

Terms & Conditions

These Terms govern your access to and use of 4Bigha.com — its website, marketplace, Brand Universe, business-for-sale and joint-venture listings, advisory services, communication channels and all related services. Please read them carefully before using the Platform.

Last updated: September 2026

Operated by Akoaham Ventures LLP

Intermediary under the IT Act, 2000

Governing law: India

01 Acceptance of Terms

These Terms & Conditions (“Terms”) constitute a binding agreement between you (“User”, “you”, “your”) and **Akoaham Ventures LLP**, the legal entity that owns and operates the **4Bigha.com** brand and Platform (“4Bigha”, “we”, “us”, “our”).

By accessing the Platform, creating an account, browsing or submitting a listing, making or receiving an enquiry, receiving a lead, purchasing a plan, engaging our advisory services or otherwise using any 4Bigha service, you confirm that you have read, understood and accepted these Terms, our Privacy Policy and our Refund & Cancellation Policy, each incorporated into these Terms by reference.

If you do not agree with any part of these Terms, you must discontinue use of the Platform immediately.

02 Definitions & User Roles

4BigHa.com serves several categories of User across several business verticals. Unless the context requires otherwise:

Term	Meaning
Platform	The 4BigHa.com website, subdomains, mobile and web applications, marketplace, Brand Universe, dashboards, APIs, communication channels and all related services.
Visitor / Browser	Any person who accesses non-restricted parts of the Platform without creating an account.
Registered User	Any person or entity that has created an account, whether on a free or paid basis.
Owner / Landlord	A User offering commercial property, retail space, land for commercial use, hotel or F&B premises for lease, sale or revenue-share.
Operator	A User seeking to operate, manage or take on lease a hospitality, retail or F&B asset.
Investor	A User seeking to invest in, acquire or fund a property, business, brand or joint venture.
Brand / Franchisor	A User or third party whose franchise, licensing or expansion opportunity appears on the Platform, including in the Brand Universe.
Business Seller	A User offering an operating business, asset, licence or going concern for sale or transfer.
JV Party	A User seeking or offering a joint-venture, partnership, revenue-share or co-development arrangement.
Associate / Partner	An independent referral, channel or associate partner engaged under a separate written programme.
Advisory Client	A User who engages 4BigHa for paid advisory or consulting services under a written engagement letter.
Listing / User Content	Any information, text, image, plan, document, video, financial data or other material submitted to the Platform by a User.
Lead	Contact and requirement details of a User who has consented to be contacted in relation to a listing, brand or opportunity.

References to “User” include all of the above categories. A single person or entity may occupy more than one role, and these Terms apply to each role held.

03 About 4BigHa.com

4BigHa.com is a brand and digital platform owned and operated by Akoaham Ventures LLP. It operates across commercial real estate, hospitality, retail, F&B, business-for-sale, joint ventures, brand expansion and related advisory services.

The Platform brings together, in one place, several distinct discovery categories:

- **Commercial Real Estate Marketplace** — offices, retail, warehousing, hotel and F&B premises for lease, sale or revenue-share
- **Hospitality & F&B Opportunities** — hotels, resorts, restaurants, cafés and operating assets seeking operators, leases or management arrangements
- **Business for Sale** — operating businesses, going concerns and assets offered for transfer
- **Joint Ventures & Partnerships** — co-development, revenue-share, funding and partnership opportunities
- **Brand Universe / Brand Explorer** — franchise, licensing and expansion information about brands
- **Lead & Enquiry Routing** — connecting an interested User with the relevant counterparty
- **Advisory Services** — paid hospitality, commercial real estate and business advisory under separate engagement
- **Associate & Partner Programmes**

4BigHa does not deal in residential properties or land-for-sale listings as its core marketplace offering.

04 Nature of Our Role — Platform Only

THE SINGLE MOST IMPORTANT CLAUSE ON THIS PAGE

4Bigha.com is only a platform. Across every category it operates — commercial real estate, hospitality, retail and F&B, business for sale, joint ventures, brand and franchise discovery, and advisory — 4Bigha acts solely as a **technology platform, intermediary and facilitator that connects Owners, Operators, Investors, Brands, Business Sellers, JV parties and advisors with one another.** 4Bigha is not a buyer, seller, owner, operator, franchisor, broker, agent or investor, and is not a party to any transaction concluded between Users.

