

74506

4

369/1014

पावती

Original/Duplicate

Thursday, July 27, 2023

नोंदणी क्र.: 39म

8:09 PM

Regn.: 39M

पावती क्र.: 659 दिनांक: 27/07/2023

गावाचे नाव: Nahur

फाईलिंगचा अनुक्रमांक: KRL1-1014-2023

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposite of title  
Deed

सादर करणाऱ्याचे नाव: HOTU BHAGCHAND DARYANI

Document Handling

रु. 300.00

Filing Fee

रु. 15000.00

एकूण:

रु. 15300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 25/07/2023 रोजी घेतलेल्या  
रु.20000000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH005764964202324E Defaced vide 0003018003202324

Dated.27/07/2023.

GRN is MH005705669202324E Defaced vide 0003018001202324

Dated.27/07/2023.

PRN is 2607202305548 Defaced vide 2607202305548D Dated.27/07/2023.

Joint S.R. Kuria 1

सह. दुय्यम निबंधक

कुर्ला-१ (वर्ग-२)

27/07/2023

सूची क्र.2

दुय्यम निबंधक: Joint S.R. Kurla 1

फाईल क्रमांक: 1014/2023

Regn:63m

गावाचे नाव (Village Name) : Nahur

|   |  |
|---|--|
| (1) विलेखाचा प्रकार (Title)   | 6-Notice of intimation regarding mortgage by way of deposit of Title Deed  |
| (2) कर्जाची रक्कम (Loan amount)                                       | Rs.20000000/-  |
| (3) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)<br>(Property Description) | 1) Corporation: Mumbai Other details: Building Name:ETERNIA , Floor No:31, Flat No:3102, Road:LB S ROAD,MULUND WEST , Block Sector:TOWER C , Village/ City:Nahur, Taluka:Kurla, District:Mumbai Sub-urban District ( C.T.S. Number: 543 ; )                      |
| (4) क्षेत्रफळ (Area)  | 1) Build Area :111.57 / Open Area :0 Sq.mt.  |
| (5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)                           | 1) Name: HOTU BHAGCHAND DARYANI Age: 61, Address: City:MUMBAI , State:MAHARASHTRA, District:MUMBAI, Pin:400001 , PAN: AUKPD9895N<br>2) Name: NISHA HOTU DARYANI Age: 57, Address: City:MUMBAI , State:MAHARASHTRA, District:MUMBAI, Pin:400001 , PAN: AUJPD9546R |
| (6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)                           | Bank Name: STATE BANK OF INDIA Address: RACPC GHATKOPAR (RGH), MUMBAI  |
| (7) गहाण / कर्जाचा दिनांक (Date of Mortgage )                         | 25/07/2023   |
| (8) नोटीस फाईल केल्याचा दिनांक (Date of filing)                       | 27/07/2023   |
| (9) फायलींग नंबर (Filing No.)   | 1014/2023  |
| (10) मुद्रांक शुल्क (Stamp Duty)                                      | Rs.60100/-   |
| (11) फायलींग शुल्क (Filing Amount)                                    | Rs.15600/-   |
| (12) Date of submission   | 26/07/2023   |
| (13) शेरा (Remark)  | -  |



**OBEROI CONSTRUCTIONS LTD.**  
Commerz, 3rd Floor, Int'l Business Park,  
Oberoi Garden City, Off W. E. Highway, Goregaon (E),  
Mumbai-400063  
Tel: 02266773333  
CIN:U45202MH1993PLC074836

**RECEIPT**

No. : 1400001130/21-22

Dated : 20.09.2021

Recd with thanks from : Mr.Hotu Bhagchand Daryani  
Mrs. Nisha Hotu Daryani  
Sushmor Building 502  
Linking Road  
Bandra  
Mumbai 400050  
India  
+918591872449

Flat No. / Tower : 3102/C

The Sum of Rupees : Fifty Lakh Twenty Three Thousand Three Hundred Twenty Four Only

By : Cheque / DD / Direct Transfer / Wire Transfer / Lien Marked FD / BG

Remarks : 137104 dated 20.09.2021 drawn on The Gandhidham Co.Op Bank Ltd, Gujarat - 370205 -  
Being Amount Received towards Towards 15% amt + GST agnst Flat No. C-3102 Etemia

Rs. 5,023,324.00 /-

Signature Not Verified  
Digitally Signed By:  
Mandar Prabhakar Joshi  
Tue 21-Sep-2021 14:51:53 IST  
Authorised Signatory

**Note :**

- 1.Receipt Issued is Subject to Realisation of Cheque.
- 2.Please note that if any amount from the above mentioned is apportioned against TDS (under section 194 i (a), then credit of the same will be considered only upon we receive duly signed TDS certificate (Form 16B).



گاندھیدھام کوآپریٹو بینک لمیٹید  
THE GANDHIDHAM CO-OP. BANK LTD.  
ADIPUR BRANCH: T.B.X-1&2, RAJENDRA CHOWK  
Adipur (Kutch) Gujarat - 370205

"Valid for 3 months from the date of issue"

21102021  
D D M M Y Y Y Y

Pay OBEROI CONSTRUCTIONS LIMITED. ETERNIA Or Bearer

Rupees रुपये Twenty Six Lakhs Forty Eight  
Thousand Eight Hundred Eighty Three अदा करें।

₹ 26,48,883/-

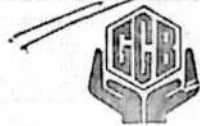
Overdraft A/C No.: 1001021001941

OD

IFSC: HDFC0CGCBLG

  
HOTU BHAGCHAND DARYANI  
NISHA HOTU DARYANI  
Please sign above

⑈ 137103⑈ 370802001⑈ 001941⑈ 13



گاندھیدھام کوآپریٹو بینک لمیٹید  
THE GANDHIDHAM CO-OP. BANK LTD.  
ADIPUR BRANCH: T.B.X-1&2, RAJENDRA CHOWK  
Adipur (Kutch) Gujarat - 370205

"Valid for 3 months from the date of issue"

21102021  
D D M M Y Y Y Y

Pay OBEROI CONSTRUCTIONS LIMITED ETERNIA Or Bearer

Rupees रुपये Seven lakhs only —  
— — — — —

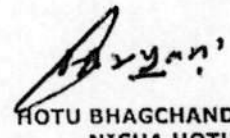
अदा करें।

₹ 7,00,000/-

Overdraft A/C No.: 1001021001941

OD

IFSC: HDFC0CGCBLG

  
HOTU BHAGCHAND DARYANI  
NISHA HOTU DARYANI  
Please sign above

⑈ 137102⑈ 370802001⑈ 001941⑈ 13



**OBEROI CONSTRUCTIONS LTD.**  
Commerz, 3rd Floor, Int'l Business Park,  
Oberoi Garden City, Off W. E. Highway, Goregaon (E),  
Mumbai-400063  
Tel: 02266773333  
CIN:U45202MH1993PLC074836

**RECEIPT**

No. : 1400002019/21-22

Dated : 21.10.2021

Recd with thanks from : Mr.Hotu Bhagchand Daryani  
Mrs. Nisha Hotu Daryani  
Sushmor Building 502  
Linking Road  
Bandra  
Mumbai 400050  
India  
+918591872449

Flat No. / Tower : 3102/C

The Sum of Rupees : Seven Lakh Only

By : Cheque / DD / Direct Transfer / Wire Transfer / Lien Marked FD / BG

Remarks : 137102 dated 21.10.2021 drawn on The Gandhidham Co.op Bank Ltd, Gujarat - 370205 -  
Being Amount Received towards Twds Bal Agreement Exctn+GST agnst Flat No. C-3102  
Eternia

**Rs. 700,000.00 /-**

Signature Not Verified  
Digitally Signed By: ?  
Mandar Prabhakar Joshi  
Fri 22-Oct-2021 10:42:51 IST  
Authorised Signatory

**Note :**

- 1.Receipt Issued is Subject to Realisation of Cheque.
- 2.Please note that if any amount from the above mentioned is apportioned against TDS (under section 194 i (a), then credit of the same will be considered only upon we receive duly signed TDS certificate (Form 16B).



**OBEROI CONSTRUCTIONS LTD.**  
Commerz, 3rd Floor, Int'l Business Park,  
Oberoi Garden City, Off W. E. Highway, Goregaon (E),  
Mumbai-400063  
Tel: 02266773333  
CIN:U45202MH1993PLC074836

**RECEIPT**

No. : 1400002018/21-22

Dated : 21.10.2021

Recd with thanks from : Mr.Hotu Bhagchand Daryani  
Mrs. Nisha Hotu Daryani  
Sushmor Building 502  
Linking Road  
Bandra  
Mumbai 400050  
India  
+918591872449

Flat No. / Tower : 3102/C

The Sum of Rupees : Twenty Six Lakh Forty Eight Thousand Eight Hundred Eighty Three Only

By : Cheque / DD / Direct Transfer / Wire Transfer / Lien Marked FD / BG

Remarks : 137103 dated 21.10.2021 drawn on The Gandhidham Co.op Bank Ltd, Gujarat - 370205 -  
Being Amount Received towards Twds Part Agremnt Exctn+GST agnst Flat No. C-3102  
Eterna

Rs. 2,648,883.00 /-

Signature Not Verified  
Digitally Signed By: ?  
Mandar Prabhakar Joshi  
Fri 22-Oct-2021 10:42:48 IST  
**Authorised Signatory**

**Note :**

- 1.Receipt Issued is Subject to Realisation of Cheque.
- 2.Please note that if any amount from the above mentioned is apportioned against TDS (under section 194 i (a), then credit of the same will be considered only upon we receive duly signed TDS certificate (Form 16B).

| Eternia - 3BHK Luxury Zone 2  |                           |
|---|---------------------------|
| Flat Details  | Quotation Date: 16/8/2021 |
|   | Booking Date: 23/8/2021   |
| Tower (said Tower)  | C                         |
| Floor   | 31                        |
| Flat No. (said Premises)  | OET-C-3102                |
| Permission to park in Car Parking space/s Tandem Configuration                        | 1                         |
| Scheme Type   | Scheme                    |
| Sale Price (Rs.) (*)  | ₹ 3,18,94,100/-           |
| GST impact absorbed by the Developer/ GST Input credit passed on by the Developer (*) | ₹ 19,93,382/-             |
| Effective Sale Price post GST impact (*)  | ₹ 2,99,00,718/-           |

| Payment Schedule  | % Payable      | Effective Price (Rs.) (*) | Applicable GST (Rs.) | Total inclusive of GST (Rs.) |
|---|----------------|---------------------------|----------------------|------------------------------|
| At the time of Booking i.e. on Executing the Acceptance Form (being part of the Earnest Money)  | 10.00          | ₹ 29,90,072/-             | ₹ 3,58,810/-         | ₹ 33,48,882/-                |
| To be paid on or before 21-Sep-21 upon Execution and Registration of the Agreement (Including balance part of the Earnest Money)  | 15.00          | ₹ 44,85,108/-             | ₹ 5,38,216/-         | ₹ 50,23,323/-                |
| To be paid on or before 21-Oct-21   | 10.00          | ₹ 29,90,072/-             | ₹ 3,58,810/-         | ₹ 33,48,882/-                |
| At the time of handing over of the possession of the said Premises to the Allottee/s on/after receipt of the Occupation Certificate with respect to the said Premises and after completion/installation of the door to the said Premises and installation of sanitary fittings in the said Premises | Balance Amount | ₹ 1,94,35,467/-           | ₹ 23,32,268/-        | ₹ 2,17,67,734/-              |
| <b>Total Amount (excluding Additional Expenses)</b>   | <b>100.00%</b> | <b>₹ 2,99,00,718/-</b>    | <b>₹ 35,88,104/-</b> | <b>₹ 3,34,88,822/-</b>       |

*Prasanna Nisha*

**OBEROI CONSTRUCTIONS LIMITED**

Commerz, 3rd Floor, International Business Park,  
Oberoi Garden City, Off Western Express Highway,  
Goregaon (East), Mumbai - 400 063  
Tel: +91 22 66773333 Fax: +91 22 66773334

**INVOICE**

Date : 24.01.2023  
Customer A/c Number : 31901017  
Demand Letter Number : IV0000009574 / 24.01.2023

