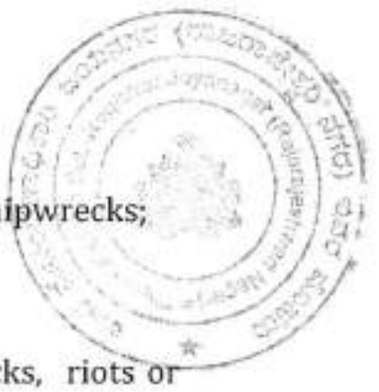

(b) explosions or accidents, air crashes and shipwrecks;

(c) strikes or lock outs;

(d) war and hostilities of war, terrorist attacks, riots or civil commotion;

(e) the promulgation of or amendment in any Applicable Law, rule or regulation or the issue of any injunction, court order or direction from any Government Authority that prevents or restricts a Party from proceeding with implementation of the Project as agreed in this Agreement, including restrictions by the Government Authority on supply of essential construction material in Karnataka; or

(f) any event or circumstances analogous to the foregoing.

"**Gross Sale Proceeds**" means all receivables, including but not limited to, the transfer or sale proceeds or rentals arising from the transfer, sale, lease, license or proposed transfer, sale, lease, license of the Apartments, to be developed and constructed on the Property and the sale or grant of the right of user of the parking spaces, or terraces in the Project in favour of the prospective Purchasers, after deducting the Royalty, but shall not include amounts that are received towards electricity deposits and charges, club house membership charges, Common Area maintenance deposits and charges, legal charges and amounts received towards payment of stamp duty and/or registration charges, statutory levies, the amounts received from the prospective Purchasers as their contribution towards service tax or other indirect taxes to be recovered by the Parties hereto and paid to the Government, any extra amounts received towards additional work done by the Developer in respect of any Apartment, on the request of a Purchaser or pursuant to a promotional scheme for the Residential Complex, over and above the specifications agreed upon in this Agreement and/or the Sale Deeds (which extra amounts may be received directly by the Developer). It is however clarified that,

For Shankeshwar Landmark LLP

For Dhariwal Lifespaces Pvt. Ltd.

Director

i. in the event any such additional work is done by the developer at a purchaser request, it shall provide the owner with all the relevant documentation relating to its arrangement with the purchaser in this regard and in the event the additional work was done pursuant to a promotional scheme, the developer shall submit to the owner all the documentation evidencing that the work was done for such purposes in order to show that the extra amounts realize with respect to such additional work done may be directly received by the developer.

ii. Owner shall be the sole recipient and beneficiary of any compensation or grant or monetary sum or benefit is received from government authority.

However, the term "Gross Sale Proceeds" shall include revenues that may accrue from any additional Saleable Area that may be constructed on the Property pursuant to additional FSI becoming available. It is clarified that the Gross Sale Proceeds accruing from the utilization of such additional FSI on the Property shall be shared between the Developer and the Owner in the Revenue Sharing Ratio i.e. in the ratio 52:48 after deducting Royalty of 4 % , and all costs, if any, for acquiring such additional FSI, shall be solely borne by the Owner.

However, in the event of any additional FSI becoming available out of TDR and if the Owner decides to acquire and load such TDR on the Property, the revenue sharing ratio shall continue to remain the same. Cost of acquiring TDR will be borne and paid by the Developer.

"**Government Authority**" means any union, state, local or other Government Authority, statutory authority, government department, agency, commission, board, tribunal or court or other Applicable Law, rule or regulation making entity having or purporting to have jurisdiction in India or any state or other subdivision thereof or any municipality, district or other subdivision.

"**Landowners**" shall mean a collective reference to the Vendors under the Deed of Conveyance.

"**Material Default**" shall mean the events or combination of events or circumstances, described in (a) and (b) below:

(a) The Developer fails to obtain the Commencement Certificate on or before one year from the date of this Agreement;

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

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(b) The Developer fails to obtain the Occupation Certificate on or before the expiry of 365 days from the project Completion Date or where extension of time has occurred in terms of Clause 8.1 of this Agreement on or before the expiry of 365 days from the end of such extended period or where Adjustments have occurred in terms of Clause 11.1.1 or 11.1.2 of this Agreement on or before the expiry of 365 days from the end of the period of such Adjustments.

"**Occupancy Certificate**" shall have the meaning ascribed to it in Clause 5.2 of this Agreement.

"**Owner's Account**" shall have the meaning ascribed to it in Clause 10.3 of this Agreement.

"**Owner's Share**" shall mean the share of the Owner in the Gross Sale Proceeds as per Revenue Sharing Ratio *(as defined hereinafter)*.

"**Person**" shall mean any Government Authority or any individual, firm, partnership, corporation, limited liability company, joint venture, trust, unincorporated organization or other entity or organization, whether or not a legal entity.

"**PoA**" shall mean the irrevocable power of attorney (subject to the conditions mentioned therein) to be executed by the Owner in favour of the Developer, pursuant to this Agreement.

"**Promoter**" shall mean a "promoter" in terms of the Karnataka Ownership Flats (Regulation of the promotion of construction, sale, management, and transfer) Act, 1972.

"**Property**" shall mean the property more particularly described in the **Schedule I** hereunder and shown in the plan annexed as **Annexure A . B and BC** hereto along with all the rights, title and interest appurtenant thereto or arising therefrom.

"**Project**" shall mean the design, development and construction of the Buildings, containing residential Apartments and related infrastructural facilities and amenities on the Property including the Common Areas, and the marketing and sale of these Apartments to prospective Purchasers.

For Dhariwal Lifespaces Pvt. Ltd.

For Shankeshwar Landmark LLP

Partner

Director

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"**Project Assets**" shall mean all right, title and interest in or to the Project, including, without limitation, all tangible and intangible assets of or relating to the Project, all contract rights related to the Project, all interests and rights in Approvals including, permits, licenses, consents and Government Authorizations, any letter of interest or any letter of support, all development rights relating to the Project and all tangible and intangible assets used in the development of or otherwise connected with the Project such as copies of documents and reports (drafts and final), computer disk, financial models, notes, drawings and other records.

"**Project Completion Date**" shall have the meaning ascribed to the term in Clause 8.1.

"**Project Management Consultant**" shall mean an entity appointed by the Owner to monitor the progress of the Project and all aspects relating thereto, as per Clause 9.1 of this Agreement.

"**Project Team**" means the architects, including landscape architects, master planner, engineers, civil and service contractors and all other professionals and workmen as required for the purposes of the Project and shall include the suppliers of the construction material for the Project.

"**Sale Agreement**" shall mean any flat booking agreement, agreement to sell (or other documentation evidencing the decision of the Developer to sell and the intention of the Purchaser to purchase any Apartment and the rate at which the sale is taking place).

"**Purchaser**" shall mean any Person who has purchased an Apartment in the Residential Complex by virtue of a Sale Deed and who has a right in respect to his Apartment to have the Ultimate Body Corporate formed. This term includes all allottees and end customers or users.

"**Residential Complex**" shall mean the residential and or commercial Apartment complex proposed to be constructed on the Property and with the prior written consent of the Owner the commercial space as agreed by the Owner, in the manner provided and on the terms and conditions contained in this Agreement.

"**Release Days**" shall have the meaning ascribed to it in

Clause 10.3 of this Agreement.

"**Revenue Sharing Ratio**" shall, subject to any Adjustments, mean the ratio of 52:48, in which the Gross Sale Proceeds shall be shared between the Developer and the Owner.

"**Review Dates**" shall have the meaning ascribed to it in Clause 11.3 of this Agreement.

"Royalty" shall have the meaning ascribed to it in Clause 21.1 of this Agreement.

"**Step-in Right**" shall have the meaning ascribed to it in Clause 17.1 of this Agreement.

"**Saleable Area**" shall in respect of the Project mean, the Super built-up area of all the Apartments and the common areas and facilities to be proportionately sold to the Purchasers, including, common driveways, water tanks, lift machine rooms, generator rooms, electrical distribution room, watchman's cabin, pump room, common toilets, entrances and recreation spaces, car parking, etc., which has to be developed by the Developer and for which the Purchasers of the Apartments will be charged.

"**Shortfall**" shall have the meaning ascribed to the term in Clause 11.4 of this Agreement.