4Bigha is an **intermediary** within the meaning of Section 2(1)(w) of the Information Technology Act, 2000 and the rules made thereunder. Listings, brand data, financial information and other User Content are third-party information hosted by us; we do not initiate the transmission, select the receiver, or modify the substance of that information except as permitted under these Terms.

Nothing in these Terms or in your use of the Platform creates any relationship of agency, brokerage, partnership, employment, joint venture, fiduciary duty or trusteeship between you and 4Bigha. Specifically, and across every vertical:

Vertical	What 4Bigha does	What 4Bigha is NOT
Commercial real estate	Hosts listings, enables discovery, routes enquiries between Owners, Operators and Investors	Not a real estate agent, broker, promoter, developer or RERA-registered agent for any listing unless expressly stated in writing; does not verify title, area, approvals or RERA status
Hospitality & F&B	Displays operating and expansion opportunities and connects Owners with Operators and brands	Not the owner, operator, manager, licensee or guarantor of any hotel, resort, restaurant or outlet listed
Business for sale	Hosts business-transfer listings and connects Sellers with Investors	Not a business broker, merchant banker, valuer, auditor or transaction advisor to either side; does not verify books, liabilities, valuation or going-concern status
Joint ventures	Enables JV and partnership opportunities to be discovered and enquiries routed	Not a partner, co-venturer, promoter, sponsor, fund, investment adviser or guarantor of returns
Brand Universe	Publishes general franchise, licensing and expansion information about brands	Not an agent, master franchisee, area developer, representative or authorised signatory of any brand; listing a brand is not endorsement, recommendation or approval
Advisory	Provides paid opinion-based advisory under a separate written engagement letter	Not a legal, tax, audit, investment or securities adviser, and not a guarantor of any advisory outcome

4Bigha is not a party to, guarantor of, or surety for any lease, sale, franchise, licence, management contract, joint venture, investment, funding arrangement or business transfer negotiated or concluded between Users, whether or not the parties were introduced through the Platform. We do not hold, escrow or route transaction consideration between Users unless a specific written escrow arrangement has been executed.

Introductions, information, listings, brand data and commentary provided through the Platform are for **initial discovery and evaluation only**, from which independent investigation must commence. They do not constitute an offer, invitation to invest, solicitation, recommendation, endorsement, valuation, or legal, tax, financial or investment advice.

The presence of a User, brand, property or opportunity on the Platform does not imply that 4Bigha has appointed, approved, vetted or accredited that person, nor that any relationship exists between 4Bigha and that person beyond use of the Platform.

4Bigha will not be a party to legal proceedings between Users. Where 4Bigha is nonetheless named or implicated in a dispute between Users, the party naming us shall bear and reimburse our reasonable costs, including legal fees.

05 Eligibility

You must be at least 18 years of age and have the legal capacity to contract under the Indian Contract Act, 1872.

If you act on behalf of a company, firm, LLP, brand or other entity, you represent and warrant that you are duly authorised to bind that entity, and these Terms bind you and that entity jointly and severally.

We may, at our sole discretion and without liability, restrict, suspend or terminate access where information provided is fraudulent, misleading, incomplete or otherwise in breach of these Terms.

06 Account Registration & Security

You must provide accurate, current and complete information when registering or submitting enquiries, listings or other information, and must keep it updated.

You are solely responsible for maintaining the confidentiality of your credentials and for all activity conducted through your account, whether or not authorised by you. Accounts are personal to you and may not be sold, shared, sub-licensed or transferred. 4BigHa shall not be liable for any loss arising from unauthorised use of your account.

Notify us immediately at contact@4bigha.com if you suspect unauthorised access or misuse.

07 Platform Services

Depending on your role — Owner, Operator, Investor, Brand, Business Seller, JV Party, Associate, Partner or Advisory Client — 4BigHa may make different services, features, listing formats and access levels available to you.

We may, at our sole discretion and without prior notice, modify, add, re-price, restrict, suspend or discontinue any feature, service, listing format, programme or access level, in whole or in part, or suspend the Platform for maintenance or upgradation. Where a discontinued feature forms part of a paid plan already purchased, your sole remedy is as set out in the Refund & Cancellation Policy.