Mr. Hotu Bhagchand Daryani  
Mrs. Nisha Hotu Daryani

Project: ETERNIA

502,Sushmor Building,,  
Linking Road,Bandra ,  
Mumbai -400050,India  
Mobile : +918591872449  
PAN No: AUKPD9895N

| Flat Number | Tower | Billing Stage | Booking Date | Allotment / Agreement Date |
|-------------|-------|---------------|--------------|----------------------------|
| 3102        | C     | POSSESSION**  | 23.08.2021   | 07.09.2021                 |

|                            |     |                      |
|----------------------------|-----|----------------------|
| Previous Outstanding       | Rs. | 0.00                 |
| Payment due on this demand | Rs. | 19,435,467.19        |
| Total GST                  | Rs. | 2,332,267.72         |
| Total Payment due          | Rs. | <u>21,767,734.91</u> |

Total payment due in words : Rupees Two Crore Seventeen Lakh Sixty Seven Thousand Seven Hundred Thirty Four And Paise Ninety One Only

**NOTE :**

- Kindly make the payment by due date to avoid interest.
- Pay using any of the following payment modes
  - a) Cheques / Payorder should be payable to 'Oberoi Constructions Limited - Eternia'.
  - b) Scan the UPI QR Code
  - c) Pay online on <http://www.payph.in/WDDT>
- Interest for delayed payment if any, shall be levied as applicable.
- TDS Certificate (Form-16B) of Rs:0.00 not received for the period from 14th January 2015.
- Whether the Tax is payable on reverse charge basis - No

**QR Code**

PAN No : AAACO1805E  
GSTIN:27AAACO1805E1ZX  
CIN:U45202MH1993PLC074836

Signature Not Verified  
Oberoi Constructions Limited  
Digitally Signed By:  
Mandar Prabhakar Joshi  
Tue 24-Jan-2023 16:56:10 IST

Authorized Signatory

----- Please Tear Here -----

| Tower-Flat No | Customer Number | Demand Letter Number | Demand Letter Date | Due Date          | Amount Due (Rs.) |
|---------------|-----------------|----------------------|--------------------|-------------------|------------------|
| C-3102        | 31901017        | IV0000009574         | 24.01.2023         | 31.03.2023        | 21,767,734.91    |
| Cheque Number | Cheque Date     | Drawee Bank          | Branch             | Amount Paid (Rs.) |                  |
|               |                 |                      |                    |                   |                  |

Please attach the tear off sheet with your cheque.

**Oberoi Constructions Limited**

Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (E),  
Mumbai - 400 063.  
Tel: +91 22 6677 3333 Fax: +91 22 6677 3334 www.oberoirealty.com



Invoice No.: IV0000009574

Tax Invoice

Invoice Date: 24.01.2023

Mr. Hotu Bhagchand Daryani  
Mrs. Nisha Hotu Daryani**OBEROI CONSTRUCTIONS LIMITED**Commerz, 3rd Floor, International Business Park,  
Oberoi Garden City, Off Western Express Highway,  
Goregaon (East), Mumbai - 400 063  
Tel: +91 22 66773333 Fax: +91 22 66773334

Project: ETERNIA

Billing Stage: POSSESSION\*\*

Tower: C

Flat: 3102

| Description  | Amount (Rs)   | Amount (Rs)          |
|--|---------------|----------------------|
| Towards Construction service (of the milestones as defined below)** as per Agreement dated 07.09.2021 )<br>HSN: 995411               | 20,731,165.00 |                      |
| <b>Taxable Value under GST:</b>  |               |                      |
| Amount charged for service   | 20,731,165.00 |                      |
| Less:- ITC Benefit   | 1,295,697.81- |                      |
| <b>Net Invoice Value</b>   | 19,435,467.19 | <b>19,435,467.19</b> |
| Less:- 1/3rd Abatement for construction service<br>(as per Para 2 of Notification no 11/2017-Central Tax Rate & MGST State Tax Rate) | 6,478,424.28- |                      |
| <b>Taxable Value Under GST</b>   | 12,957,042.91 |                      |
| Central Tax @ 9.000 %  |               | 1,166,133.86         |
| State Tax @ 9.000 %  |               | 1,166,133.86         |
| Total Invoice Value  |               | 21,767,734.91        |



- Whether the Tax is payable on reverse charge basis - No

PAN No : AAACO1805E  
GST : 27AAACO1805E1ZX  
CIN:U45202MH1993PLC074836  
IRN : IRN not registered  
Place of Supply : Maharashtra

(Please mention Bill No. while remitting payment)

**Milestone detail as referred above\*\***

The demand amount includes amount payable towards completion of following milestones

- 1) Casting of balance number of slabs
- 2) Completion of the walls, internal plaster, floorings and windows of the said Premises.
- 3) Completion of the staircases, lift wells, lobbies up to the floor level of the said Premises.
- 4) Completion of External Plumbing, External Plaster, elevation, terraces with water proofing of the said Tower.
- 5) Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, paving of areas appertain of the said Tower.
- 6) At the time of handing over of the possession of the said Premises to the Allottee/s on/after receipt of the OC with respect to the said Premises and after completion/installation of the door to the said Premises and installation of sanitary fittings in the said Premises.

Signature Not Verified  
Digitally Signed By:  
Mandar Prabhakar Joshi  
Tue 24-Jan-2023 16:56:10 IST

Authorized Signatory

| Particulars                | Details  |
|----------------------------|--|
| Beneficiary Name:          | Oberoi Constructions Limited - Eternia   |
| Beneficiary Address:       | Commerz, 3rd Floor, International Business Park, Off W.E. Highway,<br>Goregaon (East), Mumbai-400 063.     |
| Bank A/c No.:              | 915020001280813  |
| City of Bank:              | Mumbai, Maharashtra, India   |
| Name of Bank:              | AXIS Bank Limited  |
| Branch:                    | Goregaon (East)  |
| Address of Bank:           | Axis Bank Ltd Gr & 1st Flr, D Definity Premises CHS, Jayprakash Road No1<br>Goregaon (East), Mumbai 400063 |
| Account Type:              | Current Account  |
| RTGS IFSC Code:            | UTIB0000373  |
| NEFT IFSC Code :           | UTIB0000373  |
| Swift Code :               | Axis Bank Swift Code: AXISINBB373  |
| Cheque Favouring Details : | OBEROI CONSTRUCTIONS LIMITED - ETERNIA   |



Signature Not Verified  
Digitally Signed By:  
Mandar Prabhakar Joshi  
Tue 24-Jan-2023 16:56:10 IST



TEL: 022-25009154,52

Email: [racpcghatkopar.sanctions@sbi.co.in](mailto:racpcghatkopar.sanctions@sbi.co.in)

No. RACPC/GHAT/DISB/2023-24/ 74506

Date:20/07/2023

Mr. HOTU BHAGCHAND DARYANI  
Mrs. NISHA HOTU DARYANI

**HOUSING LOAN A/C NO 41876479591 (FILE NO:74506)**

Received following original Documents from you on 20/07/2023

1. Agreement for sale dtd 07/09/2021 executed between OBEROI CONSTRUCTIONS LIMITED and 1. Mr. HOTU BHAGCHAND DARYANI  
2. Mrs. NISHA HOTU DARYANI (Registration Receipt No. KRL3/14071/2023 and Index II dt 07/09/2021.

3. Margin Receipts of Rs. 1,33,95,529/-



For ASST GENERAL MANAGER

We further request you to submit the following documents as and when issued by the appropriate authority in respect of your flat

1. NOC from the Builder
2. Latest Demand Letter from the Builder
3. Margin receipts
4. Debit entry of the margin amount in the Account Statement
5. RERA dtd 02/12/2022
6. Approved Plan

RACPC Ghatkopar is a processing centre and as such customer is requested to contact their home branch for any issue / query / clarification in future. If you are required to visit RACPC Ghatkopar, we request you to please seek prior appointment. enabling us to serve customers better

FOR NEXT DEMAND

1. New Demand letter
2. Architect Certificate or O.C.
3. Previous Receipt
4. Margin
5. Consent

Customer A/c No : 31901017  
Name : Hotu Bhagchand Daryani / Mrs. Nisha Hotu Daryani  
Project : Eternia  
Flat No -Tower : 3102 - C  
Agreement Value : Rs.3,18,94,100.00



Account Statement as on 13.07.2023

| A) Details of Amount Due & Payable    |  | Amount               |
|---------------------------------------|--|----------------------|
|                                       |  | (INR)                |
| 1) Principle Value*                   |  | 29,900,718.74        |
| 2) Taxes*                             |  | 3,718,793.18         |
| 3) Value Added Tax(MVAT)              |  | 0.00                 |
| 4) Other Charges & Expenses           |  | 789,350.00           |
| <b>Total Due</b>                      |  | <b>32,830,161.92</b> |
| B) Amount Received till Date          |  | Amount               |
|                                       |  | (INR)                |
| <b>Total Paid</b>                     |  | <b>12,687,427.01</b> |
| C) Outstanding / Credit Balance (A-B) |  | Amount               |
|                                       |  | (INR)                |
| <b>Total</b>                          |  | <b>20,142,734.91</b> |
| D) Details of TDS form 16B            |  | Amount               |
|                                       |  | (INR)                |
| <b>TDS Form 16B Outstanding</b>       |  | <b>25,913.39</b>     |

**\*Notes:**

- 1) Principle Value (Sale Consideration Value) indicated is excluding Taxes, Interest charges and Other charges.
- 2) Service Tax to be charged As per Notification No. 24/2010 Dt. 22.06.2010.
- 3) Outstanding amount shown under TDS Form 16B is for the period from 1st April 2014 onwards.
- 4) Details of account statement enclosed herewith
- 5) Interest and delay charges if outstanding will be reflected only in the Statement of Interest Calculation.

Oberoi Constructions Ltd, 3rd floor, International Business Park, Oberoi Garden City, off Western Express Highway, Goregaon(e), Mumbai-400063

Tel : +91 22 6677 3333 Fax +91 22 6677 3334 www.oberoirealty.com

Customer A/c No : 31901017

Name : Hotu Bhagchand Daryani / Mrs. Nisha Hotu Daryani

Project : Eternia

Flat No -Tower : 3102 - C

Agreement Value : Rs.3,18,94,100.00



**Details of Demand Raised**

| Demand Letter no.          | Demand Date | Due Date   | Milestone Stage     | Amount due (INR)     | Principle amt (INR)  | Taxes (INR)         |
|----------------------------|-------------|------------|---------------------|----------------------|----------------------|---------------------|
| 100502                     | 23.08.2021  | 23.08.2021 | Booking             | 3,348,882.29         | 2,990,071.87         | 358,810.42          |
| 100583                     | 15.09.2021  | 18.09.2021 | Agreement Execution | 5,023,323.43         | 4,485,107.81         | 538,215.62          |
| 100672                     | 15.10.2021  | 18.10.2021 | Agreement Execution | 3,348,882.29         | 2,990,071.87         | 358,810.42          |
| 109164                     | 24.01.2023  | 28.03.2023 | Possession          | 21,767,734.91        | 19,435,467.19        | 2,332,267.72        |
| <b>Total Demand Raised</b> |             |            |                     | <b>33,488,822.92</b> | <b>29,900,718.74</b> | <b>3,588,104.18</b> |

**Details of Other Expenses/Taxes Raised**

| Document No.                   | Document Date | Description                   | Amount (INR)         | Remark   |
|--------------------------------|---------------|-------------------------------|----------------------|--|
| 00000458                       | 24.01.2023    | Corpus Fund                   | 109,600.00           | Corpus & Share Appl. Invoice raised against OET-C- |
| 1800000865                     | 24.01.2023    | Club House Charges            | 548,051.00           | Add. Expense Invoice raised against OET-C-3102     |
| 1800000458                     | 24.01.2023    | Municipal Taxes and Outgoings | 308,688.00           | Municipal Taxes & Outgoing Inv against OET-C-3102  |
| 5300000124                     | 03.02.2023    | Stamp Duty on Flat            | 1,625,000.00         | Refund twds Stamp Duty + Regis Chgs Refund-C3102   |
| <b>Total of Other Expenses</b> |               |                               | <b>- 658,661.00-</b> |  |

**Details of Amount Paid**

| Receipt No.                        | Payment Receipt Date | Chq No./ Direct Trf. Details | Cheque date | Amount Received      | Bank Name                                       | Remark   |
|------------------------------------|----------------------|------------------------------|-------------|----------------------|---|--|
| 1400000926                         | 23.08.2021           | 881973                       | 23.08.2021  | 3,348,881.00         | Citi Bank                                       | Booking Amt + GST Agst Flat No.A 4402              |
| 1400001130                         | 20.09.2021           | 137104                       | 20.09.2021  | 5,023,323.43         | The Gandhidham Co.Op Bank Ltd, Gujarat - 370205 | Towards 15% amt + GST agnst Flat No. C-3102        |
| 002019                             | 21.10.2021           | 137102                       | 21.10.2021  | 699,999.29           | The Gandhidham Co.op Bank Ltd, Gujarat - 370205 | Twds Bal Agreement Exctn+GST agnst Flat No. C-3102 |
| 1400002018                         | 21.10.2021           | 137103                       | 21.10.2021  | 2,648,883.00         | The Gandhidham Co.op Bank Ltd, Gujarat - 370205 | Twds Part Agremnt Exctn+GST agnst Flat No. C-3102  |
| 1400007379                         | 29.06.2023           | 251239                       | 15.06.2023  | 548,051.00           | The Gandhidham Co-Op Bank Ltd                   | Other charges Against C 3102                       |
| 1400000412                         | 29.06.2023           | 000082                       | 15.06.2023  | 109,600.00           | HDFC Bank                                       | Corpus & Share Application against C 3102          |
| 1400000619                         | 29.06.2023           | 000081                       | 15.06.2023  | 308,688.00           | HDFC Bank                                       | Maintenence Against C 3102                         |
|                                    |                      |                              |             | 1.29                 |   | Rounding off amount                                |
| <b>Total Payment Received(INR)</b> |                      |                              |             | <b>12,687,424.43</b> |   |  |

\* This is electronically generated account statement and hence this does not require signature.

