

INTERNATIONAL BIOTECH PARK



International Biotech Park Limited

The IL&FS Financial Centre, 6th Floor, Quadrant 'B', Unit 4, G Block, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

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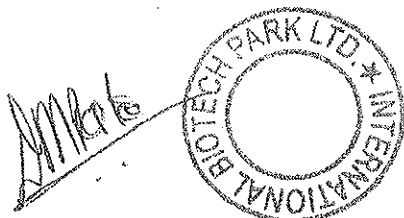
CIN No: U74999MH2003PLC141236

Date: 21st July 2017

To Whomsoever It May Concern

Re: Real estate project being developed on a portion of land admeasuring approximately 2,080 square meters only (the "said Land") which forms part of a larger development admeasuring approximately 17,800 square meters bearing Plot No 7 situated at Pune Infotech Biotech Park, Hinjawadi, MIDC, Pune.

1. The Promoter, International Biotech Park Limited (the "Promoter") is developing 1 (one) residential building comprising of 2 (two) wings viz. NT1 and NT2 consisting of 1 (one) level common basements plus stilt plus 22 (twenty two) upper floors (hereinafter referred to as the "said Building") on the said Land which is the real estate project (the "said Real Estate Project") proposed to be registered with the Maharashtra Real Estate Regulatory Authority (the "Regulatory Authority").
2. The said Real Estate Project is proposed to be registered as a phase and/or standalone real estate project as envisaged under the provisions of Real Estate (Regulation and Development) Act, 2016 (hereinafter collectively referred to as the "Real Estate Act") and rules and regulations made thereunder by the State Government of Maharashtra (hereinafter collectively referred to as the "Real Estate Rules").
3. The said Land admeasuring approximately 2,080 square meters is part of a larger development comprised in Plot No 7 which totally admeasures approximately 17,800 square meters.
4. The Promoter may develop and/or construct such structures for such uses as may be permitted under appropriate law at the time of construction including additional residential/commercial/retail/amenity building/s on balance portion of Plot No 7 which will also be registered as a separate phase/s and/or separate real estate project/s as envisaged under the Real Estate Act and Real Estate Rules which will be distinct from the said Real Estate Project. The Promoter may also develop and/ or construct separate recreational areas such as garden, club house, outdoor sports area, swimming pool, internal roads and landscaping etc. (collectively the "Recreational Areas") on other portions of Plot No 7, outside the said Land and said Building.



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5. The Promoter intends to form a condominium in respect of the said Real Estate Project as contemplated under the Maharashtra Apartment Ownership Act, 1970 and the rules made thereunder (hereinafter referred to as "MAO Act"). In the event if Promoter constructs separate real estate project/s on other portion of Plot No 7, the Promoter may also form separate condominium/s of such separate real estate project/s. Pursuant to formation of separate condominium/s of the said Real Estate Project and the separate real estate project/s, the Promoter may form an apex association/body/ entity comprising of elected members of all the condominiums for the purpose of proper maintenance, management and regulation of the Recreational Areas.
6. As of this day the allottees neither have the right nor have any promise being made by the Promoter for any development/construction outside the said Real Estate Project on the balance portion of Plot No 7. If the allottees or any of them of the said Real Estate Project in future is granted any right or interest on the said development/construction on the balance portion of Plot No 7, appropriate measures and documents would be taken/executed, granting such right or interest including conveying in favour of an apex association/body/ entity the areas and facilities common to the distinct and separate condominium/s formed for each phases of development and so registered, on entire Plot No 7, after completion of development/construction of entire Plot No 7. The aforesaid Recreational Areas may ultimately be conveyed by the Promoter in favour of such apex association/body/ entity and the occupants of all the condominiums of the said Real Estate Project and of the separate real estate project/s (when constructed and formed) will be permitted to use by way of a license such Recreational Areas by the Promoter / apex association/body/ entity at a nominal license fee or membership fee as may be decided by the Promoter / apex association/body/ entity.

For, International Biotech Park Limited


Dipesh Raste
Authorised Signatory

