

To Whomsoever Concern

This is to place on record that by and under a Concession Agreement dated 31st August 2009 read with the letter dated 31st August 2009 (collectively "**said Agreement**"), M/s. Hubtown Ltd. (formerly known as Ackruti Nirmal Limited / Ackruti City Ltd.) became entitled to construct on all that piece and parcel of land situate, lying and being at CTS No. 833 (Pt.) admeasuring 18,785 sq. m. situated at Mudran Kamgar Nagar, J. P. Road, Ambivali, Andheri (West), Mumbai – 400053, as per the conditions therein contained ("**Larger Land**").

As per the terms of the said Agreements, the Concessionaire had to develop the said Larger Land alongwith other government lands by private participation, in a way such that developer will construct staff quarters for the government employees on the other government lands and office building proposed to be known as 'Udyog Bhavan' on the part of the Larger Land for the exclusive use of the Government and the balance portion of the Larger Land admeasuring 14,270 sq. mtrs. (hereinafter referred to as the "**said Entire Land**") available for the private participant is available for construction, development and sale of a residential-cum-commercial complex by utilizing maximum Floor Space Index (hereinafter referred to as "FSI") upto 2 (two) including Transferable Development Rights (hereinafter referred to as "TDR") as per prevailing Development Control Regulations.

M/s. Hubtown Ltd. has submitted a layout plan, dividing the said Larger Land into 3 subplots being Subplot A admeasuring 3837.75 sq. mtrs meant for construction of Udyog Bhavan, Sub-Plot B admeasuring 11,193.05 sq. mtrs. meant for development (hereinafter referred to as the said "**Sale Sub Plot B**") and Sub Plot C admeasuring 3,754.20 sq. mtrs being 15% layout R.G.

M/s. Hubtown Ltd. has already received sanctioned plans to develop Sale Sub Plot B by constructing various buildings thereon which as per sanctioned plans are known as Tower-1 Wing A (TW-1A), Tower-1 Wing B (TW-1B), Tower-1 Wing C (TW-1C), Tower-2 (TW-2) and Tower-3 (TW-3) plus commercial known as Shop Area (TW-1A,B,C Commercial) on ground floor as one property in a complex/scheme to be known as 'Hubtown Premiere Residences' (hereinafter referred to as the said "**Hubtown Premiere Residences**") on Sale Sub Plot B.

One of the Buildings for which sanction has been received is '**Tower – 2 (TW-2)**' which is proposed to be constructed on part of Sale-Sub Plot B admeasuring 497.88 sq. m.

M/s. Hubtown Ltd. has entered into an Agreement for Transfer of FSI dated 31st December 2020 as modified by the Supplemental Agreement dated 15th February 2021 and Second Supplemental Agreement dated 27th January 2024 (hereinafter referred to as the "FSI Agreements"), with us under which we have been sold FSI aggregating to 6,782.00 sq. mtr. ("**Promoter FSI**") along with the right to exclusively develop, construct a building in Hubtown Premiere Residences scheme submitted by Hubtown Ltd. which as per sanctioned plans is known as '**Tower – 2 (TW-2)**' and market units therein, for the consideration and as per the terms and conditions therein set out.

We have proposed to name the project of construction of '**Tower – 2 (TW-2)**' as '**Westwood**'.

For Adcore Developers LLP



Designated Partner

Place: Mumbai

Date: 26.03.2024



Adcore Developers LLP