Oberoi Constructions Ltd, 3rd floor, International Business Park, Oberoi Garden City, off Western Express Highway, Goregaon(e), Mumbai-400063

Tel : +91 22 6677 3333 Fax +91 22 6677 3334 www.oberoiREALTY.com

**OBEROI CONSTRUCTIONS LIMITED**

Commerz. 3rd Floor, International Business Park,  
Oberoi Garden City, Off Western Express Highway,  
Goregaon (East), Mumbai - 400 063  
Tel: +91 22 66773333 Fax: +91 22 66773334

**ANNEXURE  
(Demand Letter)**

Flat no: C-3102

| Sr.No | Particulars  | Amount Payable (Rs.)   |
|-------|--|--|
| 1.    | Balance of the Sale Price as mentioned in the Premises Ownership Agreement / Agreement for Sale / Allotment letter.<br><br>The cheque for the same to be issued in favour of " <b>Oberoi Constructions Limited - Eternia</b> ".(Bank details attached)   | Rs.2,17,67,734.91<br><br>(Please note that the amount mentioned above is including taxes as applicable)  |
| 2.    | Previous outstanding amounts (if any).   | Rs.0.00  |
| 3.    | Form 16B outstanding as on date.   | Rs.0.00  |
| 4.    | Additional Amounts to be paid as per Premises Ownership Agreement / Agreement for Sale / Allotment letter.<br><br>The cheque for the same to be issued in favour of " <b>Oberoi Constructions Limited - Eternia</b> ". (Bank details attached)<br><br>(a) Charges towards formation and registration of the Society & Apex Body<br>(b) One-time non-refundable membership fee with respect to the club house forming part of the Real Estate Project "Eternia"<br>(c) All legal costs, charges & expenses<br>(d) Development Charges | <br><br><br>(a) Rs.29,500.00<br>(b) Rs.3,54,000.00<br>(c) Rs.29,500.00<br>(d) Rs.1,35,051.00<br><br>(Please note that the amounts mentioned above are including taxes as applicable) |
| 5.    | Additional Amounts to be paid as per Premises Ownership Agreement / Agreement For Sale / Allotment letter.<br><br>The cheque for the same to be issued in favour of " <b>Oberoi Constructions Limited - Eternia Members account</b> ".(Bank details attached)<br><br>(a) Corpus Fund Contribution.<br>(b) Share application money of the Society.(If Corporates then Rs.1,200)   | <br><br><br>(a) Rs.1,09,000.00<br>(b) Rs.600.00  |
| 6.    | Additional Amounts to be paid as per Premises Ownership Agreement / Agreement For Sale / Allotment letter.<br><br>The cheque for the same to be issued in favour of " <b>Kingston Property Services Limited - Eternia Maintenance account</b> ".(Bank details attached)<br><br>(a) Proportionate Share of taxes & other charges/levies in respect of the society & the Apex Body.<br>(b) Deposit towards provisional monthly contribution towards outgoings of the Society & the Apex Body.  | Rs.3,08,688.00 (a) & (b)<br><br>(The amount mentioned above are including taxes as applicable)   |
| 7.    | Interest on delayed payment and administrative charges as on date.<br><br>The cheque for the same to be issued in favour of " <b>Oberoi Constructions Limited - Eternia</b> ". (Bank details attached)   | Rs.0.00<br>(Please note that the amount mentioned above are including taxes as applicable)   |

**Note:**

a) Amount's mentioned in point no 1, 2, 4, 5 and 6 are subject to deduction of TDS.You are requested to deduct the TDS as per the applicable rate and deposit the same with the authorities in order to facilitate the speedy processing of your request for possession of the Said Premises.

b) The possession of the Said Premises will be handed over to you only upon receipt of all Form 16Bs.

c) Deposit towards water, electricity and other utility and services connection charges needs to be paid to the utility suppliers at actuals as mentioned in your Agreement for sale.

d) The due date for the above payments is 31st March 2023.

### Bank Details

| Particulars                       | Details   |
|-----------------------------------|---|
| <b>Beneficiary Name:</b>          | Oberoi Constructions Limited - Eternia<br>915020001280813<br><br>Oberoi Constructions Limited - Eternia Members<br>922020019859229<br><br>Kingston Property Services Limited - Eternia Maintenance<br>922020019859261 |
| <b>Beneficiary Address:</b>       | Commerz, 3rd Floor, International Business Park, Off W.E. Highway,<br>Goregaon (East), Mumbai-400 063.  |
| <b>City of Bank:</b>              | Mumbai, Maharashtra, India  |
| <b>Name of Bank:</b>              | Axis Bank Limited   |
| <b>Branch:</b>                    | Goregaon (East)   |
| <b>Address of Bank:</b>           | Axis Bank Ltd Gr & 1st Flr, D Definity Premises CHS, Jayprakash Road No1<br>Goregaon (East), Mumbai 400063  |
| <b>Account Type:</b>              | Current Account   |
| <b>RTGS IFSC Code:</b>            | UTIB0000373   |
| <b>NEFT IFSC Code:</b>            | UTIB0000373   |
| <b>Cheque Favouring Details :</b> | OBEROI CONSTRUCTIONS LIMITED - ETERNIA  |
| <b>Swift Code</b>                 | Axis Bank Swift Code: AXISINBB373   |

74506

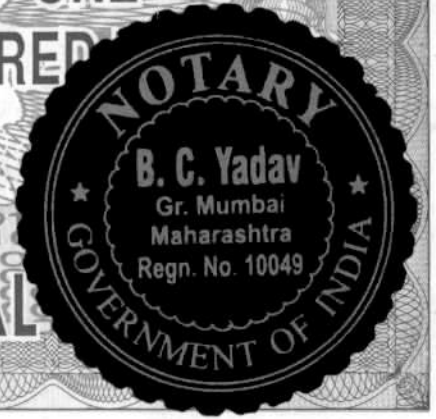
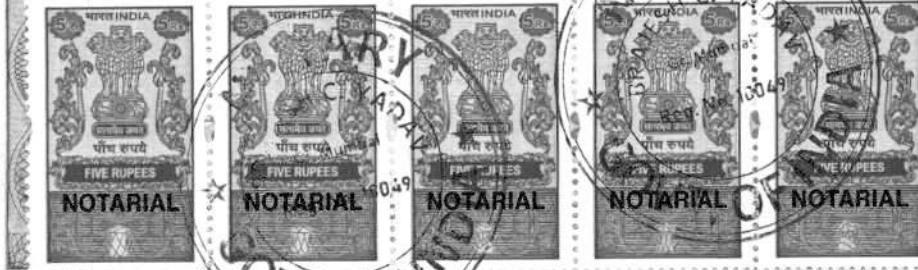
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED



महाराष्ट्र MAHARASHTRA

2023

56AA 674197



प्रधान मुद्रांक कार्यालय, मुंबई.  
प.सु.चि.क्र. 6000006  
22 JUN 2023  
सक्षम अधिकारी

This Stamp Paper is Part and Parcel of

Affidavit

श्री. जे. पी. वाईकर

Agreement/Document

Executed by \_\_\_\_\_

Borrowers)

In favour of State bank of India, RACPC GHATKOPAR BRANCH

(Financier) For Rs \_\_\_\_\_ on \_\_\_\_\_

Affidavit

Nisha



10587

आडपत्र-9 / Annexure-1

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विक्री नोंद वही अ.नु. क्रमांक/दिनांक  
Sales Register Serial No./Date:

मुद्रांक विकत घेणाऱ्याचे नांव व राहणी पत्ता व सही  
Stamp Purchaser's Name/Place of  
Residence & Signature

श्री राजन गणपत शिंदे परवानाधारक मुद्रांक विक्रेता

परवाना क्रमांक रा.न.ए.स. वही.-8/10/2023  
जी-3, हे.मु.कॉम्प्लेक्स इमारत, जे.ए.के. विद्यापीठ, मुंबई-400 036

एल.आय.सी. कॉम्प्लेक्स मध्ये एम.डी.सी. मालाड (पश्चिम), मुंबई-400 036

ज्या कारणासाठी ज्यांचे मुद्रांक घेण्यात येत आहेत त्याच कारणासाठी

मुद्रांक घेणेदी केवळामुद्रांक व नोंदवहीत वापरणे संभव्यच आहे

Tel.: 29807359 / Mob.: 9820141085

State Bank of India  
RACPC, Ghatkopar, 1st Floor,  
Ashok Silk Mills Compound,  
LBS Marg, Ghatkopar (West),  
Mumbai - 400 086.



*Handwritten signature*



महाराष्ट्र MAHARASHTRA

2023

56AA 674198

प्रधान मुद्रांक कार्यालय, मुंबई.  
प.मु.वि.क्र. ८०००००७  
22 JUN 2023  
सक्षम अधिकारी

This Stamp Paper is Part and Parcel of Affidavit श्री. जे. पा. वाईकर  
Agreement/Document

Executed by \_\_\_\_\_  
Borrowers)

In favour of State bank of India, RACPC GHATKOPAR BRANCH

(Financier) For Rs \_\_\_\_\_ on \_\_\_\_\_

Affidavit

Nishan

10588

पत्र-१ / Annexure-I

फक्त प्रतिज्ञापत्रसाठी/Oath for Affidavit

मुद्रांक विक्री नोंद वही अनु. क्र. १६/दिनांक

Sales Register Serial No./Date

मुद्रांक विकत घेणाऱ्याचे नांव व राहणी स्थान व सही

Stamp Purchaser's Name/Place of

Residence & Signature

श्री राजन गणपत शिंदे परवानाधारक मुद्रांक विक्रेता

परवाना क्र. ३६ एल.एच.टी - ४०१००९

जी-३, हेमू क्लासिक इमारत, अल्फा विले पार्ले, कोल्हापूर

एल.आय.टी. कॉम्प्लेक्सच्या मागे, एल.एच.टी. ४०१

मालाड (पश्चिम), मुंबई-४०००४२

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांच्यालाच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यात यापत्रे वसूलकारक आहे

Tel.: 23807359 / Mob.: 9820141086

State Bank of India

RACPC, Ghatkoper, 1st Floor,

Ashok Silk Mills Compound,

LBS Marg, Ghatkoper (West),

Mumbai - 400 086.



