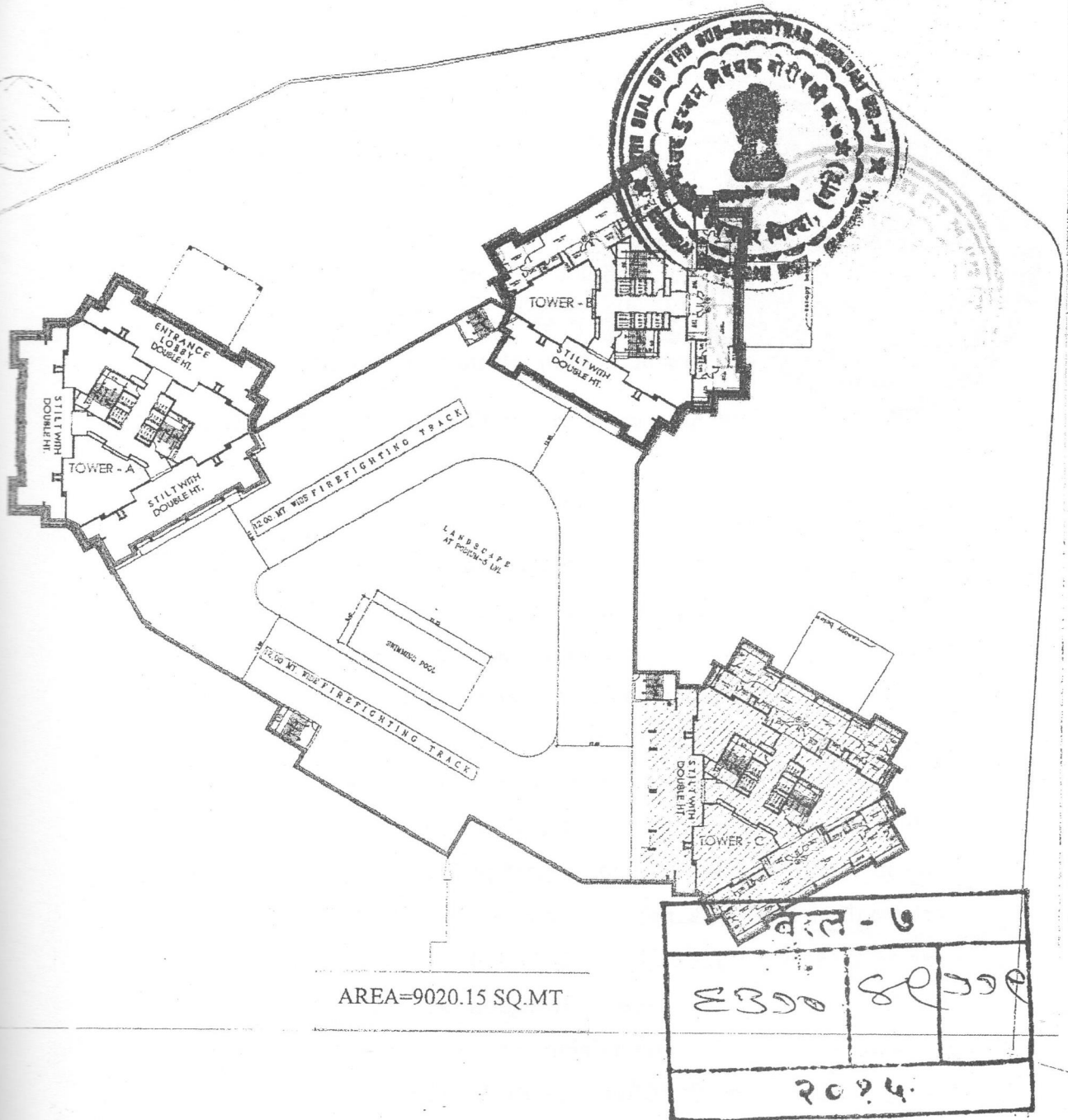


ANNEXURE - 1



AREA=9020.15 SQ.MT

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*Sunil* A.S. Shah

*(Signature)*

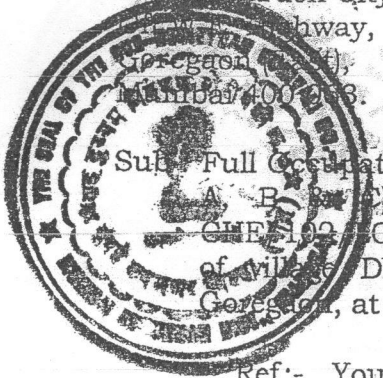
**BRIHANMUMBAI MAHANAGARPALIKA.**

NO.CHE/9105/BP(WS)/AP of

**Full Occupation Certificate**

**11 MAY 2015**

To,  
Shri Vikas R. Oberoi, Director of  
M/s Oberoi Realty Ltd.  
Commerz, 3<sup>rd</sup> floor,  
International Business Park  
Oberoi Garden City  
Highway,  
Goregaon (East),  
Mumbai 400 063.



Sub Full Occupation Permission to the residential Building No.1 (Tower A, B, & C) on subplot 'B' of the layout approved u/no CHE/102/LOP on land bearing CTS Nos. 95/4/B/3 & 95/4/B/4 of Village Dindoshi & CTS No. 590/A/A/1 of village Pahadi Goregaon, at Goregaon (East), Mumbai 400 063.

Ref:- Your Architect's letters dated 03.11.2014 & 27.04.2015

Gentleman,

The development work of residential Bldg: No.1 (Tower A, B, & C), on subplot 'B' of the layout approved u/no CHE/102/LOP, comprising of **Tower A** - 4 & 5 level podium + part podium level 6 + part upper ground floor + 1<sup>st</sup> to 47<sup>th</sup> upper floors, **Tower B** - 2 level basement + 1<sup>st</sup> to 4<sup>th</sup> level podium + part podium level 5 & part 1<sup>st</sup> floor + part podium level 6 & part 2<sup>nd</sup> floor + 3<sup>rd</sup> to 49<sup>th</sup> upper floors and **Tower C** - 2 level basement + 1<sup>st</sup> and 2<sup>nd</sup> level