"**Sanctioned Plan**" shall mean the plan as approved by the concerned Government Authority, subject to any changes required to be made thereto for procuring Approval of the concerned statutory authorities.

"**Specifications**" mean the specifications determined and finalized by the Developer after considering the concerns of the Owner, which shall at a minimum include the specifications described in **Schedule II** hereunder written and which subject to the above minimum requirements, may be modified or amended by the Developer in consultation with the Owner from time to time without affecting the economic interests of the Owner under this Agreement.

"**TDR**" shall mean Transferable Development Rights, as defined under the Development Control Regulations framed under the current Development Plan under the provisions of the Karnataka Town and Country Planning Act, 1961.

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

"**Term**" shall mean the term of this Agreement i.e. the period from the Effective Date till the termination of this Agreement as per the provisions contained herein.

"**Ultimate Body Corporate**" shall have the meaning ascribed to it in Clause 12.1 of this Agreement.

1.2 Interpretation

In this Agreement, unless the context requires otherwise:

1.2.1 reference to the singular includes a reference to the plural and vice versa;

1.2.2 reference to any gender includes a reference to all other genders;

1.2.3 reference to an individual shall include his legal representative, successor, legal heir, executor and administrator;

1.2.4 reference to any statute or regulation made using a commonly used abbreviation shall be construed as a reference to the title of the statute or regulation; and

1.2.5 reference to any article, clause, section, schedule, annexure or appendixes, if any, shall be deemed to be a reference to an article, a clause, a section, schedule, annexure or appendix of or to this Agreement.

1.3 Headings in this Agreement are inserted for convenience only and shall not be used in its interpretation.

1.4 Any word or phrase defined in the body of this Agreement as opposed to being defined in Article 1 above shall have the meaning assigned to it in such definition throughout this Agreement, unless the contrary is expressly stated or the contrary clearly appears from the context.

1.5 If any provision in Article 1 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Agreement.

1.6 When any number of days is prescribed, the same shall be reckoned exclusively of the first and

inclusively of the last day unless the last day does not fall on a Business Day, in which case the last day shall be the next succeeding day which is a Business Day.

1.7 The use of the word "including" followed by a specific example(s) in this Agreement shall not be construed as limiting the meaning of the general word preceding it.

1.8 The rule of construction, if any, that a contract should be interpreted against the Parties responsible for the drafting and preparation thereof shall not apply.

1.9 The schedules, annexures, appendices, if any, to this Agreement shall be deemed to be incorporated in and form an integral part of this Agreement.

1.10 Reference to any agreement, deed, document, instrument, rule, regulation, notification, statute or the like shall mean a reference to the same as may have been duly amended, modified or replaced. For the avoidance of doubt, a document shall be construed as amended, modified or replaced only if such amendment, modification or replacement is executed in compliance with the provisions of such document(s).

ARTICLE 2: DEVELOPMENT OF THE PROJECT

2.1 In consideration of the representations and warranties made by the Developer and the duties and obligations agreed to be performed by the Developer hereinafter and the Owner's Share hereby reserved, the Owner hereby permits the Developer to develop the Property. In consideration of the Developer's Share, the Developer hereby agrees to develop the Property entirely at its cost and expense and in the manner and subject to the terms and conditions set forth herein.

ARTICLE 3: DEPOSIT

3.1 The Developer shall pay a sum of Rs. 15,00,00,000/- (Rupees Fifteen crore only) as refundable Deposit to the Owner, out of which

- an amount of Rs. 5,00,00,000 [Rupees five crores only] has been paid by RTGS .

- an amount of Rs. 10,00,00,000 [Rupees ten crores only] shall be payable immediately upon Sanction of the Plan for any part of the Schedule Property.

3.2 The Deposit shall be paid by the Developer to the Owner as an interest free refundable deposit to secure due performance of the Developer's obligations, covenants and the representations and warranties made by the Developer under this Agreement.

3.3 The Owner shall refund to the Developer, entire Deposit, subject to deductions [if any] in accordance with this Agreement, as per below schedule:

(i) an amount of Rs.10,00,00,000 [Rupees Ten crores only] shall be payable immediately upon completion of the Project and receipt of occupation certificate from the Government Authority for the entire Project; and

(ii) an amount of Rs.5,00,00,000 [Rupees Five crores only] shall be payable immediately upon Completion of the Defect Liability Period,

ARTICLE 4: LICENSE TO DEVELOP

4.1 The Owner hereby permits to the Developer a limited license to enter upon the Property to commence and carry out the preparatory work for the Project until the Commencement Certificate is obtained. On the Commencement Certificate being obtained, this license shall continue in order to permit the Developer to fulfil its obligation of developing the Project as per the terms and conditions contained herein.

4.2 The Owner hereby further agrees to permit and authorize the Developer, its agents, servants, associates and any Person claiming through or under it to enter upon the Property and develop the same, subject to the terms and conditions contained herein. Provided that the Owner will be entitled to enter the Property, at any time during the Term of this Agreement, for the purpose of inspecting the progress of the development and construction of the Project. However, the Owner shall ensure that such inspection

shall not cause any hindrance or obstruction in the development or construction activity being carried out by the Developer on the Property.

4.3 The Parties agree that nothing contained herein shall be construed as delivery of possession in part performance of any agreement of sale, under Section 53-A of the Transfer of Property Act, 1882; under section 2(47)(v) of The Income Tax Act 1961 and/or any other Applicable Law for the time being in force.

ARTICLE 5: PLANS AND LICENCES

5.1 The Developer shall prepare the Draft Plans and furnish a copy of the same to the Owner . If the Owner suggests any modifications in the Draft Plans, the Developer shall consider such suggestions while finalising the same. The Draft Plans should provide for the construction of additional area proportionate to the additional FSI, if any, acquired. On obtaining the Owner's approval to the Draft Plans, the Developer shall forthwith submit the same to the relevant Government Authority for its Approval. The Developer shall secure all the requisite Approvals, in the name of the Owner (with Developer being mentioned as the POA holder), for construction and development on the Property for maximum Saleable Area as per prevailing laws. No changes (regardless of whether such changes are required by any Government Authority or otherwise) which are likely to result in the Saleable Area being shall be made to the Sanctioned Plan, except with the prior written approval of the Owner.

5.2 The Owner agrees to sign and execute all necessary document(s) as may be required for the sanction of the Draft Plans, Sanctioned Plans and Specifications subject to the drawings or designs and the Draft Plans being acceptable to it. The responsibility and expenses for preparing the Draft Plans and obtaining the Sanctioned Plan, all necessary Approvals, including, licenses, consents, no-objections, the Commencement Certificate, the 'Bhogwata Patra' from the Bangalore Bruhat Municipal Authority certifying the Completion of the Project ("**Occupancy Certificate**") and all other permissions required to take to complete the construction of the Project, is that of the Developer.

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

5.3 The Developer shall, within a period of 7 (seven) days of the Sanctioned Plan being obtained, hand over a original of the same to the Owner. The Developer shall be given access to the original of the Sanctioned Plan, as and when necessary. Subject to the sanction by the relevant Government Authority, the Sanctioned Plan should be in substantially the same form as the Draft Plans, unless, prior approval of the Owner has been obtained for any such alteration(s).

5.4 That for the purpose of securing the approvals for the proposed development, if the plan sanctioning authorities were to require surrendering/relinquishing part or portions of the Schedule Property for the purpose of road widening, / in case of acquisitions / reservation / FSI / road widening FSI / additional FSI /, parks and open spaces and other areas etc., as a pre-condition for grant of such approvals, the Owner or the Developer is entitled to execute and register relinquishment deed/s based upon authority issued by the Owner in terms of the Power of Attorney executed this day in its favour. The compensation so received in case of road widening/ acquisitions/ reservation etc will that be exclusively of Owner only and will not be part of Revenue Share as agreed upon.

ARTICLE 6: CONSTRUCTION OF THE PROJECT

6.1 Upon the Developer obtaining the Commencement Certificate, the required Approvals including, the licenses and plans including, the Sanctioned Plan, the Developer shall proceed to commence construction of the Residential Complex on the Property, within thirty (30) days thereof ("**Commencement Date**"), in accordance with the Sanctioned Plan and the Specifications set out in **Annexure A** annexed hereto. The Developer undertakes that the Commencement Certificate shall be obtained on or before 12 months from the date of this Agreement and the Commencement Date shall not occur later than 30/01/2018 failing which, the Owner may at its sole discretion forthwith terminate the Agreement by a written notice to the Developer.