Handwritten signature

Handwritten initials



महाराष्ट्र MAHARASHTRA

2023

56AA 674199

INDIA

प्रधान मुद्रांक कार्यालय, मुंबई.  
प.मु.वि.क्र. ८०००००७  
22 JUN 2023  
सक्षम अधिकारी

Jan

This Stamp Paper is Part and Parcel of Affidavit श्री. जे. पी. वाईकर  
Agreement/Document

Executed by \_\_\_\_\_

Borrowers)

In favour of State bank of India, RACPC GHATKOPAR BRANCH

(Financier) For Rs \_\_\_\_\_ on \_\_\_\_\_

ha

Jan

nisha

10589

आडपत्र-१ / Annexure-I

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विक्री नोंद वही अन्वये, क्रमांक/दिनांक

Sales Register Serial No. / Date:

मुद्रांक विकत घेणाऱ्याचे नांव व निवासी पत्ता व सही

Stamp Purchaser's Name/Place of

Residence & Signature

श्री राजन जगन्नाथ शिंदे परवान्नाधारक मुद्रांक विक्री

परवाना क्रमांक एल.एस.सी. - ४००१०००

जी-३, हेमू कलासिक इमारत, आद्य विठ्ठल मंदिराच्या बाजूला

एल.आय.सी. कार्यालयाच्या समोर, एल.सी.रोड,

जवळ (परिवार), मुंबई-४०००१५

ज्या कारणासाठी कर्जाची मुद्रांक खरेदी केली आहे त्याबद्दल कारणासाठी

मुद्रांक खरेदी करणाऱ्यासून द. अधिकृत बाबतचे बयानात्मक आहे

Tel.: 22307359 / Mob.: 9820141006

State Bank of India  
RACPC, Ghatkopar, 1st Floor,  
Ashok Silk Mills Compound,  
LBS Marg, Ghatkopar (West),  
Mumbai - 400 086.



*Rosy*

*ms*

**AFFIDAVIT****ANNEXURE-B**

(To be stamped as an Affidavit &amp; Indemnity as per applicable State Stamp Act)

I / We Mr. HOTSU BHAGCHAND DARYANI Son/Daughter/Wife of BHAGCHAND UDHAVDAS DARYANI at present aged around 61 years and Mrs. NISHA HOTSU DARYANI Son/Daughter/Wife of HIRANAND GULABANI at present aged around 56 years and residing at MUMBAI, MUMBAI-400001 the borrower(s) hereby make an oath and state as follows:

(a) I / We have availed Home Loan / finance of ₹2,00,00,000.00/-(Rupees Two Crores Only) from State Bank of India (hereinafter referred to as 'the Bank') for purchase / construction of house / tenement / flat which is more particularly described in schedule I hereunder written (hereinafter referred to as the scheduled property), and hereby declare that I / We have not availed any other loan for acquiring the scheduled property.

(b) I/We declare that total of loans availed by me under HL FOR NRI/PIO'S does not exceed Rupees Ninety Nine Crores Only.

(c) I / We declare that the scheduled property is not located in an unauthorized colony.

(d) I / We declare that the scheduled property is meant for residential use and that it will not be used for commercial purposes.

(e) Copy of the related construction plan sanctioned by the competent authority, namely \_\_\_\_\_ (name of the sanctioning authority) under reference No. \_\_\_\_\_ dated \_\_\_\_\_ is enclosed with this affidavit.

(f) (Retain one from A and B below depending on the purpose of Home Loan)

A. (In case of Home Loan for building construction)

I / We hereby undertake that I / We shall not violate the sanctioned construction plan and the construction will be strictly as per the sanctioned plan (enclosed). It shall be my / our sole responsibility to obtain completion certificate from the competent authority within 3 months of completion of construction and produce the same for verification by the Bank, failing which the Bank shall have the power and authority to recall the entire loan with interest, costs and other usual Bank charges.

Or  
B. (In case of Home Loan for constructed property / built up property)

I/We declare that the scheduled property has been constructed/built up as per the sanctioned plan and/or building bye-laws, and completion certificate under reference No. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_, the competent authority is enclosed with this affidavit.

(g) I / We here by undertake to allow an Architect / Engineer appointed by the Bank to inspect the construction at various stages including the completion stage to ascertain conformity of construction with the sanctioned plan and confirm issuance of Completion Certificate by the Competent Authority.

(h) I / We have full, absolute and unhindered right, title interest to and over the scheduled property and nobody else has any right, title or interest in the scheduled property.

(i) As a security for the advance / finance availed by me / us, I / We have delivered to the Bank the title deeds more particularly described in Schedule II hereunder written in respect of the scheduled property with an intention to create mortgage of the scheduled property on \_\_\_\_\_ (date). I / We hereby declare that the documents of title delivered by me / us to the Bank are original title deeds and there are no other documents of title as to date in my / our possession or at my / our command.

(j) That neither I / We nor any of my / our successors, administrators, assignee(s) and / or the legal heirs / representatives, nominees of the parties hereto do not have or shall not have any right to object to and / or challenge the charge created by me / us on \_\_\_\_\_ over the scheduled property in favour of the Bank.

(k) I / We hereby declare that there are no subsisting charges / encumbrances on the scheduled property and I / We have not done any act which would affect our title to the scheduled property or the security created by me / us in favour of the Bank.

(l) I / We hereby declare that the scheduled property is not subject to any attachment orders on account of taxes, inter alia, including income tax / sales tax/ property tax /service tax or any other levy, penalty of any nature whatsoever. That save the charge created in favour of the Bank as aforesaid there is no mortgage, charge, lien or other encumbrance or attachment on the said flat/house/land or any part or parts thereof in favour of any Government or the Income-tax Department or any other Government Department, or any person, firm or company, body corporate or society or entity whatsoever and that we have not entered into any agreement for sale, transfer or alienation thereof or any part or parts thereof and that no such mortgage, charge or lien or other encumbrance whatsoever will be created or attachment allowed to be levied on the said flat/house/land or any part or parts thereof in favour of or on behalf of any Government or Government Department or any person, firm, company, body corporate or society or entity whatsoever except

with the prior permission of the Bank so long I/We am/are indebted to or liable to the Bank on any account in any manner whatsoever.

That no proceedings for recovery of taxes are pending against me/us under the Income-tax Act or any other law in force for the time being and that no notice has been issued and/or served on me/us under Rules 2,16 or 51 or any other Rules of the Second Schedule of the Income-tax Act 1961 or under any other law.

(m) That I / We declare that pursuant to the execution of the agreement of sale dated \_\_\_\_\_ in my / our favour, the sole and exclusive right, title and interest and the right to use and occupy the scheduled property stands vested in me / us, and I / We hereby indemnify the Bank against any doubt and/or encumbrance in respect of my/our title over the said scheduled property and shall keep indemnified the Bank and / or anybody claiming through it against any claims, demands, actions, proceedings, losses, damages, recoveries, judgements, charges, lien, encumbrance (by way of sale, exchange, mortgage, gift, trust, possession, easement, lease, lien or lis-pendence or attachment either before or after judgement or other encumbrances etc.) that may or may not be reflected in the records of the competent Sub-Registrar of Assurances and expenses, and third party claims / proceedings, Notices, Injunctions from any Court of Law restraining the Bank from enjoying the quiet, vacant and peaceful possession of the said scheduled property and keep the Bank indemnified against any act, deed by person(s) whomsoever by which the Bank may incur damages or suffer on account of any claim being made and established by any person or persons found interested in the said scheduled property hereunder written or any part thereof including proportionate / partial interest in the said scheduled property.

(n) I / We undertake to deposit and keep deposited with the Bank such sum of money as payable towards the loan installments or approved securities including the Membership / Share Certificate when issued and any other title deeds of the said scheduled property which may come in my / our possession, (including the title deeds detailed in Schedule II hereunder written) with the Bank for due fulfillment and discharge of my / our obligations towards the Bank in respect of or in connection with finance availed by me / us.

(o) I / We authorize the Bank to take such steps to secure its dues which remain payable and outstanding from me / us in the event of default, at any time and from time to time as it may deem necessary in its discretion including to protect / or to dispose off and sell the said scheduled property.

(p) I / We hereby undertake not to hold the Bank responsible or liable for any loss or damage which I / We may suffer as a result of any act of omission and / or commission amounting to negligence or default on the part of the said Builder / Society or the previous owner of the said scheduled property.

(q) I / We are aware that the Bank has believed on the declarations made by us in this affidavit and on the basis of the declarations made by me / us, has agreed to grant finance for acquisition of the scheduled property. I / We am / are aware that appropriate civil / criminal proceedings can be initiated against me / us if it turns out that the declarations / representations made by me / us hereinabove turn out to be incorrect, false or misleading.

#### SCHEDULE I

(See Para (a))(Detailed description of the property for which loan is granted)

The property situated at Flat No. 3102 Adm 101.43 Sq Mtrs (Carpet Area), on 31st Floor, along with one car parking space in Tower C in the building known as Eternia, construction on land bearing CTS No 543 lying and situated at Village Nahur Taluka Kurla Distt Mumbai Suburban 400080

#### SCHEDULE II

(See Para (i))(Description of title deeds)

AGREEMENT FOR SALE DATED 07/09/2021, INDEX II DATED 07/09/2021, REGISTRATION RECEIPT DATED 07/09/2021, NOC FOR MORTGAGE

Mr.HOTU BHAGCHAND DARYANI S/O D/O W/O Mr.BHAGCHAND UDHAVDAS DARYANI  
MUMBAI, MUMBAI, MUMBAI-400001

(Borrower)

(Signature)

Mrs.NISHA HOTU DARYANI S/O D/O W/O Mr.HIRANAND GULABANI  
MUMBAI, MUMBAI, MUMBAI-400001

(Borrower)

(Signature)

Place: \_\_\_\_\_

Date: \_\_\_\_\_

#### VERIFICATION

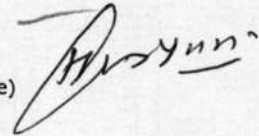
I / We Mr. HOTU BHAGCHAND DARYANI Son/Daughter/Wife of BHAGCHAND UDHAVDAS DARYANI at present aged around 61 years and Mrs. NISHA HOTU DARYANI Son/Daughter/Wife of HIRANAND GULABANI at present aged around 56 years and residing at MUMBAI, MUMBAI, MUMBAI-400001 the borrower(s) solemnly verify that the contents of the above paragraphs are true to my / our knowledge.

Signed and verified at MUMBAI CENTRAL NAVI MUMBAI ZONE III on \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Mr.HOTU BHAGCHAND DARYANI S/O D/O W/O Mr.BHAGCHAND UDHAVDAS DARYANI  
MUMBAI, MUMBAI, MUMBAI-400001

(Borrower)

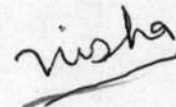
(Signature)



Mrs.NISHA HOTU DARYANI S/O D/O W/O Mr.HIRANAND GULABANI  
MUMBAI, MUMBAI, MUMBAI-400001

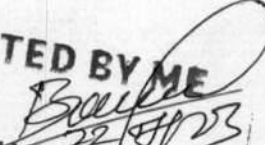
(Borrower)

(Signature)



Place: \_\_\_\_\_  
Date: \_\_\_\_\_



ATTESTED BY ME  
  
BRAJESH C. YADAV  
Advocate & Notary (Govt. Of India)  
Flat No. 401, Bldg. No. 6-A, Prabhat C.H.S.,  
Sangharsh Nagar, Chandiwali Farm Road,  
Andheri (East), Mumbai - 400 072.