podium + part podium level 3 & part 1<sup>st</sup> floor + part podium level 4 & part 2<sup>nd</sup> floor + part podium level 5 & part 3<sup>rd</sup> floor + part podium level 6 & part 4<sup>th</sup> floor + 5<sup>th</sup> to 51<sup>st</sup> upper floors on plot bearing CTS Nos. 95/4/B/3 & 95/4/B/4 of Village Dindoshi & CTS No. 590/A/A/1 of Village Pahadi Goregaon at Goregaon (East) Mumbai completed under the supervision of Shri Shashank R. Kokil, Lic. Architect having Lic. No. CA/85/9400, Shri Arun Bhakri Lic. Structural Engineer having Lic. No. STR-B/14 and Lic. Site Supervisor, Shri Vijay K. Patil having Lic. No. G/231/SS-I, may be occupied on the

following conditions:-

2350/2015	
D:Patil BP/OCC/9105 AP.doc	
2014	

*(Signature)*  
A. S. Shah

1. That the certificate under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'P/South' Ward and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout u/no. CHE/102/LOP shall be complied with before asking B.C.C.

A set of certified completion plan is returned herewith

11 MAY 2015

Yours faithfully

Ex. Eng. (Bldg. Pro) P/South Ward



317-6		
2350	49	330
2024		

*Amul*

A. S. Shah

# ANNEXURE - 4

## मालमत्ता पत्रक

विभाग/मोजे -- पहाडी गारेगांव (पु) तालुका/न.भु.मा.का. -- न.भु.अ.गारेगांव जिल्हा -- मुंबई उपनगर जिल्हा

आर.पु.पु.न. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनला दिलेल्या अकरणाचा किंवा भाड्याचा तपशील आणि त्याचा फेर तपसणीची नियत वेळ

क्रमांक / घा. नं. चौ.मी.

