

06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 11546/2024

नोंदणी :

Regn:63m

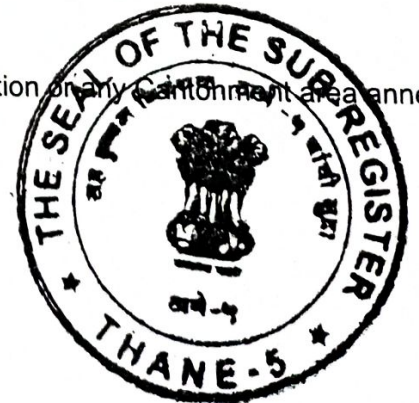
गावाचे नाव : कोलशेत

1) बिलेखाचा प्रकार	कगरनामा
2) मोचदना	19129500
3) वाजारभाव (भाडेपट्ट्याच्या नियमितपट्टाकार आकारणी देतो की पट्टेदार नसूद करावे)	11874235.71
4) भू-मापन, पोटहिस्सा व क्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: सदनिका नं.1607, माळा नं: 16 वा मजला, टॉवर - बी, इमारतीचे नाव: फॉरेस्टवीले फेज-1, ब्लॉक नं: ठाणे पश्चिम - 400607, रोड : कोलशेत रोड, सँडोझ वाग पोस्ट ऑफिसच्या पुढे, इतर माहिती: सोबत 1 टेन्डम कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 1051.53 चौ.फूट रेरा कारपेट....(झोन-10/40-2व) (C.T.S. Number : 1141 ;)
5) क्षेत्रफळ	1) 107.49 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-ओवेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी लियान म्हास्करेनस व राखी देसाई तर्फे मुख्यार चेतन बिरंजे वय:-35; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्झ, इंटरनॅशनल विझनेस पार्क, ओवेरॉय गार्डन सिटी, ब्लॉक नं: गोरेगाव पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AABCK0235H
7) दस्तगवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा हमनामा किंवा आदेश अमल्याम, प्रतिवादिचे व व पत्ता.	1): नाव:-मेघना भूषण महाडकर वय:-43; पत्ता:-प्लॉट नं: सदनिका नं.ए 1001, माळा नं: -, इमारतीचे नाव: गणराज हार्ड्ट्स, ब्लॉक नं: कोलबाड, ठाणे पश्चिम, रोड नं: कोलबाड रोड, विकास कॉम्प्लेक्स च्या मागे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ALBPM5245K
8) दस्तगवज करून घेणा-या पक्षकाराचे व वा दिवाणी न्यायालयाचा हुकुमनामा किंवा देश अमल्याम, प्रतिवादिचे नाव व पत्ता	2): नाव:-भूषण विजय महाडकर वय:-46; पत्ता:-प्लॉट नं: सदनिका नं.ए 1001, माळा नं: -, इमारतीचे नाव: गणराज हार्ड्ट्स, ब्लॉक नं: कोलबाड, ठाणे पश्चिम, रोड नं: कोलबाड रोड, विकास कॉम्प्लेक्स च्या मागे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AIVPM4464H
9) दस्तगवज करून दिल्याचा दिनांक	18/06/2024
10) दस्त नोंदणी केल्याचा दिनांक	20/06/2024
1) अनुक्रमांक, खंड व पृष्ठ	11546/2024
2) वाजारभावाप्रमाणे मुद्रांक शुल्क	1340000
3) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शंरा	

सह दुय्यम निबंधक, ठाणे क्र.५

याकनामाठी विचारात घेतलेला तपशील:-

शेक. शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Scan Done

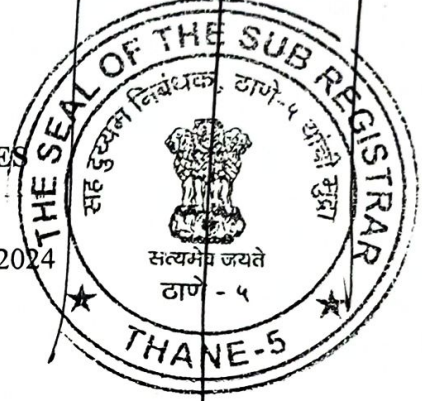
25/06/2024

SCANNED

ठाणे - ५	
दस्त क्र.	/2028
/	

AGREEMENT FOR SALE OF PREMISES

Dated This 18th Day of June, 2024



BETWEEN

OBEROI REALTY LIMITED

("THE DEVELOPER")

AND

1. Mrs. Meghana Bhushan Mahadkar
2. Mr. Bhushan Vijay Mahadkar

("THE ALLOTTEE/S")

FOR

FLAT No. 1607
FLOOR No. 16
TOWER B
FORESTVILLE - PHASE 1

SCANNED

335/11546

पावती

Original/Duplicate

Thursday, June 20, 2024

नोंदणी क्र. :39म

4:32 PM

Regn.:39M

पावती क्र.: 13384 दिनांक: 20/06/2024

गावाचे नाव: कोलशेत

दस्तऐवजाचा अनुक्रमांक: टनन5-11546-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मेघना भूषण महाडकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण:

रु. 32400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:51 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठणे क्र.५

वाजार मुल्य: रु.11874235.71 /-

मोबदला रु.19129500/-

भरलेले मुद्रांक शुल्क : रु. 1340000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624207401652 दिनांक: 20/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624205701603 दिनांक: 20/06/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003001618202425M दिनांक: 20/06/2024

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN	MH003001791202425M	BARCODE			Date	03/06/2024-18:18:41	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THN12_THANE NO 12 JOINT SUB REGISTR			Full Name	Meghana Bhushan Mahadkar			
Location	THANE			Flat/Block No.	Flat No. 1607, Tower B, Forestville Phase - 1			
Year	2024-2025 One Time			Premises/Building	Kolshet Road, Next to Sandoz Baug Post Office			
Account Head Details		Amount In Rs.		Road/Street	Kolshet, Thane West			
0030046401 Sale of NonJudicial Stamp		370000.00		Area/Locality	Kolshet, Thane West			
				Town/City/District				
				PIN	4 0 0 0 0 7			
				Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>ट न न - ५</p> <p>दस्त क्र. ११५४६/२०२४</p> <p>२ / १२०</p> </div>			
				SecondPartyName=Oberoi Realty Limited-				
				Amount In	Three Lakh Seventy Thousand Rupees Only			
Total		3,70,000.00		Words				
Payment Details			PUNJAB NATIONAL BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref. No.	03906172024066301207		040624M438127		
Name of Bank		Bank Date	RBI Date	04/06/2024-12:26:12		Not Verified with RBI		
Name of Branch		Bank-Branch		PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				



Mobile No. : 0000000000

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

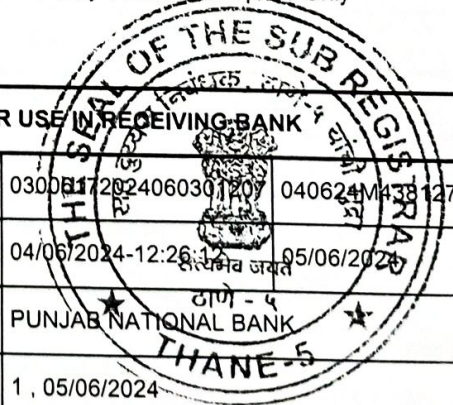
Mubashir

[Signature]

CHALLAN
MTR Form Number-6



GRN	MH003001791202425M	BARCODE			Date	03/06/2024-18:18:41	Form ID	25.2				
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha				TAX ID / TAN (If Any)							
					PAN No.(If Applicable)							
Office Name	THN12_THANE NO 12 JOINT SUB REGISTR				Full Name	Meghana Bhushan Mahadkar						
Location	THANE				Flat/Block No.	Flat No. 1607, Tower B, Forestville Phase - 1						
Year	2024-2025 One Time				Premises/Building							
Account Head Details			Amount In Rs.									
030046401	Sale of NonJudicial Stamp		370000.00	Road/Street	Kolshet Road, Next to Sandoz Baug Post Office							
				Area/Locality	Kolshet, Thane West							
				Town/City/District								
				PIN			4	0	0	6	0	7
				Remarks (If Any)	SecondPartyName=Oberoi Realty Limited <div style="border: 1px solid black; padding: 5px; display: inline-block;"> दान न - ५ दस्त क्र. ११५४६/२०२४ ३ / १२० </div>							
				Amount In	Three Lakh Seventy Thousand Rupees Only							
			3,70,000.00	Words								
Payment Details	PUNJAB NATIONAL BANK				FOR USE IN RECEIVING-BANK							
Cheque-DD Details				Bank CIN	Ref. No.	03000172024060301207		040624M438127				
Cheque/DD No.				Bank Date	RBI Date	04/06/2024-12:26:12		05/06/2024				
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK							
Name of Branch				Scroll No. , Date	1, 05/06/2024							



Department ID :
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 चालन केवल दुय्यम निबन्धक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू

Signature Not Verified
 Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY, MUMBAI 02
 Date: 2024 06 26 16:36:56 IST
 Reason: GRAS Secure Document
 Location: India

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date
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Mukadave

[Handwritten signature]

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AGREEMENT FOR SALE OF PREMISES

ट न न - ५
दस्त क्र. ११५४६ / २०२४
6 / १२०

THIS AGREEMENT is made at Mumbai this 18th day of June, 2024

BETWEEN

OBEROI REALTY LIMITED a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Commerz, 3rd floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai-400063, hereinafter referred to as the "**Developer**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**



AND

Mrs. Meghana Bhushan Mahadkar, Mr. Bhushan Vijay Mahadkar, having his/her/their address at A 1001, Ganaraj Heights, Kolbad Road, Behind Vikas Complex, Kolbad, Thane West- 400601, hereinafter referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenery and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last surviving Trustee and his or her assigns and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.

