

29th September 2023

To,

Chairman/Secretary/Management Committee Members,

Kumari Jethi T Sipahimalani CHS Ltd.

Final Plot No. 565, TPS III, Mori Road

Mahim, Mumbai 400016

Subject: Journey of Property Development of Raymond LTD.

Dear Sir,

Since the inception of Raymond LTD. in 1925, a diversified group, we have developed various properties over our journey comprising of Bungalows, Schools, Factory Buildings, Residential Complexes, Hospitals and Townships. The first Bungalow scheme was developed by Raymond in the year 1950 and since then we have constructed more that 95 Lacs square feet of built-up area primarily in the state of Maharashtra. The above development is roughly spread over 550 - 600 acres of land area.

Having spent over 70 years in property development, and with approx. 1 crore square feet of built-up area under development, it demonstrates our ability to manage such large scale development projects and completing them on timely basis. We have attached the list of all the Properties that we have developed or are under development over last 70 years in Annexure A.

Our relationships with various stakeholders such as Land Owners, State Government, and Local Authorities in Maharashtra / Mumbai are extremely strong which has enabled us to get approvals and deliver the properties as per schedule.

One of the critical strengths required for development of properties in Mumbai is ability to understand the Regulatory Affairs, Development Control Rules and relationships with approving authorities to secure time bound approvals.

Mumbai is a tough market for Real Estate development and many prominent and large listed Real Estate players of India have been unsuccessful in Mumbai market. Many players who have bought land in Mumbai had to eventually sell and exit the market.

TEN X REALTY LIMITED

A 100% owned Subsidiary of **Raymond Limited**

CIN : U70109MH2021PLC373916

Regd. Office: Pokharan Road, Jekegram, Thane-400606

Tel.: +91 22 6152 7000 | Fax: +91 22 6152 8111

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Office Address:

The Mill, Ground Floor, Jekegram, Pokharan Road No. 1, Thane - 400 606
Maharashtra, India

It goes without saying that smaller listed Real Estate players couldn't do anything significant here & had to eventually migrate to lesser complex markets such as Bangalore to survive. Recently some of them have been trying to re-enter but haven't been able to launch any substantial projects.

Due to such failures of individual builders/developers, Diversified Corporate Developers having relevant experience in Mumbai are being preferred by flat purchasers, financial institutions, land owners & society members for development of the properties/real estate.

We request you to share this letter with the Society Members for their information and records.

Thanking you.

Yours Truly,

For TEN X Realty Limited

S/D

Viral Mehta

Authorized Signatory

Head - Business Development

Mobile No-9892816942

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Annexure A: Raymond Projects Journey

Sr. No.	Name	Location	Type	Building Configuration	Land Area in Acres	BUA in Lacs sq. ft.	Year of Start	Year Of Finish	Status
A	COMPLETED PROJECTS								
1	Bungalow Development	Thane	Residential, Bungalows	29 Bungalows-G	4.00	0.70	1950	1952	Completed
2	Residential building-Sarnath	Breach Candy, Warden Road, Mumbai	Residential	B+G+13- 1 Bldg., B+G+12 - 2 Bldg.	1.10	1.48	1965	1969	Completed
3	Sulochana Devi Singhania School	Thane	Institutional	G+3	9.00	2.25	1967	1969	Completed
4	Manufacturing Facility	Jalgaon	Industrial	G+1	37.31	5.81	1980	1983	Completed
5	Residential Building - J K Gram	Thane	Residential	G+4- 4 Bldgs.	3.00	0.50	1981	1983	Completed
6	Singhania Hospital	Thane	Institutional	G+3	8.03	0.80	1983	1984	Completed
7	Residential Building - Jalgaon	Jalgaon	Residential	G+2- 5 Bldgs.	2.47	0.12	1984	1986	Completed
8	Residential Building - Chindwara	Chindwara, MP	Residential	Duplex and Bungalows and Club house- 213 units	30.00	2.41	1992	1994	Completed
9	Manufacturing Facility	Chindwara, MP	Industrial		100.00	16.68	1990	1995	Completed
10	Kailashpath Singhania School	Chindwara, MP	Institutional	G+2	5.00	0.98	1994	1995	Completed
11	Residential Building - J K Gram	Thane	Residential, Club house and Guest House	G+S+2 - 5 Buildings, G+2, G+1	5.00	0.90	1994	1996	Completed

Sr. No.	Name	Location	Type	Building Configuration	Land Area in Acres	BUA in Lacs sq. ft.	Year of Start	Year Of Finish	Status
A	COMPLETED PROJECTS								
12	Manufacturing Facility	Yavatmal	Industrial+ Residential (Mix use)	G+4, Bungalows, Club house	132.00	24.00	1995	1998	Completed
13	Mix use Development	Alibaugh	Residential	G+1	8.00	0.50	2001	2003	Completed
14	Manufacturing Facility	Kolhapur	Industrial	G	55.00	5.00	2005	2007	Completed
15	Manufacturing Facility	Vapi	Industrial	G	112.00	10.44	2005	2008	Completed
16	Commercial Offices	J K Gram	Commercial	G+1	5.00	1.50	2008	2010	Completed
17	Residential Building - J K House	Breach Candy, Warden Road, Mumbai	Residential	G+40	0.99	3.25	2007	2012	Completed
18	Vijaypath Singhania School	Vapi	Institutional	G+2	5.50	0.90	2013	2014	Completed
19	Manufacturing Facility	Amravati	Industrial	G+1	30.00	3.00	2016	2017	Completed
20	Sunitidevi Singhania School	Thane	Institutional	G+1	8.65	0.80	2018	2019	Completed
21	Ten X Habitat- Phase 1, 3 Bldgs	Thane	Residential	G+42	4.20	13.01	2019	2022	Completed
A	SUBTOTAL (COMPLETED PROJECTS)				566.25	95.04			

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Sr. No.	Name	Location	Type	Building Configuration	Land Area in Acres	BUA in Lacs sq. ft.	Year of Start	Year Of Finish	Status
B	ONGOING PROJECTS								
22	Ten X Habitat- Phase 2, 7 Buildings	Thane	Residential	G+42, G+50	9.80	30.37	2019		Ongoing
23	The Address by GS	Thane	Residential	G+51	3.00	17.20	2021		Ongoing
24	Ten X ERA	Thane	Residential	G+38	9.36	15.51	2023		Ongoing
25	Invictus by GS and The Address by GS Season 2	Thane	Residential	G+42	6.10	27.00	2023		Ongoing
26	New IB and ICSE school	Thane	Institutional	G+7	2.00	3.00	2023		Ongoing
27	Nirmal Nagar Redevelopment	Bandra	Residential	G+22	5.00	17.73	2023		Ongoing
B	SUBTOTAL (ONGOING PROJECTS)				35.26	110.81			
GRAND TOTAL (A+B) = COMPLETED PROJECTS + ONGOING PROJECTS					601.51	205.85			