6.2 The Developer shall exploit the maximum FSI permitted and shall endeavour to maximise the development area in accordance with Applicable Law local norms as per following guidelines morefully mentioned below

For Dhariwal Lifespaces Pvt. Ltd.

Director

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For Dhariwal Lifespaces Pvt. Ltd.
Director

a. FSI Permissible if 2.5
b. Number of Car Park 300
c. Garden area @ 10 % of the land area i.e. 17206 sq. ft.
d. No private terrace to be provided to any individual
e.

6.3 and market practices. Under the Development Control Regulations, the FSI permissible for carrying out construction on the Property is 2.5. If at any time during the Term of this Agreement, any FSI over and above the present FSI becomes available on the Property (or any part thereof), and is sanctioned either before the Commencement Date or during the course of construction or thereafter, the Parties shall to build such additional development on the Property to avail of such additional FSI in a efficient manner. It is clarified that all rights relating to any additional FSI that becomes available on the Property (or any part thereof), shall be owned exclusively by the Owner. The Developer shall not have any interest, claim or right on such additional FSI. However, in the event of such additional FSI being availed and developed after consent from the Owner, such additional FSI shall be dealt with in accordance with the terms of this Agreement. Accordingly, the Dhariwal HUF shall be entitled to a Royalty equivalent to 4% of the Gross Sale Proceeds and the Gross Sale Proceeds thereafter shall be shared between the Developer and the Owner in the Revenue Sharing Ratio i.e. in the ratio 52:48 and all costs, if any, for acquiring such additional FSI, shall be borne by the Owner . The manner and time for payment of Royalty and Revenue Share shall be in accordance with the terms of this Agreement. If additional FSI is available from TDR to be utilized for the Project, the Parties shall, on the terms and conditions mutually agreed upon between them, utilize such TDR on the Property to exploit the maximum development potential thereof. Cost of acquiring TDR will be sole responsibility of developer

6.4 The Developer shall be entitled to, as and when the Developer deems fit, engage or remove Persons of the Project Team for execution of the construction work of the Project. In the event of any dispute(s) between the Developer and/or any Person of the Project Team or other Persons who are engaged in any manner whatsoever in the development and construction of the Property, such dispute(s) shall be settled by the Developer, who alone shall be responsible and liable for all such claims as may be raised in respect thereof. In case of any accidents on the Project site resulting in death or injury to any workmen or other Persons, including the employees and

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

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representatives of the Owner, the Developer shall be solely responsible and liable for the claims arising therefrom. The Owner shall have no liability whatsoever in this regard and the Developer hereby indemnifies the Owner, defends and holds the Owner harmless against any loss or claims arising out of the aforementioned events and events of like nature.

6.5 The Project Team and all Persons employed or engaged by the Developer in connection with the development and construction of the Project, shall be the Developer's employees or its independent contractors, and shall not be or deemed to be the employees or agent of the Owner. The Developer shall fully comply with all Applicable Laws with respect to the Project Team and such other Persons engaged by the Developer for the construction and development of the Project.

ARTICLE 7: COST OF CONSTRUCTION

7.1 All expenses and costs in relation to preparing the Property for development by way of obtaining the necessary change of use of the Property to "Non-Agricultural" under the provisions of the Karnataka Land Revenue Act, 1964 shall be borne by the Owner alone.

7.2 Except as provided in Clause 7.3 below, the cost of construction of the Residential Complex and generally the development of the Project, including the costs payable to all the authorities for obtaining all Approvals, including licenses, permissions and sanctions, the connection charges and deposits for electricity, water and sewerage and other utilities and fees payable to the Project Team and other Persons involved in the construction and development of the Project ("**Development Charges**"), shall be borne and paid by the Developer alone.

7.3 Any charges to be paid to Bangalore Bruhat Municipal Authority as the balcony or terrace premium shall be borne and paid solely by the Developer. The Developer shall bear these charges on actuals based on the prescribed norms and as per the challans issued by the approving authority. These charges shall be paid by the Developer, with prior written intimation to the Owner, within the statutory time limits.

For Dhariwal Lifespaces Pvt. Ltd.

Director

For Shankeshwar Landmark LLP

Partner

ARTICLE 8: COMPLETION OF CONSTRUCTION

8.1 The Developer shall ensure Completion of the entire Project not later than 48 months, starting from the date of receiving commencement certificate ("**Project Completion Date**"). For the purposes of this Agreement, "**Completion**" shall mean both, completion of construction of the entire Project in accordance with the Sanctioned Plan and the Specifications with the Common Areas and all services, facilities and amenities, including to procure the necessary electric, water and sewage connections for the said Project, having been completed and the Project Management Consultant issuing a Completion Certificate.

8.2 If the Developer is of the opinion that the Completion has been achieved, it shall immediately issue a notice (in writing) to that effect to the Project Management Consultant for his verification ("**Completion Notice**"). The Project Management Consultant shall within a period of 30 (thirty) days of receipt of the Completion Notice, after due verification, issue a completion certificate ("**Completion Certificate**") confirming that the Completion has been achieved and the Project has been constructed in accordance with the Sanctioned Plan and the Specifications with all Common Area, facilities, services and amenities functioning and that both the conditions set out in Clause 8.1 above have been fulfilled. The Developer shall within 7 (seven) days from the receipt of the Completion Certificate from the Project Management Consultant ("**Completion Certification Period**"), secure the Completion Certificate and forward the same to the Owner. On receipt of the Completion Certificate by the Owner, the Completion shall be deemed to have been achieved. If however:

8.2.1 the Developer fails to secure the Completion Certificate within the Completion Certification Period; or

8.2.2 within the Completion Certification Period, the Project Management Consultant does not issue a Completion Certificate and provides a written report to the Owner stating that the Completion has not been achieved;

Completion shall be deemed not to have been achieved and in such event, the Developer shall secure Completion and the provisions of this Clause shall *mutatis mutandis* apply to such re-certification.

For Dhariwal Lifespaces Pvt. Ltd.

Director

For Shankeshwar Landmark LLP

Partner

8.3 The Parties agree that on the happening of any of the Force Majeure events, the Developer shall be entitled to extension of time for the Completion equal to the number of days by which such delay is caused. It is clarified that any such extension will be granted only if the Developer has within 15 (fifteen) days of the occurrence of any such event, notified the Owner in writing of the reason for the delay, with documentary proof thereof, to the Owner's complete satisfaction.

8.4 Further, in the event of such delay, even if such delay is resulting from a Force Majeure event, the Developer shall be solely liable for all the liabilities and claims that arise by virtue of the delay, including the claims and liabilities of the prospective Purchasers or Purchasers, who have purchased or agreed to purchase the Apartments and the Developer hereby indemnifies, defends and holds the Owner harmless against such liabilities and claims, if any.

8.5 The Developer shall obtain the Occupancy Certificate (known as "_____" in _____) within a period of 365 Days of the Completion. Time being essence of this Agreement. Within three (3) days of the obtaining of the Occupancy Certificate, the Developer shall provide a original of the same to the Owner and the Project Management Consultant. The Project Management Consultant shall within seven (7) days of the receipt of such original, certify that the Occupancy Certificate is in order and contains no unusual or adverse conditions.

8.6 The Developer undertakes and covenants that it shall be the Developer's sole responsibility to, pending the obtainment of the Occupancy Certificate, obtain all the requisite Approvals for the utilities, etc. with respect to the Project, failing which, the Developer would be in material breach of its obligations under this Agreement.

8.7 In case the possession of residential Units is to be given to third party Purchaser then the Developer agrees to procure requisite occupation certificate in phased wise manner .

ARTICLE 9: PROJECT MANAGEMENT CONSULTANT

9.1 The Owner may, at its discretion, appoint a Project Management Consultant to *inter alia* (a) monitor the development and construction of the Project by the Developer and to verify that the construction and

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development of the Project is in compliance with this Agreement, the Sanctioned Plan and the Specifications, (b) to issue Completion Certificate by Architect and to confirm that the Occupation Certificate has been obtained (c) to do all such other incidental acts and things as the Owner may, from time to time, require during the Term of and in relation to this Agreement. The appointment and removal of the Project Management Consultant shall be at the sole discretion and sole cost of the Owner and the Project Management Consultant shall not, in any manner whatsoever, be under the Control of or be responsible to the Developer.

