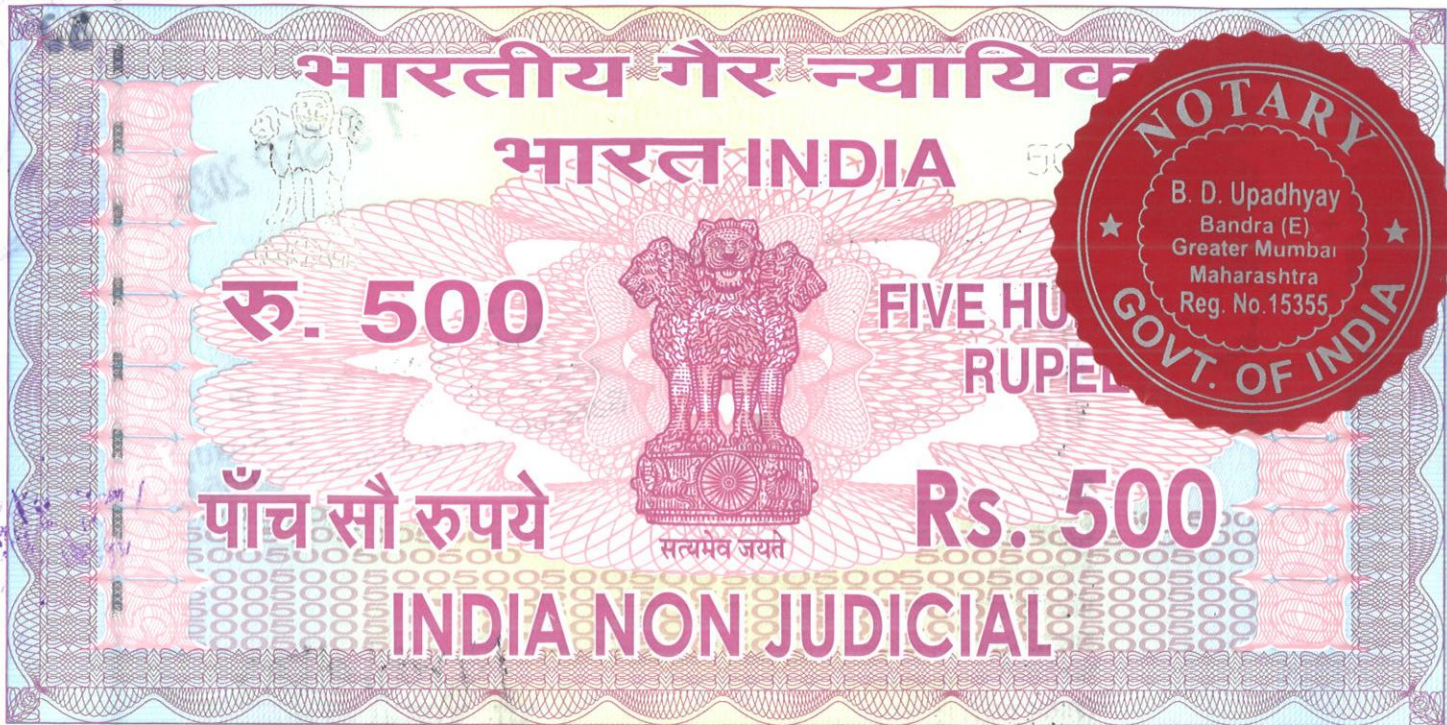


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2025

EB 777453



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९८

- 4 SEP 2025

सक्षम अधिकारी

श्री. विनायक जाधव

To,

Date-15-09-2025

The Registration Department,
MahaRERA.

Subject: Response to Query on Project Registration - REA No.
REA51800168893.

Respected Sir/Madam,

We, **Ren Reality LLP** ("Promoters"), have applied for registration of our project
"**ESTO ARKIS**" bearing REA No. REA51800168893. In response to your

Handwritten signature: Randye

15 SEP 2025

5 SEP 1964

Ren Reality LLP

303, Kamla Spaces, SV Road,
Santacruz (W), Mumbai-400054.

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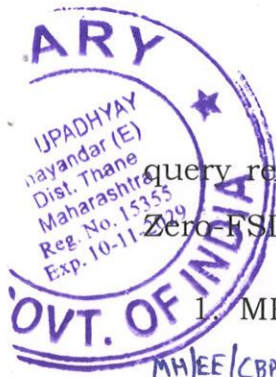
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303, Kamla Spaces, SV Road,
Santacruz (W), Mumbai-400054.

Rabholkar
सौ. रंजनी दामोदरकर





query regarding the justification for seeking registration of the project with Zero-FSI at this stage, we respectfully submit as under:

1. MHADA has issued a Commencement Certificate bearing No. MH/EE/(CBP)/GM/MHADA-108/2208/2025 dated 23-09-2025 for work up to the part plinth level, based on the approved Zero-FSI IOA plans dated 10/6/2025. These plans are valid and subsisting, satisfying the project registration criteria as prescribed by MahaRERA.

2. The Promoters propose to initiate funding discussions with financial institutions, and one of the key pre-requisites of such lenders is RERA registration of the project.

3. Furthermore, the Promoters intend to commence marketing of the redevelopment project being undertaken and establish market presence. As per Section 3 of the Real Estate (Regulation and Development) Act, 2016, RERA registration is mandatory for such promotional activities.

4. The Promoters anticipate that the balance approvals will be obtained in due course in accordance with law. In order to save time and avoid duplication of efforts involved in the registration process, it is imperative that registration be granted at this stage.

5. We hereby confirm and undertake that, until further sanctions and approvals are received from MCGM with respect to the proposed sale units and corresponding revised certification from MahaRERA:

- No units shall be sold or booked;
- No allotment letters, booking forms, agreements for sale, or sale deeds shall be executed; and
- No advances or booking fees shall be collected from allottees.

6. Further, we undertake to promptly update the approved plans and other project details on the MahaRERA portal and/or file a correction application upon receipt of updated approvals.

Ramesh

7. The Promoters' sole intention is to fully comply with the statutory provisions of the Real Estate (Regulation and Development) Act, 2016, and not to violate any applicable regulations issued by MahaRERA.

In light of the above, we humbly request you to kindly consider and grant project registration at the earliest, to enable us to proceed with our legitimate business objectives in full compliance with RERA.

We remain committed to complete transparency and assure you of our full cooperation for any further clarifications or documentation as may be required.

Thanking you,

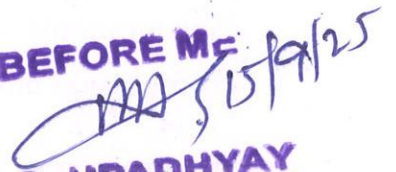
Yours faithfully,

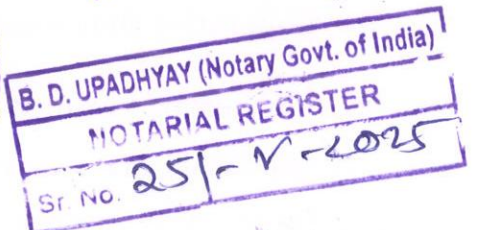
For Ren Reality LLP



Designated PARTNER



BEFORE ME

B. D. UPADHYAY
B.A., LL.B.
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT. OF INDIA)



15 SEP. 2025