

1/1/2025

07/03/2025 | SBE Panvel | 30yr | Vishant SSV

Scan Done
01/02/2025

Scanned
1653725

AGREEMENT FOR SALE OF PREMISES

Dated This 30 Day of JAN, 2025

BETWEEN

OBEROI REALTY LIMITED

("THE PROMOTER ")

AND

1. Mr. Manish Pradhuman Narayan Mishra
2. Mrs. Kamlavati Pradhuman Narayan Mishra

("THE ALLOTTEE/S")

FOR

FLAT No. 5508
FLOOR No. 55
TOWER B
JARDIN




मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
30 January 2022					19/20/AM
परचक्र नं. 92	192	जिल्हा	ठाणे	मूल्य विभाग	ठाणेचा जिल्हा
मप मूल्यांकन	2- 192 4000/2000 मीटर क्षेत्रातील विकसित भाग वसंतविहार व पंचारम्वार इत्यादी सर्व क्रमांक				
विकास संस्था	Urban Municipal Corporation	सर्व्हे नंबर नं. भू. क्रमांक	सर्व्हे नंबर 192		
कार्यिक मूल्य दर तक्त्यानुसार मूल्यदर क.					
खुल्या जमिनीचे मूल्य	निवासी सदनिकाचे मूल्य	कायदाद्वारे	दुकाने	औद्योगिक	मोजक्याने टॅक्साचे मूल्य
165200	165200	165200	176300	165200	
वाणीव क्षेत्राची माहिती					
बांधकाम क्षेत्राचे क्षेत्र	1.02 चौ. मीटर	मिळकतीचे वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1- बांधीव	मिळकतीचे वर्ग	1- 200	बांधकामाचा दर	Rs. 2000/-
सदकाचे सुविधा	बांधीव	मजला	21st and Above		
प्रकारचे क्षेत्र	Above 2 hecter				
Sale Type - First Sale					
Sale of Saleable Properties controlled after circular dt 02/01/2018					
(सूत्र) प्रकल्प क्षेत्राप्रमाणे दर	= मिळकतीचा प्रति चौ. मीटर मूल्यदर * 165200				
प्रकल्प क्षेत्राप्रमाणे दर	निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs. 151725/-				
मजला विहाय घट वाढ	= 110 - 100 Apply to Rate = Rs 166898/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टॅक्सेवारी + खुल्या जमिनीचा दर = (166898-162000) * (100 + 100) + 162000 = Rs 166898/-				
A) मूल्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 166898 * 144.28 = Rs 2408043.44/-				
B) बांधीव जाहण तक्काचे क्षेत्र	27.88 चौ. मीटर				
बांधीव जाहण तक्काचे मूल्य	= 27.88 * (151725 * 25/100) = Rs 1057523.25/-				
Applicable Rules	4, 5, 8, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	(A) मिळकतीचे मूल्य - तक्काचे मूल्य - मजला-यानुसार क्षेत्र मूल्य - लगेच्या मजलीय मूल्यदरचे तक्काचे मूल्य - वरील प्रमाणे मूल्य बांधीव जाहण तक्काचे मूल्य - खुल्या जमिनीवरील बांधकाम मूल्य - इमारती भवकतीचा सुवात करचे मूल्य - बांधीव जाहण तक्काचे मूल्य = A - B + C + D - E + F - G + H + I + J = 2408043.44 - 0 + 0 + 0 + 1057523.25 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 25137567/- = २ दोन करोड एकावत्र लाख सद्तीस हजार पाच शे सदसप्त /-				

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

ट न न १२
दस्त क्र. १६५३ / २०२५
१ | १६०



CHALLAN
MTR Form Number 6

GRN	MHO15276859202425E	BARCODE		Date	30/01/2025	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Sale of Non-Judicial Stamps IGR Rest of Maha			TAX ID - TAN (If Any)			
Office Name	THN12 THANE NO 12 JOINT SUB REGISTR			PAN No (If Applicable)			
Location	THANE			Full Name	OBEROI REALTY LIMITED		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 5508 N JARDIN TOWER A		
Account Head Details		Amount In Rs.		Premises/Building			
0030046401	Sale of Non-Judicial Stamp		2453000.00	Road/Street	OFF POKHRAN ROAD NO 2		
				Area/Locality	THANE WEST THANE		
				Town/City/District			
				PIN	4 0 0 0 1 1		
				Remarks (If Any)	SecondPartyName=MANISH PRADHUMAN NARAYAN MISHRA-		
				Amount In	Twenty Four Lakh Fifty Three Thousand Rupees Only		
				Words			
Total		24,53,000.00		FOR USE IN RECEIVING BANK			
Payment Details		STATE BANK OF INDIA		Bank CIN	Rei No	00940572025513049624 CKUUGJHLF9	
Cheque-DD Details				Bank Date	RBI Date	30/01/2025-15/01/27 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA	
Name of Bank				Scroll No. . Date		Not Verified with Scroll	
Name of Branch							

Department ID :
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
याच दस्तऐवज केवल पुरस्कार लिहाय कार्यालयत बोंदणी करावयाच्या दस्तावेजां लागू आहे. बोंदणी न करावयाच्या दस्तावेजां लागू नाही.

ट न न १२
दस्त क्र. १६५३ / २०२५
२ १८०



CHALLAN
MTR Form Number-6



GRN	N/1015/2025/9/145200	BARCODE	Date 30/01/2025-11:55:27		Form ID 259
Department	Inspector, Office of Registration	Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)			
	Sale of Non-Judicial Stamps (CR Rest of Maha)	PAN No. (If Applicable)			
Office Name	THANE NO. 12 JOINT SUB REG STR	Full Name	OBEROI REALTY LIMITED		
Location	THANE	Flat/Block No.	FLAT NO.5508 IN JARDIN TOWER B		
Year	2024-2025 One time	Premises/Building	OFF POKHRAN ROAD NO. 2		
Account Head Details	Amount In Rs.	Road/Street	THANE WEST, THANE		
003004641 Sale of Non-Judicial Stamp	2453000.00	Area/Locality	PIN 4 0 0 6 1 0		
		Town/City/District	Remarks (If Any)		
			SecondPartyName=MANISH PRADHUMAN NARAYAN MISHRA-		
			Amount In		
			Twenty Four Lakh Fifty Three Thousand Rupees Only		
Total	24,53,000.00	Words			
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No	00040572025013049624	CK00GIHLTG	
Cheque/DD No.	Bank Date	RBI Date	30/01/2025-13:01:47	Not Verified with RBI	
Name of Bank	Bank-Branch STATE BANK OF INDIA				
Name of Branch					
Department ID	<div style="display: flex; justify-content: space-between;"> <div> <p>NOTE:- This challan is valid for document to be registered in Sub-Register office only. Not valid for attestation of documents.</p> <p>इस चालान का उपयोग केवल न्यायिक दस्तावेजों के पंजीयन के लिए है। इसका उपयोग दस्तावेजों के प्रमाणित करने के लिए नहीं किया जा सकता है।</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>दस्तावेज क्र. 9875 / 2025</p> <p>य 900</p> </div> <div style="text-align: right;"> </div> </div>				
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	IS-530-1033	0009449161202425	30/01/2025-14:54:21	IGR540	2453000.00
Total Defacement Amount					24,53,000.00

