

I. POLICY STATEMENT AND PURPOSE

We are committed to complying fully with all applicable Anti-Money Laundering and Anti Bribery and Anti Corruption laws in the conduct of our business. We are committed to the prevention, deterrence and detection of bribery and other corrupt business practices which extends to implementing and enforcing effective systems to counter bribery and corruption. This entails compliance with all laws, domestic and foreign, prohibiting improper payments, gifts or inducements of any kind to or from any person.

With this objective, we must conduct business only with reputable customers who are involved in legitimate business activities and whose funds are derived from legitimate sources. Appropriate measures must be set up to ensure that we do not, even inadvertently, accept forms of payment that are known or suspected to be means of laundering money.

One such measure is in implementing risk-based “Know-Your-Customer” (“**KYC**”) due diligence procedures calibrated to the risk in question, as well as systemic ‘Red Flags’ to detect unacceptable or suspicious forms of payment. Our associates acknowledge that failing to detect customer relationships and transactions that place our Company or the Lodha brand at risk, could cause irreparable harm to our reputation, leading to significant financial loss and severe penalties under applicable law.

1. The purpose of this Policy is to prevent any involvement by our Company in money laundering activity even where the involvement may be unintentional. It requires our directors, officers, other associates and those who work with us to recognize questionable financial transactions, and to take steps to conduct appropriate additional due diligence. If any ‘Red Flag’, whether or not listed in this Policy are triggered, the **Designated Persons** (*as defined below*) would need to promptly contact our Company’s Ombudsman to facilitate any further due diligence or action that may be needed. Our Company is also committed to acting professionally, fairly and with integrity in all its business dealings and to cooperate with law enforcement and regulatory agencies enforcing anti-money laundering and anti corruption laws and regulations.
2. This Policy constitutes a minimum standard. It must be complied within any country in which our Company does business even when this Policy is stricter than the anti-money laundering laws that are applicable in that country, including both applicable local laws and those laws with extraterritorial application. However, wherever anti-money laundering laws are stricter than this Policy, such laws must be complied with. In case of any doubts, Designated Persons must contact our Company’s Ombudsman.
3. The guidelines in this Policy supplement Lodha’s Code of Conduct and should be read in conjunction with:
 - a. The Code of Conduct
 - b. The Transparency & Ethics Policy;
 - c. Any other relevant policies as may be implemented from time to time.
4. As no code of conduct or policy can cover every possible situation, our Company relies on the Designated Persons to use good judgment and to speak up when they have either questions or concerns.

II. SCOPE AND APPLICABILITY

This Policy is applicable to all individuals working at all levels and grades, including directors, senior management, officers, other associates (whether permanent, fixed-term or temporary), consultants, contractors, trainees, interns, seconded staff, casual workers and agency staff, agents, or any other person associated with our Company (all of the aforesaid being collectively referred to as “**Designated Persons**”). This Policy applies to Macrotech Developers Limited and all its subsidiaries and associates in India and overseas.

III. OMBUDSMAN AND DESIGNATED DIRECTOR

1. Our Company shall, from time to time, designate an associate of sufficient seniority, competence and independence as ombudsman to ensure compliance with the provisions of this Policy (“**Ombudsman**”).
2. All reports, complaints, doubts or concerns in relation to this Policy shall be raised by the Designated Persons to the Ombudsman on 9619993643 or lodhaombudsman@gmail.com
3. Any action required to be undertaken under this Policy shall be taken by the Ombudsman in accordance with this Policy. The Ombudsman shall have a functional reporting to the Designated Director (*Chairperson of the Audit Committee*) and shall submit quarterly compliance reports to the Designated Director. Aggravated cases of breach of this Policy shall be escalated to the Board of Directors of our Company (“**Board**”) through the Designated Director.