## OBEROI CONSTRUCTIONS LIMITED

Commerz, 3rd Floor, International Business Park,  
Oberoi Garden City, Off Western Express Highway,  
Goregaon (East), Mumbai - 400 063

Tel: +91 22 66773333 Fax: +91 22 66773334

CIN : U45202MH1993PLC074836

Date: 24 July 2023

Ref No. OET-NOC-0794

State Bank of India  
The Assistant General Manager,  
RACPC Ghatkopar,  
1st Floor, Ashok Silk Mills Compound,  
LBS Marg, Ghatkopar West,  
Mumbai- 400086

Dear Sir/Madam,

**Sub: Premises admeasuring 101.43 square metres (carpet area) approximately equivalent to 1091 square feet (carpet area) bearing no 3102 on 31st floor, in Tower C of building known as "Eternia", proposed to be constructed on a portion admeasuring 841.77 square metres or thereabouts out of land bearing C.T.S. No.543 of Village Nahur, Taluka Kurla, Mumbai Suburban District.**

1. By and under an Agreement for Sale dated 7 September 2021 ("the said Agreement") executed by and between us and Mr. Hotu Bhagchand Daryani, Mrs. Nisha Hotu Daryani ("the Purchaser/s"), we have agreed to sell Flat No. 3102 on the 31st Floor in Tower C of Eternia ("the said Premises") to the Purchaser/s on a mutually agreed price of Rs.3,18,94,100/- (Rupees Three Crore Eighteen Lakh Ninety Four Thousand One Hundred Only) ("Sale Price"), in the manner and on the terms and conditions as more particularly set out in the said Agreement.
2. On or before the execution of this Letter, the Purchaser/s has paid an amount of Rs. 1,18,94,099/- (Rupees One Crore Eighteen Lakh Ninety Four Thousand Ninety Nine Only) (which includes an amount of Rs.1,43,125/- (Rupees One Lakh Forty Three Thousand One Hundred Twenty Five Only) deducted towards TDS) out of the Sale Price and the balance amount of Rs. 2,00,00,001/- (Rupees Two Crore One Only) is payable by the Purchaser/s in instalments in the manner and as set out in the said Agreement (balance Sale Price). In addition to the Sale Price the Purchaser/s is / are also required to make payment of various other amounts to us, as setout in the said Agreement (Other amounts).
3. We confirm that we have obtained necessary permissions/ approvals/sanctions for Tower C Eternia from all the concerned competent authorities and the construction of the said building as well as of the flats therein are in accordance with the approved plans. We have a clear, legal and marketable title to the said Premises and every part thereof.
4. Occupation of the said Premises shall be given to the Purchaser/s in accordance with the terms of the said Agreement including upon receipt of entire Sale Price of the said Premises, as setout in the said Agreement and other additional payments.
5. We have no objection to your bank giving loan to the Purchaser/s and his/her/their/its mortgaging the said Premises to your bank by way of security for repayment of such loan subject to (i) our receiving the Balance Sale Price and the Other Amounts due under the said Agreement and (ii) performance and



*[Handwritten signature]*

1

*[Handwritten initials]*





## OBEROI CONSTRUCTIONS LIMITED

observance of all the terms and conditions of the said Agreement. The said no objection is also subject to the condition that you shall pay the sanctioned loan amount, payable towards the Sale Price, directly in our bank account, as set out in the said Agreement. Upon your giving loan to the Purchaser/s and on your intimation to us we shall note your Bank's lien in our books and we will not entertain any other lien in future in respect of the captioned flat without obtaining prior written permission from your Bank.

6. We further agree that in case the said Agreement is terminated or otherwise the transaction is cancelled on account of non payment of own contribution or for any reason whatsoever, then your bank shall have priority over the sum or sums of money advanced to the Purchaser/s and paid to us, and we hereby undertake to forthwith refund to you without demur, such sum/sums of money paid to us.
7. Upon the formation of the organization of the purchaser of the Premises in the building known as Etemia, in accordance with the said Agreement, we shall inform such organization about the loan taken by the Purchaser/s from your bank and the mortgage created on the said Premises in your favour, unless the loan is duly repaid and the mortgage is redeemed.

Yours faithfully,  
**For Oberoi Constructions Limited**

  
  
Authorized Signatory/s



<sup>am</sup>  
NON-PRINT ABLE AREA



## OBEROI CONSTRUCTIONS LIMITED

Commerz, 3rd Floor, International Business Park,  
Oberoi Garden City, Off Western Express Highway,  
Goregaon (East), Mumbai - 400 063  
Tel: +91 22 66773333 Fax: +91 22 66773334  
CIN : U45202MH1993PLC074836

24 July 2023

State Bank of India  
The Assistant General Manager,  
RACPC Ghatkopar,  
1st Floor, Ashok Silk Mills Compound,  
LBS Marg, Ghatkopar West,  
Mumbai- 400086

**Sub:** Confirmation of Authorizations

**Ref:** Agreement for Sale dated 07<sup>th</sup> September 2021 between Oberoi Constructions Limited (Seller) & Mr. Hotu Bhagchand Daryani, Mrs. Nisha Hotu Daryani (Purchaser) in respect of Flat No. 3102 on the 31<sup>st</sup> Floor in Tower 'C' in project 'Eternia' situated at Mulund, Taluka Kurla, Mumbai Suburban District ("**said Flat**")

Dear Sir/Madam,

We, Oberoi Constructions Limited, hereby confirm that we had vide a board resolution dated 22<sup>nd</sup> January 2019 ("the said Resolution") authorized, *inter alia*, **Ms. Sheetal Nichlani** and **Mr. Rohan Naik** to execute, *inter alia*, agreements for Sale for project 'Eternia' and the above referred Agreement for Sale in respect of the said Flat has been executed under the authority of the said Resolution.

Also, the said Ms. Sheetal Nichlani and Mr. Rohan Naik vide a power of attorney dated 15<sup>th</sup> December 2020 registered with the Joint Sub Registrar of Assurances, Borivali 7, Mumbai Suburban District under document number BRL7-4153 of 2020 authorized **Ms. Palak Makwana** to present and lodge for registration and admit execution of documents on their behalf ("the said POA").

A copy of the said Resolution and the said POA (collectively "the said Authorizations") are enclosed for your perusal.

Details of Property: Flat No. 3102 on the 31<sup>st</sup> Floor in Tower 'C' in project 'Eternia' situated at Mulund, Taluka Kurla, Mumbai Suburban District

Further, we confirm that as on date of execution and registration of the said Agreement for Sale Ms. Sheetal Nichlani and Mr. Rohan Naik are authorized signatories in respect of the project 'Eternia' and also that the said POA was valid and not revoked.

**For Oberoi Constructions Limited**

**Bhaskar Kshirsagar**  
Company Secretary

Encl: As above.

*dm*  
NON-PRINTABLE AREA

**AGREEMENT FOR SALE OF PREMISES**

Dated This 7<sup>th</sup> Day of September 2021.

**BETWEEN**

**OBEROI CONSTRUCTIONS LIMITED**

**("THE PROMOTER")**

**AND**

**1) MR. HOTU BHAGCHAND DARYANI**

**2) MRS. NISHA HOTU DARYANI**

**("THE ALLOTTEE/S")**

**FOR**

**Premises No. 3102**

**Floor No. 31st**

**Tower No. C**

**ETERNIA**

NON-PRINTABLE AREA

Asyara

Nisha

W

390/14071

पावती

Original/Duplicate

Tuesday, September 07, 2021

नोंदणी क्र.: 39म

4:47 PM

Regn.: 39M

पावती क्र.: 14965

दिनांक: 07/09/2021

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल3-14071-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: होतू भागचंद दरयानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3200.00

पृष्ठांची संख्या: 160

**DELIVERED**

एकूण:

रु. 33200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:06 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 3

बाजार मुल्य: रु.22455427.5/-

मोबदला रु.31894100/-

भरलेले मुद्रांक शुल्क : रु. 1595000/-

**सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)**

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0709202108733 दिनांक: 07/09/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0709202108678 दिनांक: 07/09/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005884684202122M दिनांक: 07/09/2021

बँकेचे नाव व पत्ता:

**DELIVERED**

मूळ दस्त मिळाला



| मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )                                 |   |                |                      |                               |             |
|---|---|----------------|----------------------|-------------------------------|-------------|
| Valuation ID  | 202109073672  |                |                      | 07 September 2021,03:41:55 PM |             |
| मूल्यांकनाचे वर्ष   | 2021  |                |                      |                               |             |
| जिल्हा  | मुंबई उपनगर   |                |                      |                               |             |
| मूल्य विभाग   | 122-नाहूर - कुर्ला  |                |                      |                               |             |
| उप मूल्य विभाग  | 122/565 रस्ता: लाल बहादूर शास्त्री मार्ग  |                |                      |                               |             |
| सर्व्हे नंबर / न. मू. क्रमांक   | सि.टी.एस. नंबर 543  |                |                      |                               |             |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.                                 | खुली जमीन   | निवासी सदनिका  | कार्यालय             | दुकाने                        | औद्योगिक    |
|   | 72850   | 152190         | 167390               | 183090                        | 152190      |
| बांधीव क्षेत्राची माहिती  | मोजमापनाचे एकक<br>चौरस मीटर   |                |                      |                               |             |
| बांधकाम क्षेत्र (Built Up)  | 111.57 चौरस मीटर  | मिळकतीचा वापर- | निवासी सदनिका        | मिळकतीचा प्रकार-              | बांधीव      |
| बांधकामाचे वर्गीकरण-  | 1-आर सी सी  | मिळकतीचे वय-   | 0 TO 29 वर्ष         | मूल्यदर/बांधकामाचा दर -       | Rs.152190/- |
| उद्वहन सुविधा-  | आहे   | मजला -         | 31st floor And Above |                               |             |
| प्रकल्पाचे क्षेत्र-   | 2 to 10 hector  | रस्ता सन्मुख - |                      |                               |             |
| Sale Type - First Sale  |   |                |                      |                               |             |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 |   |                |                      |                               |             |
| (सू) प्रकल्पाचे क्षेत्रानुसार दर  | = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 % )  |                |                      |                               |             |
| प्रकल्पाचे क्षेत्रानुसार  | निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.159799.5/-   |                |                      |                               |             |
| मजला निहाय घट.वाढ   | = 120% apply to rate= Rs.191760/-   |                |                      |                               |             |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर                               | = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर   |                |                      |                               |             |
|   | = ( ( (191760-72850) * (100 / 100) ) + 72850 )  |                |                      |                               |             |
|   | = Rs.191760/-   |                |                      |                               |             |
| A) मुख्य मिळकतीचे मूल्य   | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  |                |                      |                               |             |
|   | = 191760 * 111.57   |                |                      |                               |             |
|   | = Rs.21394663.2/-   |                |                      |                               |             |
| E) बंदिस्त वाहन तळाचे क्षेत्र   | 27.88 चौरस मीटर   |                |                      |                               |             |
| बंदिस्त वाहन तळाचे मूल्य  | = 27.88 * ( 191760 * 25/100 )   |                |                      |                               |             |
|   | = Rs.1060764.3/-  |                |                      |                               |             |
| एकत्रित अंतिम मूल्य   | = मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मोकळ्या मजला क्षेत्र मूल्य + लगतच्या गांधीचे मूल्य + बांधीव मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जमीनेचे मूल्य + बंदिस्त बांधीव + भौतिक वाहनतळा |                |                      |                               |             |
|   | = A + B + C + D + E + F + G + H + I + J   |                |                      |                               |             |
|   | = 21394663.2 + 0 + 0 + 0 + 1060764.3 + 0 + 0 + 0 + 0 + 0  |                |                      |                               |             |
|   | = Rs.22455427.5/-   |                |                      |                               |             |

Home Print

सि.ह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)



करल - ३  
२०२१



CHALLAN  
MTR Form Number-6



|                             |                                   |         |                    |  |   |   |         |      |
|-----------------------------|-----------------------------------|---------|--------------------|--|---|---|---------|------|
| GRN                         | MH005884684202122M                | BARCODE |                    |  | Date                                      | 06/09/2021-10:53:46                       | Form ID | 25.2 |
| Department                  | Inspector General Of Registration |         |                    | Payer Details  |   |   |         |      |
| Type of Payment             | Stamp Duty<br>Registration Fee    |         |                    | TAX ID / TAN (If Any)  |   |   |         |      |
|                             |                                   |         |                    | PAN No.(If Applicable)   |   |   |         |      |
| Office Name                 | KRL1_JT SUB REGISTRAR KURLA NO 1  |         |                    | Full Name  | HOTU BHAGCHAND DARYANI                    |   |         |      |
| Location                    | MUMBAI                            |         |                    | Flat/Block No.   | FLAT NO.C-3102 TOWER C ETERNIA            |   |         |      |
| Year                        | 2021-2022 One Time                |         |                    | Premises/Building  |   |   |         |      |
| Account Head Details        | Amount in Rs.                     |         | Road/Street        | L B S ROAD MULUND WEST   |   |   |         |      |
| 0030045501 Stamp Duty       | 1595000.00                        |         | Area/Locality      | MUMBAI   |   |   |         |      |
| 0030063301 Registration Fee | 30000.00                          |         | Town/City/District |  |   |   |         |      |
|                             |                                   |         | PIN                | 4 0 0 0 8 0  |   |   |         |      |
|                             |                                   |         |                    | Remarks (If Any)   | SecondPartyName=OBEROI CONSTRUCTIONS LTD- |   |         |      |
|                             |                                   |         |                    | <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>करल - ३</b></p> <p>१६०७१ २ १६०</p> <p>२०२१</p> </div> |   |   |         |      |
|                             |                                   |         |                    |  |   |   |         |      |
|                             |                                   |         | Amount In          | Sixteen Lakh Twenty Five Thousand Rupees Only  |   |   |         |      |
| Total                       | 16,25,000.00                      |         | Words              |  |   |   |         |      |
| Payment Details             | PUNJAB NATIONAL BANK              |         |                    | FOR USE IN RECEIVING BANK  |   |   |         |      |
| Cheque-DD Details           |                                   |         |                    | Bank CIN   | Ref. No.                                  | 03006172021090600191 060921M1249089       |         |      |
| Cheque/DD No.               |                                   |         |                    | Bank Date  | RBI Date                                  | 06/09/2021-15:30:11 Not Verified with RBI |         |      |
| Name of Bank                |                                   |         |                    | Bank-Branch  | PUNJAB NATIONAL BANK                      |   |         |      |
| Name of Branch              |                                   |         |                    | Scroll No. , Date  | Not Verified with Scroll                  |   |         |      |

Department ID :

Mobile No. : 0000000000

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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Alexyans*  
*nisha*



|         |   |     |
|---------|---|-----|
| करल - ३ |   |     |
| १००७१   | ३ | १९८ |
| २०२१    |   |     |

*Daryani*  
*S. Arceles*

*Nisha*



**AGREEMENT FOR SALE OF PREMISES**

THIS AGREEMENT is made at Mumbai this 7<sup>th</sup> day of September, 2021.