4BigHa does not guarantee that use of the Platform will result in any enquiry, lead, response, viewing, negotiation, lease, sale, franchise, investment, partnership, joint venture, business acquisition or any other outcome. Payments made to 4BigHa are for access to the Platform and display of listings for the subscribed period, and not for any transactional result. No representation as to volume, quality or conversion of leads forms part of this agreement unless expressly stated in a separate written document signed by an authorised partner of Akoaham Ventures LLP.

08 Listings & User Content

Users submitting listings, enquiries, documents, images or any other material (“User Content”) are **solely and exclusively responsible** for its accuracy, legality, completeness and currency — including property information, dimensions, pricing, photographs, floor plans, financial statements, business information, brand information, ownership details, and licences and approvals.

By submitting User Content, you represent and warrant that:

- You own or are lawfully authorised by the owner, or the power-of-attorney holder, to provide and publish that content, including rights in any photograph or video;
- The content does not infringe any third-party intellectual property, privacy, contractual or other right;
- The property, business, brand or opportunity described is genuinely available on the terms stated, and you have disclosed encumbrances, disputes and material liabilities;
- Where RERA or any other licensing regime applies, you hold and remain in compliance with all requisite registrations, approvals and permits; and
- You hold all consents required to share any personal data contained in the content.

4BigHa accepts no responsibility for checking or verifying User Content and may, at its sole discretion and without notice or liability, review, edit, re-caption, watermark, re-order, verify, flag, reject, suspend, delist or permanently remove any listing or User Content, and may decline to state reasons. We may require documentary proof or an affidavit substantiating any claim made in a listing. You remain responsible for retaining your own back-up copies of everything you submit.

You grant 4BigHa a **worldwide, non-exclusive, royalty-free, sub-licensable and transferable licence** to host, store, reproduce, adapt (for formatting and display), publish, display and distribute your User Content for the purpose of operating, promoting and marketing the Platform and its services — including featured listings, newsletters, social media, brand decks and advertising — for the duration of your use of the Platform and for a reasonable period thereafter for archival, legal, dispute-resolution and record purposes. To the extent permitted by law, you waive moral rights in User Content for these purposes.

09 Verification, Featured & Ranking Status

Any label such as “verified”, “premium”, “featured”, “trusted” or “preferred” is a **limited assurance only**. At most it indicates that the name and contact details of the User, and the category in which the listing appears, were found to exist and to be correct at the time of registration, or that a paid placement has been purchased.

It is not a verification of title, ownership documents, area, pricing, approvals, financial standing, legal compliance, continued existence, quality or commercial viability, and must not be relied upon as such. Dealing with any User or brand is at your own risk.

The order, prominence and ranking of listings are determined by us and may be influenced by paid placements, plan tier, recency, completeness and other commercial factors. We give no assurance of any particular placement, visibility or number of views.

10 Transaction Disclaimer & Independent Verification

INDEPENDENT VERIFICATION IS MANDATORY

Buying, leasing, franchising or investing is a serious undertaking. Take your time. 4BigHa performs no due diligence on your behalf and accepts no responsibility for the outcome of any transaction. You should take advice from a lawyer, chartered accountant and an experienced sector consultant before you commit yourself.

Users must independently verify, at their own cost and risk:

- Ownership, title, possession and encumbrances
- Authority of the counterparty to transact
- Property, carpet-area, measurement and structural details
- Approvals, occupancy certificates, zoning, FSSAI, excise and trade licences
- RERA registration, where applicable
- Financial statements, books, tax position and contingent liabilities
- Franchise, licence and brand terms, including fees, royalty and territory
- Valuation, projections and assumptions of any kind
- All commercial and legal documentation

Any information, introduction, estimate, indicative valuation or commentary provided through the Platform is for general information only and does not constitute investment, legal, tax or professional advice. Users are strongly advised to independently verify the authenticity of any pre-launch, pre-lease, pre-franchise or “early access” offer; dealings in such opportunities are entirely at your own risk.

11 Brand Universe

The **4BigHa Brand Universe** publishes general information about brands, franchise opportunities, business formats and expansion requirements — which may include brand name, parent company, space requirements, business model, franchise fee, royalty, investment indications and expansion format.

Such information may be sourced from public sources, brand communications or information supplied by brands and third parties, and may change without notice. **Listing a brand does not imply any association, endorsement, authorisation, appointment, agency or master-franchise relationship between 4BigHa and that brand, or between the brand and any User.** Third-party brand names and marks are used for identification and informational purposes only and remain the property of their owners.