Pradhuman

Mishra

महेश्वरी

AGREEMENT FOR SALE OF PREMISES

THIS AGREEMENT is made at Mumbai this 30 day of JAN, 2025

BETWEEN

OBEROI REALTY LIMITED a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Commerz, 3rd floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai - 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**

ट न न १२
१६५
ए १००



AND

Mr. Manish Pradhuman Narayan Mishra, Mrs. Kamlavati Pradhuman Narayan Mishra, having his/her/their address at B/2007, Dosti Corona, Dosti Imperia, Ghodbunder Road, Opposite R Mall, Thane west, Thane- 400610, hereinafter referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenery and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last surviving Trustee and his or her assigns and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.



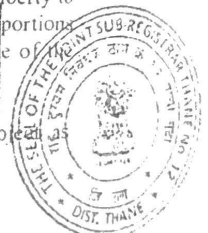
Ms. Ar
महेश्वरी

D1. The Promoter shall amend / modify / replace / substitute the layout, planning and design of the Larger Property such that there is a single composite layout for the Larger Property. In this case, the Whole Project shall form a part of such single/composite layout, and, the other portions of the Larger Property (presently identified as Plot B and Plot D in the Approved Layout) shall also form a part of such single/composite layout. The portions of the land shown bounded in blue colour boundary line on key plan section of the ALPS and marked as 'Future Development' will be developed in future by the Promoter for residential / non-residential / mixed users as the Promoter may deem fit. In case the layout and planning is amended as envisaged herein, the plan area for FSI computation and the calculations for and provision of open space, R.C. and other areas shall be undertaken across the Larger Property and there will be imbalance of FSI across the Larger Property. The Whole Project Included Amenities shall be usable by the allottees/users in the Whole Project and not by any allottees/users in Plot B / Plot D / other portions of the Larger Property or any other portions of the land that may be developed by the Promoter shall be for the facilities and amenities in Plot B / Plot D / other portions of the Larger Property/ any other portions of the land that may be developed by the Promoter shall be for the exclusive use of the allottees/users therein and the Allottee/s and other users in the Whole Project shall not be permitted to use the same. Apart from the common areas, facilities and amenities in Plot B / Plot D / other portions of the Larger Property/ any other portions of the land that may be developed by the Promoter may provide other exclusive use of the allottees/users therein, the Promoter may provide other facilities/amenities areas such as hotel/s, school/s, clubhouse/s etc. on any locations in Plot B / Plot D / other portions of the Larger Property/ any other portions of the land that may be developed by the Promoter that may be for the general public and the Allottee/s may be entitled to use the same on the terms that are applicable to the general public including payment of such fees/charges as may be prescribed.

D2. Thus, even in case the layout of the Larger Property is amended as envisaged at Recital D1 above, the Promoter shall have full freedom and entitlement to develop Plot B / Plot D / other portions of the Larger Property/ any other portions of the land that may be developed by the Promoter how it deems fit and for such users it desires and the Allottee/s has no objection thereto and shall not cause any impediment thereto. The Allottee/s is aware that the Larger Property is of substantial area and the development thereof will take many years and therefore, the planning, design and development of Plot B / Plot D / other portions of the Larger Property shall undergo substantial and extensive modifications / amendments / replacements / substitutions over many years. The Allottee/s consent to the Promoter's fundamental right, entitlement and liberty to develop the Plot B / Plot D / other portions of the Larger Property/ any other portions of the land that may be developed by the Promoter how it deems fit as one of the essences of the present contract.

E. The principal and material aspects of the development of the Whole Project as disclosed by the Promoter are briefly stated below:

- (i) The Whole Project shall be developed in a phase wise manner.
- (ii) The Promoter proposes to utilize a maximum FSI as per applicable laws for the time being in force, on gross plot area of the Larger Property (which is estimated to be 10 FSI) plus ancillary FSI plus free of FSI areas plus parking areas and the amenities ("Full Development Potential of the Whole Project") in the course of the phase wise development of the Whole Project. The Full Development Potential of the Whole Project may very well increase over and above what is mentioned hereinabove due to any reasons (whether changes in law policy, judgments of Courts of Law, directions orders passed by Maharashtra the Authority, planning by the Developer, or otherwise) and



Handwritten signature and date '27/07/22' in blue ink, written over a grid pattern.



Handwritten signatures and notes at the bottom of the page, including '27/07/22' and other illegible scribbles.

the Promoter shall be entitled to use, consume, exploit, construct, develop, sell and market any such increased/further/future development potential in the Whole Project howsoever it deems fit.