**BETWEEN**

**OBEROI CONSTRUCTIONS LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Commerz, 3<sup>rd</sup> floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai – 400 063, hereinafter referred to as the “**Promoter**” (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**

**Mr. Hotu Bhagchand Daryani, Mrs. Nisha Hotu Daryani** having their address at 502, Sushmore Building, Linking Road, Bandra (West), Mumbai 400050, 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 coparcenary 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 in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.

*Daryani*

*Nisha*

करल - ३

७०७७ ५७ ९२०

**THE SIXTH SCHEDULE ABOVE REFERRED TO**

*(Meaning of certain terms and expressions)*

| Sr. No. | Terms and Expressions   | Meaning   |
|---------|---|---|
| 1.      | Said Premises   | Flat No. 3102 on the 31 <sup>st</sup> floor of the said Tower.  |
| 2.      | Said Tower  | C   |
| 3.      | Carpet area of the said Premises as per RERA  | Admeasuring about 101.43 square metres equivalent to approximately 1091 square feet   |
| 4.      | Sale Price  | Rs.3,18,94,100/- (Rupees Three Crore Eighteen Lakh Ninety Four Thousand One Hundred Only)   |
|         | (i) Sale Price towards the carpet area of the said Premises   | Rs.3,08,75,300/- (Rupees Three Crore Eight Lakh Seventy Five Thousand Three Hundred Only)   |
|         | (ii) Proportionate Sale Price towards the Limited Areas and Facilities  | Rs.10,18,800/- (Rupees Ten Lakh Eighteen Thousand Eight Hundred Only)   |
| 5.      | Part Payment towards the Sale Price paid prior hereto   | Rs.31,89,410/- (Rupees Thirty One Lakh Eighty Nine Thousand Four Hundred Ten Only)  |
| 6.      | Bank Account of the Promoter  | Oberoi Constructions Limited- Account Eterna  |
| 7.      | Car parking space/s   | Permission to park in 1 (One) Car Parking Space/s (Configuration-Tandem)  |
| 8.      | Booking Date  | 23 <sup>rd</sup> August 2021  |
| 9.      | Completion Date   | 31 <sup>st</sup> December 2022 (after considering the extension granted by the Authority vide its Order No. 21 dated 6 <sup>th</sup> August 2021, attached as part of Annexure '8')   |
| 10.     | Limited Areas and Facilities  | Balcony   |
| 11.     | Optional fittings/furniture/fixtures/equipment/ (at such price to be determined between the Allottee/s and the Promoter | (1) Split ACs<br>(2) Wardrobe<br>(3) Modular Kitchen  |
| 12.     | Said Nominee  | Name: NA<br>Relationship with Allottee/s: NA<br>Address of Nominee: NA  |
| 13.     | Contact Details   | Promoter's email address:<br>customer.service@oberoierealty.com<br>Promoter's phone number: 022 66773333<br>Promoter's fax number: 022 66773334<br><br>Allottee/s email address:<br>hotu@emirates.net.ae<br>Allottee/s phone number: 8591872449<br>Allottee/s fax number: |



*Handwritten signature*

*Handwritten signature*

*Handwritten mark*

|         |       |
|---------|-------|
| करल - 3 |       |
| २०१९    | ५८९८० |
| २०२१    | PAN   |

Promoter's PAN : AAACO1805E  
Allottee/s PAN : AUKPD9895N /  
AUJPD9546R



**THE SEVENTH SCHEDULE ABOVE REFERRED TO**  
*(Schedule of Payment of the Sale Price as payable by Allottee/s)*

| Milestone  | Percentage     | Amount   |
|--|----------------|--|
| At the time of Booking i.e. on Executing the Acceptance Form (being 50% of the Earnest Money)  | 10%            | Rs.31,89,410/- (Rupees Thirty One Lakh Eighty Nine Thousand Four Hundred Ten Only)             |
| 2. To be Paid on or before 21 <sup>st</sup> September 2021 upon Execution and Registration of the Agreement (Including balance 50% of the Earnest Money).  | 15%            | Rs.47,84,115/- (Rupees Forty Seven Lakh Eighty Four Thousand One Hundred Fifteen Only)         |
| 3. To be paid on or before 21 <sup>st</sup> October 2021   | 10%            | Rs.31,89,410/- (Rupees Thirty One Lakh Eighty Nine Thousand Four Hundred Ten Only)             |
| 4. At the time of handing over of the possession of the said Premises to the Allottee/s on/after receipt of the Occupation Certificate or Completion Certificate with respect to the said Tower and after completion/installation of the door to the said premises and installation of sanitary fittings in the said premises. | Balance amount | Rs.2,07,31,165/- (Rupees Two Crore Seven Lakh Thirty One Thousand One Hundred Sixty Five Only) |

**THE EIGHTH SCHEDULE ABOVE REFERRED TO**  
*(being the amounts to be paid by Allottee/s in accordance with this Agreement)*

| Sr. No. | Particulars   | Amount (Rs.)                                  |
|---------|---|---|
| 1.      | Charges towards formation and registration of the Society and Apex Body, along with applicable taxes  | 25,000/-                                      |
| 2.      | Deposit towards water, electricity, and other utility and services connection charges   | To be paid to the 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 Allottee/s at applicable rates) | 3,00,000/-                                    |
| 4.      | All legal costs, charges and expenses (taxes to be paid separately by Allottee/s at applicable rates)   | 25,000/-                                      |
| 5.      | Development charges (taxes to be paid separately by Allottee/s at applicable rates)   | 1,14,450/-                                    |

५५

*[Handwritten signature]*

*[Handwritten signature]*

|                |    |     |
|----------------|----|-----|
| <b>करल - ३</b> |    |     |
| ३००६९          | MR | ९६० |
| २०२१           |    |     |

**THE NINTH SCHEDULE ABOVE REFERRED TO**  
(being the amounts to be paid by Allottee/s in accordance with this Agreement)

| Sr. No. | Particulars   | Amount (Rs.) |
|---------|---|--------------|
| 1.      | Share application money of the Society  | 600/-        |
| 2.      | Corpus fund contribution  | 1,09,000/-   |
| 3.      | Proportionate share of taxes and other charges/levies in respect of the Society and Apex Body (taxes to be paid separately by Allottee/s at applicable rates)   | 2,61,600/-   |
| 4.      | Deposit towards provisional monthly contribution towards outgoings of the Society and Apex Body (taxes to be paid separately by Allottee/s at applicable rates) |              |



**THE TENTH SCHEDULE ABOVE REFERRED TO**  
(Being special conditions applicable to the Allottee/s with respect to the said Premises)

1. The Promoter shall, subject to the condition mentioned in Clause 3.5 in the Agreement, pass on to the Allottee/s the input tax credit benefit ("**ITC Benefit**") of Rs.19,93,382/- (Rupees Nineteen Lakh Ninety Three Thousand Three Hundred Eighty Two Only) as and when the invoices are raised. Thus, the effective Sale Price ("**Effective Sale Price**") for the purposes of levy of GST would be Rs.2,99,00,718/- (Rupees Two Crore Ninety Nine Lakh Seven Hundred Eighteen Only). In case the Promoter is not eligible to claim or cannot claim input tax credit in accordance with the GST laws or due to any action by the GST authorities, the Promoter shall not pass on the ITC Benefit to the Allottee/s on the balance unbilled Sale Price and the Effective Sale Price shall stand revised accordingly.
2. The Allottee/s agree(s) and confirm(s) that the Allottee/s is/are aware of and understands the 10:25:65 scheme ("**said Scheme**") as initiated by the Promoter 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 30 (thirty) days from the date of booking and paying the balance Sale Price in accordance with the payment schedule described in the Seventh Schedule to this Agreement and all amounts mentioned in the Eighth and Ninth Schedule to this Agreement on or before the respective due date/s, the Promoter shall, reimburse to the Allottee/s, 100% of the stamp-duty and of registration charges paid by the Allottee/s towards registration of the Agreement. The Allottee/s agree(s) and confirm(s) that the reimbursement of 100% of the stamp-duty and of registration charges as aforesaid shall be given by the Promoter at the time of handing over possession of the said Premises to the Allottee/s.
3. The Allottee/s is/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 and the Allottee/s agree(s) and confirm(s) that the Allottee/s shall not be eligible to receive the reimbursement of 100% of stamp-duty and of registration charges paid by the Allottee/s towards registration of the Agreement in case of breach and/or non-adherence of the aforesaid conditions.

*[Handwritten Signature]*

*[Handwritten Mark]*

*[Handwritten Signature]*

*[Handwritten Mark]*

करल - 3  
 2019 20  
 2028

The Allottee/s further agree(s) and confirm(s) that in the event there is any demand made by any competent authority(ies) for insufficient/deficit stamp duty, post the date of payment of the stamp-duty and registration charges towards registration of the Agreement as paid by the Allottee/s, the Promoter shall in no manner whatsoever be held liable for the same and the Allottee/s shall not claim and/or seek any reimbursement from the Promoter for such insufficient/deficit stamp duty.

5. The Allottee/s agree(s) and confirm(s) that the Allottee/s is/are aware that in the event of termination of this Agreement for any reason whatsoever, notwithstanding the provisions relating to cancellation/termination in terms of this Agreement, the Promoter shall also be entitled to recover from the Allottee/s, the stamp-duty and registration charges as reimbursed to the Allottee/s by the Promoter along with other applicable cancellation charges in terms of this Agreement from the sums as deposited by the Allottee/s to the Promoter towards the Sale Price.

**SIGNED AND DELIVERED** by the  
 withinnamed "Promoter"  
**Oberoi Constructions Limited**  
 through its Authorised Signatory/s

1. Ashutosh Chaurani
2. Rohan S Naik

pursuant to a Board Resolution dated  
 22<sup>nd</sup> January 2019

in the presence of...


1. Jennifer D'souza
2. Mandar Joshi

**SIGNED AND DELIVERED** by the  
 withinnamed "Allottee/s"

- 1) Mr. Hotu Bhagchand Daryani
- 2) Mrs. Nisha Hotu Daryani

in the presence of...

