



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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

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

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



Dated: 10/11/2023

Place: Mumbai

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

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

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Annexure I – Project details of project "Forestville – Phase 1"

Project name	Forestville – Phase 1	
Project address	Forestville by Oberoi Realty, Next to Sandoz Post Office, Kolshet Road, Thane 400 607	
No of buildings, wings, proposed floors	3 Residential Buildings of 60 storey (presently estimated)	
Total no of flats in the project	1,257 units (as per RERA)	
Total no of flats available for sale	1,257 units	
No of flats allotted to landowner/ULC authorities	N.A.	
Areas of Flats	Detail in Annexure - A	
Stage of construction	Tower A – 6th Slab Completed Tower B – 7th Slab Completed Tower C – 10th Slab Completed	
Date of Completion of the project	December 31, 2029 (as per RERA)	
Name & address of the builder	Oberoi Realty Limited Commerz, 3 rd Floor, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai 400 063	
Contact person	Mr. Abhishek Bajoria	
Telephone No.	+91-22-6677 3333	
Mobile No.	+91-9930966354	
Fax No.	+91-22-6677 3334	
Email address	abhishek.bajoria@oberoirealty.com	
Name of bank where the builders has an account with Bank A/c No.	Beneficiary Name	Oberoi Realty Limited – Forestville – Phase I – Collection Account
	Bank Name	Axis Bank Limited
	Branch	Goregaon (East)
	Account No	922020035305652
RTGS/NEFT Details [VAN details]	Refer Annexure III	
	RTGS IFSC Code	UTIB0CCH274
	NEFT IFSC Code	UTIB0CCH274
	Swift Code	AXISINBB373
Detailed of Construction Finance Loans availed by the builder (if any)	<p>No loans taken on Forestville Phase 1. Details of other loans taken are as follows:</p> <ol style="list-style-type: none"> 10,000 Listed, Rated, Redeemable, Secured Non-Convertible Debentures of face value of Rs. 10,00,000/- Term Loan of Rs. 1,800 crores availed from HDFC Limited on Commerz III project WCDL/OD facility of Rs. 300 crores availed from Axis Bank Limited. Term Loan of Rs. 1,000 crores availed from ICICI Bank. 	

Note: Information provided in respect of estimated are based on current management plans and subject to change.