- (iii) The Promoter has disclosed to the Allottee/s the designated proposed use of the various buildings/structures/towers/wings in the Whole Project/Plot A including *inter alia*, the Real Estate Project (defined below), the Future Component of the Whole Project (defined below), the Whole Project Included Amenities (defined below), and the phase/s in which the Promoter proposes to develop the Whole Project by utilizing the Full Development Potential of the Whole Project ("Approved Layout With Phasing/User Superimposed" or "ALPS") and the layout whereof is annexed to this Agreement as Annexure "1".
- (iv) The Allottee/s has/have also perused copies of the layout approval of the Whole Project dated 24th November 2023 bearing reference V.P. NO.: S04/0183/20 (Plot-A) TMC/TDD/0030/[P/C]23/AutoDCR ("Approved Layout") issued by Thane Municipal Corporation ("TMC"), which is annexed to this Agreement as Annexure "2".
- (v) The ALPS annexed as Annexure "1" hereto discloses *inter-alia*;
- (a) The Real Estate Project (defined below);
- (b) Apart from the Real Estate Project, the Promoter proposes to develop/is developing the following in the Whole Project:-
- (I) Buildings/structures/towers/wings presently identified as Tower-D and Tower-E along with their respective common areas, facilities and amenities being developed/proposed to be developed in the Whole Project (hereinafter be referred to as the "Future Component of the Whole Project"). The Future Component of the Whole Project shall be developed/being developed in such manner as the Promoter may in its sole discretion deem fit in such areas as may be designated by the Promoter. The Approved Layout details the presently approved parameters of the Whole Project.
- (II) The user of the Future Component of the Whole Project may be for residential or any commercial / mercantile / non-residential. The Promoter may provide the Future Component of the Whole Project with certain common areas, facilities and amenities that shall be exclusively made available to and usable by such persons as the Promoter may in its sole discretion deem fit including the allottees in the Future Component of the Whole Project. All shall not be available to the Allottee/s or any other allottees/occupants of apartments/flats in the Real Estate Project.
- (III) Such other buildings/structures/towers/wings as sanctioned by the competent authorities.
- (c) In the Whole Project, the Promoter has proposed 2 (two) Recreation Ground (R.G.) areas admeasuring approximately 5,741.31 square meters and 2,452.38 square meters, which are respectively shown in green colour hatch in the ALPS attached in Annexure "1" hereto and

ट न न १२	
दस्त क्र. १६५३ / १२०२५	
e	१७०



[Handwritten signature]
महानगरपालिका कार्यालय, ठाणे

4 *[Handwritten mark]*

identified as "R.G.1 at Ground Level" and "R.G.2 at Ground Level" respectively. Apart from the R.G.1 at Ground Level and R.G.2 at Ground Level, the Promoter has proposed further R.G. areas at the podium level which may increase or decrease over time. If applicable law permits the minimum R.G. on mother earth/ground level to be reduced/modified/alterd in a manner that permits the said R.G.1 at Ground Level / the said R.G.2 at Ground Level or any portions thereof to be developed, the Promoter shall develop the same as it may deem fit, provided that the Promoter shall provide the minimum R.G. as per applicable law. The Allottee/s is aware that the size, shape, dimensions and identification of the R.G.1 at Ground Level and R.G.2 at Ground Level are subject to changes and modifications over time and are not inviolate and no commitment of any nature is made by the Promoter vis-à-vis the size, shape, dimensions and identification of the R.G.1 at Ground Level and R.G.2 at Ground Level.

(d) 6,955 square meters of the Whole Project is affected by Garden Reservation, out of which, a portion admeasuring 4,868.95 square meters shown in light green wash in the ALPS attached in Annexure "I" hereto is required to be handed over to TMC as per present applicable law and policy ("Garden Reservation Handover Area") in accordance with the sanctioned plans, proposed plans and approvals and permissions and in the manner the Promoter may deem fit. The balance portion of the Whole Project affected by Garden Reservation shall be developed by the Promoter under the Accommodation Reservation Policy or any other provisions of UDCPR/applicable law in the form of Tower-E or in any other towers/wings/structures/buildings as may be permissible.

(vi) The common areas to be provided in the Whole Project including the Real Estate Project are listed in **Part A of the Fourth Schedule**. The facilities/amenities to be provided in the Whole Project including the Real Estate Project are listed in **Part B of the Fourth Schedule**. The facilities/amenities to be provided in the form of open spaces in the Whole Project including the Real Estate Project are listed in **Part C of the Fourth Schedule**. The common areas, facilities/amenities described in **Parts A, B & C of the Fourth Schedule** are usable by all the allottees in the Whole Project and are hereinafter collectively referred to as "**Whole Project Included Amenities**". The Whole Project Included Amenities shall be used and accessed by all allottees in the Whole Project.

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

१०	
१०	१६०



(viii) The name of the Future Component of the Whole Project and any branding/designation of the entire development of the Whole Project (or any part's thereof) shall be as decided by the Promoter from time to time

१०/११/११

१

2 at Ground Level
 level and R.G.2 at
 R.G. areas at the
 me. If applicable
 und level to be
 said R.G.1 at
 rtions thereof
 t may deem
 R.G. as per
 mensions
 Ground
 re not
 r vis-
 at

- (ix) The nature of development of the Whole Project will be phase-wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- (x) The scheme and scale of development proposed to be carried out by the Promoter on the Whole Project shall be in accordance with applicable law as amended from time to time.
- (xi) The Promoter shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter may in its sole discretion deem fit on the Whole Project and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites.
- (xii) The details of formation of the Society (defined below), Other Societies (defined below) and conferment of title upon the Society and Other Societies with respect to the towers in the Whole Project and the Whole Project Included Amenities is more particularly mentioned at Clause 10 below.
- (xiii) The statutory approvals may require the Promoter to construct and/or hand over certain stipulated percentage of the Whole Project to the concerned authorities or develop the same as public amenity. The Promoter shall determine and identify the portion and location of the Whole Project to be handed over for complying with the terms and conditions of statutory approvals.
- (xiv) The Government (state/central) and/or authorities are developing and may in future develop public infrastructure projects adjacent to and/or around the Whole Project. The Allottee/s confirms that the provision or non-provision of public infrastructure around the Whole Project is not a relevant factor in the Allottee/s deciding to purchase and acquire the said Premises.
- (xv) The Promoter would be entitled to aggregate any contiguous/adjoining land parcel with the development of the Whole Project/Plot A as provided under the first proviso to rule 4(4) of RERA Rules (defined below).
- (xvi) The Promoter is entitled to amend, modify and/or substitute the proposed future and further development of the Whole Project/Plot A ("Proposed Future and Further Development of the Whole Project/Plot A"), in full or in part, as may be required by the applicable law from time to time.

ट न न १२	
दस्त क्र: १६१३	११
११	१००

The principal and material aspects of the development of the Larger Property as disclosed by the Promoter are briefly stated below-

The Larger Property shall be developed in a phase wise manner over a span of several years.