ARTICLE 10: REVENUE SHARING AND REFUNDS

10.1 The Gross Sale Proceeds shall be shared between the Parties in the Revenue Sharing Ratio i.e. 52% and 48% for the Developer and the Owner, respectively AFTER PAYING Royalty of 4 %.

10.2 All the Gross Sale Proceeds shall be received by the Developer or its agents only by way of cheques, demand drafts, wire transfers or RTGS favouring a escrow account ("**Escrow Account**") which shall be jointly set up by the Parties with a mutually acceptable reputed bank ("**Escrow Agent**"), and such deposits shall be appropriately accounted for by the Developer. The cheques, wire transfers, RTGS and demand drafts received towards proceeds from the sale of the Apartments, including revenues from parking spaces and terraces shall be deposited into the Escrow Account. The Escrow Account shall be operated under an escrow agreement ("**Escrow Agreement**") to be entered into between the Parties and the Escrow Agent within 15 days from the Effective Date or such other Business Day as may be mutually agreed between the Parties. Under no circumstances shall the Developer accept any amounts by way of cash or through exchange of any other assets.

10.3 The parties have further agreed that in respect of the Developer, it shall be entitled to receive Developers Share only after completion of construction of RCC framed structure of the proposed building permitted to be built in the Property as per the Licence and Plan sanctioned. However the Developer is entitled to with draw to the extent of the Developers Share by submitting the expense reports approved by the Project Architect on a monthly basis until completion of construction of RCC framed

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

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structure of the proposed building. Thereafter the Developer is entitled to draw its Developers Share without production of any expense reports.

10.4 Subject to Clause 10.3 above, on each Monday and Thursday of every calendar week and more frequently, if mutually agreed between the Parties, ("**Release Days**"), the Owner's Share shall be transferred from the Escrow Account to an account specified by the Owner ("**Owner's Account**") and the Developer's Share shall be transferred from the Escrow Account to an account specified by the Developer ("**Developer's Account**").

10.5 It is clarified that in case any such Release Day is not a Business Day, such Release Day shall, unless otherwise agreed in writing by the Parties, be the immediately succeeding Business Day.

10.6 If at any time any Purchaser cancels its booking, any amount paid by such Purchaser which becomes repayable on such cancellation shall, on the joint instructions of the Owner and the Developer, be paid out of the amounts deposited in the Escrow Account. Such refunds shall be made only after the Purchaser has executed appropriate documentation relinquishing, to the satisfaction of the Owner, its rights and claims in respect of the relevant Apartment. It is clarified that such refunds shall be made after deducting such penalties for cancellation of the booking as may be decided by the Developer in accordance with Applicable Law. If the amounts in the Escrow Account are inadequate for making any refund, the Developer and Owner shall, for the purpose of such refund, deposit in the Escrow Account any amounts required to be repaid to such Purchaser in the ratio of 50:50. In the event the Developer deposits such amounts, these amounts shall be refunded to the Developer from the Escrow Account, as and when such amount is available in the Escrow Account, in priority to the other amounts to be distributed from the Escrow Account in accordance with the terms of this Agreement.

10.7 If amounts received from any real estate agent for booking or purchasing any Apartment become refundable owing to such real estate agent having found a new Purchaser, such refunds shall be made on the joint instructions of the Owner and the Developer, out of the amounts deposited in the Escrow Account. Such refunds shall be made only after the real estate agent and the new Purchaser have executed appropriate documentation in this regard to the

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satisfaction of the Owner and after the Owner having ascertained that the new Purchaser has paid into the Escrow Account sums equal to the amounts required to be refunded to the real estate agent.

10.8 All amounts that are received from Purchasers towards electricity deposits and charges, including, club house membership charges, Common Area maintenance deposits and charges, legal charges and amounts received towards payment of stamp duty and/or registration charges, the amounts received from the prospective Purchasers as their contribution towards service tax or other indirect taxes to be recovered by the Parties hereto and paid to the Government, shall be deposited by the Developer into the Developers separate Account .

ARTICLE 11: TRANSFER OF THE PROPERTY TO THE PURCHASERS

11.1 On the Completion of the Project in accordance with the Specifications and the Sanctioned Plan and after the entire Gross Sale Proceeds has been received by the Parties, Owners shall execute a deed of conveyance, (with the Developer as a Confirming Party) or other proper document of transfer of the Property in favour of the ultimate body or association (**"Ultimate Body Corporate"**) formed by the Purchasers of Apartments in the Residential Complex, being either a cooperative housing society or a private limited company formed under the provisions of the Karnataka Cooperative Societies Act, 1960 or under the provisions of the Companies Act, 2013, respectively. The Developer shall as the Promoter be party to any such deed of conveyance or other proper document of transfer for the purpose of conveying the Buildings constructed by it on the Property in favour of the Ultimate Body Corporate. The Owner shall in addition to the transfer in favour of the Ultimate Body Corporate, subject to applicable law, also convey proportionate undivided interest in the Property in favour of the individual purchaser of the Apartment. The Developer shall subject to prior approval of the Owner, have the option to submit the Property and the Buildings constructed thereon under the provisions of the Karnataka Apartment Ownership Act, 1972 with a view to form a condominium of apartment owners of all the Purchasers of the Apartments in the Residential Complex. In the event of the Developer decides to submit the Property and Buildings to the provisions of the Karnataka Apartment Ownership Act, 1972, the Owner and the Developer shall

execute deeds of apartment in favour of the Purchaser of each Apartment for the purpose of conveying the undivided shares in the Property in favour of the Purchasers. The Developer shall as the Promoter join in the execution of such deeds of apartment for the purpose of conveying the Apartments in favour of the respective Purchasers thereof and an undivided pro-rata share in the Common Areas and facilities of the Residential Complex.

11.2 The Sale Agreement, which shall govern the understanding with the Purchasers, shall be in a form mutually agreed upon between the Parties. No deviation shall be made by the Developer to such agreed form without the Owner's approval, other than any routine administrative deviations. The Sale Agreement shall also provide that the Developer is the Promoter under the Karnataka Ownership Flats (Regulation of the promotion of construction, sale, management, and transfer) Act, 1972 and that it shall be responsible to the Purchasers for all obligations under that Act.

11.3 The Developer agrees that it is deemed as the Promoter with respect to the Property and the Project and accordingly, it shall be solely liable for all the claims, liabilities, property taxes, duties and obligations of a Promoter under the Karnataka Ownership Flats (Regulation of the promotion of construction, sale, management, and transfer) Act, 1972 or other applicable laws, which duties and obligations the Developer hereby undertakes to fully comply with at its entire cost and expense, and for which claims and liabilities the Developer shall at all times during and after the Term of this Agreement, indemnify and hold the Owner harmless.

ARTICLE 12: REPRESENTATIONS AND WARRANTIES OF THE PARTIES

12.1 The Parties make the following representations and warranties to each other:

12.1.1 each of the Parties has the power to enter into and perform this Agreement and upon execution, this Agreement would constitute legal, valid and binding obligations on them;

12.1.2 the Persons signing this Agreement have the appropriate corporate authorization for the same;

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12.1.3 the entering into and performance of this Agreement would not conflict with any Applicable Law as of Effective Date or any agreement or document to which any of them is a party is not contrary to any court order, judgment or decree, applicable to them.

ARTICLE 13: OWNER'S OBLIGATIONS AND COVENANTS AND LIMITATIONS

13.1 The Owner has simultaneously with the execution of this Agreement, executed a PoA in favour of the Developer and its nominee(s) to enable the Developer to, *inter-alia*, proceed with the obtainment of the Approvals including, license(s), plan(s), consent(s), permission(s) and no objection(s) with regard to the development of the Project, authorising the Developer to represent the Owner before such Government Authority as may be required and for such other incidental purposes as may be required to effectively carry out the intent of this Agreement.

13.2 The Owner shall sign and execute necessary application(s), paper(s), affidavit(s), undertaking(s) and/or document(s) and do all act(s), deed(s) and thing(s) as the Developer may lawfully require for completing the development of the Project in accordance with this Agreement.

