

Ref No. SWL/04/2024

Date:- 02.04.2024

To,
Maha RERA Authority,
6th floor, Housefin Bhavan,
Plot No C-21, E Block, BKC,
Bandra (E), Mumbai – 400 051

Sub:- Project- SUMIT KMR PARAM situated at Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No.42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) (*now bearing new CTS No. 282/1 to 9 admeasuring in aggregate 7869.30 sq.mts.by virtue of Amalgamation and Subdivision Order of the Collector*) and situated at the junction of Ashok Nagar and Jayraj Nagar, off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District (hereinafter referred to as the “said Property”)

RERA Application No. **REA51800155157.**

Ref:- Clarification of CTS No./ Survey No. - For Allotment Letter.

Dear Sir,

With reference to the Joint Development Agreement dated 08.09.2022 registered under no. BRL7-12415-2022 we (i.e. Sumit Woods Limited) have been granted Development rights by M/s KMR Associates as “KMR Associates/Developer-1” of the First Part, (1) Mrs. Pushpa Ramachandran, (2) Mr. Karumbur M. Ramachandran alias N. Ramachandran, (3) Mrs. Vidhya Ramachandran, (4) Mr. Santosh Kumar Ramachandran, (5) Mr. Shekhar Ramachandra, (6) M/s. Pushpa Ramchandran Family Trust as “Owners” of the Second Part and we i.e. M/s Sumit Woods Limited as “Sumit Woods Ltd/Developer-2” of the Third Part, whereby we have been granted the Joint Development Rights in respect of property mentioned in the Second Schedule thereto. For your ready reference the Second Schedule of the aforesaid Joint Development Agreement has been reproduced as under:-

“THE SECOND SCHEDULE ABOVE REFERRED TO
(Said Property)

All that piece and parcel of land being portion of said larger property excluding the retained property being all that piece and parcel of land admeasuring 6084.90 Sq. Mtrs bearing Survey No.41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No. 42, Hissa No 2 (part) and bearing CTS no. 283 (pt), 284(pt) and 293 (pt) and situated at junction of Ashok Nagar and Jayraj Nagar, off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District (herein after referred to as the “said Property”).”

Thereafter MCGM has issued IOD dated 15.05.2023 under No. P-12775/2022/(282 and other)/R/C Ward/BORIVALI-R/C/337/1/New and the Commencement Certificate dated 05.03.2024 under no. P-12775/2022/(282 and other)/R/C Ward/BORIVALI-R/C/CC/1/New mentioning the plot **CTS Nos as 282, 283, 284 and 293 of village Borivali.**

Sumit Woods Limited.

B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E.Highway, Malad (East), Mumbai - 400 097.
Tel.: 022- 2874 9966 / 77 ● Fax : 022-2874 3377 ● Email : contact@sumitwoods.com ● www.sumitwoods.com
CIN No. : L36101MH1997PLC152192

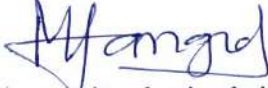
Thereafter by virtue of Amalgamation and Subdivision Order of the Collector dated 30th May 2023 bearing No. C/Office-7B/Sub Division/SRB-5964, the aforesaid land bearing Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No. 42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) is amalgamated and thereafter subdivided and is now bearing CTS. Nos. 282/1 to 9 admeasuring in aggregate 7869.30 sq. mtrs). A copy of the Amalgamation and Subdivision Order is annexed and marked as Annexure "A" hereto.

While applying to Rera for Rera registration of the said project, the plot / CTS Nos have been mentioned as **282, 283, 284 and 293** and MCGM File No. as "P-12775/2022/ (282 and other)/R/C Ward/ BORIVALI-R/C/CC/2/New" for auto linking the BMC file to our Rera Application.

Given the above please note that we have mentioned the property as Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No.42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) (now bearing new CTS No. 282/1 to 9 admeasuring in aggregate 7869.30 sq.mts. by virtue of Amalgamation and Subdivision Order of the Collector) and situated at the junction of Ashok Nagar and Jayraj Nagar, off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District (hereinafter referred to as the "said Property")

Regards,

For **SUMIT WOODS LIMITED**



Director/Authorised signatory

Place:-Mumbai