- (ii) The Promoter proposes to utilize a maximum FSI as per applicable laws for the time being in force, on gross plot area of the Larger Property (which is estimated to be 10 FSI) plus ancillary FSI plus free of FSI areas plus parking areas and the amenities ("Full Development Potential of the Larger Property") in the course of the phase wise development of the Larger Property. The Promoter shall be entitled to use, consume, exploit, construct,



Handwritten signatures and dates:
 12/11/21
 12/11/21
 12/11/21

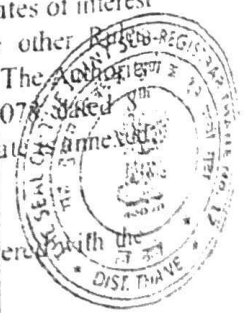
develop, sell and market any such increased/further/future development potential in the Larger Property howsoever it deems fit.

- (iii) The Promoter shall construct various buildings / structures / towers / wings / areas / spaces in the Larger Property at any locations shown on the A.P.S.
- (iv) The nature of development of the Larger Property will be phase-wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- (v) The details of formation of the Apex Body (defined below) and conferment of title upon the Apex Body with respect to portions of the Larger Property is more particularly mentioned at Clause 10.3 below. The portion of the Larger Property left over after handing over the stipulated percentage if any, to the TMC or statutory authority and/or developing as a Public Amenity including the Garden Reservation Handover Area, set back land, reservations, Whole Project Included Amenities, would be available for transfer to the Apex Body as mentioned at Clause 10.3 below.
- (vi) The statutory approvals may require the Promoter to construct and/or hand over certain stipulated percentage of the Larger Property to the concerned authorities or develop the same as public amenity. The Promoter shall determine and identify the portion and location of the Larger Property to be handed over for complying with the terms and conditions of statutory approvals.
- (vii) The Promoter would be entitled to aggregate any contiguous/adjoining land parcel with the development of the Larger Property as provided under the first proviso to rule 4(4) of RERA Rules (defined below).

F. The development of the Whole Project is presently known as 'Jardin at Oberoi Garden City' and comprises of *inter-alia* Towers A, B, C, Future Component of the Whole Project, Garden Reservation Handover Area, R.G.1 at Ground Level and R.G.2 at Ground Level. Out of the aforesaid envisaged development, Towers A, B and C are presently being developed as Phase 1 of the Whole Project and is registered under the name of 'OGC Thane Phase 1' ("the Real Estate Project") by the Promoter with the Maharashtra Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules") and the other Rules, Regulations, Circulars and Rulings issued thereunder from time to time. The Authority has duly issued the Certificate of Registration No. PR1331012400078, dated 30th October 2024 for the Real Estate Project. A copy of the RERA Certificate is annexed and marked as Annexure "4" hereto.

- G. The principal and material aspects of the Real Estate Project as registered with the Authority, are briefly stated below:
- (i) Towers A, B and C constitute the Real Estate Project in accordance with the provisions of RERA and the RERA Rules. The Real Estate Project is being constructed and developed upon a portion of the Larger Property and is identified in green colour wash on the plan annexed and marked as Annexure "1" hereto and is more particularly described in the Second Schedule hereunder written.

दस्तावेज नं. 92
दस्तावेज क्र. 9643 / 2024
92 9600



Handwritten signatures and text at the bottom of the page, including 'असहायक' and '10/10/24'.

- P. The carpet area of the said Premises as defined under the provisions of RERA, is more particularly described in the **Sixth Schedule** hereunder written.
- Q. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- R. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase and acquire from the Promoter, the said Premises, at or for the price more particularly described in the **Sixth Schedule** hereunder written and upon the terms and conditions mentioned in this Agreement. Prior to the execution of these presents, the Allottee/s has/have paid to the Promoter part payment of the Sale Price (defined below) as more particularly described in the **Sixth Schedule** hereunder written and agreed for the said Premises to be sold by the Promoter to the Allottee/s as advance payment and part of the Earnest Money (defined below) (the payment and receipt whereof the Promoter both hereby admits and acknowledges).
- S. Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee/s i.e. this Agreement and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- T. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee/s hereby agree(s) to purchase and acquire, the said Premises.
- U. This Agreement shall be subject to the provisions of RERA, RERA Rules and all other Rules, Regulations, Office Orders, Circulars, Notifications and Rulings made thereunder and/or by the Authority/Appellate Tribunal from time to time.

V. The list of Annexures attached to this Agreement are stated hereinbelow:

Annexure "1"	Copy of the ALPS and the plan indicating the whole Project and the Real Estate Project;
Annexure "2"	Copy of the Approved Layout;
Annexure "3"	Copy of the Title Certificate;
Annexure "4"	Copy of the RERA certificate;
Annexure "5"	Copy of the DP and CC;
Annexure "6"	Copy of the plan of the said Premises;
Annexure "7"	Copies of the 7/12 Extracts for Survey Nos.124, Survey No.125, Survey No.126A Hissa No.1(part) now bearing Survey No.126A Hissa No.1/A, Survey No.128A now bearing Survey No.128/A Hissa No.1, Survey No.504 Hissa No.1, Survey No.504 Hissa No.2(part) now bearing Survey No.504 Hissa No.2/A, Survey No.505 Hissa No.1(part) now bearing Survey No.505 Hissa No.1/A and Survey No.505 Hissa No.2 collectively admeasuring approximately 62,540 square metres as per 7/12 Extracts situate at Village Panchpakhadi; and lands bearing Survey No.172 Hissa No.1, Survey No.176 Hissa No.1, Survey No.176 Hissa No.5, Survey No.176 Hissa No.6, Survey No.176 Hissa No.7, Survey No.177, Survey No.178, Survey No.179, Survey No.180 Hissa No.1, Survey No.181 Hissa No.2, Survey No.182 Hissa No.1B now bearing Survey No.182 Hissa

ट न न १२

9 E 960



12

A.A.A. 4

महिला एल-18/21

Annexure "8"

No.1/B, , Survey No.283 Hissa No.7C now bearing Survey No.283 Hissa No.7/C, Survey No.283 Hissa No.8C now bearing Survey No.283 Hissa No.8/C, Survey No.362 Hissa No.1, Survey No.362 Hissa No.2, Survey No.491 collectively admeasuring approximately 1,77,534 square metres as per 7/12 Extracts situate at Village Majiwade in the Taluka and District of Thane in the Konkan Division of the State of Maharashtra; and Copy of the typical floor plan wherein the said Premises shall be situated.