५९०/अ/अ/१

[रु. ५४४३.२५ ता. १/८/६७]  
रु. २३२११.८० पेसे  
१/८/७१ पासून



६३५४१.३  
+ ४८२७८.०

६११८१९.३  
सामिलीकरणे अधिक  
- १२२८०.० पोटविभाजनने व  
जा. काम

१९५३९.३  
२८०.० सामिलीकरणे  
अधिक

१११८१९.३  
४५.२ पोटविभाजनने  
वजा

१९८७४.१  
+ ४८४७०.३ सामिलीकरणे  
अधिक

६८३४४.४  
- २५००.० पोटविभाजनने वजा

६६८४४.४

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६७ [सिवा ऑफ इन्डिया लिमिटेड] [८०/३ इंडमनिक अर्बेलिन कॅरीया अर्पण इतर]

पट्टेदार

इतर भार

इतर शीरे [सिवा ऑफ इन्डिया लिमिटेड] [हमला मालक]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
२३/०१/१९७३	इंडमनीक अ. फोरीया आणि इतर यांचेकडून रु. ६३५११.५० खरेदीखताने	SISR /७०६/७०/ २६/११/७३	H सिवा ऑफ इन्डिया प्रा. लिमिटेड	सही - २४/०३/१९७२ न.पु.अ.क्र. ५ मु.व.
२३/०५/१९७४	असि. गिस्टर ऑफ अडमनीक महाराष्ट्र मुंबई यांचे कडील रु. ६११८१९.३ अन्वये नावात	SI	H सिवा गायपी ऑफ इन्डिया लि	सही - २८/०४/१९७५ न.पु.अ.क्र. ५ मु.व.

**बरेली**  
२३/०५/१९७४  
२०२

A.S. Shah

मालमत्ता पत्रक

विभाग/मोजे -- पहाडी गोरगांव (पु)

तालुका/न.पु.मा.का. -- न.पु.अ.गोरगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नमूना क्र. / प्र. नं. / प्लॉट नंबर क्षेत्र धारणाधकार

महाराष्ट्र शासनाच्या अधिनियमाच्या अन्वये तयार केलेल्या आणि त्याच्या फेर तपसणीची नियत वेळ

५९०/अ/अ/१

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा मार (भा)	साक्षात्करण
२१/०४/१९८३	असि. रजिस्टर ऑफ कंपनीला महाराष्ट्र मुंबई यांचे कडील क्र. ६१०४ दि. १ जाने. १९८३ अन्वये नावात बदल	ख. सूची	धा. किंयुस्वन सिबा गायगी लि.	सी- २१/०४/१९८३ दि. १ जाने. १९८३ न.पु.अ.गोरगांव
०९/०४/२००१	अर्ज पब्लिक इन्व्हेस्टमेंटी बॉर्ड, आसी. रजिस्टर ऑफ कंपनीज महाराष्ट्र मुंबई यांचे कडील प्रमाणपत्र क्र. ६१०४. दि. २८/८/९७ च इकडील आदेश क्र. न.पु. ५९८ ते ५९५ प. गो. (पु.) २००१ अन्वये कंपनीच्या मुळ नावात बदल केला.	SI		सी- ०९/०४/२००१ दि. २८/८/९७ न.पु.अ.गोरगांव
१५/०१/२००१	मा. जि. अ. मु. ठ. न यांचे आदेश क्र. सी./ कार्या -७अ / सामि. प्रो. वि. एस. आर ३३९५ दि. २१/८/२००१ च इकडील आदेश क्र. न.पु. ५९० व इतर दि. १५/१/२००१ अन्वये न.पु. क्र. ५९१ ५९२, ५९२/१, ५९३, ५९३/२अ, ५९४, ५९४/१अ व ५९५ चे एकूण क्षेत्र ४८२७८.० चौ. मि. घात सामिल करून १,१३,८१९.३ चौ. मि. ची नोंद घेतली व पोट विभाजनाने ९२,२८०.० चौ. मि. वजा करून तेच.पु. क्र. ५९० च ते फ या मिळकतीवर दाखल केले. व सदर मिळकतीचा शेज बदल करून ५६०-अ क्षेत्र धारकाची नावे कायम ठेवली.	SI		सी- १५/०१/२००१ न.पु.अ.गोरगांव
२८/११/२००१	मा. जि. अ. मु. ५ यांचे आदेश क्र. सी / कार्या ७अ / सामिलीकरण / पो. वि. / एस आर. दि. १/११/२००१ चे आदेश व त्यातील शर्तीना अधिन राहून व इकडील दिनांक २८/११/२००१ चे आदेशान्वये न.पु. क्र. ५९० व ५९०, ५९०ठ, ५९०ई, ५९० चे एकूण ९२२८०.० चौ. मि. क्षेत्र सामील करून न.पु. क्र. ५९०अ चे ११८१९.३ चौ. मि. ची नोंद घेतली व पोटविभागाने ९१९४५.२ चौ. मि. क्षेत्र वजा करून ते न.पु. क्र. ५९० अ / अ ते ५९०अ / ई या मिळकतीवर दाखल केले व सदरी मिळकतीचा शेज बदल ५९०अ/अ केला व १३८७४.१ चौ. मि. क्षेत्र कायम केले.			सी- २८/११/२००१ न.पु.अ.गोरगांव
३०/०३/२००३	बदर-२/७१८२/०३ दि. ३/१०/०३ अन्वये खरेदीने संपूर्ण मिळकत	इकडील दि. ३०/३/०७ चा आदेश	धा किंगस्टन प्रॉपर्टीज प्रा.लि.	सी- ३०/०३/२००३ न.पु.अ.गोरगांव