13.3 The Owner shall permit the Developer to enter the Property for development of the Project during the Term of this Agreement, unless, the Owner exercises its Step-in Right.

13.4 The Owner shall provide, in a timely manner, all the signed applications, forms, undertakings, resolutions, certified true copies and other documents as may be lawfully required by the Developer from time to time in order to obtain Approvals, including, sanctions, permissions, NOCs, etc., from the concerned authorities.

13.5 The Owner shall convey the Property to the Ultimate Body Corporate. The Owner shall in addition to the transfer in favour of the Ultimate Body Corporate, subject to applicable law, also convey proportionate undivided interest in the Property in favour of the individual purchaser of the Apartment.

13.6 The Owner declares that the Developer has entered into this Agreement expressly on the faith that they have encumbrance free marketable title to the Schedule Property and that there is no other person interested in the Schedule

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

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Property. The Developer has come forward to invest huge sums of money for development of the Schedule Property and if it is found at a later date that the representations made by the Owner regarding their title and/or possession are false, the Owner shall be solely liable for the losses incurred by the Developer due to the misrepresentations and the Owner shall reimburse the Developer all the IFRD, costs, charges and expenses in full incurred by the Developer to obtain permissions, clearances, consents, No Objection Certificates and sanction of license and plan and the cost of construction and consequential losses and damages. The Owner shall not encumber the Schedule Property nor deal with or dispose of the Schedule Property or any interest or portions therein or part with their possession nor shall grant any license to use the Schedule Property which will prejudice the rights of Developer under this Agreement. The Owner shall not grant any Power/s of Attorney to deal with the Schedule Property in any manner whatsoever inconsistent with this Agreement.

13.7 The Owner covenants with the Developer that the Developer and/or any transferee/s of the Developer shall enjoy the built-up areas or any part thereof and all the common areas and facilities in the Schedule Property with proportionate undivided share in the land without any let or hindrance whatsoever from the Owner or any person claiming through or under them.

13.8 The Owner has delivered to Developer self attested photo copies of all the original deeds pertaining to the Schedule Property. The Developer is entitled for inspection of the Original title deeds as and when required and entitled to take photocopies thereof. The Developer shall take the original of all mother deed/documents to statutory offices for presenting the same in order to achieve the covenants herein. That on completion of development the said title deeds shall be delivered to the Ultimate Body Corporate to be formed by all the buyers of the Apartments. The Owner shall in addition to the transfer in favour of the Ultimate Body Corporate, subject to applicable law, also convey proportionate undivided interest in the Property in favour of the individual purchaser of the Apartment. The Owner shall not deal with the original title deeds affecting the interest of the Developer and/or their transferees any time. The Owner shall co-operate with the Developer in causing production of the original title deeds to Banks, Financial Institutions, Financers and other lending institutions and other third parties as and when required without any delay.

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

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13.9 The Owner assures the Developer that their title to the Schedule Property is clear and marketable and free from all encumbrances and they have not agreed to sell whole or portions of the Schedule Property with any third parties and has not executed any Power of Attorney or other agreements empowering any person/s to deal with the Schedule Property. The Owner agrees to make available such other documents as may be required to establish their title to Schedule Property. The Owner also assures that the sale of the Schedule Property and/or portions thereof in terms of this Agreement shall be with encumbrance free marketable title of the Owner and free from all claims and demands.

13.10 The Developer agrees that none of its duties, obligations, responsibilities or Warranties, shall be treated as qualified by any monitoring or comfort provisions or actual or constructive knowledge on the part of the Owner or any of its Affiliates, agents, representatives, officers, employees or advisers and, the duties, obligations, responsibilities or Warranties, shall not be in any manner limited by any monitoring or comfort provisions or actual or constructive knowledge disclosed or made available to or received by the Owner or any of its Affiliates, agents, representatives, officers, employees or advisers

ARTICLE 14: DEVELOPER'S OBLIGATIONS AND COVENANTS

14.1 The Developer shall, in the form required by the Owner, provide the Owner with a monthly status update report on the progress of the Project and the details of the sale of the Apartments to the Purchasers.

14.2 Representatives of the Owner shall, at all times during the Term of this Agreement, be entitled to visit the Property and the Developer being only a licensee of the Owner shall provide full cooperation, assistance and access to the Property for the purpose.

14.3 All agreements with Project Team shall be freely assignable and shall on termination or exercise of the Step-in Right by the Owner, automatically stand assigned to the Owner and other Persons nominated by the Owner.

14.4 The Developer shall until Completion, at its own cost and expense, keep the Property and the Project and the Project Team and Project Assets and any other facilities or

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

equipment with respect to the development, adequately insured and copies of the policies shall be furnished to the Owner. The Developer shall, whilst taking such insurance, arrange to take appropriate insurance cover against risks of fire, riot, lightning, explosion, earthquake, tempest, floods, strike, malicious damage and civil commotion, etc. The Developer shall be named as an insured or loss payee in any such insurance policy obtained by the Developer. The Owner, however, shall have no separate liability on account of the aforesaid, including, for payment of any premium or otherwise in relation to the insurance taken.

14.5 The Developer shall from the Effective Date, during construction and up to the absolute conveyance of the Property and Residential Complex to the Ultimate Body Corporate, at its own costs, maintain the Property and the Buildings constructed thereon including, the Common Areas, facilities and amenities in a good condition and shall not do or suffer to be done anything in or to the Property, which may be contrary to Applicable Law or which will cause obstruction or interference to the occupants of properties neighbouring the Property.

14.6 The Developer shall be solely responsible for the overall Project design, development, management, construction, marketing, and sales of the Apartments and all such other aspects in relation to the development and construction on the Project, subject always to the terms and conditions of this Agreement.

14.7 The Developer shall obtain all Approvals in the name of the Owner (with Developer being mentioned as the POA holder), in respect of the Project for the development and construction on the Property, including any Approvals including, permit, license, consents, authority or other permissions required under the Applicable Law, issued or to be issued by any Government Authority, including, but not limited to environment clearance before such a development can be lawfully consummated.

14.8 The Developer shall be solely liable for all the claims, actions or liabilities with respect to the development and construction of the Property, including, Government actions and claims, arising from the default of the Developer and/or the Project Team or any other Persons engaged by the Developer for the construction and development of the Property including, any loss, damage or risk of any kind, arising by reason of any gross negligence or accidents.

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

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14.9 All the obligations under this Agreement shall be performed by the Developer at its own cost and expense and within the time limits stipulated herein for performance of the same.

14.10 All the obligations of the Developer shall be performed by it from out of the Developer's Share or its own funds. The Developer agrees that the Owner shall not be responsible for or required to provide any funds for the Project.

14.11 The Developer shall ensure that sufficient liquidity is available to meet the construction costs and other outgoings in respect of the Project.

14.12 The development or construction work shall be carried out by the Developer in strict compliance with the Sanctioned Plans and Specifications and in accordance with the Applicable Law, including, building Regulations.

14.13 The Developer shall abide by all the conditions of the Approvals, including, licenses, grants, terms and conditions, obtained from the various authorities, and shall comply with all the labour laws, insurance laws and all other rules and regulations, during the course of development of the Project.

14.14 All claims or disputes with respect to the Project, whether by the Project Team and such other Persons including the labourers, customers, suppliers, vendors, shall be settled by the Developer alone. The Owner shall have no liability whatsoever in this regard.

14.15 The Developer has conducted its independent due diligence with respect to the Property and is satisfied that (1) the Property is free from all Encumbrances and any demand of any nature whatsoever, (2) the Property is free from encroachments and is not notified for any compulsory acquisition by the Government (3) the Landowners had the absolute right, title and interest to convey the Property to the Owners by virtue of the Deed of Conveyance and (4) the Owners are absolute owners of the Property and are in peaceful possession of the same.

14.16 The Developer shall at all times during and after the Term of this Agreement, act in the best interest of the Project.

For Dhariwal Lifespaces Pvt. Ltd.

For Shankeshwar Landmark LLP

Partner

Director

14.17 The Developer undertakes and confirms that it shall not be entitled to any Royalty either for use of tradename or any expertise, innovation, technology or otherwise for the Project.