[Handwritten signatures]

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दस्त क्र. ११५४८/२०१८

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Ashok Nagari (Thane), a sole proprietorship ("Owner") is the owner of and/or is seized and/or is otherwise well and sufficiently entitled to all those pieces and parcels of land measuring in the aggregate approximately 75,391.80 square meters together with the structure standing thereon, bearing Cadastral Survey No. 1141 (earlier bearing Survey No.48 Hissa No.4, Survey No.55 Hissa No.1(Pt), 2, 3, 4, 5, 6, 7(Pt), 8 and 9, Survey No.56 Hissa No.1 to 12, Survey No.59, Hissa No.1 to 15, Survey No.60, Hissa No.1(Pt), 3 to 7, 8(Pt), 9 and 10(Pt) and Old C.T.S.No.1141,1239 to 1242, 1343 to 1383, 1439 to 1442, 1512 to 1519, 1571 to 1575, 1641 to 1649, 1703 to 1715, 1725 to 1748, 1762 to 1773, 1779 to 1790, 1799 to 1814, 1827 to 1834, 1848 to 1858, 1871 to 1876, 1913 to 1919) of Village Kolshet, Taluka and District Thane – 400607, which are more particularly described in the **First Schedule** hereunder written and is delineated by black colour boundary line on the plan annexed and marked as Annexure "1" hereto ("the Larger Property").

By a Development Agreement dated 12th March, 2022 ("said Development Agreement") registered with the Sub-Registrar of Assurances under serial no. TNN5-3958-2022, the Owner has granted to the Developer full, free, uninterrupted, exclusive and irrevocable development rights and an irrevocable license to enter upon the Larger Property to carry out construction and development work on the terms and conditions contained therein.

- C. In pursuance of the said Development Agreement, the Owner has executed a detailed irrevocable Power of Attorney dated 12th March, 2022 registered under no. serial no. TNN5-3959-2022 in favour of the Developer, to enable the Developer to do and execute for the Owner and on the Owner's behalf various acts, deeds, matters and things and to exercise all of any of the powers and authorities conferred therein.
- D. In this background, the Developer is thus seized and possessed of and otherwise well and sufficiently entitled to the Larger Property.
- E. The details pertaining to the title of the Owner to the Larger Property and the development rights granted unto the Developer by the Owner, the pertinent approvals and permissions issued in respect of the Real Estate Project, litigation proceedings (if any) in respect of the Larger Property, covenants (if any) affecting the Larger Property, impediments (if any) attached to the Larger Property, encroachments (if any) on the Larger Property, permissions to be obtained, and mortgages/charges on the Real Estate Project (if any), are elucidated in the Title Certificate dated 8th December, 2022, issued by Advocate Sahil Shah copy whereof is uploaded on the website of Maharashtra Real Estate Regulatory Authority ("Authority") under the project name, "Forestville - Phase 1" and is annexed and marked as Annexure "3" hereto ("Title Certificate").
- F. The details pertaining to the title/rights/entitlement of the Developer to the Real Estate Project (defined below) is as follows,-
- There are no tenants / occupants on the Real Estate Project (defined below) and the Developer is in exclusive possession thereof;
 - There are no illegal encroachments on the Real Estate Project (defined below); and
 - There is no mortgage or lien or charge on the Real Estate Project (defined below).
- G. The Developer is entitled to develop the Larger Property by consuming maximum Floor Space Index ("FSI") as more particularly set out in this Agreement and by constructing buildings thereon as mentioned in this Agreement.

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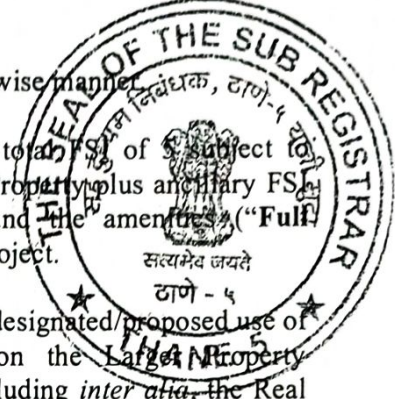
दस्त क्र. ११५४६ / २०२४

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H. The Developer is undertaking the development of the Larger Property ("the Whole Project") in a phase-wise manner as mentioned at Recital I below.

I. The principal and material aspects of the development of the Whole Project as disclosed by the Developer are briefly stated below-

- (i) The Whole Project shall be developed in a phase wise manner.
- (ii) The Developer proposes to utilize a maximum total FSI of 5 subject to applicable law on gross plot area of the Larger Property plus ancillary FSI plus free of FSI areas plus parking area/s and the amenities ("Full Development Potential") for the of the Whole Project.
- (iii) The Developer has disclosed to the Allottee/s the designated/proposed use of the various buildings/structures/towers/wings on the Larger Property specifying and identifying the Whole Project including *inter alia*, the Real Estate Project (defined below), the Other Residential Component (defined below), the Non-Residential Component (defined below), the Whole Project Included Amenities (defined below), and the Exclusive Amenities for the Non-Residential Unit/s (defined below) and the phase/s in which the Developer proposes to develop the Whole Project by utilizing the Full Development Potential ("Approved Layout With Phasing/User Superimposed" or "ALPS") and the layout whereof is annexed to this Agreement as **Annexure "1"**.
- (iv) The Allottee/s has/have also perused copies of the amended layout approval dated 20th October 2023 bearing reference no. 3 VP NO. S05/0196/20 /TDD/4477/23 ("Approved Layout") issued by Thane Municipal Corporation ("TMC"), which is annexed to this Agreement as **Annexure "2"**.
- (v) The ALPS annexed as **Annexure "1"** hereto discloses *inter-alia*:
 - (a) The Real Estate Project (defined below);
 - (b) Apart from the Real Estate Project, the Developer proposes to develop/is developing the following on the Larger Property:-
 - (I) Residential buildings/structures/towers/wings along with their respective common areas, facilities and amenities being developed/proposed to be developed (hereinafter be referred to as the "**Other Residential Component**") and the portion of the Larger Property upon which the Other Residential Component shall be developed/being developed in such manner as the Developer may in its sole discretion deem fit and such areas as may be designated as such by the Developer are hereinafter referred to as the "**Other Residential Portion of the Larger Property**".
 - (II) Non-residential units/areas, including for users of restaurants / cafes / shops / retail / mercantile / offices and the same shall be referred to as the "**Non-Residential Unit/s**". The common areas, facilities and amenities for the Non-Residential Unit/s are hereinafter referred to as "**Exclusive Amenities for the Non-Residential Unit/s**".



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दस्त क्र. ११५४६/२०२४ ^(III)
१० / १२० ^(c)

Such other buildings/structures/towers/wings as sanctioned by the competent authorities.

An area admeasuring approximately 17164.23 square meters and shown in light green wash in the ALPS attached in **Annexure "1"** hereto is presently categorized as a "No Development Zone" (the said "R.G.1 at Ground Level"). The said R.G.1 at Ground Level may be developed by the Developer in accordance with applicable laws and in accordance with the sanctioned plans, proposed plans and approvals and permissions and in the manner the Developer may deem fit.



An area admeasuring approximately 17,008.29 square meters and shown in light brown wash in the ALPS attached in **Annexure "1"** hereto is presently categorized as an "Amenity Area" ("the said Amenity Area"). The said Amenity Area may be developed by the Developer in accordance with applicable laws and in accordance with the sanctioned plans, proposed plans and approvals and permissions and in the manner the Developer may deem fit.

