

Project- Sanctuary 105

Subject: Summary of Various Collaboration Agreements Highlighting Important Clauses of the Agreements

1. Land Area of 1.529 acres

- Registered Collaboration Agreement dated October 10, 2011 and as amended subsequently (collectively “CA”) executed between the Landowners i.e. Shivraj Kataria, Satish Kataria, Pankaj Kataria and Neeraj Kataria (“Collectively “**Land Owners**”) and the Developer .
- Under the terms of the CA the Parties have agreed for the construction/development of a group housing colony (“**Project**”) over a parcel of land admeasuring approximately 1.529 acres situated on **Project Land** owned collectively by the Land Owners.
- The saleable area of the Project shall be distributed between the Land Owners and the Developer in the following manner:
 - (a) 39,000 square feet of saleable area of the residential apartments in the Project shall be the share of the Land Owners; and
 - (b) The balance saleable area of the Project shall be the share of the Developer
- The Developer has paid to the Land Owners a non refundable security deposit of Rs. 85,00,000/- per acre which the Land Owners are not liable to refund to the Developer.

1. Land Area of 4.82 acres

- Registered Collaboration Agreement dated September 13, 2011 and as amended subsequently (collectively “CA”) executed between the initial landowners i.e. Antpal, Shamsher Singh, Vijay Singh, Nidhi, Nitin, Naveen and Smt. Nirmala (“Collectively “**Land Owners**”) and the Developer.
- Under the terms of the CA the Parties have agreed for the construction/development of a group housing colony (“**Project**”) over a parcel of land admeasuring approximately 4.82 acres situated on **Project Land** owned collectively by the Land Owners.
- The Developer has paid to the Land Owners a non refundable security deposit of Rs. 76,00,000/- per acre which the Land Owners are not liable to refund to the Developer.
- Pursuant to revised understanding between the Parties, they have executed two separate Supplemental Agreements to the CA which bifurcates the rights and obligations of the Parties in the following manner:
 - (a) Registered Supplemental Agreement as amended subsequently executed between Krishna Devi, Karan, Shamsher Singh and Vijay Singh on one part (“**Land Owners I**”) and the Developer on the other part,
 - (b) Registered Supplemental Agreement as amended subsequently executed between Naveen and Nitin (collectively “**Land Owners II**”) and Developer
- The saleable area under the Supplemental Agreement I shall be distributed between the Land Owners I and the Developer in the following manner:

- (a) 84,383 square feet of the saleable area of the residential apartments in the Project and 450 square feet of saleable area in the commercial space of the Project shall be the share of the Land Owners I.; and
- (b) The balance saleable area of the Project shall be the share of the Developer.
- The saleable area under the Supplemental Agreement II shall be distributed between the Land Owners II and the Developer in the following manner:
 - (a) 84,725 square feet of the saleable area of the residential apartments in the Project and 450 square feet of saleable area in the commercial space of the Project shall be the share of the Land Owners II.; and
 - (b) The balance saleable area of the Project shall be the share of the Developer.

2. **Land Area of 6.75 acres**

- Registered Collaboration Agreement dated September 13, 2011 and as amended subsequently (“CA”). The Collaboration Agreement had been executed by Kanvar Singh, Narendra Pal Singh, Rohtas, Krishnapal, Smt. Sharda Devi and Ved Prakash as the Land Owners.
- Under the terms of the CA the Parties have agreed for the construction/development of a group housing colony (“**Project**”) over a parcel of land admeasuring approximately 6.75 acres situated on **Project Land** owned collectively by the Land Owners.
- The saleable area of the Project shall be distributed between the Land Owners and the Developer in the following manner:
 - a) 1,69,300 square feet of saleable area of the residential apartments in the Project along with 700 square feet of saleable area in the commercial area of the Project shall be the share of the Land Owners
 - b) Developer shall further provide 18,000 square feet of row house (6) units to the Land Owners. These units shall be provided to the Land Owners.
 - c) The balance saleable area of the Project shall be the share of the Developer
- The Developer has paid to the Land Owners a non refundable security deposit of Rs. 76,00,000/- (Rupees Seventy Six Lakh only) per acre which the Land Owners are not liable to refund to the Developer.