ARTICLE 15: INDEMNIFICATION AND DEFECTS LIABILITY

15.1 Each Party shall keep indemnified and hold harmless the other Party against any losses or liabilities, cost(s) or claim(s), action(s) or proceeding(s) or third party claim(s) that may arise against the non-defaulting Party on account of:

15.1.1 any delay caused at the instance of or attributable to the defaulting Party and/or

15.1.2 any failure on the part of the defaulting Party to discharge its liabilities and/or obligations under this Agreement, and/or

15.1.3 on account of any act(s) of omission(s) or commission(s) or misrepresentations or for breach of any representation and warranties made under this Agreement and in particular arising out of a breach of the obligations to the Purchasers or Project Team on account of non-payment of any tax on the income accruing to such party from the Project, since each of the Parties hereto shall be respectively liable to bear and pay the taxes on the income accruing to each of them from the said Project.

15.2 The Parties agree that pursuant to this Agreement, the Developer is solely responsible for the construction and Completion of the Project, and hence the Developer, as the Promoter, warrants that if any defects are found in the construction of the Project, including, the Project not being in accordance with the Sanctioned Plans and Specifications, the use of sub standard material, the breach of any development and construction warranties under Applicable Law and the Approvals obtained for the Project, etc., within a period , as per prevailing law from the Project Completion Date ("**Defects Liability Period**"), the same shall be the sole responsibility and liability of the Developer and the Developer hereby undertakes to make good such defect at its exclusive cost, within thirty 30 days of notice

thereof. The Developer hereby indemnifies and holds the Owner harmless against all claims and liabilities arising from such defects. Further, the Developer shall at its own cost, secure insurance coverage, if available, for any and all liabilities arising during the Defects Liability Period for defects or flaws in the preparation of the design or drawings or other aspects of the Sanctioned Plan or the quality of the construction, including but not limited to third party claims and accident claims. The Developer shall be named as an insured or loss payee in any policy obtained by the Developer pursuant to this Clause. The Owner shall have no separate liability on account of the aforesaid for payment of premium on the insurance policy or otherwise.

ARTICLE 16: REAL ESTATE (REGULATION & DEVELOPMENT) ACT 2016 COMPLIANCESPROJECT NAME

16.1 The Developer acknowledges and confirms that it is completely conversant and aware with the compliances required under the Real Estate (Regulation and Development) Act, 2016 ("**RERA**"). The Developer undertakes to be solely liable and responsible for the RERA compliances in letter and spirit and shall ensure such compliances in a timely manner. If any defects are found in the construction of the Project, including, the Project not being in accordance with the Sanctioned Plans and specifications, the use of sub standard material, the breach of any development and construction warranties and the approvals obtained for the Project etc., within specified time for the Project Completion date, or any consumer cases filed or cases filed under RERA, the same shall be the sole responsibility and liability of the Developer and Owner will not be made liable or held for any of things/acts done by the Developer and will make sure that, Developer will take all the responsibility if any cases are being filed under RERA.

16.2 The Developer undertakes to co-operate fully with the Owner in all matters and share all documents and information related to the Project or compliances with RERA, as may be required by the Owner. The Developer further agrees that during and following the completion of the Project he shall cooperate fully with the Owner and the Regulator as to any and all

claims, controversies, disputes or complaints over which he has any knowledge or that may relate to the Project. Such cooperation includes, but is not limited to, providing the Company with all information known to him related to such claims, controversies, disputes or complaints and appearing and giving testimony in any forum. The Developer undertakes to execute such documents and file such information, forms, etc with any authority as may be required to give effect to the terms of this Agreement.

16.3 If there is violation and any penalty, liability or damages is levied, the Developer will compensate and pay from his account the entire amount within the stipulated time. At no point of time the owner will be liable for any contravention of the law, nor will be asked to make the payment towards violation. The Developer hereby indemnifies and holds the Owner harmless against all claims, liabilities and damages arising or related to RERA.

In case the Developer does not comply with RERA, it will be treated as material default and Step-in-Right as mentioned in Article 17 of this Agreement will be initiated / triggered.

ARTICLE 17: STEP IN RIGHT

17.1 In the event of (1) non Completion of the Project by the Project Completion Date (2) the inability of the Developer to obtain the required Approvals with respect to the development of the Project, by virtue of which the Project has reached a standstill for a period of two (2) months (excluding, instances of standstill in the Project by virtue of redesigning the Project on mutual agreement between the Parties); the Developer shall be entitled to a grace period of six months from the Project Completion Date ("Extended Project Completion Date") to complete the Project.

17.2 In case if the Developer is unable to complete the Project within the Extended Project Completion Date, the Developer shall be entitled to 12 months from the Extended Project Completion Date ("Compensation Project Completion Period"), subject to payment of compensation computed at Rs. 8 per month (or part

thereof) per sq.ft. of the super built up area which is incomplete until the occupation certificate is obtained for such incomplete super built up area.

17.3 After completion of the Compensation Project Completion Period, the Owner shall have the right to by itself, by any Person nominated by it or jointly with such nominated Person, step in ("**Step-in Right**") the position of the Developer from the date of notice thereof to the Developer and shall be entitled to complete the Project and do all acts, things and deeds in relation to and necessary for the same. The Owner shall, from the date of such exercise of the Step-in Right, be vested with all the rights and interest of the Developer under this Agreement and the Developer hereby undertakes to execute all necessary documentation to effect the same. In addition, on the exercise of the Step-in Right, the Developer shall forfeit all its rights and interest acquired under this Agreement, but shall remain liable for all the claims and liabilities arising from the acts done or omitted to be done or caused to be done or omitted to be done, under this Agreement. On the Owner exercising its Step-in Right, all the right, title and interest in the Project Assets shall automatically vest in the Owner alone, and the Developer shall not have any right or claim thereon.

17.4 Upon the Owner exercising Step-in Right as per clause 17.3 above:

(i) As regards the Super built area completed and for which occupation certificate has been obtained prior to the expiry of the Compensation Project Completion Period, the Developer shall be entitled to his share in the Gross Sale Proceeds as regards such completed super built area, payable to the Developer as and when realised from the purchaser of Apartment;

(ii) As regards the Super built area un-completed and for which occupation certificate has not been obtained prior to the expiry of the Compensation Project Completion Period, the Developer shall be entitled to receive cost of development, construction and other related costs for the completion of the Project as per the standards and Specifications mentioned herein, as determined by an independent architect selected by the Owner. The payment of such

costs shall be made to the Developer only upon realisations from sale of such Apartments after completion of construction.

17.5 In case of step in rights are exercised by Owner for any reason whatsoever, then in such an event the accounts as regards said project have to finalised within one year from date of such right being exercised.

ARTICLE 18: TAXES, MAINTENANCE, ETC

18.1 The Developer shall pay and discharge all municipal taxes, rates, cesses and other public dues with respect to the Property from the Effective Date up to actual Completion. The responsibility to discharge these taxes, rates, cesses and other public dues shall be proportionately transferred to the Purchaser.

18.2 The Parties shall pay their respective requisite direct and indirect taxes arising from or based on the transactions envisaged herein.

ARTICLE 19: MARKETING, PUBLICITY AND PRICING

19.1 The Developer shall, at its own cost, be entitled to:

19.1.1 erect sign board(s) on the Property advertising for sale and disposal of Apartments in the Residential Complex; and

19.1.2 publish advertisements in newspaper(s), magazine(s), website(s) and such other media, seeking prospective Purchaser(s) and to do all other lawful things to market the Project in any manner howsoever.

19.2 All policy decisions regarding sales and pricing of the Apartments shall be made by mutual agreement of the Owner and the Developer. These decisions shall be for a fixed time period determined by the Parties and not on a case to case basis and may be reviewed from time to time by the Parties.

19.3 The Developer shall be solely responsible and liable for all costs (including brokerage) for marketing all the Apartments in the Residential Complex, at a price not below the price approved by the Owner.

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

ARTICLE 20: PROJECT NAME & ROYALTY

20.1 The name of the Project shall be "Manikchand Shankeshwar Landmark". The name of the Project and all the Buildings and developments to be constructed in the Residential Complex on the Property, shall be as decided mutually, but shall carry the mark 'Manikchand' as a prefix.