1. Jennifer D'souza
2. [Signature]

S.A. Chaurani 



Rohan S Naik 



Hotu  
 Sign [Signature]   
 Nisha  
 Sign Nisha 



दस्त गोपबारा भाग-2

करल 3

07/09/2021 4 55:14 PM

दस्त क्रमांक:14071/2021

दस्त क्रमांक :करल3/14071/2021

दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता   | पक्षकाराचा प्रकार                               | झायाचित्र | अंगठ्याचा ठसा |
|----------|--|---|-----------|---------------|
| 1        | नाव:श्रीवेणीय कन्सल्टन्स लिमिटेड चे अथो रिप्रेटंटी शीतल नीचलानी व रोहन नाईक रफे मुख्यावर पत्रक मकवाना पत्ता:प्लॉट नं: कॉमर्स, माळा नं: 3 रा मजला, इमारतीचे नाव: इटर्नॅशनल बिझनेस पार्क, श्रीवेणीय गार्डन सिटी, ब्लॉक नं: गोरगाव पूर्व मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन नंबर:AAACO1805E | लिहून घेणार वय :-35 स्वाक्षरी:-<br><i>Pasab</i> |           |               |
| 2        | नाव:होतु भागचंद दर्यानी पत्ता:प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: मुघमोरे बिल्डिंग, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: विकिंग रोड, महाराष्ट्र, मुंबई. पिन नंबर:AUKPD9895N  | लिहून घेणार वय :-59 स्वाक्षरी:-<br><i>Aryan</i> |           |               |
| 3        | नाव:निशा होतु दर्यानी पत्ता:प्लॉट नं: सदनिका नं -502, माळा नं: -, इमारतीचे नाव: मुघमोरे बिल्डिंग, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: विकिंग रोड, महाराष्ट्र, मुंबई. पिन नंबर:AUJPD9546R   | लिहून घेणार वय :-55 स्वाक्षरी:-<br><i>nisha</i> |           |               |

वरील दस्तऐवज करून देणार नधाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कवून करतात.  
शिक्का क्र.3 ची वेळ:07 / 09 / 2021 04 : 53 : 54 PM

ओळख:-

खातील इमम असे तिथेदीन करणाल की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

| अनु क्र. | पक्षकाराचे नाव व पत्ता  | झायाचित्र                | अंगठ्याचा ठसा |
|----------|---|--------------------------|---------------|
| 1        | नाव:योगेश शर्मा वय:42 पत्ता:ए-419/420, लोक आगन सी एच एन मुलुदड मुंबई पिन कोड:400082 | स्वाक्षरी<br><i>Shyl</i> |               |
| 2        | नाव:दीपक किंबे वय:47 पत्ता:17 वी मागर टॉवर जोशेखरी पश्चिम मुंबई पिन कोड:400102      | स्वाक्षरी<br><i>Di</i>   |               |

शिक्का क्र.4 ची वेळ:07 / 09 / 2021 04 : 54 : 59 PM

सह दुय्यम निबंधक

कुर्ला-3 (वर्ग-2)

|         |     |     |
|---------|-----|-----|
| करल - 3 |     |     |
| 98069   | 980 | 980 |
| 2022    |     |     |

| sr. | Purchaser              | Type     | Verification no/Vendor | GRN/Licence        | Amount     | Used At | Deface Number    | Deface Date |
|-----|------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1   | HOTU BHAGCHAND DARYANI | eChallan | 03006172021090600191   | MH005884684202122M | 1595000.00 | SD      | 0002843921202122 | 07/09/2021  |
| 2   | HOTU BHAGCHAND DARYANI | eChallan |                        | MH005884684202122M | 30000      | RF      | 0002843921202122 | 07/09/2021  |
| 3   |                        | DHC      |                        | 0709202108678      | 2000       | RF      | 0709202108678D   | 07/09/2021  |
| 4   |                        | DHC      |                        | 0709202108733      | 2000       | RF      | 0709202108733D   | 07/09/2021  |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charge] प्रमाणित करण्यात येते की या वरतामध्ये चपक्या क्रमांक 9/करल-3/98069/2022 पान आहेत.

क्रमांक 9/करल-3/98069/2022

क्रमांक 9/करल-3/98069/2022

क्रमांक 9/करल-3/98069/2022

14071 /2021

1. Verify Scanned Document for correctness through the following link: https://10.10.246.39/MarathiReports/HTMLreports/HTMLReports/ShowReport.aspx?cross=P7TLdzSudAb

https://10.10.246.39/MarathiReports/HTMLreports/HTMLReports/ShowReport.aspx?cross=P7TLdzSudAb

एम. के. देवरे  
सह दुय्यम निबंधक कुर्ला-3  
मुंबई उपनगर जिल्हा.



9/7/2021

Summary-2

2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



08/09/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 14071/2021

नोंदणी :

Regn:63m

गावाचे नाव : नाहूर

|  |  |
|--|--|
| (1) विवेधाचा प्रकार  | करारनामा   |
| (2) मोबदला   | 31894100   |
| (3) बाजारमाब(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 22455427.5   |
| (4) मून्नापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पाणिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका नं. 3102, माळा नं: 31 वा मजला,टॉवर -बी, इमारतीचे नाव: एंटेरनिया, ब्लॉक नं: मुलुंड पश्चिम मुंबई 400080, रोड : एल बी एस रोड, इतर माहिती: सोबल 7 टेन्डम कार्पाकिंग(सदनिकाचे रेरा क्षेत्र 1091 चौ.फुट कारपेट म्हणजेच 101.43 चौ. मी. कारपेट)( ( C.T.S. Number : 543 ; ) )   |
| (5) क्षेत्रफळ  | 1) 111.57 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करून देणा-या/सिद्धत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-ओबेरॉय कॅन्स्ट्रक्शन्स लिमिटेड चे ऑफो सिप्रेटरी शीतल नीचलानी व रोहन नाईक वॉके मुखत्यार पलक मकवाना बय:-35; पत्ता:-व्हाट नं: कौमर्ह, माळा नं: 3 रा मजला, इमारतीचे नाव: इंटरनॅशनल विजनेस पार्क, ओबेरॉय गार्डन सिटी, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AAACO1805E  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-होतू भागचंद दरवानी बय:-69; पत्ता:-व्हाट नं: सदनिका नं.502 , माळा नं: -, इमारतीचे नाव: सुषमोरे विल्डिंग, ब्लॉक नं: बांद्रा पाश्चिम मुंबई, रोड नं: विल्डिंग रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AUJPD9895N<br>2): नाव:-निशा होतू दरवानी बय:-56; पत्ता:-व्हाट नं: सदनिका नं -502 , माळा नं: -, इमारतीचे नाव: सुषमोरे विल्डिंग, ब्लॉक नं: बांद्रा पाश्चिम मुंबई, रोड नं: विल्डिंग रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AUJPD98546R |
| (9) दस्तऐवज करून दिव्याचा दिनांक   | 07/09/2021   |
| (10)दस्त नोंदणी केल्याचा दिनांक  | 07/09/2021   |
| (11)अनुक्रमांक,खंड व पृष्ठ   | 14071/2021   |
| (12)बाजारमाबाप्रमाणे मुद्रांक शुल्क  | 1595000  |
| (13)बाजारमाबाप्रमाणे नोंदणी शुल्क  | 30000  |
| (14)शेरा   |  |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-सेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेच आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 07/09/2021 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)

## Payment Details

| sr. | Purchaser                    | Type     | Verification no/Vendor | GRN/Licence        | Amount     | Used At | Deface Number    | Deface Date |
|-----|------------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1   | HOTU<br>BHAGCHAND<br>DARYANI | eChallan | 03006172021090600191   | MH005884684202122M | 1595000.00 | SD      | 0002843921202122 | 07/09/2021  |
| 2   | HOTU<br>BHAGCHAND<br>DARYANI | eChallan |                        | MH005884684202122M | 30000      | RF      | 0002843921202122 | 07/09/2021  |
| 3   |                              | DHC      |                        | 0709202108678      | 2000       | RF      | 0709202108678D   | 07/09/2021  |
| 4   |                              | DHC      |                        | 0709202108733      | 1200       | RF      | 0709202108733D   | 07/09/2021  |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





## OBEROI CONSTRUCTIONS LIMITED

Commerz, 3rd Floor, International Business Park,  
Oberoi Garden City, Off Western Express Highway,  
Goregaon (East), Mumbai - 400 063

Tel: +91 22 66773333 Fax: +91 22 66773334

CIN : U45202MH1993PLC074836

### CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF OBEROI CONSTRUCTIONS LIMITED HELD ON JANUARY 22, 2019 AT MUMBAI

"RESOLVED THAT in supersession of all earlier authorisations in this behalf, effective March 1, 2019, any one person from Group A jointly with any one person from Group B below ("Authorized Signatories") are authorized (i) to sign and execute Premises Ownership Agreements, Agreement for Sale, Tripartite Agreements, Transfer Agreements, Undertakings, Deeds of Confirmation, Deeds of Rectification, Deeds of Cancellation, Supplemental Agreements and all incidental deeds, agreements and writings in pursuance thereto relating to premises in projects (a) "Enigma" being constructed at CTS No. 475, 475/1 to 475/11 (part) of Village Mulund, Taluka Kurla, Mumbai Suburban District; (b) "Eternia" being constructed at CTS No. 543 Village Nahur, Taluka Kurla, Mumbai Suburban District; and (c) "Prisma" being constructed at C.T.S. No. 1B (part) of Village Majas, Taluka Andheri, Mumbai Suburban District (hereinafter referred to as the "Said Agreements"); (ii) to lodge the Said Agreements for registration and to appear before the concerned Sub-Registrar of Assurances to admit execution of the Said Agreements for the purpose of registration thereof either by the Authorized Signatories or any duly appointed authorised representative through them; and (iii) to do all such other deeds, acts and things as may be deemed necessary for giving effect to this resolution:

| Group A                    | Group B                 |
|----------------------------|-------------------------|
| 1. Ms. Rochelle Chatterjee | 1. Mr. Hitesh Naik      |
| 2. Ms. Kirti Chadha        | 2. Ms. Rakhee Desai     |
| 3. Ms. Priti Thakur        | 3. Mr. Nilesh Tank      |
| 4. Ms. Sharmin Murtuza     | 4. Mr. Pradeep Parmar   |
| 5. Ms. Bhavna Mordani      | 5. Mr. Rohan Naik       |
| 6. Ms. Sheetal Nichlani    | 6. Ms. Trupti Jani      |
| 7. Ms. Dipali Dhole        | 7. Mr. Abhishek Bajoria |
|                            | 8. Mr. Deepak Agrawal   |
|                            | 9. Mr. Jagdish Meriya   |
|                            | 10. Mr. Keyur Jangbari  |
|                            | 11. Ms. Swapna Khare    |

RESOLVED FURTHER THAT any Director or Company Secretary be and are hereby severally authorized to execute and if required to register, power of attorney/ies in favour of the Authorized Signatories for the authorisations contained herein."

*Certified True Copy*

For Oberoi Constructions Limited

Bhaskar Kshirsagar  
Company Secretary

451/4153

पावती

Original/Duplicate

Tuesday, December 15, 2020

नोंदणी क्र.: 39म

5:04 PM

Regn.: 39M

पावती क्र.: 4562 दिनांक: 15/12/2020

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल7-4153-2020

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: ओबेरॉय रियाल्टी लि. व इतर तर्फे ऑयोरॉराईज सिग्रेटरी किर्ती चढा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:17 PM ह्या वेळेस मिळेल.

