

MODELLA TEXTILE INDUSTRIES LIMITED

Reg. office: Jawahar Talkies Compound, Dr. R.P. Road, Mulund (West), Mumbai: 400 080.

Corporate Identity No.(CIN): U45201MH1971PLC015082

Phone No.:022-25937000/71000, Fax No. 022-25937200

Email: roc@nirmallifestyle.com

To

Godrej Properties Ltd.,

Godrej One, 5th Floor,

Pirojshanagar, Eastern Express Highway,

Vikhroli (East),

Mumbai 400 079

SUB: Intimation to the customers of association with Godrej Properties Ltd. ("GPL") as Development Manager.

Dear Sir,

With reference to the above subject, we have intimated the customers as regards our arrangement and your association with us, as a Development Manager for the Project on the terms and conditions as agreed between us. We have also given the customers the option to continue with the Project or exit the Project in which case we shall refund the payments along with interest as may be mutually agreed with the customer.

The format of the letter as shared with the customers is enclosed herewith.

Yours faithfully

For Modella Textile Industries Limited


Authorised Signatory

Draft

Date: [], 2017

[insert name of applicant]

[insert address]

Dear Sir/Madam,

Subject: Your Unit in our project known as "Sports City".

Ref: Allotment Letter dated _____ in respect of Flat No. _____ on the _____ floor in _____ wing/ tower in the project known as "Sports City" situated at village Panchpakhadi, Thane ("**Project**").

We are pleased to inform you that our company, Modella Textile Industries Pvt. Ltd., has registered the Project as required under The Real Estate (Regulation and Development) Act, 2016 and Rules thereunder ("**RERA**") under Registration No. _____.

We are happy to inform you that we have now also received the final Development Permission for the Project on 23rd February, 2016 vide V.P.No. S03/0035/12 TMC/TDD/1696/16. Accordingly, the approved layout plan and the Development Permission are uploaded on the RERA website (<http://maharera.mahaonline.gov.in>).

We are in active discussions to tie up with a reputed brand for association with the Project in the capacity of a Development Manager which shall add more value to our Project. Our association with the Development Manager will positively propel the Project as it brings the rich experience in execution, design and project development.

Under the terms of proposed arrangement, the Project will be rebranded with Development Manager's branding and the Project name shall carry the brand name of Development Manager attached to it.

Since the Project will be rebranded and the previously executed forms refer to the earlier name of the Project, it would be imperative that a fresh application form be executed by you in respect of the Project which shall be shared with you for execution in due course. The existing application form already executed by you and us, shall thereafter stand cancelled if you choose to continue and sign the fresh application form. None the less, the cost of unit/flat as already agreed shall remain constant.

We are confident that the involvement of the Development Manager will help us to achieve our objective of delivering a high quality product and will benefit all residents of the Project.

In case you have any queries with respect to the aforesaid arrangement, please let us know. As a part of our efforts to inculcate transparency, we are also allowing you the option (should you want) to exit the Project, whereupon we shall refund you the amounts along with interest at the rate mutually Agreed with effect from the date you have made the payments in respect of the flat / unit within a mutually agreed time frame. However, you should choose the above option within a period of 15 days from the date of this letter, beyond which this window shall close and it will be assumed that you are according your consent to continue with the Project on the new format

Yours sincerely,

For Modella Textile Industries Ltd.