20.2 The Project shall be entitled to use the brand name "Manikchand" of the Owner or its associate Dhariwal HUF, on a non-exclusive basis, for the limited purpose of using it as part of the Project Name. The Project shall be liable for payment of Royalty @ 4% of the Gross Sale Proceeds, payable to Dhariwal HUF, immediately upon realization of the Gross Sale Proceeds. The Gross Sale Proceeds after deduction of Royalty shall be deemed to be the Gross Sale Proceeds for the purpose of Revenue Sharing.

20.3 The Revenue Sharing ratio shall have no adverse implications on the control and rights available to the Owner in terms of this Agreement or the Owner's ownership rights on the Property or the Project.

ARTICLE 21: TERMINATION

21.1 Except as provided in this Agreement, no Party shall be entitled to terminate this Agreement. However, a Party shall be entitled to terminate this Agreement if the other Party materially breaches any of its representations, warranties, or obligations specified under this Agreement, provided that the aggrieved Party has given written notice of such breach to the defaulting Party and the defaulting Party has failed to cure such breach within 90 (ninety) days from the receipt of such notice.

21.2 Without prejudice to the termination right set out in Clause 21.1, the Owner may at its sole discretion terminate the Agreement on the following grounds by written notice to the Developer:

21.2.1 In the event of any Material Default of the Developer;

21.2.2 The actual construction of the Buildings on the Property is not commenced within 30 days of receipt of commencement certificate;

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

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21.2.3 The construction of the Buildings, though commenced, has at any time before the Completion, come to a complete standstill for a period of 2 months, by reason of any acts or things done or committed, caused to be done or committed or not done or committed by the Developer.

21.2.4 on the order of a winding up petition against the Developer or the passing of a resolution for the winding up of the Developer;

21.2.5 direct or indirect change in Control of the Developer without prior written consent of the owner

21.2.6 the Developer having suffered an attachment levied on any of the assets causing a material adverse affect on the Project and such attachment having continued for a period exceeding three months.

21.2.7 fraud or misconduct on the part of the Developer or its promoters which affects this project

21.3 In case the proposed construction work does not commence within 18 months from these present for want of title / litigation / right of way or any easementary rights litigation / any governmental rules / development control rules / Heritage issues / force majeure or any other similar reason, then in such circumstances this Agreement shall stand terminated.

21.4 On termination of this Agreement, (a) the license granted to the Developer to enter upon the Property and the rights of development granted under this Agreement shall immediately and automatically stand revoked and cancelled, (b) the PoA executed in favour of the Developer shall stand terminated, and (c) the Owner shall pay the Developer 50% (fifty percent) of the Deposit then outstanding and the Developer shall cease to have any claim against the Owner for the remainder of the Deposit, except on termination under clause 21.3 wherein the entire Deposit shall be refunded to the Developer. Any delay in payment of Deposit beyond 90 days shall be liable to interest at 18% p.a. Further, if such termination in otherwise than due to the completion of the Project and/or the Term of this Agreement, in addition to the aforesaid, (a) any improvement or construction made on the Property by the Developer shall become the sole and

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

absolute property of the Owner and the Developer shall not have any interest, claim or right on the same, (b) the amounts in the Escrow Account shall be released to the Owner's Account, (c) all the contracts for the development of the Project shall be to the extent agreeable by the Owner shall be assigned to the Owner, and (d) the Developer shall execute all writings (including a power of attorney) as requested by the Owner, to authorise the Owner and/or a nominee of the Owner to carry on the development of the Project, including, for the transfer of all the Approvals obtained for the Project in favour of the Developer. It is clarified that the Agreement shall terminate once the Parties have performed their respective obligations pursuant to this Clause. However on such termination the developer will be compensated as defined in step in clause.

ARTICLE 22: OWNERSHIP OF THE PROPERTY

22.1 The ownership of the Property shall at all times during the Term of this Agreement vest absolutely with the Owner, until the said ownership rights in respect of the Property are transferred in favour of the Ultimate Body Corporate or purchaser of the Apartment, as the case may be, as per the Clause 12.1 of this Agreement and accordingly, the Owner shall be responsible to the Landowners for all its obligations under the Deed of Conveyance, including, payment of the deferred consideration for the Property, on the terms and conditions contained therein.

ARTICLE 23: NOT A PARTNERSHIP

23.1 The Parties hereto are dealing with each other on a "principal to principal" basis and not as agents of each other. Nothing in this Agreement shall deem the relationship of the Parties to be construed as a partnership, association of Persons, or otherwise and/or an agreement to sell and shall be construed strictly in accordance with the covenants contained in this Agreement.

23.2 It is also not the intention of the Parties hereto to enter into a contract for services and nothing herein contained shall be construed as bringing into effect or constituting such a relationship by and between the Parties hereto.

For Dhariwal Lifespaces Pvt. Ltd.

For Shankeshwar Landmark LLP

Partner

Director

ARTICLE 24: ENCUMBARANCES

24.1 The Developer shall not be entitled to obtain any loan facility(ies) from any bank(s), financier(s), finance company(ies) or other financial institution(s) by creating any Encumbrance of any nature whatsoever on the Property or any part thereof, the Residential Complex or any part of the Project, or any right or interest in the Project Assets, in terms of this Agreement, at any time during or after the Term of this Agreement.

ARTICLE 25: DISPUTE RESOLUTION

25.1 If any dispute arises amongst the Parties hereto during the Term of this Agreement or thereafter, in connection with the validity, interpretation, implementation or alleged breach of any provision of this Agreement or regarding any question, including the questions as to whether the termination of this Agreement has been legitimate, the Parties shall endeavour to settle such dispute amicably.

ARTICLE 26: NOTICES

26.1 Any notice and other communications provided for in this Agreement shall be in writing and shall be delivered personally, sent by post, by fax, by internationally recognised courier service or registered mail, in the manner as elected by the Party giving such notice to the following addresses:

In the case of notices to the Owner or R. M. Dhariwal HUF:

Address : Dhariwal Lifespaces Private Limited

Attention : Mr. Prakash Dhariwal
[r1]

In the case of notices to the Developer:

Address : M/s Shankeshwar Landmark (LLP)
[r2]

Attention : Mr. Mahaveer S. Meh ta

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

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26.2 All notices shall be deemed to have been validly given on (i) the Business Day immediately after the date of transmission with confirmed answer back, if transmitted by facsimile transmission, or (ii) upon receipt if delivered personally or (iii) 3 (three) Business Days after posting, if transmitted by courier or registered airmail or (iv) 5 (five) Business Days if sent by post.

26.3 Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other Party not less than 30 days prior written notice.

ARTICLE 27: MISCELLANEOUS

27.1 Confidentiality and non-disclosure

27.1.1 The Developer acknowledges that its representatives, consultants, employees or agents may, in the course of the construction and development of the Project, be exposed to or acquire Confidential Information of the Owner, its Affiliates, its or their respective clients, or to any third parties to whom the Owner owes a duty of confidentiality. Any and all non-public information of any form obtained by the Developer, their respective consultants, employees or agents during this Agreement shall be deemed to be Confidential Information. The Developer shall hold the Confidential Information in strict confidence and not copy, reproduce, sell, assign, license, market, transfer or otherwise dispose of, give or disclose such Confidential Information to third parties or use such information for any purpose whatsoever other than as may be necessary to be disclosed for the obtainment of the Approvals, including, permits, clearance or Occupancy Certificate by a Government Authority, and shall by contract bind the Project Team and such other Persons who may be exposed to the Confidential Information, to keep such information confidential.

27.1.2 The Developer and its respective employees and agents shall not, without the prior written consent of the Owner in each instance, (a) use in advertising,

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

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publicity, or otherwise the name of the Owner, or any Affiliate of the Owner, or any partner, managing director, director, officer or employee of the Owner or any such Affiliate, or any trade name, trademark, trade device, service mark, symbol or any abbreviation, contraction or simulation thereof owned by the Owner or any of its Affiliates, or (b) represent, directly or indirectly, that any product or any service provided by the Developer has been approved or endorsed by the Owner.

27.1.3 The provisions of this Clause shall survive the Completion and the termination of this Agreement.

27.2 Specific performance

In the event that a Party commits a default of the terms of this Agreement then, the non-defaulting Party shall be entitled to such remedies, including remedies by way of damages and/or specific performance, as may be permitted under Applicable Law, in addition to its rights and remedies under this Agreement.

