

**Imp clauses of Collaboration Agreement:-**

1. That the subject matter of this collaboration agreement between the OWNERS and the DEVELOPER is the said land admeasuring 4 kanals 17 marlas situated in revenue estate of Hayatpur, Tehsil and District Gurgaon, for utilizing the same for construction and development of the same as a Commercial Complex by the DEVELOPER.
2. That the DEVELOPER undertakes to develop the said Commercial Complex at its own cost and expense and with its own resources after procuring / obtaining the requisite licences, permissions, sanctions and approvals of all competent authorities. The OWNERS agree in accordance with the terms and conditions herein recorded, to place at the complete disposal of the DEVELOPER the said land and to irrevocably vest in it all the authority of the OWNERS as may be necessary in the discretion of the DEVELOPER for obtaining the requisite licence, permissions sanctions and approvals for development, construction and completion of the proposed complex on the said land.
3. That the entire amount required for the cost of construction of the said Commercial Complex including the charges and fees of the architect (s) preparation of plans a also all other statutory fees and charges incidentals including security fees, licence fees, conversion charges, internal/external development charges, infrastructure development charges, electricity and water, security charges, any type of renewal charges, payable to the government and/or any other authority for the provision of peripheral or external services to the said land / Commercial Complex including firefighting equipment / arrangements, as may be prescribed by the concerned authority shall be wholly to the account of the DEVELOPER. The Commercial Complex to be constructed by the DEVELOPER shall have the same specifications as also the material which has been used for construction of similar Commercial Complexes in the vicinity.
4. That 50% (fifty Percent) of the saleable area in respect of the aforesaid land with proportionate, undivided, indivisible or impartible ownership rights in the land underneath the said complex shall belong to and be owned by the OWNERS ( herein referred to as OWNER's allocation) and the remaining 50% ( fifty percent) built /unbuilt area of the said complex together with proportionate undivided, indivisible or impartible ownership rights in the land underneath the said complex as also in the common areas and common facilities ( herein referred to as the DEVELOPER's allocation) shall fall to the share of the DEVELOPER in consideration of the obligations undertaken by it under these presents and shall belong to and be owned by the DEVELOPER.