

Summary of Collaboration Agreement

The collaboration agreement is executed between M/s Dream Build Creations Company "Developer"
And

M/s Mascot Infrabuild Pvt. Ltd. & Shack Infrastructure Pvt. Ltd. "Land Owners"

It is hereby agreed by and between the parties as follows:

1. Consideration :

- a) The developer agrees to pay the land owners non-refundable security at the rate of Rs. 1000000/- (Rupees ten lakh only) per acre as interest free refundable security deposit.
- b) The developer shall allot 45% of the developed area to M/s Mascot Infrabuild and 5% of the developed area to M/s Shack Infrastructure Pvt. Ltd. and the remaining 50% shall be retained by the developer against consideration of overall development and allied expenses.
- c) That on signing of this agreement the land owner shall deliver the possession of the said land to construct security and site office on the said land and developer will undertake and complete the security measures of the said land at its cost.
- d) The developer agrees that land owner will cultivate and reap the seasonal crops on the said land without causing any hindrance and obstacle to the site and security office of the developer.
- e) That after receipt of letter of intent in that event land owner shall not cause or make any agricultural activity on the said land and land owner shall not claim anything from the developer for the existing crops.

2. Authorizations:

The land owner undertakes to sign all such applications, documents and declarations that may be required by the developer with respect to the said land and further the land owner hereby authorize the developer to make representation regarding the said land and submit all such applications and to follow up on his behalf with Director, Town & Country Planning, Haryana, Chandigarh and all other competent authorities as the Developer deems fit.

3. The Time Frame:

- a) The Developer shall commence the work of filing applications with the competent authorities for land use conversions, licences etc. when the land becomes licensable as per the existing norms subject to due diligence to be carried out by the Developer.
- b) The Developer has represented that subject to the Force Majeure conditions recorded hereunder, the possession of the allotted areas shall be offered within a period of 60 months from the date of transfer of the said Land or receiving of the license, whichever is later, in favour of the Developer. In the event of any delay in completion of the allotted areas due to any reason attributable to the Land Owner, including non - performance of any of his obligations under this agreement or due to any misrepresentations by the Land Owner, then in that event the said period of delay shall be excluded from the aforesaid period. Further, the Land Owner hereby agrees to allow 6 months grace period for the handing over of possession of the allotted areas.

4. Right to Sell:

- a) The Developer shall at its own costs draft all the documentation(s), leaflets, brochures, advertisements, etc. for the sale of allotted areas which shall be including but not limited to Buyers Agreement or any other document but subject to modifications/amendments as may be deemed necessary by the Developer.

- b) The Land Owner hereby unconditionally accept & agree to execute/use the documentation drafted by the Developer, as stipulated above, for the sale /resale of the area under its allotment subject to compliance of all regulations as may be applicable.
- c) It is agreed that within ninety days of the sanction of the license or the commencement of marketing of the developed areas, whichever is earlier, the Developer shall demarcate the allotted areas, i.e. the areas to be allotted to the Land Owner.