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

1. INTERPRETATION

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

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

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

3. PURCHASE OF THE SAID PREMISES AND SALE PRICE

- The Allottee/s hereby agree(s) to purchase and acquire from the Promoter, and the Promoter hereby agree(s) to sell to the Allottee/s, the said Premises with carpet area as per RERA as more particularly described in the **Sixth Schedule** hereunder written and as shown at present in the floor plan wherein the said Premises are situated, which is annexed and marked **Annexure "8"** hereto together with the Exclusive Areas as mentioned in the **Sixth Schedule** hereunder written (if any), at and for the Sale Price more particularly mentioned in the **Sixth Schedule** hereunder written.

र न न १२	
दस्त क्र. १६५३/२०	
१६	१६०

- The Promoter shall provide to the Allottee/s, the car parking space/s at Level 4 level (Covered/Thodem) car parking unit bearing no.121 and 122 each admeasuring 114 sq.ft. having 16.40 ft. length x 8.20 ft. breadth x 7.00 ft. vertical clearance, as a common area and more particularly mentioned in the **Sixth Schedule** hereunder written and shall charge no consideration thereon

- The Sale Price for the said Premises (inclusive of the proportionate price of the Exclusive Areas, if any) is mentioned in the **Sixth Schedule** hereunder written ("the Sale Price"). It is expressly agreed between the Parties that for the purpose of this Agreement, 20% (twenty percent) of the Sale Price is earnest money and is referred to herein as the "Earnest Money".

- The Allottee/s has/have paid before execution of this Agreement, part payment

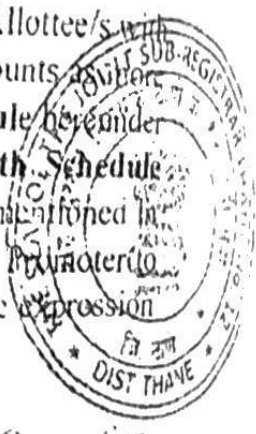


Mait
13
अभिजातल सेल- 100 2/1
A R

Larger Property including *inter-alia*, club house membership fee, development charges, electricity, gas connection, water meter charges, legal charges, society formation charges, share application charges, corpus fund, local taxes including property taxes, betterment charges, other indirect taxes of every nature, or such other levies by the TMC or other concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Whole Project and/or the Larger Property. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee/s further agree(s) that till the Allottee/s share is so determined by the Promoter at its sole discretion, the Allottee/s shall pay to the Promoter provisional monthly contribution as mentioned in the **Ninth Schedule** hereunder written. It is further clarified and agreed that the Allottee/s shall be liable to bear and pay such monthly contribution/maintenance charges from the date(s) specified in this Agreement irrespective of whether or not the Allottee/s has have taken possession of the said Premises. For the purposes of this clause, the expression "Promoter" includes its nominee/s.

7.1.10 The Allottee/s shall, before delivery of possession of the said Premises in accordance with this Clause 7, deposit such amounts as mentioned in the **Eighth Schedule** and **Ninth Schedule** hereunder written with the Promoter. The amounts as more particularly mentioned in the **Eighth Schedule** hereunder written are not refundable and can be appropriated by the Promoter and no accounts or statement will be required to be given by the Promoter to the Allottee/s in respect of the above amounts deposited by the Allottee/s with the Promoter. The Allottee/s shall make payments of such amounts as more particularly mentioned in the **Eighth Schedule** and **Ninth Schedule** hereunder to the bank account of the Promoter, as detailed in the **Sixth Schedule** hereunder written. The unspent balance, if any, of the amounts mentioned in the **Ninth Schedule** hereunder written, shall be delivered by the Promoter to the Society, without interest. For the purposes of this clause, the expression "Promoter" includes its nominee/s.

38	960
----	-----



7.1.11 If within a period of 5 (five) years from the date of receipt of the Occupation Certificate of the said Tower, the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the Real Estate Project or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect (at actuals) in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s and/or any other allottees in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Allottee/s and/or any other allottee person in the Real Estate Project and/or the Whole Project and/or the Larger Property. The Allottee/s is/are aware and agree(s) and confirm(s) that the said Premises shall be of RCC structure with normal brick/block wall-dry wall with gypsum/putty/cement plaster. The Allottee/s is/are aware that the said Tower is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the said Tower at various places or

Handwritten signatures and notes at the bottom left of the page.

Handwritten mark or signature at the bottom right.

Basement + Lower Ground + Ground Floor + 1st to 5th Level Parking Floor + Level Stilt Floor; **Tower B**- Basement + Lower Ground + Ground Floor + 5th Level Parking Floor + 6th to 67th Floor; **Tower C**- Basement + Lower Ground + Ground Floor + 1st to 5th Level Parking Floor + 6th to 65th Floor. The Allottee/s has/have been made aware that subject to receipt of necessary approvals in accordance with specifications with respect to the Real Estate Project being Tower A, B and C, the Allottee/s hereby give(s) his/her/its/their irrevocable consent for the same and stand revised as may be approved by TMC under applicable laws and through further the Allottee/s shall not either through himself/herself/itself and/or through any third party(s) raise any disputes and/or any claims in respect of the same. The Promoter may construct the Real Estate Project upto 70 upper habitable residential floors. The Promoter may construct lesser number (i.e. less than 70) of upper habitable residential floors

8.42 The Allottee/s hereby undertake(s) not to hereafter raise any objection to or interfere on any matter relating to public amenity and/or public infrastructure projects.

EVENTS OF DEFAULT

9.1 If one or more of the events or circumstances set out in Clause 9.2 ("Event of Default") shall have happened, then the Promoter shall call upon the Allottee/s by way of a written notice ("Rectification Notice") to rectify the same within a period of 15 (fifteen) days from the date thereof ("Cure Period"). If the Allottee/s fails to rectify such Event of Default within the Cure Period, then the same shall be construed as a default ("Default").

