



711, CORPORATE CENTER, NIRMAL LIFESTYLE, L.B.S MARG, MULUND (W), MUMBAI - 400 080.
PH : 022 680 99999 | WWW.OSCARINFRA.COM | INFO@OSCARINFRA.COM
CIN: U45400MH2008PTC182802

The Assistant General Manager (HL SALES)
State Bank of India,
RBO/LHO/Branch,
.....

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: Om Nandanvan

We M/s. Oscar Infrastructure Pvt. Ltd, a Company, having its registered office at 711, Nirmal Lifestyle, Corporate center, L.B.S. Marg, Mulund west, Mumbai 400080 are willing to enter into a Tie-up arrangement with your Bank for our Project Om Nandanvan, situated at Survey No. 1000, Plot No. 1027(P), 1028 CTS No. 913B, Bawa Praduman Singh Road, Off M.G. Road, Mulund (West), Mumbai - 400080.

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

- (a) deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,
- (b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and
- (c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

For Oscar Infrastructure Pvt Ltd

For Oscar Infrastructure Pvt. Ltd.

Rahul J. Joshi
Director

A handwritten signature in blue ink, appearing to read "Rahul J. Joshi", is written over a blue ink stamp that says "Director".

Director



OSCAR
INFRASTRUCTURE PVT. LTD.

711, CORPORATE CENTER, NIRMAL LIFESTYLE, L.B.S MARG, MULUND (W), MUMBAI - 400 080.
PH : 022 680 99999 | WWW.OSCARINFRA.COM | INFO@OSCARINFRA.COM
CIN: U45400MH2008PTC182802

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	Oscar Infrastructure Private Limited.		
2	Registered Address	711, 7 th floor, Nirmal Lifestyle, Corporate center, L.B.S. Marg, Mulund West, Mumbai 400080.		
3	Address for correspondence	Same As Above		
4	Contact Person Name, Mob. No. Email id	Mr. Rahul Dinesh Doshi Contact No. 9619442250 Email ID :- rahul@brandstories.co.in		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	Yes Mr. Rahul Dinesh Doshi		
5	Website url, if any	www.oscarinfra.com		
6	Date of establishment (MM/DD/YYYY)	29/05/2008		
7	Constitution(Proprietor/Partner ship, Company)	Private Limited Company		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NAREDCO		
9	Ratings from CRISIL/ICRA etc.	NA		
10	Profile of the directors:-			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Mr. Rahul J. Joshi	62	Bachelor In Commerce (B.Com)	Logistic & Construction
2	Mr. Harmesh R. Joshi	38	Advanced Diploma in Business Administration (ADBA) & Post-Graduate Diploma in Marketing Management	Logistic



711, CORPORATE CENTER, NIRMAL LIFESTYLE, L.B.S MARG, MULUND (W), MUMBAI - 400 080.
 PH : 022 680 99999 | WWW.OSCARINFRA.COM | INFO@OSCARINFRA.COM
 CIN: U45400MH2008PTC182802

3	Mr. Kamesh R. Joshi	35	Master Of Business Administration (MBA)	Logistic
4	Mr. Atman N. Mehta	35	Master Of Business Administration (MBA)	Construction
5	Mr. Viram M. Mehta	28	Civil Engineering (C.E)	Construction
6	Mr. Chandresh K. Joshi	46	Masters of Arts in Economics	Marketing
11	Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters			
Project Name	Om Residency	Om Ambe Smruti	Om Neelkanth Darshan	
Location	Mulund West	Mulund west	Ghatkopar	
Whether approved by SBI?	Yes	Yes	No	
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks	Union Bank	HDFC Bank Bank Of Baroda ICICI Bank Punjab National Bank	Union Bank Bank Of India	
Month & Year of Commencement of Construction	<u>01/04/2020</u>	<u>27/07/2022</u>	<u>15/11/2021</u>	
Present Status (Completed Projects)	Completed on <u>03/2023</u> (Month& Year)	Completed on <u>On Going</u> (Month& Year)	Completed on <u>On Going</u> (Month& Year)	
Total carpet area of the project, in Sq.Mtr.	2005.00	1668.00	1047.00	
Number of floors	16 th	16 th	13 th	
No. of Dwelling Units in the project	78	68	26	
No. of units sold in the project	78	58	19	
Hsg. Loan taken Through SBI (No. of flats)	03	02	---	
Date of Occupancy Certificate	27/03/2023	---	---	
Date of conveyance	20/07/1982	26/06/1978	28/09/1971	
Total units Financed by SBI	03	02	---	
12	Details of the Present Project			
Project Name	Om Nandanvan			



OSCAR
INFRASTRUCTURE PVT. LTD.

711, CORPORATE CENTER, NIRMAL LIFESTYLE, L.B.S MARG, MULUND (W), MUMBAI - 400 080.
PH : 022 680 99999 | WWW.OSCARINFRA.COM | INFO@OSCARINFRA.COM
CIN: U45400MH2008PTC182802

Location with Survey Nos.	Survey No.1000, Plot No. 1027(P), 1028 CTS No. 913B, Bawa Praduman Singh Road, Off M.G. Road, Mulund (West), Mumbai – 4000800
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory)	No.
- Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	
Status of encumbrance of the project land	
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	
Month & Year of Commencement of Construction	23/02/2024
Present Stage of Construction	Plinth Level
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	No. of buildings :- 1 No. of floors :- 21 No. of dwelling :- 95 units Planned Schedule of completion of building :- 31/12/2027
Total built up area of the project, in Sq. Mt.	2124 Sq. mtr.
No. of Dwelling Units in the project	95 units

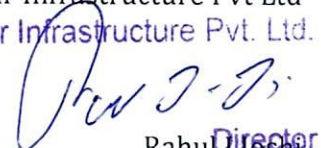


OSCAR
INFRASTRUCTURE PVT. LTD.

711, CORPORATE CENTER, NIRMAL LIFESTYLE, L.B.S MARG, MULUND (W), MUMBAI - 400 080.
PH : 022 680 99999 | WWW.OSCARINFRA.COM | INFO@OSCARINFRA.COM
CIN: U45400MH2008PTC182802

No. of units sold in the project	0		
No. of units Funded by SBI in this project and	NA		
Expected business from this project	1,65,61,00,000/-		
Details of Development Agreement and POA if any	NA		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	All Approval Received		
13 Project Value			
Type of Flat	No. of Flats	Average price per flat	Total
2BHK	30	2,30,00,000	69,00,00,000
3BHK	27	3,43,00,000	92,61,00,000
4BHK	2	4,00,00,000	4,00,00,000
Total Project Value		1,65,61,00,000/-	
14 Whether credit facility enjoyed With any bank. Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	Name Of Bank* Loan Account No* Loan Amount* Last date of Loan disbursement*		
15. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code :	RERA ACCOUNT Bank A/C No. : 8947571928 Bank Name : Kotak Mahindra Bank, Branch: Marathon Max, LBS Marg, Mulund(W) IFSC code for RTGS : KKBK000062		

For Oscar Infrastructure Pvt Ltd
For Oscar Infrastructure Pvt. Ltd.


Rahul J. Joshi
Director