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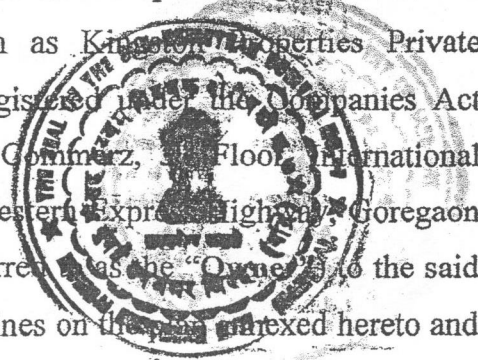
Vinod A. S. Shah



**Title Certificate**

**Re: A portion of plot of land admeasuring 1402.42 square meters approximately bearing CTS Nos. 590/A/A/1 (part) of Village Pahadi, Taluka Borivli District Mumbai Suburban.**

1. We have perused the title deeds and revenue records pertaining to the title of Oberoi Realty Limited (formerly known as Kingston Properties Private Limited), a company incorporated and registered under the Companies Act 1956 and having its registered office at Commercial, 2<sup>nd</sup> Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai - 400 063 (hereinafter referred to as the "Owner") to the said captioned property, shown in Green hatch lines on the plan annexed hereto and marked as **Annexure "1"** and more particularly described in the Schedule hereunder written (hereinafter referred to as the "said Property").



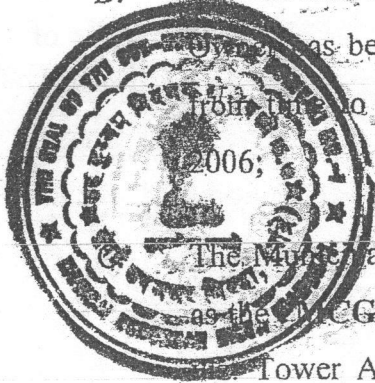
2. On perusal of documents, revenue records, and information given on enquiries, we set out hereafter our understanding of the Owner's title to the said Property.

A. The Owner is the owner of several pieces and parcels of land and interalia land bearing CTS. No. 590/A/A/1 (part) of Village Pahadi, Taluka Borivali, District Mumbai Suburban admeasuring approximately 9020.15 square meters and shown in Purple color boundary lines on the plan being **Annexure "1"** hereto (hereinafter referred to as the "**Oberoi Exquisite Property**"). The Owner has also acquired several other adjoining properties (hereinafter referred to as "**Adjoining Properties**") vide several deeds of conveyances including a Deed of Conveyance dated September 29, 2003 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial No. BDR-2 / 0782 of 2003 and, Deed of Conveyance dated September 17, 2004 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial No. BDR-2 / 08534 of 2004 and Deed of Conveyance dated September 12

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2005 and registered at the office of the Sub-Registrar of Assurances, Bandra under serial No. BDR-11 / 05125 of 2005, all executed by and between Novartis India Limited and the Owner;

B. The Oberoi Exquisite Property and the Adjoining Properties of the [redacted] has been subject to schemes of amalgamation and sub-division from time to time and lastly by two orders both dated December 13, 2006; The Municipal Corporation of Greater Mumbai (hereinafter referred to as the "MCGM") has sanctioned plans for construction of three towers Tower A, Tower B and Tower C of the said building known as