9.2 Subject to Clause 9.1 above, the following events shall be construed as a Default:-

9.2.1 If the Allottee/s delay(s) or commit(s) default in making payment of any instalment or any other amount payable under this Agreement, including taxes, etc. or otherwise, including as set out in this Agreement;

9.2.2 If the Allottee/s fails to take possession of the said Premises in terms of Clause 7.1 above;

9.2.3 If the Allottee/s commit(s) breach of any terms, conditions, covenants, undertakings and/or representations and/or warranties as given by him/her/it in this Agreement (including in Clause 8 (Covenants of the Allottee/s) above and/or any other writings and/or the terms and conditions of layout, DP, U.L.C. Permissions, N.O.C. and other sanctions, permissions, undertakings and affidavits etc.;

9.2.4 If the Allottee/s has/have been declared and/or adjudged to be bankrupt etc and/or ordered to be wound up or dissolved;

9.2.5 If the Allottee/s is/are, convicted of any offence involving fraud and/or sentenced to imprisonment for any offence not less than 6 months;

9.2.6 If a Receiver and/or a Liquidator and/or Official Assignee or any person is appointed for the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s;

रज न १२
दस्ता क १६५३
४३ १६००



On or towards North
On or towards South

S No 283/2 B
S No 126A

Part B
(Description of the Whole Project)

All those pieces and parcels of land admeasuring in the aggregate approximately 8209.78 sqm units bearing Survey Nos. 172/1, 176/1, 176/5, 176/6, 176/7, 283/2 C, 283/8 C situated at Village Majiwade in the Taluka and District of Thane in the Konkan Division of the State of Maharashtra, and bounded as follows:-

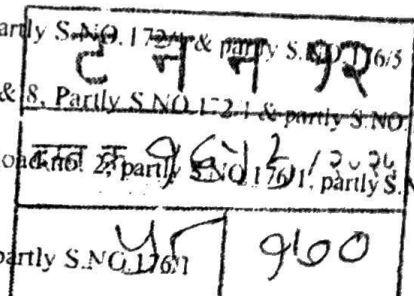
On or towards East : Survey No.342 and Barrister Nath Pai Marg
On or towards West : Survey No.283/6 B
On or towards North : Survey No.283/2 B
On or towards South : 40 metre wide Pokhran Road No.2

THE SECOND SCHEDULE ABOVE REFERRED TO

Details of the land forming part of the Whole Project/Plot 1 on which the Real Estate Project is being constructed and developed:

A portion of plot of land admeasuring 8209.78 square meters situated at Village Majiwade, Taluka and District Thane - 400610, and bounded as follows:

On or towards East: Partly S.NO.176/1, partly S.NO.172/1 & partly S.NO.176/5
On or towards West: Partly S.NO.283/C/7 & 8, Partly S.NO.172/1 & partly S.NO.176/1
On or towards North: 40 m wide Pokhran Road No.2, partly S.NO.176/1, partly S.NO.176/7
On or towards South: Partly S.NO.172/1 & partly S.NO.176/1



Real Estate Project Specifications:

Sr No	Building Name	Name / Number of Wing	CC issued Up to (Plinth /No. of habitable Floors)	Sanctioned FSI/ Floors	Permissible FSI/ Floors
1	Tower A	Tower A	Basement + Lower Ground + Ground + 1st to 5th Level Parking Floor + 6th Level Stilt Floor. As per Approved Plan dated 24/11/2023	Sanctioned FSI: 75.31 Sanctioned Floors: Basement + Lower Ground + Ground + 1st to 5th Level Parking Floor + 6th	FSI: 75839.79 Floors: Basement + Lower Ground + Ground + 1st to 5th Level Parking Floor + 6th to 7th



Handwritten signatures and notes at the bottom of the page, including a signature that appears to be 'M. D.' and some illegible text.

THE THIRD SCHEDULE ABOVE REFERRED TO
Facilities/amenities provided/to be provided within the Tower including in the common area of the Tower.

TOWER A						
	Type of facilities / amenities provided	Phase name/ number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/common organization	Size/area of the facilities/ amenities	FSI Utilized or free of FSI
i.	Entrance Lobby	Phase I	Jun-31	Within 3 months from formation of the Society or within 3 months of receipt of Occupancy Certificate of the last tower in the Real Estate Project, whichever is later	9 sqm	in FSI at drop off level

TOWER B						
	Type of facilities / amenities provided	Phase name/ number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/common organization	Size/area of the facilities/ amenities	FSI Utilized or free of FSI
i.	Entrance Lobby	Phase I	Jun-31	Within 3 months from formation of the Society or within 3 months of receipt of Occupancy Certificate of the last tower in the Real Estate Project, whichever is later	9 sqm	in FSI at drop off level

TOWER C						
	Type of facilities / amenities provided	Phase name/ number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/common organization	Size/area of the facilities/ amenities	FSI Utilized or free of FSI
i.	Entrance Lobby	Phase I	Jun-31	Within 3 months from formation of the Society or within 3 months of receipt of Occupancy Certificate of the last tower in the Real Estate Project, whichever is later	9 sqm	in FSI at drop off level

६० १००



Handwritten signature and notes in Marathi script.



ABOVE REFERRED TO
 provided within the Tower
 of the Tower:

Proposed Date of
 handing over to the
 Society/common
 organization

Size/area
 of the
 facilities/
 amenities

in 3 months from
 the date of receipt
 of the Society
 Occupancy Certificate
 or 3 months of receipt
 of the last tower in the
 Real Estate Project,
 whichever is later

Proposed Date of
 handing over to the
 Society/common
 organization

Size/area
 of the
 facilities/
 amenities

in 3 months from
 the date of receipt
 of the Society
 Occupancy Certificate
 or 3 months of receipt
 of the last tower in the
 Real Estate Project,
 whichever is later

Proposed Date of handing
 over to the
 Society/common
 organization

Size/area
 of the
 facilities/
 amenities

in 3 months from
 the date of receipt
 of the Society
 Occupancy Certificate
 or 3 months of receipt
 of the last tower in the
 Real Estate Project,
 whichever is later

Details and specifications of the lifts:

TOWER A				
	Type Lift (passenger/ service /stretcher/ goods/fire evacuation/ any other	Total no. of Lifts provided	Number of passenger or carrying capacity in weight (kg)	Speed (mtr/sec)
i.	Passenger Lift	6	20 pax/ 1350 kg	4m / sec
ii.	Fire Lift	1	20 pax/ 1350 kg	4m / sec
iii.	Fireman Lift	1	20 pax/ 1350 kg	4m / sec