(vi) The common areas, facilities and amenities in the Whole Project including Real Estate Project (defined below), the Other Residential Component and the Proposed Future and Further Development of the Larger Property but excluding the Exclusive Amenities for Non-Residential Unit/s and Non-Residential Component Exclusive Amenities (defined below) that may be usable by the Allottee/s and other allottee/s of the Whole Project and the Larger Property on a non-exclusive basis ("**Whole Project Included Amenities**") are listed in the **Fourth Schedule** hereunder written and depicted in red colour hatch on the attached ALPS at **Annexure "1"** hereto. Further the Non-Residential Unit/s, Exclusive Amenities for Non-Residential Unit/s, and such other buildings/structures/towers/wings as sanctioned by the competent authorities for non-residential user/s on the Larger Property are hereinafter collectively referred to as "**the Non-Residential Component**" and the portions of the Larger Property on which the Non-Residential Component is proposed to be developed and/or that may be developed in future as the Developer may in its sole discretion deem fit and such areas as may be designated as such by the Developer are hereinafter collectively referred to as "**the Non-Residential Portions of the Larger Property**". The Developer may provide common areas, facilities and amenities to the Non-Residential Component and/or on the Non-Residential Portions of the Larger Property that shall be exclusive to the users/occupants thereof ("**Non-Residential Component Exclusive Amenities**"). The Allottee/s and other allottees in the Real Estate Project and the Other Residential Component shall not be entitled to use or access the Non-Residential Component Exclusive Amenities.

(vii) The Developer shall be entitled to designate any spaces/areas in the Other Residential Component and the Non-Residential Component of the Whole Project (including on the terrace, basement levels, lower ground levels, ground levels and podium levels thereof) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Developer on lease, leave and license basis or such other method. For this purpose, the Developer may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc. in the

Whole Project/part/s thereof.

दस्त क्र. 9948E/2028

(viii) The name of the Other Residential Component, the Non-Residential Component and any branding/designation of the entire development of the Larger Property / Whole Project (or any part/s thereof) shall be as decided by the Developer from time to time.

(ix) The nature of development of the Larger Property will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.

(x) The scheme and scale of development proposed to be carried out by the Developer on the Larger Property shall be in accordance with applicable law as amended from time to time.

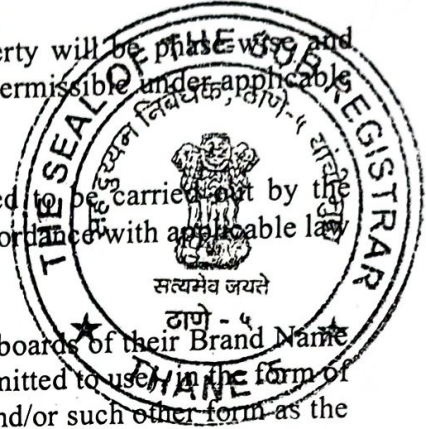
(xi) The Developer shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Developer is permitted to use in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Developer may in its sole discretion deem fit on the Larger Property and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Developer shall also be entitled to place, select, decide hoarding/board sites.

(xii) The details of formation of the Apex Body (defined below) and conferment of title upon the Apex Body with respect to a portion of the Larger Property and the Whole Project Included Amenities and, retention of title by the Developer with respect to the Non-Residential Component, Non-Residential Portions of the Larger Property, the Exclusive Amenities for Non-Residential Unit/s, Non-Residential Component Exclusive Amenities, the said Amenity Area and also the undivided right, title and interest in the said R.G.1 at Ground Level on the Larger Property proportionate to all the aforesaid, is more particularly mentioned at Clause 10 below.

(xiii) The statutory approvals may require the Developer to hand over certain stipulated percentage of the Larger Property to the concerned authorities or develop the same as public amenity. The Developer shall determine and identify the portion and location of the Larger Property to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Larger Property left over after handing over the stipulated percentage if any, to the TMC or statutory authority and/or developing as a public amenity including the Amenity Area, set back land, reservations and also exclusive of the Non-Residential Component, Non-Residential Portions of the Larger Property, Exclusive Amenities for Non-Residential Unit/s, Non-Residential Component Exclusive Amenities and also, the undivided right, title and interest in the said R.G.1 at Ground Level on the Larger Property proportionate to all the aforesaid, would be available for transfer to the Apex Body as mentioned at Clause 10.3 below.

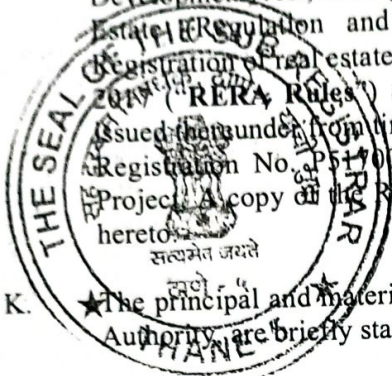
(xiv) The Developer would be entitled to aggregate any contiguous/adjoining land parcel with development of the Larger Property as provided under the first proviso to rule 4(4) of RERA Rules (defined below).

(xv) The Developer is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Property ("**Proposed Future and Further Development of the Larger Property**"), in full or in part, as may be required by the applicable law from time to time.



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J. The development of the Whole Project known as 'Forestville' inter alia consisting of Towers A, B and C, Amenity Area and R.G.1 at Ground Level out of which Towers A, B and C are presently being developed as a phase 1 of the Whole Project and is registered as a 'real estate project' ("the Real Estate Project") by the Developer and the Owner with the Maharashtra Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules") and the other Rules, Regulations, Circulars and Rulings issued thereunder from time to time. The Authority has duly issued the Certificate of Registration No. PR/REG/2023/0050312 dated 10th November 2023 for the Real Estate Project. A copy of the RERA Certificate is annexed and marked as **Annexure "4"** hereto.

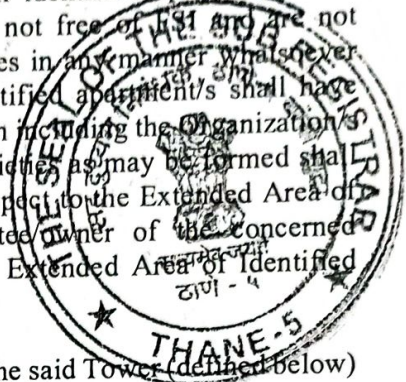


K. The principal and material aspects of the Real Estate Project as registered with the Authority are briefly stated below,-

- (i) Towers A, B and C constitute the Real Estate Project in accordance with the provisions of RERA and the RERA Rules. The Real Estate Project is being constructed and developed upon a portion of the Larger Property and is identified in blue colour border line on the plan annexed and marked as **Annexure "1"** hereto and is more particularly described in the **Second Schedule** hereunder written.
- (ii) The construction and development of Real Estate Project is presently sanctioned in the manner stated *inter-alia* in the DP and CC (both defined below), which shall be amended, modified, revised, varied, changed from time to time by the Developer, and presently, it is contemplated that the Real Estate Project shall be constructed as more particularly described in the **Second Schedule** hereunder written.
- (iii) The name of the Real Estate Project shall at all times be '**Forestville - Phase 1**'.
- (iv) The Real Estate Project is proposed to *inter alia* comprise of apartments, flat/s, premises, Extended Area of Identified Apartments;
- (v) The details of FSI as sanctioned till date for consumption in the construction and development of the Real Estate Project and the further FSI that the Developer proposes to eventually consume and the aggregate FSI to be utilized in the construction and development of the Real Estate Project are more particularly set out in the **Second Schedule** hereunder written.
- (vi) The Allottee/s agree(s) that the Developer shall be entitled to sell, provide and designate certain additional areas appurtenant to apartments/flats/premises in the Real Estate Project as additional areas as more particularly described in the **Sixth Schedule** hereunder written, the usage whereof shall be exclusive to the allottee/s of such apartments/flats/premises and to the exclusion of other allottee/s in the Real Estate Project ("**Exclusive Areas**"). The Allottee/s agree(s) to not use the has/have any claim(s) of any nature whatsoever with respect to the Exclusive Areas s identified for other allottee/s and/or the usage thereof.

(vii) The Allottee/s agree(s) that certain areas/spaces shown in fine red hatched colour lines on the ALPS attached at Annexure 1 hereto appurtenant to apartments/flats/premises on the ground level / podium level of the said Tower comprised in the Real Estate Project are comprised in PSI ("Extended Area of Identified Apartments"). The Extended Area of Identified Apartments form part of and constitute an integral part of certain identified apartments and will be provided and designated by the Developer as an intrinsic and fundamental part of such identified apartments. The Extended Area of Identified Apartments are not free of PSI and are not common areas and facilities or common spaces in any manner whatsoever and the allottee/owner of the concerned identified apartment/s shall have exclusive right to use the same. No other person including the Organization/s / Association/s / Societies / Federation of Societies as may be formed shall have any right, title, interest or claim with respect to the Extended Area of Identified Apartments, other than the allottee/owner of the concerned identified apartment/s which will include the Extended Area of Identified Apartments.

