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ALLIANCE BUDGET HOUSING INDIA PVT LTD
Plot No: 'A', No:36/1, Gandhi Mandapam Road,
Kotturpuram, Chennai - 600 085
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To

08.01.2025

The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
Tower 2, Thalamuthu Natarajan Building
Egmore, Chennai – 600 008.

Sub : Clarification Regarding the Perpetual Lease for Undivided Share of Land (UDS) for Proposed Customers
Ref: Application No. TNRERA/PBF/0716/2024

Dear Sir,

We, **Alliance Budget Housing India Private Limited**, wish to provide the following clarification in relation to the Project Land located within Mahindra World City, for which we have been granted the Perpetual Lease by **Mahindra World City Developers Limited**. Mahindra World City Developers Limited has granted a **Perpetual Lease** of the Project Land to our company, Alliance Budget Housing India Private Limited, under the Lease Deed dated **29th March 2023**. This agreement provides us the right to utilize the Project Land for residential development, as per the terms stipulated in the Lease Deed.

In turn, **Alliance Budget Housing India Private Limited** intends to grant the proposed customers the **Undivided Share of Land (UDS)**, exclusively through a **Perpetual Lease** arrangement. The terms of this lease for the proposed customers will be executed via an individual **Lease Agreement for UDS.**

The specific provisions relating to the granting of the Perpetual Lease, including the transfer of the Undivided Share of Land (UDS) to the proposed customers, are outlined in **Clause 3.2 and Clause 8(e)** of the Lease Deed dated **29th March 2023** between Mahindra World City Developers Limited and Alliance Budget Housing India Private Limited. The Lease agreement and the construction agreement are annexed.

Thank you.
Regards
For Alliance Budget Housing India Private Limited

Authorised Signatory



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