TOWER B				
	Type Lift (passenger/ service /stretcher/ goods/fire evacuation/ any other	Total no. of Lifts provided	Number of passenger or carrying capacity in weight (kg)	Speed (mtr/sec)
i.	Passenger Lift	6	20 pax/ 1350 kg	4m / sec
ii.	Fire Lift	1	20 pax/ 1350 kg	4m / sec
iii.	Fireman Lift	1	20 pax/ 1350 kg	4m / sec

TOWER C				
	Type Lift (passenger/ service /stretcher/ goods/fire evacuation/ any other	Total no. of Lifts provided	Number of passenger or carrying capacity in weight (kg)	Speed (mtr/sec)
i.	Passenger Lift	6	20 pax/ 1350 kg	4m / sec
ii.	Fire Lift	1	20 pax/ 1350 kg	4m / sec
iii.	Fireman Lift	1	20 pax/ 1350 kg	4m / sec

त न न १२

दस्त क्र. १६५३ / २०२४

६९ ७६०



MPK

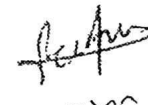
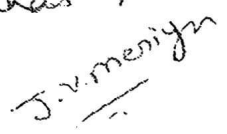
अनुमोदित अ. वे. अ. 57

7

2. 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.
3. 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.
4. 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 paid 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 Realty Limited through
its Authorised Signatory/s

1. Leetna Mascarenhas 
2. Jagdish Meniyu 



pursuant to a Board Resolution dated
20th January 2025

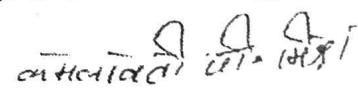
- in the presence of...
1. Palak M Palak
 2. reemsha

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

1. **Mr. Manish Pradhuman Narayan Mishra**

2. **Mrs. Kamlavati Pradhuman Narayan Mishra**

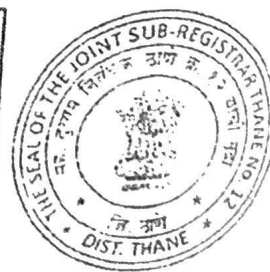






- in the presence of.
1. Palak M Palak
 2. M.S. Bhushan
- Witness:

ट न न १२	
दस्त क्र. १६१३/२०२५	
६५	१६००



RAJENDU KUMAR CHAKRA
11, B. B. Road, Calcutta, W.B.

No.	Name	Address	Occupation	Age	Sex	Religion	Marital Status	Education	Profession
1	RAJENDU KUMAR CHAKRA	11, B. B. Road, Calcutta	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...	...

No.	Name	Address	Occupation	Age	Sex	Religion	Marital Status	Education	Profession
4
5
6
7

No.	Name	Address	Occupation	Age	Sex	Religion	Marital Status	Education	Profession
8
9
10
11

OFFICE

RECEPTION

REST ROOM

TOILET

KITCHEN

DINING ROOM

LIVING ROOM

BED ROOM

BATH

CLOSET

OFFICE

RECEPTION

REST ROOM

TOILET

KITCHEN

DINING ROOM

LIVING ROOM

BED ROOM

BATH

CLOSET

OFFICE

RECEPTION

REST ROOM

TOILET

KITCHEN

DINING ROOM

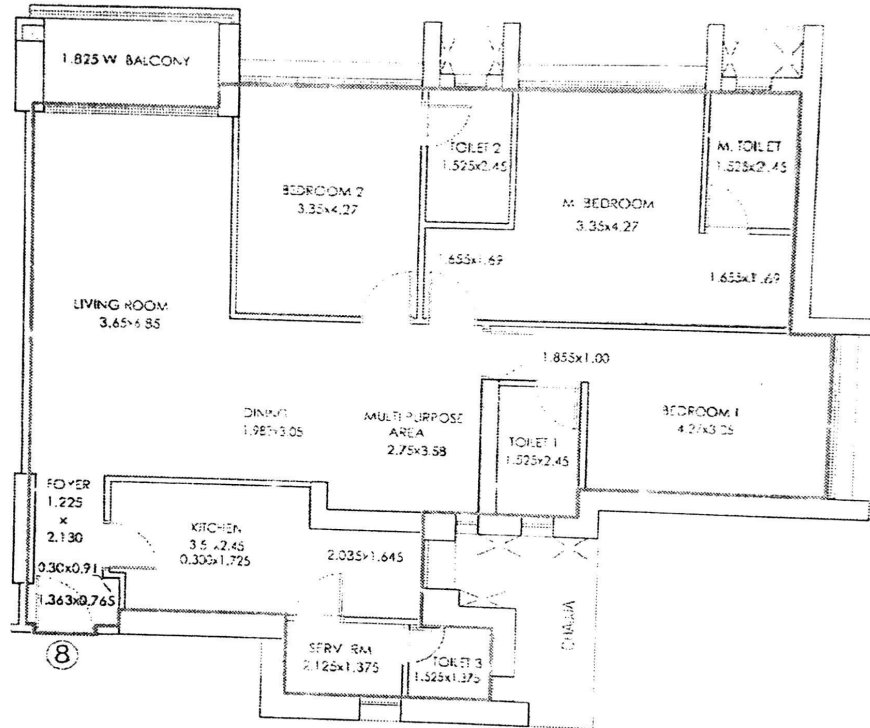
LIVING ROOM

BED ROOM

BATH

CLOSET





ट न न १२	
दस्ता क्र. १६५३ / २०२५	
१२	१००



Handwritten signature and text:
 म. र. र.
 ममलावाली पी. सि. अ. अ.