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(viii) The common areas, facilities and amenities in the said Tower (defined below) in the Real Estate Project that may be usable by the Allottee/s and other allottee/s within the said Tower on a non-exclusive basis ("**Tower Amenities**") in the Real Estate Project are listed in the **Third Schedule** hereunder written.

(ix) The Tower Amenities, the Whole Project Included Amenities, Exclusive Amenities for Non-Residential Unit/s and Non-Residential Component Exclusive Amenities shall hereinafter be collectively referred to as the "**Entire Amenities**".

(x) The Developer shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Developer is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Developer may in its sole discretion deem fit on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Developer shall also be entitled to place, select, decide hoarding/board sites.

(xi) The Developer shall be entitled to designate any spaces/areas, including on the terrace levels, basement levels, lower ground levels, ground level, podium levels of the Real Estate Project and in the basement levels, lower ground levels, ground level, podium levels of the Whole Project, for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee/s and other allottees of apartments/flats in the Real Estate Project and/or other allottees, users, occupants in the Whole Project. Such designation may be undertaken by the Developer on lease, leave and license basis or such other method. For this purpose, the Developer may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc at such location(s) as the Developer deems fit and the Allottee/s shall not challenge the same in any manner whatsoever.

(xii) The details of formation of the Society (defined below) and conferment of title upon the Society with respect to the said Tower are more particularly specified in Clause 10.1 and Clause 10.2 below.

(Signature)

(Signatures)



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the Development Permission ("DP") No. S05/0196/20 TMC/TDD/447/23 dated 20th October 2023 and Commencement Certificate ("CC") issued by the TMC on 20th October 2023, are hereto annexed and marked as Annexure "5".



L. The Allottee/s is/are desirous of purchasing a residential premises more particularly described in the Sixth Schedule hereunder written in the Real Estate Project (hereinafter referred to as the "said Premises") and in the tower more particularly mentioned in the Sixth Schedule hereunder written (hereinafter referred to as the "said Tower"). The said Tower is shown in red colour wash along with fine red hatched colour lines on the plan annexed and marked as Annexure "1" hereto. The authenticated copy of the plan of the said Premises, is annexed and marked as Annexure "6" hereto.

The Developer had entered into a prescribed agreement with an Architect, registered with the Council of Architects and also appointed Structural Engineers for preparing structural designs, drawings and specifications of the Real Estate Project and the Allottee/s accept(s) the professional supervision of the said Architect and the said Structural Engineers (or any replacements / substitutes thereof) till completion of the Real Estate Project.

- N. The Developer has the right to sell the said Premises in the Real Estate Project to be constructed by the Developer, and, to enter into this Agreement with the Allottee/s of the said Premises to receive the sale price in respect thereof.
- O. The Allottee/s has/have demanded inspection/information from the Developer and the Developer has granted inspection of the following documents and information to the Allottee/s and/or the Allottee/s's Advocates/consultants:
- (i) All title documents by which the Owner has acquired right, title and interest to the Larger Property;
 - (ii) All documents by which the Developer has acquired right to develop the Larger Property;
 - (iii) All the approvals and sanctions of all relevant authorities for the development of the Larger Property, Real Estate Project and the Whole Project including layout plans, building plans, floor plan, change of user permissions, DPs, CCs, Traffic NOC, MOEF EC NOC etc. and such other documents as required under Section 11 of RERA;
 - (iv) All the documents mentioned in the Recitals hereinabove;
 - (v) Title Certificate;
 - (vi) Authenticated copies of the Property Register Cards for C.T.S. No. 1141, which is annexed and marked as Annexure "7" hereto.
- P. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- Q. The Developer has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.



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- R. Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereof and is satisfied with respect to, (i) the title of the Owner to the Larger Property and such title being clear and marketable; (ii) the approvals and permissions (including DP and CC) obtained till date and (iii) the Developer's entitlement to develop the Real Estate Project, the Whole Project and the Larger Property and construct the Real Estate Project under various provisions of applicable law and sell the premises therein. The Allottee/s hereby undertake(s) not to hereafter raise any objection and/or make any requisitions with respect to the title of the Developer to the Larger Property. The Allottee/s undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction.
- S. The Allottee/s has/have, prior to the date hereof, examined a copy of the RERA Certificate and has/have caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee/s has/have agreed and consented to the development of the Whole Project. The Allottee/s has/have also examined all documents and information uploaded by the Developer on the website of the Authority as required by RERA and the RERA Rules and has/have understood the documents and information in all respects.
- T. The carpet area of the said Premises as defined under the provisions of RERA, is more particularly described in the **Sixth Schedule** hereunder written.
- U. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- V. The Developer has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase and acquire from the Developer, the said Premises, at or for the price more particularly described in the **Sixth Schedule** hereunder written and upon the terms and conditions mentioned in this Agreement. Prior to the execution of these presents, the Allottee/s has/have paid to the Developer part payment of the Sale Price (defined below) as more particularly described in the **Sixth Schedule** hereunder written and agreed for the said Premises to be sold by the Developer to the Allottee/s as advance payment and part of the Earnest Money (defined below) (the payment and receipt whereof the Developer both hereby admits and acknowledges).
- W. Under Section 13 of the RERA, the Developer is required to execute a written agreement for sale of the said Premises with the Allottee/s i.e. this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- X. In accordance with and subject to the terms and conditions set out in this Agreement, the Developer hereby agrees to sell and the Allottee/s hereby agree(s) to purchase and acquire, the said Premises.
- Y. This Agreement shall be subject to the provisions of RERA, RERA Rules and all other Rules, Regulations, Office Orders, Circulars, Notifications and Rulings made thereunder and/or by the Authority/Appellate Tribunal from time to time.
- Z. The list of Annexures attached to this Agreement are stated hereinbelow:

Annexure "1"

Copy of the ALPS and the plan indicating the Larger Property and the Real Estate Project;

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	Annexure "3"
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	Annexure "5"
	Annexure "6"
१६ / १२	Annexure "7"

Copy of the Approved Layout;
 Copy of the Title Certificate;
 Copy of the RERA certificate;
 Copy of the DP and CC;
 Copy of the plan of the said Premises;
 Copy of the Property Register Card for C.T.S. Nos. 1141
 of Village Kolshet, Taluka and District Thane - 400607;
 and
 Copy of the typical floor plan wherein the said Premises
 shall be situated.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY
 AND BETWEEN THE PARTIES HERETO AS UNDER:

1. INTERPRETATION

The aforesaid Recitals and the Schedules and Annexures hereto shall form an integral and operative part of this Agreement.

2. The Developer shall construct the Real Estate Project in accordance with the plans, designs and specifications as referred hereinabove including at Recital K and as approved by the TMC from time to time.

PROVIDED THAT the Developer shall have to obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Allottee/s. Adverse effect with reference to this clause shall mean the change in location of the said Premises within the Real Estate Project.

3. PURCHASE OF THE SAID PREMISES AND SALE PRICE

- 3.1 The Allottee/s hereby agree(s) to purchase and acquire from the Developer, and the Developer hereby agree(s) to sell to the Allottee/s, the said Premises with carpet area as per RERA as more particularly described in the **Sixth Schedule** hereunder written and as shown at present in the floor plan wherein the said Premises are situated, which is annexed and marked **Annexure "8"** hereto, at and for the Sale Price more particularly mentioned in the **Sixth Schedule** hereunder written.
- 3.2 The Allottee/s hereby agree(s) to purchase and acquire the Exclusive Areas, if any identified for the Allottee/s in Sixth Schedule hereunder written and shown in blue colour hatch lines in plan annexed hereto as **Annexure 8**.
- 3.3 The Developer shall provide to the Allottee/s, permission to park the Allottee/s's own vehicle and also for parking guests/visitors' vehicle and for no other purpose whatsoever, in the car parking space/s as a common area and more particularly mentioned in the **Sixth Schedule** hereunder written and shall charge no consideration thereon. The exact location and identification of such car parking space/s will be finalized by the Developer at the time of handing over possession of the said Premises and the same shall be duly accepted by the Allottee/s without raising any grievances.
- 3.4 The Sale Price for the said Premises (inclusive of the proportionate price of the Exclusive Areas, if any) is mentioned in the **Sixth Schedule** hereunder written



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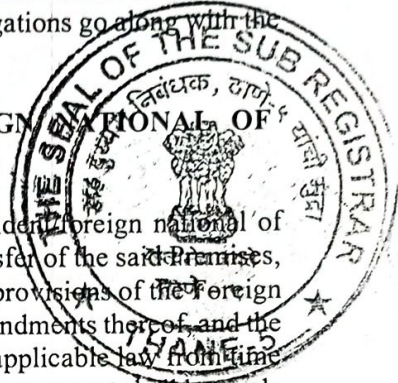
30. PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE ALLOTTEE/S/SUBSEQUENT ALLOTTEE/S

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It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises in case of transfer of the said Premises, as the said obligations go along with the said Premises for all intents and purposes.

