

9 September 2025

To,

The Malad Co-operative Housing Society Limited,

Poddar Park, Poddar Road, Malad (East),

Mumbai – 400 097.

Kind attention: - Hon'ble Chairman / Secretary / Treasurer / Managing Committee.

Sub: Redevelopment of the plot bearing C.T.S. No.425 of Village/ Malad (East), Taluka/ Malad, District: Mumbai Suburban in the area known as "Poddar Park", Malad (East), Mumbai – 400 097.

Dear Sirs,

This is to confirm that the draft Development Agreement and other documents have been prepared by us on the basis of the discussions held over several meetings and negotiations which were attended by the members of the Managing Committee/ Redevelopment Committee of the Society, along with us and the Society's PMC, and with the Developer and its lawyers.

We further confirm that the necessary provisions have been incorporated in the draft Development Agreement in lines with the negotiations taken place between the Developer and the Society to safeguard the interest of the Society and its members and tenants. These provisions include, inter alia, the monetary entitlements of the Society, its members and tenants; detailed and specific timelines for obtainment of various project approvals and completion of the project (subject to force majeure); security premises to be mortgaged by the Developer; restriction on mortgage of ownership of land; various Events of Defaults; and their consequences such as termination and step in rights of the Society and also escalation of rents payable by Developer in case of delay.

Accordingly, the draft Development Agreement and other documents may be placed before the general body of the Society for its consideration and approval.

Yours faithfully,

Abhishek Sharma & Associates



Abhishek Sharma

Advocate & Solicitor

Managing Partner