Oberoi Exquisite on portions of the Oberoi Exquisite Property and issued Intimation of Disapproval ("IOD") bearing No. CHE/9105/BP(WS)/AP dated 29<sup>th</sup> March, 2007. The said sanctioned plans have been amended / revised and got sanctioned by the Owner from time to time and have been lately revised on 12<sup>th</sup> August, 2014. The Commencement Certificate ("CC") in respect of the said three towers has been issued by the MCGM on 26<sup>th</sup> February, 2008 and lately endorsed on 2<sup>nd</sup> January, 2012 and further endorsed on 14<sup>th</sup> August, 2014. One of the Tower being Tower C is being constructed on the said Property;

D. On June 20<sup>th</sup>, 2014, a Debenture Trust Deed is executed by and amongst Incline Realty Private Limited of the first part, the Owner of the second part and Axis Trustee Service Limited of the third part, whereby the Owner has created first ranking sole and exclusive English Mortgage in favour of Axis Trustee Service Limited, for the benefit of the Debenture Holders (as defined in the Debenture Trust Deed): (a) 71 flats / units / premises in Tower C which are set out in the Schedule

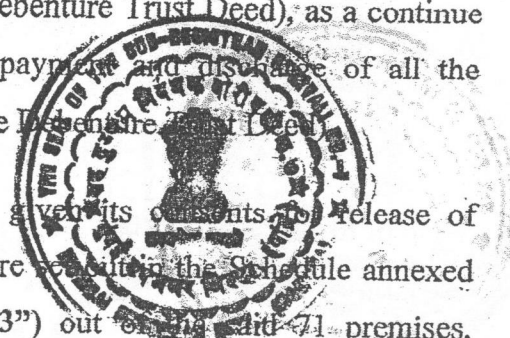
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A.S. Shah



annexed hereto and marked as Annexure "2" (hereinafter referred to as the "Mortgaged Premises"), (b) Receivable (as defined in the Debenture Trust Deed) in respect of the Mortgaged Premises and (c) all the right, title and interest of the Owner in, to and in respect of the Escrow Account (as set out in the Debenture Trust Deed), as a continue security for the redemption and repayment and discharge of all the Secured Obligations ( as set out in the Debenture Trust Deed)



E. Axis Trustee Services Limited has given its consents to release of mortgage over 25 premises (which are set out in the Schedule annexed hereto and marked as Annexure "3") out of the said 71 premises, subject to the purchasers of the said 25 premises making payment of the entire purchase consideration in the favour of "Oberoi Realty Limited – Escrow a/c No. 914020019898979, Axis Bank Limited".

F. The MCGM has issued the Occupation Certificate dated 11th May 2015 bearing No. CHE/9105/BP(WS)/AP in respect of Tower A, Tower B and Tower C, the said building of Oberoi Exquisite.

3. In these circumstances, and subject to what is stated hereinabove, and subject to the first ranking sole and exclusive English Mortgage of the Mortgaged Premises in favour of Axis Trustee Service Limited, we are of the view that the Owner is the owner of the said Property. We are also of the view that, subject to what is stated hereinabove, and subject to the first ranking sole and exclusive English Mortgage of the Mortgaged Premises in favour of Axis Trustee Service Limited, the Owner is entitled to sell the premises in Tower C of the said building of Oberoi Exquisite.

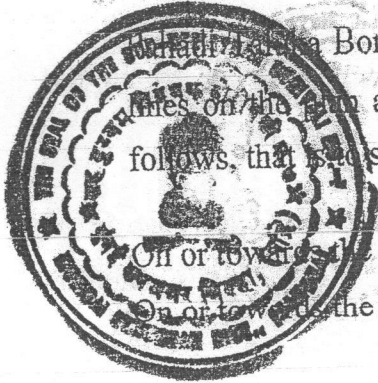
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3 *[Signature]* A. S. Shah

**The Schedule Above Referred To**  
***(Being the description of the said Property)***

A portion of the land containing by admeasurement 1402.42 square meters or thereabouts being part of land bearing C.T.S. No. 590/A/A/1(part), of Village ~~Chinchavli~~ Borivali Mumbai Suburban District and shown in Green hatch ~~map~~ ~~of the~~ ~~plan~~ annexed hereto and marked as Annexure 1 and bounded as follows, that is to say:



On or towards the North

: by boundary of Village Chinchavli;

On or towards the South

: by part of land bearing C.T.S. No. 590/A/A/1(part);

On or towards the East

: by D.P.Road; and

On or towards the West

: by part of land bearing C.T.S. No. 590/A/A/1(part).