31. ALLOTTEE/S WHO IS/ARE NON-RESIDENT/FOREIGN NATIONAL OF INDIAN ORIGIN

It is abundantly made clear to the Allottee/s who is a non-resident foreign national of Indian Origin, that in respect of all remittances, acquisitions/transfer of the said Premises, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee/s understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto. The Developer accepts no responsibility in this regard and the Allottee/s agrees to indemnify and keep the Developer indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.



IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seal to these presents the day and year first hereinabove stated.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE piece and parcel of land or ground admeasuring 75,391.80 square meters, bearing CTS No. 1141 (earlier bearing Survey No.48 Hissa No.4, Survey No.55 Hissa No.1(Pt), 2, 3, 4,5,6,7(Pt),8 and 9, Survey No.56 Hissa No.1 to 12, Survey No. 57 (pt), Survey No. 58 (pt), Survey No.59, Hissa No.1 to 15, Survey No.60, Hissa No.1(Pt), 3 to 7, 8(Pt), 9 and 10(Pt) and Old C.T.S.No.1141,1239 to 1242, 1343 to 1383, 1439 to 1442, 1512 to 1519, 1571 to 1575, 1641 to 1649, 1703 to 1715, 1735 to 1748, 1762 to 1773, 1779 to 1790, 1799 to 1814, 1827 to 1834, 1848 to 1858, 1871 to 1876, 1913 to 1919) of Village Kolshet, Taluka and District Thane - 400607, within the limits of Ward No.2 of the Municipal Corporation of City of Thane and bounded as follows:

- On or towards East : By Kolshet Road;
- On or towards West : By Akbar camp Road;
- On or towards North : By Akbar Camp & Kolshet Gaonthan;
- On or towards South : By CTS No. 1870 ,1906, 1924, to 26,1929.

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THE SECOND SCHEDULE ABOVE REFERRED TO

Details of the land forming part of the Larger Property on which the Real Estate Project is being constructed and developed:



A portion of plot of land admeasuring 1796.08 square meters approximately on land bearing C.T.S. No. 1141 of Village Kolshet, Taluka and District Thane - 400607, within the limits of Ward No.2 of the Municipal Corporation of City of Thane and bounded as follows:

On or towards the North : by CTS No. 1141;

On or towards the South : by CTS No. 1141;

On or towards the East : by CTS No. 1141;

On or towards the West : by CTS No. 1141.

Real Estate Project Specifications:

Sr No	Details	Tower A	Tower B	Tower C
1	Service Level	0	0	0
2	Parking floors	5	5	5
3	Upper floors	6th to 60th	6th to 60th	6th to 60th
4	Stilts	1	1	1

Real Estate Project FSI details:

Sr. No.	Details	Approximate Area in Square Meters
4	Total FSI sanctioned for the Real Estate Project	143250.53
5	Total FSI proposed to be sanctioned for the Real Estate Project	143250.53

THE THIRD SCHEDULE ABOVE REFERRED TO

Sr No	Tower Amenities
1	Entrance Lobby with high Ceiling
2	Lift, lobby and landings
3	Corridors
4	Staircase and Staircase landings
5	High Speed Elevators
6	Servant's Toilet on main-landings
7	Refuge Area



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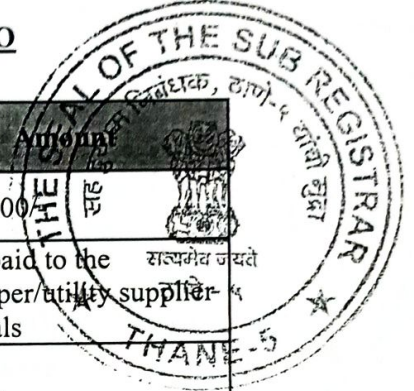
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Sr.No.	Milestone	Percentage	Amount
	of sanitary fittings in the said Premises		

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THE EIGHTH SCHEDULE ABOVE REFERRED TO

Sr No.	Particulars	Amount
1.	Charges towards formation and registration of the Society along with applicable taxes	Rs.25,000/-
2.	Deposit towards water, electricity, gas and other utility and services connection charges	To be paid to the Developer/utility supplier at actuals
3.	One-time non-refundable membership fee with respect to the club house forming part of the Whole Project (taxes to be paid separately by the Allottee/s at applicable rates)	Rs.3,00,000/-
4.	All legal costs, charges and expenses (taxes to be paid separately by me/us at applicable rates)	Rs.25,000/-
5.	Development charges and Infrastructure charges (taxes to be paid separately by the Allottee/s at applicable rates)	Rs.1,09,000/-



THE NINTH SCHEDULE ABOVE REFERRED TO

Sr No.	Particulars	Amount
1.	Share application money of the Society	Rs.600/-
2.	Corpus fund contribution	Rs.81,750/-
3.	Proportionate share of taxes and other charges/levies in respect of the Society ** (taxes to be paid separately by the Allottee/s at applicable rates)	Rs.2,61,600/-
4.	Deposit towards provisional monthly contribution towards outgoings of the Society (taxes to be paid separately by the Allottee/s at applicable rates)	

THE TENTH SCHEDULE ABOVE REFERRED TO

1. The Allottee/s agree(s) and confirm(s) that the Allottee/s is/are aware of and understands the **Construction Linked Plan** scheme ("said Scheme") as initiated by the Developer and that the payment towards the Sale Price shall be in accordance with the payment schedule as set out in the **Seventh Schedule** to this Agreement. The Allottee/s agree(s) and confirm(s) that the Allottee/s is/are aware that in the event the booking/allotment with respect to the said Premises is under the said Scheme, subject to the Allottee/s executing and registering this Agreement within 60 (sixty) days from the date of booking and paying the Sale Price in accordance with the payment schedule described in the **Seventh Schedule** to this Agreement and all amounts mentioned in

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THE FIFTH SCHEDULE ABOVE REFERRED TO

Details of Internal Fittings and Fixtures	
Sr. No.	
1.	Vitrified tiles for all flooring - Kajaria, Johnson, Somany, RAK, Nitco or equivalent
2.	Vitrified tiles for bathroom flooring and Dado - Kajaria, Johnson, Somany, RAK, Nitco or equivalent
3.	Wash basin counters
4.	Vitrified tiles dado 2 feet high above kitchen platform - Kajaria, Johnson, Somany, RAK, Nitco or equivalent
5.	Kitchen platform with stainless steel sink and drain board, Kitchen sink - Franke, Nirall, Hafele, Futura or equivalent
6.	Anti-skid tiles in the Balcony areas (wherever applicable) - Kajaria, Johnson, Somany, RAK, Nitco
7.	Powder coated Aluminium windows
8.	Concealed Plumbing
9.	Branded C.P fittings - Kolher, Toto, Duravit, Jaquar, Grohe, American Standard or equivalent
10.	Branded Electrical switches - GM, Schneider, Legrand, Wipro, Honeywell, Panasonic or Equivalent
11.	Laminated flush doors



THE SIXTH SCHEDULE ABOVE REFERRED TO

Sr.No.	Terms and Expressions	Meaning
1.	Said Premises	Flat No. 1607 on the 16th floor of the said Tower
2.	Said Tower	B
3.	Carpet area of the said Premises as per RERA	Admeasuring approximately 97.69 Sq.mtrs. equivalent to approximately 1051.53 Sq.ft.
4.	Sale Price	Rs.1,91,29,500/- (Rupees One Crore Ninety One Lakh Twenty Nine Thousand Five Hundred Only)
	(i) Sale price towards the carpet area of the said Premises	Rs.1,84,49,437/- (Rupees One Crore Eighty Four Lakh Forty Nine Thousand Four Hundred Thirty Seven Only)
	(ii) Proportionate Sale price towards the Exclusive Areas	Rs.6,80,063/- (Rupees Six Lakh Eighty Thousand Sixty Three Only)
5.	Part Payment towards the Sale Price paid prior here to	Rs.19,12,950/- (Rupees Nineteen Lakh Twelve Thousand Nine Hundred Fifty Only)
6.	Bank Account of the Developer	Oberoi Realty Limited - Forestville - Phase 1 - Collection Account
7.	Car Parking Space/s	Permission to park in 1 (One) car parking space/s (Configuration - Tandem)

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the Eighth and Ninth Schedule to this Agreement on or before the respective due date/s.

