TULSIANI-SUMER ASSOCIATES
BUILDERS & DEVELOPERS

Date:12/07/2023

To,
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, BKC,
Bandra (East),
Mumbai 400051.

We hereby confirm and declare that Rashtriya Metal Industries Ltd (**"RMIL"**) and Mr. Ashok Ganpati Naik being the Landowners have granted Development rights to us in respect of all those pieces or parcels of land aggregately admeasuring 40,043.90 square meters bearing CTS Nos.179A/1, 179A/2, 179B, 179C, 179E, 179F and 179G of Mulgaon Village admeasuring 14,770.20 sq. mtrs. and plots bearing CTS No. 238B, 230A/1A, 230A/1B, 230A/1C of Village Kondivita admeasuring 25,273.70 in the Registration District and Sub-District of Mumbai Suburban, within Greater Bombay, together with the structures standing thereon, lying, being and situate at J.B.Nagar, Andheri (East), Mumbai 400059 (**"the said Property"**) including all those pieces or parcels of land admeasuring 5,756.35 square meters forming part of CTS No. 179A/1 of Village Mulgaon and CTS No. 230A/1A of Village Kondivita admeasuring in aggregate 27,914 Square meters in the Registration District and Sub-District of Mumbai Suburban, within Greater Bombay lying, being and situate at J. B. Nagar, Andheri (East), Mumbai 400 059 (**"the said Project Land"**) by virtue of the following Agreements :-

(i) An Agreement dated 30th August, 1993 read with a Deed of Confirmation dated 01st March, 2006, registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-15/1853 of 2006 and made between RMIL., therein referred to as "the Vendor" of the One Part and ourselves, therein referred to as "the Purchasers" of the Other Part;

(ii) Development Agreement dated 04th March, 2006 duly registered at the office of the Sub Registrar of Assurances at Bandra under Serial No. BDR-1/2014 of 2006 and made between RMIL therein referred to as "the Vendor" of the One Part andOurselves, therein referred to as "the Purchasers" of the Other Part;

(iii) Agreement dated 19th June, 2002 registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4/3950-2002 and made between one Mr. Ashok Ganpati Naik therein referred to as "the Owner" of the One Part and ourselves therein referred to as "the Developers" of the Other Part;

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We further record, confirm and declare that the monetary and non monetary (constructed area) consideration payable under the aforesaid Agreements to RMIL and Mr. Ashok Ganpati Naik has been fully discharged by us and in terms of the aforesaid Agreements and accordingly RMIL and Mr. Ashok Ganpati Naik are not entitled to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any Premises or any part thereof in the building known as Mint and therefore they are not added as Promoters for the Project.

We further record, confirm and declare that we have absolute rights and authority to develop the said Project Land and to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any Premises or any part thereof in the building known as Mint without any reference or recourse to RMIL and Mr. Ashok Ganpati Naik.

For TULSIANI SUMER ASSOCIATES

Mr. Raghuvir S. Kuwelker
(Partner)

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