Dated this 18<sup>th</sup> day of May, 2015.

For IC Legal

*(Signature)*

Partner

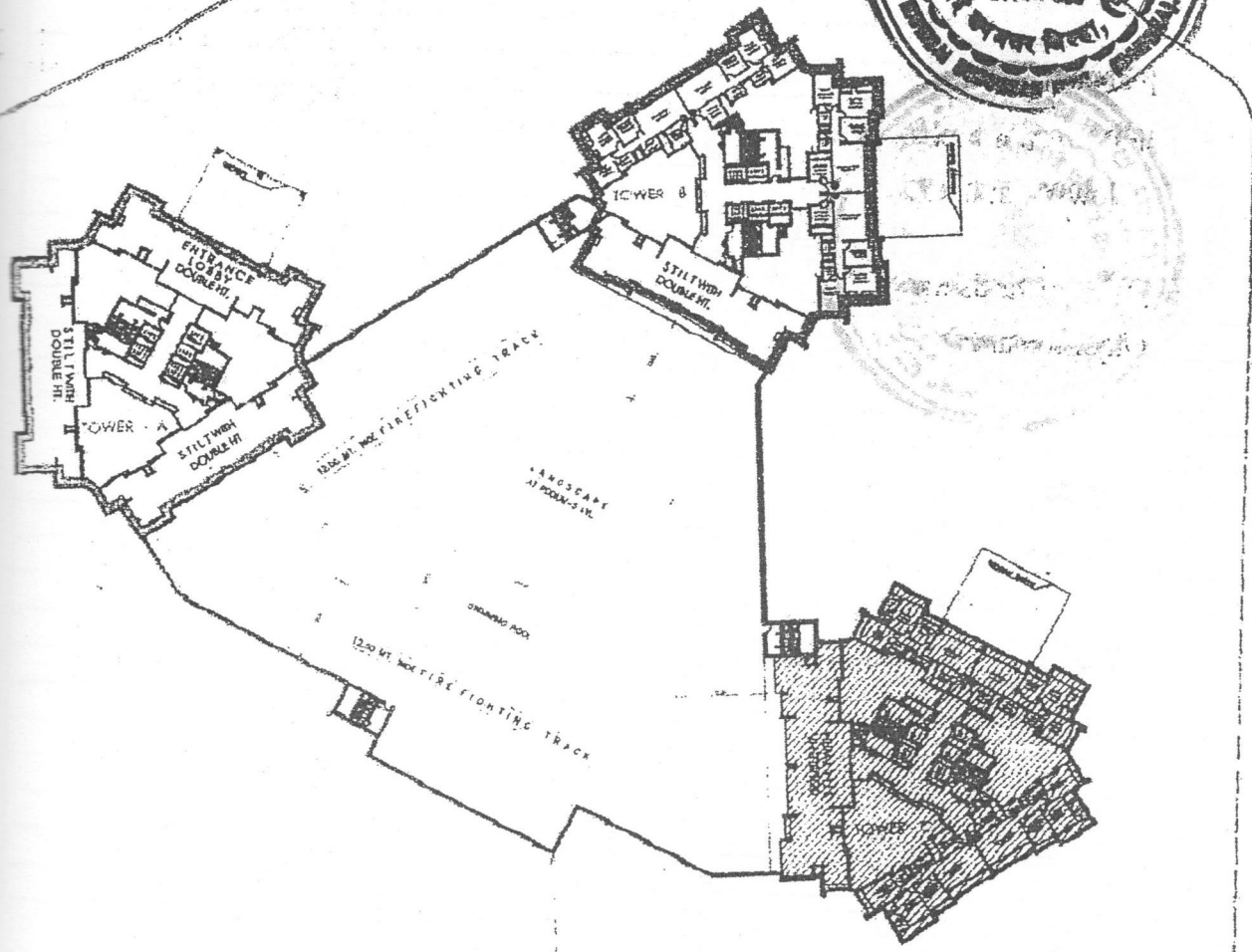
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२०१५		

4 *(Signature)*

A. S. Shah

*(Signature)*

ANNEXURE 1



AREA= 9020.15 SQ.MT

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*[Signature]* A. S. Shah