

- 1.2. The Owner has agreed to provide the Subject Property in terms hereof to be henceforth used exclusively and solely for the purpose of the development of the Building Complex and its Transfer by the Developer and other related purposes hereinafter contained.
- 1.3. In consideration of the mutual promises of the parties:
 - 1.3.1. The Owner hereby unequivocally appoints the Developer to develop the Subject Property and Transfer all Transferable Areas therein and hereby agrees that with effect from the date of execution hereof, the Developer shall have the sole, exclusive and irrevocable rights, authorities and entitlements (a) to develop and construct upon the Subject Property and (b) to the Developer's Allocation and (c) to Transfer the entire Building Complex and all Transferable Areas therein as more fully contained herein and (d) entirety of the Extras and Deposits and (e) all other properties benefits and rights hereby agreed to be granted to the Developer or to which the Developer is entitled hereunder;
 - 1.3.2. The Developer hereby agrees that the Owner shall be entitled (a) to the Owner's Allocation and (b) all other properties benefits and rights hereby agreed to be granted to the Owner or to which the Owner is entitled hereunder;
 - 1.3.3. The Owner hereby agrees to sell convey and transfer proportionate undivided share in the land attributable to the Transferable Areas in favour of the Transferees nominated by the Developer and the consideration for the same shall be the share of the Owner in the Realizations;
on and subject to the terms and conditions hereinafter contained
- 1.4. Each of the parties agrees to carry out their respective obligations and liabilities hereunder in the manner agreed to herein within the stipulated periods thereof.
- 1.5. The Developer agrees to develop the Subject Property in the manner hereinafter mentioned and to provide or cause to be provided all requisite workmanship, materials and technical knowhow for the same.
- 1.6. Each of the promises herein shall be the consideration for the other.

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