IV. GUIDANCE ON MONEY LAUNDERING

1. The phrase “money laundering” is generally understood to mean any act or attempted act to conceal or disguise the true origin and ownership of illegally obtained proceeds so that they appear to have originated from legitimate sources thereby avoiding prosecution, conviction and confiscation of the illegal proceeds. Money laundering can be used by terrorist organizations, tax evaders, smugglers, by those engaged in bribery, or anyone who receives money for illegal activities or through illegal means. Countering money laundering is of critical importance as it ensures that illegal funds do not remain hidden and do not get integrated into legal business and consequently into the legal economy.
2. The Government of India has enacted the Prevention of Money Laundering Act, 2002 and issued rules and regulations thereunder (“PMLA”) for preventing money laundering and countering the financing of terrorism in India, with effect from July 1, 2005. The PMLA defines the offence of money laundering as “Whosoever *directly or indirectly attempts to indulge or knowingly assists or knowingly is a party or is actually involved in any process or activity connected with the proceeds of crime and projecting it as untainted property shall be guilty of offence of money laundering.*”

The term ‘proceeds of crime’ has been defined under Section 2(u) of the PMLA as “any *property derived or obtained, directly or indirectly, by any person as a result of criminal activity relating to a scheduled offence or the value of any such property.*” The definition of ‘proceeds of crime’ also implies that assets can be tainted by conversion. Therefore, if the ‘proceeds of crime’ are utilized to purchase another asset, by conversion, that asset could also be

considered to be a 'proceed of crime' replacing the tainted money. Under the provisions of the PMLA, proceeds of crime can be attached in the possession of any person, whether or not such person was involved in the offence of money laundering.

3. Money laundering usually consists of 3 (three) steps:
 - a. Placement: This is the initial stage and during this stage, the money generated from illegal/criminal activity such as sale of drugs, illegal firearms, etc. is disposed of. Funds are deposited in banks or converted into negotiable instruments such as money orders or traveller's cheques.
 - b. Layering: In this stage, funds are moved into other accounts in an effort to hide their origin and separate illegally obtained assets or funds from their original source. This is achieved by creating layers of transactions, by moving the illicit funds between accounts, between businesses, and by buying and selling assets on a local and international basis until the original source of the money is virtually untraceable. Thus, a trail of unusually complex transactions is created to disguise the original source of funds and thereby make it appear legitimate.
 - c. Integration: Once the illegitimate money is successfully integrated into the financial system, these illicit funds are reintroduced into the economy and financial system and often used to purchase legitimate assets, fund legitimate businesses, or conduct other criminal activity. The transactions are made in such a manner so as to appear as being made out of legitimate funds.
4. Money laundering is a global problem, and many countries, and organizations have enacted laws to combat it. Compliance with this Policy and anti-terrorism laws and regulations requires an awareness of possible 'Red Flags' or suspicious activities, which may arise in the course of conducting business. When 'Red Flags' are identified, an appropriate level of additional due diligence must be performed and additional approvals should be obtained.

V. POTENTIAL RED FLAGS

While an exhaustive list cannot be provided, set out below are indicative actions or situations or parties that Designated Persons should be careful about - which when appearing together or individually should raise 'Red flag' concerns (each, whether or not listed herein, a "Red Flag"):

- a. Customers or suppliers who are connected to countries identified as non-cooperative by the 'Financial Action Task Force on Money Laundering' established by the G-7 Summit in 1987, and international organisations against money laundering;
- b. Customers or suppliers who are reluctant to provide complete information and/or provide insufficient, false, or suspicious information or who are unwilling to comply with our Company's KYC norms as may be in force from time to time;
- c. Customers or suppliers who appear to be acting as an agent for another company or individual, but decline or are reluctant to provide information regarding that company or individual;
- d. Customers or suppliers who express concern about, or want to avoid, reporting or record-

keeping requirements;

- e. Payments of amounts in excess of Rs.20,000/- (Rupees Twenty Thousand) only made in cash or cash equivalents, such as money orders, traveller's cheques, internet currencies or prepaid cash cards. Acceptance of such amounts of cash or cash equivalents as a form of payment by our Company is strongly discouraged.
- f. The purchase of products, or a larger volume purchase, that appears to be inconsistent with a customer's normal ordering pattern, and in the absence of any legitimate business reason such as a special price promotion;
- g. Complex deal structures or payment patterns that reflect no real business purpose or economic sense;
- h. Requests for payment to be made through an unrelated country or to an unrelated third party;
- i. Multiple partial payments from various parties on behalf of a single customer and/or multiple partial payments from various locations. Also included are "double endorsed" or "third party" cheques, where a customer endorses over to a company as payment for their invoice a cheque that was originally made out to the customer;
- j. Customers or suppliers whose address is not at physical site;
- k. Customers making a funds deposit followed by an immediate request that the money be wired out or transferred to a third party, or to another firm, without any apparent business purpose;
- l. Customers paying in one form of payment and then requesting a refund of the payment in another form e.g. paying by credit card and requesting a wire transfer or cash refund.

