

16th July 2025

To
Hon. Secretary/Chairman,
Suman Tulsiani Co-Operative Housing Society Limited
Shree Swami Samarth Nagar, 3rd Cross Road,
Lokhandwala, Andheri West, Mumbai- 400053. ("**Society**")

Subject: Proposed cluster redevelopment of the Society along with Aashirwad CHSL, Medhavi CHSL, Nutan Abhishek CHSL, Benzer CHSL and Richmond CHSL (Collectively referred to as "**Societies**")

Reference: 1. Expression of Interest dated 13th February, 2025 ("**EOI**");
2. Offer dated 4th March 2025 ("**MLDL Offer**").
3. Letter of Intent dated 4th April 2025 ("**LOI**")

Dear Managing Committee,

This is with reference to the above captioned EOI, MLDL Offer and LOI.

In furtherance to our discussion and as an expression of our commitment to partnering with the Societies on this redevelopment, we are pleased to propose the following enhancements to the MLDL Offer, hereinafter referred to as "**MLDL Revised Offer**":

Key enhancement:

Additional Area Increase: The Additional Area being offered to the Members has been increased by 3.5% i.e. from 65.5 % RERA carpet area to 69% RERA carpet area.

In lieu of their existing flats, each member will be entitled to receive additional carpet area equivalent to approximately 69% RERA carpet area, calculated on the basis of the existing carpet area occupied by the existing members.

Validity of Offer: This MLDL Revised Offer is valid upto 90 days from the date hereof, unless extended by MLDL.

Terms and Conditions: The terms of the MLDL Offer and the MLDL Revised Offer are to be read together. In the event of any discrepancy between the two, the terms of this MLDL Revised Offer will take precedence. Save and except as revised herein, all the other terms and conditions of the MLDL Offer remain valid and subsisting.



mahindra **LIFESPACES**

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The terms and conditions as set out herein will be elaborated in the Development Agreement to be executed between MLDL and the Society.

We thank you for the opportunity to participate in the redevelopment of the Societies and look forward to collaborating with you. We assure you that MLDL, as a public listed company, is uniquely placed to deliver on all the commitments made to the Members with utmost transparency and reliability.

For Mahindra Lifespace Developers Limited



Authorised signatory
Mr. Ritesh Bafna
Head MMR
General Manager - Business Development