4BigHa does not guarantee the accuracy, completeness, availability, profitability or commercial terms of any brand opportunity, nor that any brand will grant, approve or continue a franchise or partnership. The success of any franchise depends on many factors outside our control. **For any franchise, licensing, investment, lease, partnership or other commitment, verify terms directly with the respective brand and consult your CA, lawyer or other qualified professional.**

12 Leads & Enquiry Routing

Where the Platform routes an enquiry or delivers a lead, 4Bigha's obligation is limited to transmitting the contact and requirement details of a User who has consented to be contacted. **4Bigha neither guarantees, participates in, nor is privy to any conversion, response, negotiation or transaction resulting from a lead.**

Where leads are supplied on a paid or per-lead basis, we will endeavour to deliver the agreed number at the agreed cost, and reserve the sole discretion to decide the channel, product and campaign deployed, and to pause or stop a campaign on completion of delivery or on non-payment. Duplicate leads for the same listing within 30 days of the first unique lead will not be charged again; all others are treated as unique. Amounts received against lead campaigns are non-refundable.

You are solely responsible for handling lead data in compliance with applicable data-protection law. The consent obtained by 4Bigha is limited to enabling us to share the lead with you for the stated purpose, and does not extend to any other use.

13 Anti-Circumvention & Protection of Platform Fees

Where 4Bigha introduces you to a counterparty, property, brand, business or opportunity, or where you obtain contact details, leads or opportunity information through the Platform, you agree that:

- You will not, directly or indirectly, structure, divert, delay or complete any transaction outside the Platform for the purpose of avoiding, reducing or defeating any fee, commission, success fee or subscription payable to 4Bigha;
- This applies equally to transactions concluded through your affiliates, group entities, relatives, nominees, employees or associates; and
- This obligation continues for **twelve (12) months** from the date of the relevant introduction or disclosure, notwithstanding termination of your account.

If a transaction is concluded in breach of this clause, 4Bigha may recover the fee that would otherwise have been payable, together with interest and reasonable costs of recovery, in addition to any other remedy in law. This is a genuine pre-estimate of the commercial value of our introduction service and not a penalty.

14 Confidentiality of Leads & Platform Information

Leads, enquiry details, counterparty contact information, unpublished pricing, deal structures, brand expansion data, associate terms, member directories and internal Platform data disclosed to you are the **confidential and proprietary information of 4Bigha** and shall be protected by you as a trade secret.

You may use such information only for the specific purpose for which it was shared, limited to your own internal and personal use. You must not resell, syndicate, republish, publicly display, prepare derivative works from, share with competing platforms or brokers, or build a competing database or index from such information. This obligation survives termination of your account for three (3) years.

15 Associates, Partners & Channel Programmes

Associates, channel partners and referral partners are **independent contractors**. They are not employees, agents or representatives of Akoaham Ventures LLP and have no authority to make any representation, commitment, warranty, pricing assurance or contractual offer on our behalf.

4Bigha is not bound by, and accepts no liability for, any statement, assurance or conduct of an Associate or Partner that exceeds the scope of their written appointment. Commissions, eligibility, payout timelines and clawback conditions are governed by the separate programme terms applicable at the relevant time.

16 Advisory Services

Where 4BigHa provides hospitality, commercial real estate or business advisory services, the scope, deliverables, fees, timelines and exclusions will be set out in a separate written engagement letter or proposal, which prevails over these Terms to the extent of conflict on those specific matters.

Advisory outputs are opinions and recommendations based on information available and supplied to us at the time, which we are entitled to rely on without independent verification. They are not guarantees of outcome, feasibility, occupancy, revenue or return, and are not legal, tax, audit, securities or investment advice. Deliverables are prepared solely for the named client, may not be relied upon by any third party, and must not be shared, published or used for fundraising without our prior written consent.