VI. COMPLIANCE STEPS:

Each Designated Person is required to ensure that he/she undertakes the following steps in the course of the business operations of our Company:

1. Know your business partners: Where appropriate, Designated Persons should conduct integrity assessments and other due diligence exercises and be familiar with business practices of customers and suppliers.
2. Monitor financial activity: Designated Persons are required to observe and record payments and transactions consistent with all established policies and procedures and follow global financial standards for acceptable forms of payment.
3. Keep complete records: Designated Persons should always keep current, complete and accurate records of every business transaction.
4. Report any suspicious activity: Each Designated Person has an obligation under this Policy to immediately and, without delay, report to the Ombudsman any **Suspicious Transaction** (as

defined below) or suspicious activity or ‘Red Flag’ concern (**“Report”**). Each Designated Person shall be aware of and follow country legal requirements for the reporting of cash transactions.

A “Suspicious **Transaction**” includes an attempted transaction, whether or not made in cash, which to a person acting in good faith:

- a. gives rise to a reasonable ground of suspicion that it may involve the proceeds of an offence specified in the schedule to the PMLA, regardless of the value involved; or
- b. appears to be made in circumstances of unusual or unjustified complexity; or
- c. appears to have no economic rationale or bona-fide purpose; or
- d. gives rise to a reasonable ground of suspicion that it may involve financing of the activities
- e. relating to terrorism or other forms of criminal activity.

5. Reporting/action by the Ombudsman:

When setting up internal procedures, the Ombudsman may adopt a ‘risk-based approach’ to KYC and Policy compliances. Consequently, there will be circumstances when it will be both necessary and permissible to apply commercial judgment to a Report received by the Ombudsman. Based on the facts and circumstances of an incident covered in a Report, the Ombudsman shall take one or more steps, such as (a) probe into the incident himself/herself, (b) set up an internal enquiry into the incident, (c) in case of Aggravated Cases determine and recommend whether a reporting of the incident should be made to the appropriate authority. (Aggravated Cases shall mean incidents of POLICY that need to be reported to relevant regulatory or enforcement authorities, for example the Financial Intelligence Unit, India. All Aggravated Cases must be escalated, without delay, by the Designated Director to the Board).

6. Cooperate fully for enforcing anti-money laundering laws: The Ombudsman shall be the Company’s point of contact for coordinating with all law enforcement and regulatory agencies for all compliance reporting and investigations. Designated Persons shall render full support to the ;Ombudsman as well as cooperate fully with any internal investigation team set up by the Ombudsman or the Designated Director or the Board, or with any external investigation.
7. Maintenance of records: Records confirming the identity of customers, suppliers, contractors, investors and other persons should be retained for such number of years as prescribed in the Know-Your-Customer policy of our Company. A copy of our Company’s KYC policy is annexed

VII. VIOLATIONS:

Violations under this Policy include the following actions by Designated Persons:

1. Any violation of the compliance steps under this Policy by a Designated Person;
2. On-boarding a customer, supplier, contractor, agent, or investor in contravention of the KYC policy;
3. Requesting others to violate the Policy;
4. Failure to promptly raise a known or suspected violation of the Policy or notify a potential ‘Red Flag’ or Suspicious Transaction;
5. Failure to cooperate in investigations of possible Policy violations;
6. Retaliation against another associate for reporting a concern under the Policy;
7. Failure to demonstrate leadership, initiative, and diligence to ensure compliance with the Policy, PMLA and other applicable laws;

8. Involvement in any form of money laundering activities, whether in the course of employment with our Company or otherwise.

VIII. CONSEQUENCES OF VIOLATION OF THIS POLICY BY DESIGNATED PERSONS

In case of violations of the Policy, the Ombudsman shall, after considering inputs, if any, from the Designated Director, have the discretion to do the following:

1. Corrective Action: If necessary, corrective actions shall be prescribed by the Ombudsman to appropriate managers, officers, or other associates for implementation.
2. Penalties: The Ombudsman shall, based on the investigation reports (if any) have the discretion to recommend appropriate disciplinary action, including suspension and termination of service, against such a defaulting Designated Person. Depending on the nature and scale of default of the Policy by the defaulting Designated Person, the Ombudsman may also recommend to the Board to commence civil and/or criminal proceedings against such a Designated Person in order to enforce remedies available to our Company under applicable laws.

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