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The Allottee/s are aware that payment of all amounts as payable by the Allottee/s with respect to the said Premises and execution and registration of the Agreement in terms hereof, is the essence of the said Scheme.



SIGNED AND DELIVERED by the
withinnamed "Developer"
Oberoi Realty Limited through
its Authorised Signatory/s

1. LeeAnn Mascarenhas 
2. Pakhee Desai




pursuant to Board Resolution dated
27th October 2023

in the presence of...

1. Shriya J D
2. Mamendra D

SIGNED AND DELIVERED by the
withinnamed "Allottee/s"


1. Mrs. Meghana Bhushan Mahadkar 



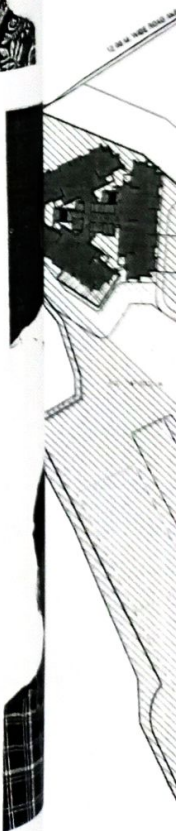
2. Mr. Bhushan Vijay Mahadkar 



in the presence of.

1. Shriya J D
 2. Tushar Kshirsagar
- Witness: 

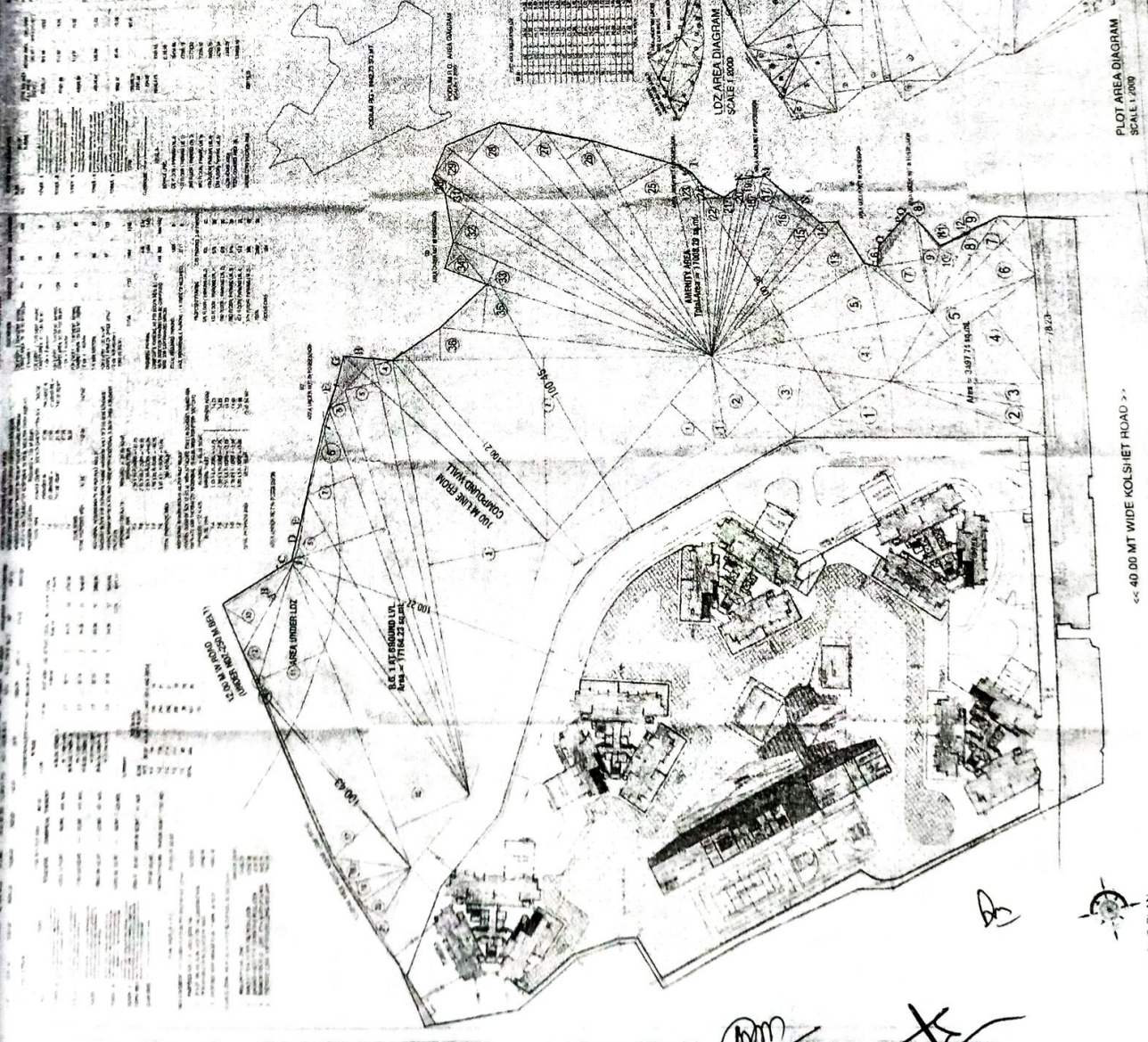
RE I APPROV
REAL ESTATE PR
WHOLE PROJECT
NON - RESIDENT
EXCLUSIVE AME
PHASES)
OTHER RESIDENT
TO BE DEVELOP
EXTENDED AREA
TOWERS A, B, C,
LOAD SETBACK



तलम - ५
 दस्तक्र. ११५४६/२०२४
 ६६/१२०



Sl. No.	Area (sq. ft.)	Area (sq. m.)	Remarks
1	100.00	9.29	...
2	200.00	18.58	...
3	300.00	27.87	...
4	400.00	37.16	...
5	500.00	46.45	...
6	600.00	55.74	...
7	700.00	65.03	...
8	800.00	74.32	...
9	900.00	83.61	...
10	1000.00	92.90	...



PLOT AREA DIAGRAM
SCALE 1:500

<< 40.00 MT WIDE KOLSHEET ROAD >>

FYOUT PLAN
SCALE 1:500

mm *KS*



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]

ट न न - ५

दस्त क्र. ११५४६/२०२४

७६ / १२०

This registration is granted under section 5 of the Act to the following project under project registration number
P51700050312

Project: **Forestville - Phase 1, Plot Bearing / CTS / Survey / Final Plot No.: CTS no 1141 at Thane (M. Corp), Thane, Thane, 400607.**

- Oberoi Realty Limited** having its registered office / principal place of business at Tehsil: **Borivli, District: Mumbai Suburban, Pin: 400063.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **01/04/2023** and ending with **31/12/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 10-11-2023 15:03:27

Dated 10/11/2023
Place Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



Certificate No. 5431

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
**SANCTION OF DEVELOPMENT
 COMMENCEMENT CERTIFICATE**
 सुधारीत इमारतीचा तपशील मागील पानावर

V. P. No. S05/0196/20 TMC / TDD / 44 77 / 23 Date : 20/10/2023
 To, Shri / Smt. राजेश के. दिघे (Architect)
मे. अशोक नगरी (ठाणे)
 Shri सुरेश जोगानी (Owners)
मे. ऑव्हेरॉय प्रिविलिटी लि. (POA)

With reference to your application No. 5373 dated 18/09/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. मागील पानावर in village कोलशेठ Sector बस्त क्र. 9 Situated at Road / Street 40.00 मी. रुंद S. No. / C.S.T. No. / F.P. No. 1141