17 Fees, Plans & Payments

Certain features and services require payment. Applicable fees will be displayed or communicated before purchase or engagement. Unless otherwise stated in writing:

- Fees are quoted in Indian Rupees (₹) and are exclusive of applicable taxes, including GST, charged additionally at prevailing rates;
- Payment is on a **100% advance basis**, and save as expressly provided in the Refund & Cancellation Policy, fees are **non-refundable and non-transferable** and stand appropriated on receipt — including where a listing is removed for breach of these Terms;
- Subscription plans run for the stated term; unutilised listings, credits, leads or services within a validity period lapse and cannot be extended, deferred or carried forward except at our sole discretion;
- Payments are processed through third-party payment gateways, whose terms additionally apply; 4BigHa does not store complete card, UPI or net-banking credentials, and is not responsible for gateway errors, delays or failures;
- Where the billing entity, using entity and paying entity differ, each jointly and severally warrants it is authorised under a valid internal arrangement and indemnifies us against any dispute between them; and
- We may set off any amount payable to you against any amount owed by you to us under any agreement or commercial relationship.

Where any amount remains unpaid beyond its due date, we may suspend services, withhold leads or deliverables, and levy interest at 1.5% per month (or the maximum permitted by law, whichever is lower) from the due date until realisation, together with reasonable costs of recovery.

Refunds and cancellations are governed by the separate **Refund & Cancellation Policy**.

18 Fraud Alert & Authorised Channels

IMPORTANT — PLEASE READ

Official communication from 4BigHa.com comes only from our verified **@4bigha.com** email domain and the contact numbers published on this website. Payments must be made only to the bank account named on our official invoice. **We do not authorise any third party, agent or associate to collect payments on our behalf, and cash payments are strictly prohibited.** Any payment made otherwise is invalid and does not discharge your liability to us.

If you are approached by anyone claiming to represent 4BigHa.com or Akoaham Ventures LLP without proper written authorisation, or you suspect fraudulent activity, report it immediately to contact@4bigha.com or +91 9667 312 345.

Akoaham Ventures LLP reserves the right to take legal action against any person misrepresenting the company, and **shall not be responsible for any loss, damage or inconvenience caused by unauthorised transactions or dealings with such persons.** Always verify the authenticity of any communication claiming to be from us.

19 Prohibited Conduct

You must not:

- Provide false, misleading, duplicate or stale information, or misstate your role in a transaction;
- List a property, business, brand or opportunity you are not authorised to offer;
- Upload unlawful, defamatory, obscene, threatening or infringing content, or content that harms minors or threatens public order;
- Impersonate another person or entity or misrepresent affiliation with any brand or with 4Bigha;
- Misuse contact information obtained through the Platform, including for spam or unrelated solicitation;
- Circumvent or attempt to circumvent applicable Platform fees, search limits, captcha limits or other service limits;
- Scrape, crawl, harvest, mirror, frame, bulk-download or commercially extract Platform data by automated or manual means without prior written permission;
- Upload malicious code, or probe, scan, hack or overload Platform security or infrastructure;
- Reverse-engineer, decompile, or create a derivative, alternate or competing database, index, platform or product from Platform content;
- Extend Platform access to non-contracted third parties, resell our services, or use the Platform for competitive intelligence;
- Publish false or misleading disparaging statements about 4Bigha; or
- Use the Platform for any unlawful purpose, including money laundering, benami transactions or gambling.

Breach may result in immediate listing removal, forfeiture of paid fees, suspension or termination without notice, recovery of losses, and reporting to law-enforcement authorities, with whom we will co-operate fully.

20 Communications & Marketing

By registering or submitting a listing or enquiry, you authorise 4Bigha and, where you have expressed interest in a listing or brand, the relevant counterparty, to contact you by telephone, SMS, email, WhatsApp and other channels regarding that opportunity and other similar opportunities — **even if your number is registered on DND / NDNC / NCPR** — and you confirm such communications are not unsolicited for the purposes of applicable telecom regulations.

Once your details are shared with a counterparty at your request, their use of your data is governed by their own policies and is outside our control. Promotional communications may also be sent where legally permitted; you may opt out using the unsubscribe or opt-out mechanism provided. Transactional communications will continue while your account or service remains active.

Calls and communications may be recorded for quality, training, compliance and evidentiary purposes, in accordance with applicable law and our Privacy Policy.

21 Intellectual Property

The **4Bigha.com** name, logo, website, software, source code, design, layout, content, graphics, compilations, databases, systems, processes, trademarks and all other Platform intellectual property are owned by **Akoaham Ventures LLP** or its licensors, except User Content and third-party materials.

You are granted a limited, revocable, non-exclusive, non-assignable licence to access and use the Platform for its intended purpose, conditional on your compliance with these Terms. No other right is granted. You must not copy, reproduce, modify, distribute, sell, licence or commercially exploit Platform content, or remove any proprietary notice, without our prior written permission.