27.3 Waiver

No delay in exercising or omission to exercise any right, power or remedy accruing to a Party upon any default under this Agreement shall impair any such right, power or remedy or shall be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of such Party in respect of any default or any acquiescence by it in any default, affect or impair any right, power or remedy of such Party in respect of any other default. Unless, such default is a Material Default.

27.4 Entirety

This Agreement together with the PoA, constitutes the entire agreement between the Parties with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral, between the Parties

27.5 Assignment

Neither Party shall be entitled to assign or otherwise deal with this Agreement or any right under this Agreement without the prior written consent of the other Party

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provided that the Owner shall, at its sole discretion, be entitled to assign any or all of rights to one or more parties without prejudicing the interest of Developer. Further, the Developer shall not in any manner change its current [partnership interest], without the prior written consent of the Owner.

27.6 Severability

If any part or all of any provision of this Agreement is illegal or unenforceable, it may be severed from this Agreement and the remaining provisions of this Agreement shall continue to remain in force.

27.7 Costs and stamp duty and Custody

The stamp duty of this Agreement shall be borne and paid by the Developer. This Agreement is prepared two sets. The original of this agreement duly stamped and registered shall be with the Owner and certified copy shall be with the Developer.

27.8 Survival

The provisions of the Clauses relating to governing law, termination, dispute resolution, specific performance, confidentiality and indemnity, shall survive the expiry or termination of this Agreement.

27.9 Amendment

No amendment, modification or termination of any provision of this Agreement shall be effective unless the same shall be in writing and signed by each of the Parties hereto.

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

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WITNESS WHEREOF, the Parties have executed this Agreement as of the date first hereinabove written.

BY THE "Owner"
Through its Director

Prakash Rasiklal Dhariwal
Designation : Director

BY THE "Developer"
Through its Partner

Name : Mr. MAHAVEER SHANKARLAL MEHTA.
Designation : Partner

Witnesses:

1. Ramesh Gandhi PUNE

2 C. Sampathraj B'lore

BY THE "R. M. DHARIWAL HUF"
Through its Coparcener

Prakash Rasiklal Dhariwal
Coparcener

Drafted by:
Hanumanthappa
Deed Writer
Lic.No.19/2012-13
Bangalore

SCHEDULE I

DESCRIPTION OF PROPERTY

That the right of way or access of 6 meters width out of larger property is hereby granted by Owner and Developer to the property adm 28 guntha having S.No. 54/1 Haralukunte Begur Hobli Bangalore belonging to Owner herein .

: SCHEDULE A PROPERTY:

All that PIECE AND PARCEL of converted land to an extent of 3 Acres 18 Guntas in Survey No.54/1, Situated at Haralukunte Village, BegurHobli, Bangalore South Taluk, Bangalore (Converted vide: Official Memorandum bearing No.B.Dis.ALN:SR(S):366/2002-03 dated 27-02-2003 of the Special Deputy Commissioner (Revenue) Bangalore District and conversion order bearing No.B.Dis.ALN:SR(S):366/2002-03 dated 19-09-2003 of the Special Deputy Commissioner (Revenue) Bangalore District, and bounded by : (need to review the boundaries as per the present situation).

East : Property in Sy.Nos.54/2, 55 and 53(Royale Habitat Apartments);

West : Border of Ellukunte;

North : Road; and

South : Portion of the converted land in Sy.No.54/1 belonging to the seller herein having purchased from Smt.Ammayamma and Gopal Reddy and thereafter by property belonging to Thippaiah and road to ShamsunderPalya.

: **SCHEDULE B PROPERTY:**

All that PIECE AND PARCEL of converted land to an extent of 20 Guntas (inclusive of 1 GuntaKharab land) in Survey No.54/2, Situated at Haralukunte Village, BegurHobli, Bangalore South Taluk, Bangalore (Converted vide: Official Memorandum bearing NoALNSR(S) 197 /2005-06 dated 3-12-2008 of the Special Deputy Commissioner (Revenue) Bangalore District and, bounded by : (need to review the boundaries as per the present situation).

East : By Land bearing Sy.No.53 & 55;

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

West : By Remaining land in Sy.No.54 and boundary of MangammaPalya Village;

North : By Property of Dhariwal Industries Ltd and Road; and

South : By Remaining land in Sy.No.54.

SCHEDULE II

SPECIFICATIONS

1	***STRUCTURE***	• R.C.C Frame with columns and beams. • Ready mix concrete /Footings/Slabs &Beams in M20 Grade • Structure to be designed for Basement + Ground + up to 20 floors
2	***MASONRY***	• External walls : 8" thick Solid block masonry / Light Weight Hollow Blocks. • Internal walls : 4" thick Solid block masonry.
3	***PLASTERING***	• Plastering for interior faces with lime rendering and external face with sponge finish.

For Dhariwal Lifespaces Pvt. Ltd.

For Shankeshwar Landmark LLP

Partner

Director

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4	***FLOORING SKIRTING / DADOOING/ CLADDING***	• Living / Dining with designated This) Marble or equivalent vitrified • All flooring 2 X 2 Vitrified Tiles • Ceramic tiles for Toilets/Balconies/Kitchen • Polished Black Granite for Kitchen (2"thick) • Glazed tiles for dadooing for all Toilets upto 8'0" & 2' ht above kitchen platform • Elevator walls cladding in Granite Slabs • Master bedroom with 2X2 RAK tiles flooring • All bath roomsupto ceiling level ceramic tiles. • Lobby area, corridor granite or Italian marble.
6	***RAILINGS***	a. Balcony with S.S Railing pipes. b. Staircase SS Railings.
7	***WINDOWS***	• Aluminum or UPVC windows • Also all windows / Doors / Ventilator to be sealed with permanent sealant both inside and outside (G.E or DOWCORNING) • Plastic emulsion paint for Internal walls and Ceiling (Asian) • Texture emulsion for external Wall surfaces with ICI Dulex Weather shield paint • Melamine Polish for Main door and Bed room doors, frames. • Paint for Toilet doors
8	***COMMON***	• Italian Marble or Granite in Ground

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

	AREAS	floor lobbies and lift walls Granite Flooring in all upper lobbies, staircase and Granite cladding for lift walls • Paving tiles for walkways • Machine cut 50mm thick Granite border around paving tiles

9	***ELECTRICAL***	• Concealed conducting with PVC insulated Finolex Copper wires, Modular switches MCB's, ELCB's etc., with 5 KVA power per apartment. • A/c plug point in all bedrooms, Halls • TV telephone points in living and bedroom • Common areas are provided with lighting fixtures . . • Emergency power for common area lighting Lifts and water pumps with D.G.Sets on AMF Mode • Required Transformer with panel • Required groundings will be provided in the building. • CCTV cameras and door security video phones
10S	***WATER SUPPLY & SANITARY WORKS***	• Water supply through Municipal water and borewells (including under ground sump & Overhead tank) • Bathrooms fittings with Parryware or Hindware with wall mounted western commodes and free size wash basins all others Stainless Steel fitting accessories with Jaquar/Grohe or equivalent make. Branded CPVC ISI mark pipes for all Bathrooms and Kitchens. Necessary inspection chambers provided in stilt parking floor • Automatic water level controller for Over head tank and borewell with

For Shankeshwar Landmark LLP
Partner

For Dhariwal Lifespaces Pvt. Ltd.
Director

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		cable and unit • Required capacity of Overhead tank 15000 lts for borewelland BWSSB water supply. • Underground sump tank. • Crompton Electrical submersible motors for BWSSB water and borewell water supply

11	***AMENITIES***	• Required high speed passenger lifts. • Kitchen - With 2" thick black Granite slabs with stainless steel sinks. Aqua Guard provisions, kitchen chimney hood electrical provision provided. • Rain water harvesting tank in ground floor with Crompton made motor for flushing out water. • Security room and common toilet for drivers and security guard in parking area at ground floor. • Proper waterproofing for all sunken toilets, roof and terrace
12	***CLUB HOUSE***	Swimming pool with deck, gaming zone, table tennis, Billiards, Squash court, sauna bath and steam bath, GYM, Children play area in terrace floor along with party deck.

Note: Green building codes /norms are to be followed wherever possible.

For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director

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For Shankeshwar Landmark LLP

Partner

For Dhariwal Lifespaces Pvt. Ltd.

Director