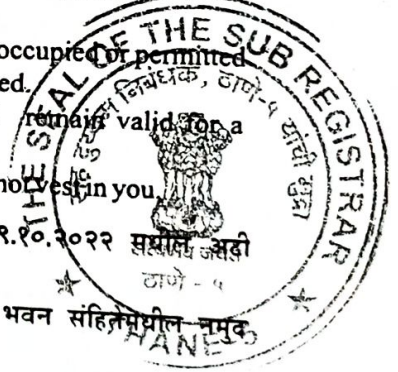
The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) परवानगी / प्रारंभ प्रमाणपत्र संदर्भ क्र. टिएमसी/टिडीडी/४२२९/२२, दि.१९.१०.२०२२ संपादन करून घेण्यात येईल. बंधनकारक राहतील.
- 6) इमारतीमधील प्रस्तावित व्हेंटिलेशन शाफ्ट तसेच Kitchen करिता राष्ट्रीय भवन संहितेमधील नामक मानकानुसार Mechanical Ventilation पुरविणे बंधनकारक राहिल.
- 7) उर्वरित बांधकामाच्या प्रारंभ प्रमाणपत्रापूर्वी पर्यावरण विभागाकडील सुधारीत पूर्वमान्यता सादर करणे बंधनकारक राहिल.
- 8) प्रकल्पामधील अंतिम वापर परवान्यापूर्वी भूखंडाच्या कमाल अनुज्ञेय भूनिर्देशांक क्षमतेनुसार बांधकाम प्रस्तावित न केल्यास त्यावेळी नियमानुसार आवश्यक असणा-या पाकिंग संख्येच्या ५०% पेक्षा अतिरिक्त पाकिंगकरीता अधिमूल्याचा भरणे किंवा सदरचे पाकिंग ठाणे महानगरपालिकेस विनामूल्य हस्तांतरित करणे बंधनकारक राहिल.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
 CONTRAVENTION OF THE APPROVED PLANS
 AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
 UNDER THE MAHARASHTRA REGIONAL AND TOWN
 PLANNING ACT. 1966**

Office No. _____
 Office Stamp _____
 Date _____

Yours faithfully,



दस्तावेज तपशील
ट न न - ५

फक्त परवानगी प्रमाणपत्र :-

दस्त क्र. ११/११११ - तळ ०२/११११ ४ पार्किंग मजले + ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते ६० वा मजला

८९ • टॉवर बी - तळ + १ ते ५ पार्किंग मजले + ६ ते ६० वा मजला

• टॉवर सी - तळ + १ ते ३ पार्किंग मजले + ४ था व ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते ६० वा मजला

• टॉवर डी - तळ + १ ते २ पार्किंग मजले + ३ रा ते ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते ६० वा मजला

• टॉवर ई - तळ + १ ते ३ पार्किंग मजले + ४ था व ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते ६० वा मजला

• टॉवर ए - तळ + १ ते ४ पार्किंग मजले + ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते १२ वा मजला

• टॉवर बी - तळ + १ ते ५ पार्किंग मजले + ६ ते ६० वा मजला

• टॉवर सी - तळ + १ ते ३ पार्किंग मजले + ४ था व ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते ६० वा मजला

• टॉवर ए - तळ + १ ते ४ पार्किंग मजले + ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते १२ वा मजला

• टॉवर बी - तळ + १ ते ५ पार्किंग मजले + ६ ते ६० वा मजला

• टॉवर सी - तळ + १ ते ३ पार्किंग मजले + ४ था व ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते ६० वा मजला

• टॉवर ए - तळ + १ ते ४ पार्किंग मजले + ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते १२ वा मजला

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• टॉवर ए - तळ + १ ते ४ पार्किंग मजले + ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते १२ वा मजला

• टॉवर बी - तळ + १ ते ५ पार्किंग मजले + ६ ते ६० वा मजला

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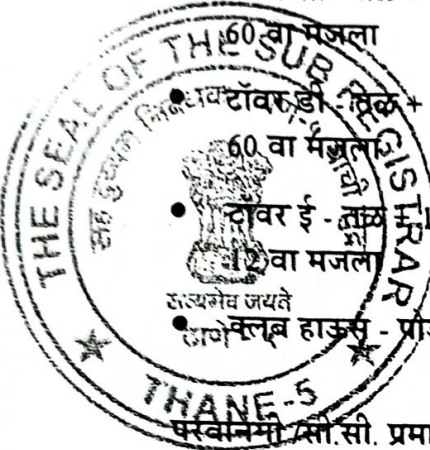
• टॉवर ए - तळ + १ ते ४ पार्किंग मजले + ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते १२ वा मजला

• टॉवर बी - तळ + १ ते ५ पार्किंग मजले + ६ ते ६० वा मजला

• टॉवर सी - तळ + १ ते ३ पार्किंग मजले + ४ था व ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते ६० वा मजला

• टॉवर ए - तळ + १ ते ४ पार्किंग मजले + ५ वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + ६ ते १२ वा मजला

• टॉवर बी - तळ + १ ते ५ पार्किंग मजले + ६ ते ६० वा मजला



Yours faithfully,

(Sunil Patil) 20.10.2023

Executive Engineer,
Municipal Corporation of
the City of, Thane.

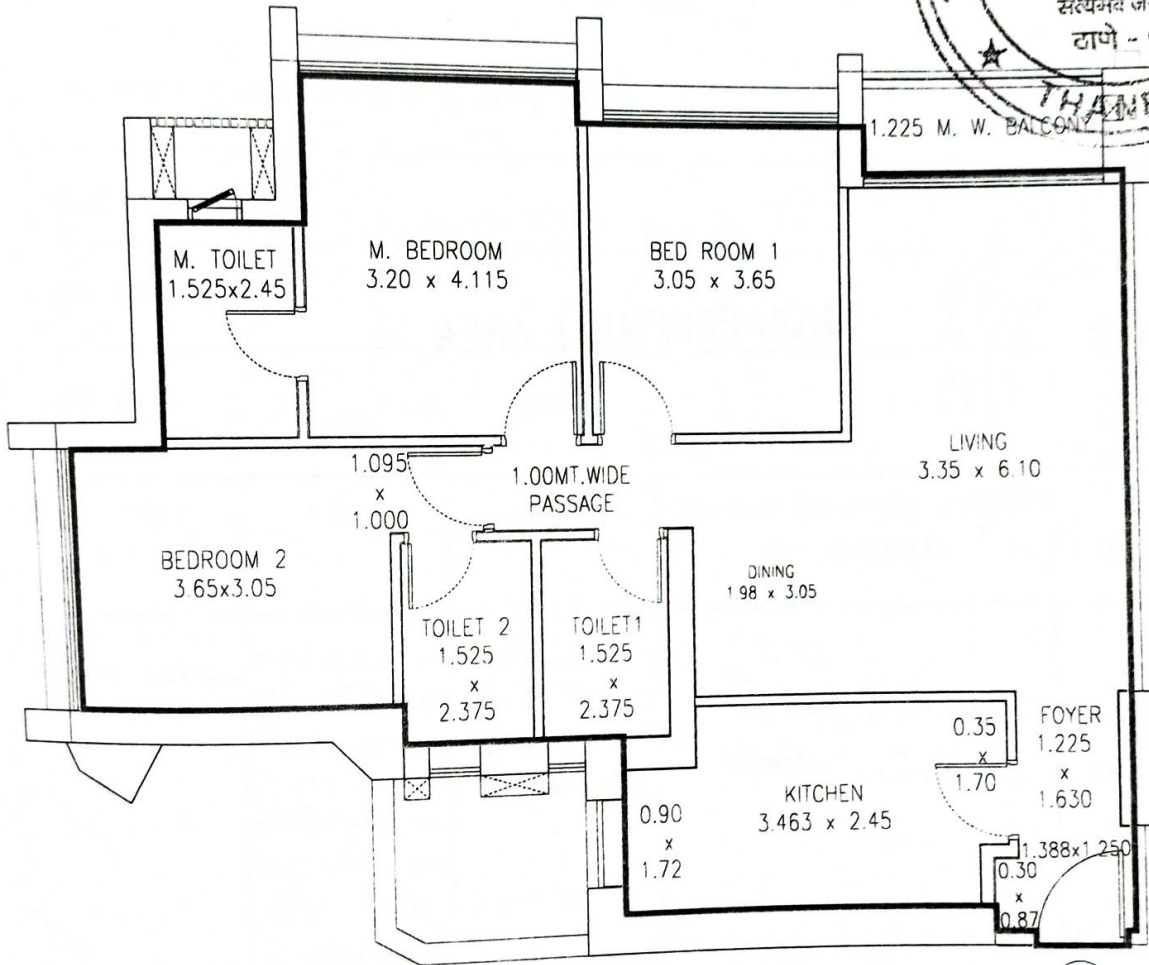
सावधान

अज्ञात नकाशाद्वारे बांधकाम अकरणे तसेच
विकास नियंत्रण नियमप्रकटीकरणे आवश्यक त्या
परवानग्या न घेता बांधकाम कार्ये संपूर्ण, महाराष्ट्र
राज्य व बांधकाम अधिनियमाचे कलम ५४
अनुसार दंडात्मक कारवाई होऊ शकते.