Unless otherwise agreed in writing, artwork, creatives and listing presentations prepared by 4Bigha (excluding your own trademarks and trade name) remain our exclusive property and may not be reproduced elsewhere without consent.

22 Feedback

Any suggestion, idea, feature request or feedback you provide regarding the Platform is given voluntarily and non-confidentially. We may use, implement and commercialise it freely, without obligation, attribution or compensation to you.

23 Third-Party Services & Links

The Platform uses third-party service providers for hosting, payments, messaging, analytics, mapping, video hosting, moderation and other functions, and may link to third-party or brand websites.

4Bigha does not control and is not responsible for third-party websites, content, policies, availability, products or services, and makes no representation about them. You should review the applicable third-party terms before using them. Any dealing between you and a third party, including any advertiser, is solely between you and that third party.

24 Disclaimer of Warranties

The Platform, listings, brand information, leads, advisory outputs and all other content are provided on an **“AS IS” and “AS AVAILABLE”** basis. To the maximum extent permitted by law, all warranties, conditions and representations, express or implied, statutory or otherwise — including merchantability, fitness for a particular purpose, accuracy, completeness, title, non-infringement and freedom from viruses — are excluded.

4Bigha does not warrant that information will be accurate, complete or current; that listings will remain available; that any enquiry will receive a response; that any transaction will complete; that any opportunity will be profitable; that any brand will approve a franchise or partnership; or that the Platform will operate uninterrupted, secure or error-free. Views expressed by Users are their own and are not endorsed by us.

PLEASE NOTE

4Bigha.com does not guarantee, endorse, underwrite or take responsibility for any User, brand, listing, franchise opportunity, counterparty, transaction or business outcome. Every dealing you enter into through the Platform is at your own risk.

25 Limitation of Liability

To the maximum extent permitted by applicable law, **Akoaham Ventures LLP**, its partners, employees, representatives, advisors and affiliates shall not be liable for any indirect, incidental, special, consequential, exemplary or punitive damages, or for loss of profits, revenue, goodwill, data, anticipated savings or business opportunity, arising out of or in connection with the Platform or any transaction or dealing between Users, whether in contract, tort, statute or otherwise, and whether or not we were advised of the possibility of such loss.

Without limiting the above, we shall not be liable for: acts, omissions, defaults, misrepresentations or fraud of any User, Associate, Partner, brand, advertiser or third party; loss arising from reliance on listings, brand data, valuations or leads; failure of any transaction to complete; errors, omissions, interruptions, delays, server or gateway failure; or unauthorised access to your account or data.

Where liability cannot lawfully be excluded, our aggregate liability for all claims arising in any twelve-month period shall be limited to **the lower of (a) the fees actually paid by you to 4Bigha for the specific service giving rise to the claim during the twelve months preceding the claim, or (b) ₹10,000.**

STATUTORY RIGHTS PRESERVED

Nothing in these Terms excludes or limits liability for fraud, wilful misconduct, or any liability that cannot lawfully be excluded under Indian law. For the purposes of the Consumer Protection Act, 2019, “consumer” is limited to paying Users who have not subscribed for commercial or business purposes.

26 Indemnification

You agree to indemnify, defend and hold harmless **Akoaham Ventures LLP**, 4Bigha and their respective partners, employees, representatives and affiliates from and against all claims, demands, losses, damages, liabilities, fines, penalties and reasonable legal and professional expenses arising from or relating to:

- Your breach of these Terms or any applicable policy;
- Your User Content, including any inaccuracy or misrepresentation in a listing;
- Your misuse of the Platform or of leads and contact information obtained through it;
- Any dispute between you and another User, brand or counterparty;
- Your violation of applicable law, including data-protection, RERA, FSSAI, franchise and tax law; or
- Your violation of any third-party right.

We reserve the right, at your cost, to assume the exclusive defence and control of any matter subject to indemnification by you, and you shall cooperate fully with such defence.

27 Time Limit for Claims

Any claim arising out of or relating to these Terms or your use of the Platform must be notified to us in writing within **ninety (90) days** of the date on which you first became aware, or ought reasonably to have become aware, of the circumstances giving rise to the claim. Claims not so notified are waived to the fullest extent permitted by law, without prejudice to any period mandatorily prescribed by the Limitation Act, 1963.