सह दु.नि.का.बोरीवली7

बाजार मुल्य: रु.0.0/-

मोबदला रु.0.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008389234202021E दिनांक: 15/12/2020

बँकेचे नाव व पत्ता:



Js38W9mVz

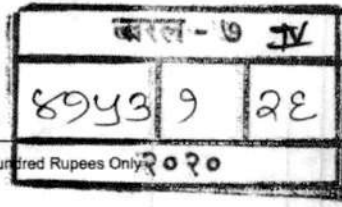
12/15/2020



CHALLAN  
MTR Form Number-6



|                             |                    |         |  |  |  |                     |         |       |  |
|-----------------------------|--------------------|---------|--|--|--|---------------------|---------|-------|--|
| GRN                         | MH008389234202021E | BARCODE |  |  | Date   | 15/12/2020-15:33:19 | Form ID | 48(f) |  |
| Department                  |                    |         |  |  | Inspector General Of Registration                            |                     |         |       |  |
| Type of Payment             |                    |         |  |  | Registration Fee   |                     |         |       |  |
| Office Name                 |                    |         |  |  | BRL7_JT SUB REGISTRAR BORIVALI 7                             |                     |         |       |  |
| Location                    |                    |         |  |  | MUMBAI   |                     |         |       |  |
| Year                        |                    |         |  |  | 2020-2021 One Time   |                     |         |       |  |
| Account Head Details        |                    |         |  |  | Amount In Rs.  |                     |         |       |  |
| 0030045501 Stamp Duty       |                    |         |  |  | 500.00   |                     |         |       |  |
| 0030063301 Registration Fee |                    |         |  |  | 100.00   |                     |         |       |  |
| Payer Details               |                    |         |  |  | Full Name  |                     |         |       |  |
|                             |                    |         |  |  | OBEROI REALTY LTD  |                     |         |       |  |
| Flat/Block No.              |                    |         |  |  |  |                     |         |       |  |
| Premises/Building           |                    |         |  |  |  |                     |         |       |  |
| Road/Street                 |                    |         |  |  |  |                     |         |       |  |
| Area/Locality               |                    |         |  |  |  |                     |         |       |  |
| Town/City/District          |                    |         |  |  |  |                     |         |       |  |
| PIN                         |                    |         |  |  | 0 0 0 6 3  |                     |         |       |  |
| Remarks (If Any)            |                    |         |  |  | SecondPartyName=NEHA SHAH-                                   |                     |         |       |  |
| Total                       |                    |         |  |  | 600.00 Words   |                     |         |       |  |
| Payment Details             |                    |         |  |  | PUNJAB NATIONAL BANK   |                     |         |       |  |
| FOR USE IN RECEIVING BANK   |                    |         |  |  |  |                     |         |       |  |
| Cheque-DD Details           |                    |         |  |  | Bank CIN Ref. No. 03006172020121501109 268555161             |                     |         |       |  |
| Chequer/DD No.              |                    |         |  |  | Bank Date RBI Date 15/12/2020-15:36:32 Not Verified with RBI |                     |         |       |  |
| Name of Bank                |                    |         |  |  | Bank-Branch PUNJAB NATIONAL BANK                             |                     |         |       |  |
| Name of Branch              |                    |         |  |  | Scroll No. , Date Not Verified with Scroll                   |                     |         |       |  |



Department ID : Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

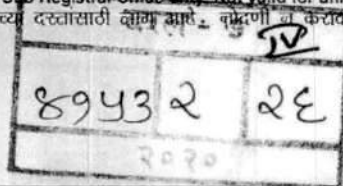
*(Handwritten signatures and initials)*



**CHALLAN**  
MTR Form Number-6



|                            |                                   |                       |                    |                           |                     |                      |                       |  |
|----------------------------|-----------------------------------|-----------------------|--------------------|---------------------------|---------------------|----------------------|-----------------------|--|
| GRN                        | MH008389234202021E                | BARCODE               |                    | Date                      | 15/12/2020-15:33:19 | Form ID              | 48(f)                 |  |
| Department                 | Inspector General Of Registration |                       |                    | Payer Details             |                     |                      |                       |  |
| Type of Payment            | Stamp Duty<br>Registration Fee    | TAX ID / TAN (If Any) |                    | PAN No.(If Applicable)    |                     |                      |                       |  |
| Office Name                | BRL7_JT SUB REGISTRAR BORIVALI 7  | Full Name             | OBEROI REALTY LTD  |                           |                     |                      |                       |  |
| Location                   | MUMBAI                            |                       |                    |                           |                     |                      |                       |  |
| Year                       | 2020-2021 One Time                | Flat/Block No.        |                    |                           |                     |                      |                       |  |
| Account Head Details       |                                   | Amount In Rs.         | Premises/Building  |                           |                     |                      |                       |  |
| 0030045501                 | Stamp Duty                        | 500.00                | Road/Street        |                           |                     |                      |                       |  |
| 0030063301                 | Registration Fee                  | 100.00                | Area/Locality      |                           |                     |                      |                       |  |
|                            |                                   |                       | Town/City/District |                           |                     |                      |                       |  |
|                            |                                   |                       | PIN                | 4                         | 0                   | 0                    | 0 6 3                 |  |
| Remarks (If Any)           |                                   |                       |                    |                           |                     |                      |                       |  |
| SecondPartyName=NEHA SHAH- |                                   |                       |                    |                           |                     |                      |                       |  |
| Total                      |                                   | 600.00                | Amount In          | Six Hundred Rupees Only   |                     |                      |                       |  |
|                            |                                   |                       | Words              |                           |                     |                      |                       |  |
| Payment Details            |                                   |                       |                    | FOR USE IN RECEIVING BANK |                     |                      |                       |  |
| PUNJAB NATIONAL BANK       |                                   |                       |                    |                           |                     |                      |                       |  |
| Cheque-DD Details          |                                   |                       |                    | Bank CIN                  | Ref. No.            | 03006172020121501109 | 268555161             |  |
| Cheque/DD No.              |                                   |                       |                    | Bank Date                 | RBI Date            | 15/12/2020-15:36:32  | Not Verified with RBI |  |
| Name of Bank               |                                   |                       |                    | Bank-Branch               |                     |                      |                       |  |
|                            |                                   |                       |                    | PUNJAB NATIONAL BANK      |                     |                      |                       |  |
| Name of Branch             |                                   |                       |                    | Scroll No. , Date         |                     |                      |                       |  |
|                            |                                   |                       |                    | Not Verified with Scroll  |                     |                      |                       |  |



Department ID : Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल केवल निवृत्तक कार्यालय नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी नोंदणी कार्यालयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced De

| Sr. No.                 | Remarks       | Defacement No.   | Defacement Date     | UserId | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1                       | (IS)-451-4153 | 0003836544202021 | 15/12/2020-17:04:02 | IGR196 | 100.00            |
| 2                       | (IS)-451-4153 | 0003836544202021 | 15/12/2020-17:04:02 | IGR196 | 500.00            |
| Total Defacement Amount |               |                  |                     |        | 600.00            |

|           |   |    |
|-----------|---|----|
| बल - ७ IV |   |    |
| ४९५३      | ३ | २६ |
| २०२०      |   |    |

POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, We, 1) MS. KIRTI CHADHA, 2) MS. SHEETAL NICHLANI, 3) MS. SHARMIN MURTUZA, 4) MS. BHAVNA MORDANI, 5) MS. DIPALI DHOLE, 6) MR. HITESH NAIK, 7) MR. PRADEEP PARMAR, 8) MR. ROHAN NAIK, 9) MS. RAKHEE DESAI, 10) MS. TRUPTI JANI, 11) MR. DEEPAK AGRAWAL, 12) MR. ABHISHEK BAJORIA, 13) MR. KEYUR JANGBARI, 14) MR. NILESH TANK, and 15) MR. JAGDISH MERIYA, all adults, Indian Inhabitant, having their office address at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai - 400 063, DO HEREBY SEND GREETINGS:

WHEREAS, We, jointly and/ or severally are/ may be authorized on behalf of Oberoi Realty Limited and/ or Oberoi Constructions Limited and/ or Incline Realty Private Limited ("said Companies"), all having their registered office at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai - 400 063 to sign and execute Premises Ownership Agreements, Agreement for Sale, Tripartite Agreements, Transfer Agreements, Undertakings, Deeds of Confirmation, Deeds of Rectification, Deeds of Cancellation, Supplemental Agreements, and all incidental deeds, agreements and writings in pursuance thereto relating to premises in the existing / future residential projects of the said Companies (hereinafter referred to as "the Said Agreements"), subject to conditions, if any, as may prescribed from time to time.

AND WHEREAS, the Said Agreements may be required to be registered with the registering authorities, appointed under the provisions of The Registration Act, 1908, or any other applicable Acts in force ("such matters").

AND WHEREAS, We are unable to attend to such matters personally and therefore, we while acting as the authorized signatories of the said Companies, are desirous of nominating, constituting and appointing, 1) MS. NEHA SHAH, 2) MS. ZEENAT JASNAIK, 3) MS. SNEHA KUMAR, 4) MS. CHANDNI MEHTA, 5) MS. MENAZ BHAVSAR, 6) MS. VAIBHAVI BHATT, 7) MS. RESHMA DEEPU, 8) MS. PALAK MAKWANA, 9) MS. TARANA SHAHDADPURI, 10) MS. JASMINE CHEMBURKAR, 11) MS. JENNIFER DSOUZA, 12) MS. LEEANN MASCARENHAS, 13) MR. NITESH VELONDE, 14) MR. NIKHIL KAVINKAR, 15) MR. GANESH MASANE, and 16) MR. PRAVIN MOHANE to act as the true and lawful Attorney to represent us for the purpose set out hereunder.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, 1) MS. KIRTI CHADHA, 2) MS. SHEETAL NICHLANI, 3) MS. SHARMIN MURTUZA, 4) MS. BHAVNA MORDANI, 5) MS. DIPALI DHOLE, 6) MR. HITESH NAIK, 7) MR. PRADEEP PARMAR, 8) MR. ROHAN NAIK, 9) MS. RAKHEE DESAI, 10) MS. TRUPTI JANI, 11) MR. DEEPAK AGRAWAL, 12) MR. ABHISHEK BAJORIA, 13) MR. KEYUR JANGBARI, 14) MR. NILESH TANK, and 15) MR. JAGDISH MERIYA, all of Mumbai, Indian Inhabitant, having their office address at Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai - 400 063, to be our true and lawful attorney ("the said Attorneys") to jointly and/or severally act for us and on our behalf to appear before the Registration Authorities appointed under the provisions of The Registration Act, 1908, or any other applicable Acts in force and to present and lodge for registration and admit execution with such authorities, the Said Agreements executed by us as authorized signatories of Oberoi Realty Limited and/ or Oberoi Constructions Limited and/ or Incline Realty Private Limited, as the case may be, and to do all acts and things necessary for effectively registering the Said Agreements.

AND WE DO HEREBY FURTHER AGREE to ratify and confirm all such acts, deeds, matters and things, done and executed by the said Attorneys, by virtue of these presents, as if the same were done by us personally present.

*(Handwritten signatures and initials of the attorneys listed in the text above)*

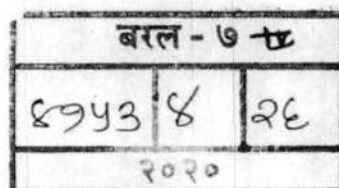


THIS POWER OF ATTORNEY SHALL REMAIN IN FORCE either till the time the said Attorneys are in employment of the group, or till March 31, 2024, whichever is earlier, and thereafter shall automatically stand cancelled, revoked, rescinded, terminated and withdrawn, without any further act, deed or notice.

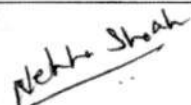




















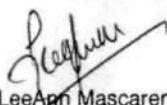








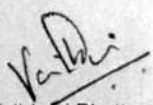







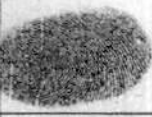






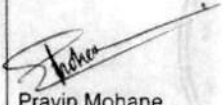


IN WITNESS WHEREOF, we have set and subscribed our respective hands unto this Power of Attorney at Mumbai on this 15<sup>th</sup> day of Dec, 2020

SIGNED AND DELIVERED by the withinnamed

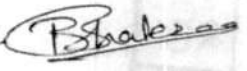
|  |   |   |  |   |   |
|--|---|---|--|---|---|
| <br>Kirti Chadha      |    |    | <br>Rakhee Desai       |    |    |
| <br>Sheetal Nichlani  |    |    | <br>Trupti Jani        |    |    |
| <br>Sharmila Murtuza |   |   | <br>Deepak Agrawal    |   |   |
| <br>Bhavna Mordani  |  |  | <br>Abhishek Bajoria |  |  |
| <br>Dipali Dhole    |  |  | <br>Keyur Jangbari   |  |  |
| <br>Hitesh Najik    |  |  | <br>Nilesh Tank      |  |  |
| <br>Pradeep Parmar  |  |  | <br>Jagdish Meriya   |  |  |
| <br>Rohan Naik      |  |  |  |   |   |



We accept the above,

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| <br>Neha Shah        |    |    | <br>Tarana Shahdadpuri |    |    |
| <br>Zeenat Jasnaik   |    |    | <br>Jasmine Chemburkar |    |    |
| <br>Sneha Kumar      |    |    | <br>Jennifer Dsouza    |    |    |
| <br>Chandni Mehta    |    |    | <br>LeeAnn Mascarenhas |    |    |
| <br>Menaz Bhavsar    |   |    | <br>Nitesh Velonde     |   |    |
| <br>Vaibhavi Bhatt |  |  | <br>Nikhil Kavinkar  |  |  |
| <br>Reshma Deepu   |  |  | <br>Ganesh Masane    |  |  |
| <br>Palak Makwana  |  |  | <br>Pravin Mohane   |  |  |

Klitness :-

✓ Ravi Bhalerao: 

✓ Mandar Yesware: 