(Signature)

दस्त क्र. 99Y8E/2028

L2 / 920



7

2

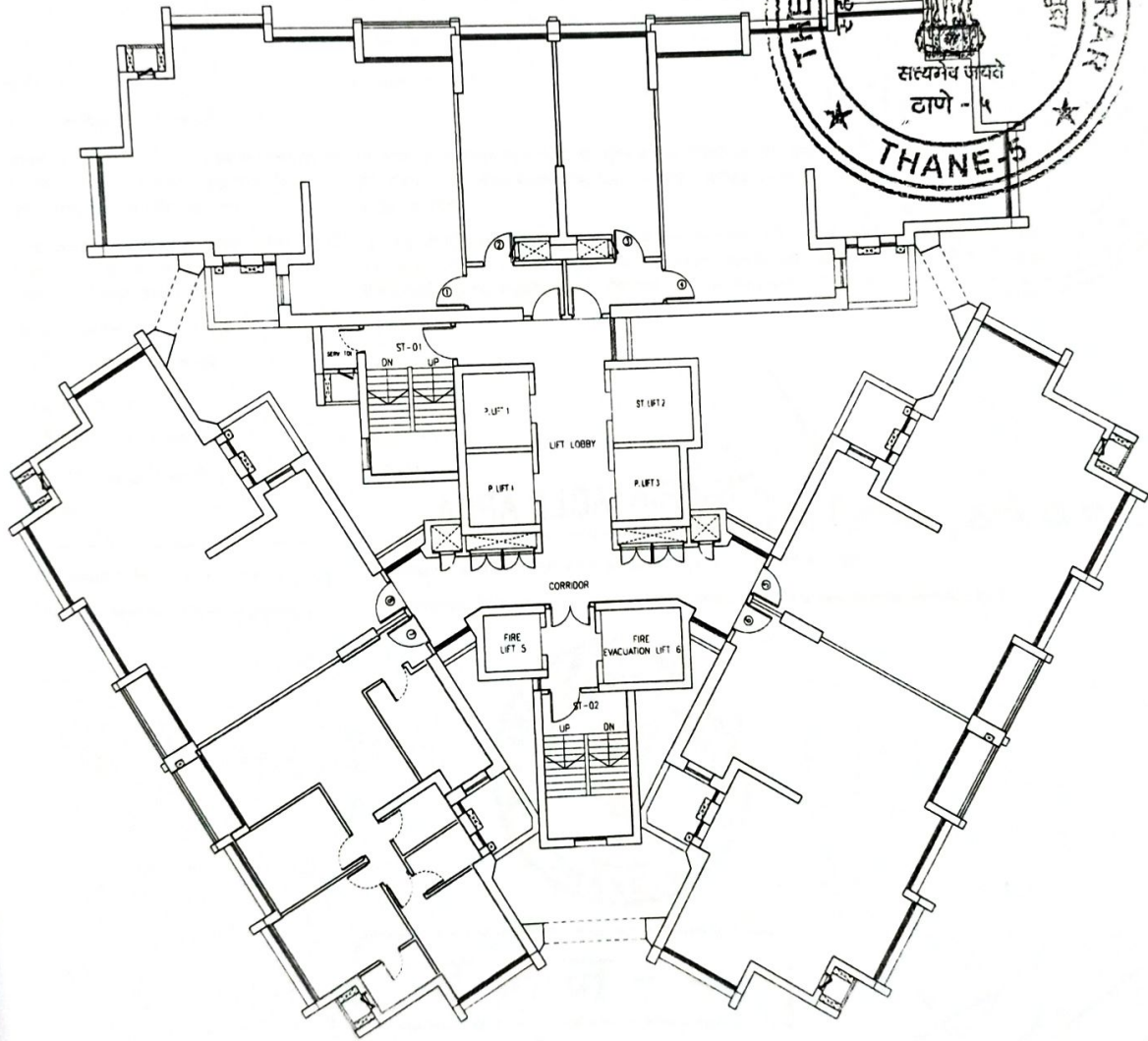
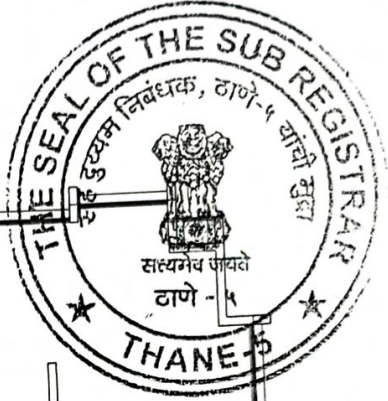
FORESTVILLE - PHASE I - TOWER 'B' - FLAT NO : 1607
PLAN OF THE SAID PREMISES

Disclaimer - 1) Subject to design and construction exigencies and the provisions of this Agreement
2) Dimensions given in this plan are as per the plans approved by the TMC

(Handwritten signatures and initials)



ANNEXURE - 8
 ट न न - ५
 दस्त क्र. 9998E / 2028
 LY / 920



FORESTVILLE - PHASE 1 - TOWER 'B' 1607
 TYPICAL FLOOR PLAN

Disclaimer - 1) Subject to design and construction exigencies and the provisions of this Agreement

Handwritten signatures and a north arrow symbol.

घोषणापत्र

मी चेन्न विरगे याद्वारे घोषित करतो की, दुय्यम निबंधक 310/5

यांचे कार्यालयात कुरकन 14/ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री नियोग व्हासकरे 14 व इ. यांनी दि. 19/12/2023 रोजी मला

दस्तावे दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

Gbiranje

दिनांक 20/06/2024

कुलमुखत्यारपत्रधारकाचे नाव
व सही

ट न न - ५
दस्त क्र. 9948E/2028
998 / 920



2024 4 36:19 PM

दस्त गोपवाग भाग-2

दनन5 99E 1920
दस्त क्रमांक: 11546/2024

दस्त क्रमांक: दनन5/11546/2024
पक्षकार - करारनामा

पक्षकाराचे नाव व पत्ता

1 नाव: ओवेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी लियान
म्हास्करेनम व राखी देसाई तर्फे मुखत्यार चेतन बिरंजे
पत्ता: प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव:
कॉम्प्लेक्स, इन्टरनेशनल विसननेम पार्क, ओवेरॉय गार्डन सिटी, ब्लॉक नं:
गोंगाव पूर्व, मुंबई, गेड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र,
मुम्बई.
पॅन नंबर: AABCK0235H

पक्षकाराचा प्रकार
लिहून देणार
वय :-35
स्वाक्षरी:-
Chiranjee

छायाचित्र	ठसा प्रमाणित
	
	
	

2 नाव: मेघना भूपण महाडकर

पत्ता: प्लॉट नं: मदनिका नं. ए 1001, माळा नं: -, इमारतीचे नाव:
गणराज हार्डटूम, ब्लॉक नं: कोलवाड, ठाणे पश्चिम, गेड नं: कोलवाड
गेड, विक्रम कॉम्प्लेक्स च्या मागे, महाराष्ट्र, ठाणे.
पॅन नंबर: ALBPM5245K

लिहून घेणार
वय :-43
स्वाक्षरी:-
Bhupen Mahadkar




3 नाव: भूपण विजय महाडकर

पत्ता: प्लॉट नं: मदनिका नं. ए 1001, माळा नं: -, इमारतीचे नाव:
गणराज हार्डटूम, ब्लॉक नं: कोलवाड, ठाणे पश्चिम, गेड नं: कोलवाड
गेड, विक्रम कॉम्प्लेक्स च्या मागे, महाराष्ट्र, ठाणे.
पॅन नंबर: AIVPM4464H

लिहून घेणार
वय :-46
स्वाक्षरी:-
Bhupen Mahadkar

दस्तावेज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ: 20 / 06 / 2024 04 : 35 : 33 PM

दस्तावेज निष्पादनाचा कर्तव्यीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1 लिहून देणार ओवेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी लियान म्हास्करेनम व राखी देसाई तर्फे मुखत्यार चेतन बिरंजे	20/06/2024 04:35:28 PM	चेतन विठोवा बिरंजे M 1195341702263033856 
2 लिहून घेणार मेघना भूपण महाडकर	20/06/2024 04:34:01 PM	मेघना भूपण महाडकर F 1253304367303970816 
3 लिहून घेणार भूपण विजय महाडकर	20/06/2024 04:34:48 PM	भूपण विजय महाडकर M 1253304561542127616 

क्र.4 ची वेळ: 20 / 06 / 2024 04 : 35 : 35 PM

क्र.5 ची वेळ: 20 / 06 / 2024 04 : 35 : 53 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Thane 5