28 Suspension & Termination

4Bigha may suspend, restrict or terminate your access — immediately, without notice and without refund — where there is breach of these Terms, fraud or suspected fraudulent activity, misleading information, non-payment, misuse of the Platform, misbehaviour with our personnel, reputational risk, or any activity that may expose us to financial, legal, regulatory or operational risk. We may also cancel transactions or take other appropriate action where authenticity, fairness, compliance or legality is in question, and may terminate for convenience on reasonable notice.

You may request account closure by writing to contact@4bigha.com. We may retain records and User Content as required for legal, regulatory, tax, audit and dispute-resolution purposes.

Clauses relating to intellectual property, anti-circumvention, confidentiality, disclaimers, limitation of liability, indemnification, time limits, dispute resolution and governing law survive termination.

29 Force Majeure

4Bigha shall not be liable for any delay or failure in performance caused by events beyond its reasonable control, including acts of God, natural disaster, epidemic or pandemic, war, civil unrest, government action or regulatory change, strikes, cyber-attack, hosting or telecom failure, or power outage. Obligations are suspended for the duration of the event.

30 Assignment & General Provisions

Provision	Effect
Assignment	We may assign or transfer these Terms, in whole or in part, to any affiliate, successor or acquirer, including on restructuring or sale of business. You may not assign without our prior written consent.
Severability	If any provision is held invalid or unenforceable, it shall be modified to the minimum extent necessary, or severed, and the remaining provisions continue in full force.
No waiver	Failure or delay in enforcing any right does not waive that right or any subsequent breach. Our rights are cumulative and not exclusive of rights available in law.
Entire agreement	These Terms, with the Privacy Policy, Refund & Cancellation Policy and any signed engagement letter or service order, constitute the entire agreement and supersede all prior discussions, representations and assurances.
No third-party rights	No person other than the parties may enforce these Terms.
Language & records	The English version prevails over any translation. Our electronic records and server logs shall be admissible evidence of Platform activity.

31 Governing Law & Jurisdiction

These Terms are governed by and construed in accordance with the laws of **India**.

Subject to the dispute-resolution provisions below, the courts at **Udaipur, Rajasthan** shall have exclusive jurisdiction over any dispute arising from these Terms or your use of the Platform, irrespective of the territory from which you access the Platform, to the extent permitted by applicable law.

The Platform is controlled and operated from India. If you access it from outside India, you are responsible for compliance with all applicable local laws.

32 Dispute Resolution

You must first write to us at contact@4bigba.com setting out the dispute in reasonable detail, and the parties shall attempt in good faith to resolve it amicably within **thirty (30) days**. This step is a condition precedent to commencing arbitration.

Where a dispute remains unresolved, it shall be referred to arbitration under the **Arbitration and Conciliation Act, 1996** before a sole arbitrator mutually appointed by the parties. Failing agreement within thirty (30) days, the arbitrator shall be appointed in accordance with the Act.

The seat and venue of arbitration shall be **Udaipur, Rajasthan**, proceedings shall be in English, and the award shall be final and binding. Each party shall bear its own costs unless the tribunal directs otherwise.

Disputes shall be resolved on an individual basis; claims may not be consolidated or brought on a class or representative basis, to the extent permitted by law. Nothing here prevents either party from seeking urgent interim or injunctive relief from a competent court.

33 Changes to These Terms & Grievance Contact

Akoaham Ventures LLP may update these Terms from time to time to reflect changes in the Platform, business operations or applicable law. Updated Terms will be published here with a revised “Last Updated” date and take effect on publication. Continued use of the Platform constitutes acceptance of the revised Terms, subject to applicable law.

Grievance Officer

For questions, complaints or grievances relating to the Platform, including content-related complaints under applicable intermediary rules, you may contact our Grievance Officer. Complaints will be acknowledged and handled within the timelines prescribed by applicable law.

LEGAL ENTITY

Akoaham Ventures LLP

BRAND

4Bigha.com

LLP IDENTIFICATION NUMBER

ADC-2578

EMAIL

contact@4bigha.com

PHONE

+91 9667 312 345

REGISTERED ADDRESS

Unit No. 309-A, 3rd Floor, SAS Tower Medicity, Sector 38, Gurgaon – 122001, Haryana, India

4Bigha.com is a brand and digital platform owned and operated by Akoaham Ventures LLP.

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