OGC - THANE - PHASE 1 - TOWER 'B' - FLAT NO: 5508
 PLAN OF THE SAID PREMISES

Disclaimer - 1) Subject to design and construction exigencies and the provisions of this Agreement
 2) Dimensions given in this plan are as per drawings approved by the E.M.C

Handwritten initials and marks:
 A B C



Certificate No. 5450

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

Amended PERMISSION/ Plot - A

Tower A - Base.+ Lower Ground + Ground + 1st to 5th Level Parking Floor + 6th Level Stilt Floor
 Tower B - Base.+ Lower Ground + Ground + 1st to 5th Level Parking Floor + 6th to 67th Floor
 Tower C - Base.+ Lower Ground + Ground + 1st to 5th Level Parking Floor + 6th to 65th Floor
 Tower D (Mhada) - Base.+ Lower Ground + Ground + 1st to 5th Level Parking Floor + 6th to 42nd Floor
 1) Club House Block-1, Gr.Rg.-Low. Lvl. + Upp.Lvl. 2) Club House Block-2, Pod.Rg.-Low. Lvl. + Upp.Lvl.
 V. P. No. S04/0183/20 (Plot-A) TMC / TDD/0030/[PIC]23/A46 DCR Date: 24/11/2023
 To, Shri / Smt. Rajesh Dighe (Architect)

Shri M/s. Oberoi Realty Ltd. (Owners)

With reference to your application No. 18589 dated 08/10/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Majiwade Sector No. IV Situated at Road / Street Pokhran Rd. No.2 S. No. / C.S.T. No. / F. P. No. 172/1, 176/1, 176/5, 176/6, 176/7, 283/7/C, 283/8/C

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) सुधारित परवानगी / सी.सी. क्र. ठामपा/मुख्या.1/शवि.वि.29/3985/22, दि.28/02/2022 मधील अटी विकासाक यांचेवर बंधनकारक राहतील.
- 6) प्रकल्पांमधील अंतिम वापर परवान्यापूर्वी भूखंडाच्या कमाल अनुज्ञेय भूनिर्देशांक क्षमतेनुसार बांधकाम प्रस्तावित न केल्यास त्यावेळी नियमानुसार आवश्यक असणाऱ्या पार्किंग सख्ख्याच्या 50% पेक्षा अधिक पार्किंगकरिता अधिमूल्यांचा भरणा करणे किंवा सदन पार्किंग ठाणे मधील पार्किंग क्षेत्रात पार्किंग करणे बंधनकारक राहिल.

दस्त क्र. 9643/2024
 920 960



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

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____



Yours faithfully,

Executive Engineer
 Town Development Department
 Municipal Corporation of
 the city of, Thane.

M. S. Oberoi
 999
 09-11-2023



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

1. This registration is granted under section 5 of the Act to the following project under project registration number : **PR1331012400C78**

- Project **OGC Thane Phase 1**
- Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO. 172/1, 176/1, 176/5, 176/6, 176/7, 283/7/C, 283/8/C at CTS NO. 172/1, 176/1, 176/5, 176/6, 176/7, 283/7/C, 283/8/C, Thane (M Corp.), Thane, Thane**
- Issued to **Oberoï Realty Limited** having its registered office / principal place of business at **Borivali, Mumbai Suburban, 400063**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an assignment for sales 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 me/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 **08/10/2024** and ending with **30/06/2031** 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 thereunder.
- 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 any necessary action against the promoter including revoking the registration granted herein, as per the Act and the Rules and regulations made there under

१२८९५/२०२५	
१२८	१६०



Digitally Signed by

VASANT PREMANAND PRABHU
 MAHARASHTRA REAL ESTATE
 REGULATORY AUTHORITY
 Maharashtra
 India 400051
 08 OCT 2024 05:46:28 PM +05:30



Dated: 08/10/2024
 Place : Mumbai

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

०८/१०/२०२४

WADIA GHANDY & Co.

various properties detailed therein. The plaintiffs in the Suit claim to be the legal heirs of Mathradas Gokuldas and the members of the Mathradas Gokuldas HUF and claim that the Mathradas Gokuldas HUF is the owner of the various properties detailed in the Suit. The mortgage which is sought to be redeemed was created in the year 1925. The portions of the said Land bearing Survey No.176 Hissa Nos.1, 5, 6 and 7 and Survey No.180 Hissa No.1 were acquired by the Government of Maharashtra from our client's predecessors-in-title under the provisions of the Land Acquisition Act. By virtue of Section 16 of the Land Acquisition Act, the captioned property upon acquisition by the Government of Maharashtra stood duly freed from all encumbrances, conditions or limitations either as to title or possession and any claims thereto from the plaintiffs and/or their ancestors, stood duly extinguished. Neither GlaxoSmithKline Pharmaceuticals Limited nor Oberoi Realty Limited are parties to the Suit No.36 of 1969 and consequently the orders passed in this Suit do not affect the said Land. On examination of the status of this Suit on the website of the Bombay High Court at bombayhighcourt.nic.in, it appears that several applications, notices of motion and appeals have been filed by the plaintiffs and defendants respectively. The plaintiffs in the Suit filed a Notice of Motion No.3905 of 2009 seeking various interim reliefs. By and under an Order dated 27th January, 2010, the Hon'ble Bombay High Court directed Provident Investment Co. Limited to maintain status quo with respect to suit properties and not issue any NOCs to any developers or other persons with respect to the suit properties.

BM

ट न न १२	
दस्ता क्र. १६५३ / २०२५	
१२४	१६०



30/01/2025, 15:46

Index-II



30/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 12

दस्ता क्रमांक : 1653/2025

नोंदणी :

Regn:63m

गावाचे नाव : माजिवडे

(1) विविध खाचा प्रकार	करागनामा
(2) मोबदला	35031250
(3) वाजारभाव (भाडेपट्ट्याच्या वायवितपट्टाकार आकारणी देणे कि पट्टेदार ने सम्य करणे)	25137567
(4) भू-मागण, पोटहिस्सा व थरक्रमांक (अनन्याय)	1) पालिकेचे नाव: ठाणे म.न.पा. इनर वर्गन : सदनिका नं: सदनिका नं.5508, माळा नं: 55 वा सजला, टॉवर वी, इमारतीचे नाव: जाईन - ओ जी.सी ठाणे फेज- 1, ब्लॉक नं: ठाणे पश्चिम-400610, रोड नं: घोडवंदर रोड नं.2, इनर माहिती: सदनिकेचे एकूण क्षेत्रफळ 1411.37 चौ.फूट रंग कार्गट व मोबत 1 टेन्डम कार्गटिंग नं.121 आणि 122(लेवल 4)....(जॉन नं.6/24-3-ई-4)((Survey Number : 172/1, 176/1, 176.5, 176/6, 176/7, 283/7/C, 283/8/C :))
(5) क्षेत्रफळ	1) 144.28 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत घेणा-या/विहीन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश अनन्याय, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओवेरॉय गियल्टी लिमिटेड चे ऑथोराइज्ड मिनेटरी लियाम भ्वास्करेनाम व जगदीश मेरिया तर्फे मुख्या प्रविण मोहने वय:-42; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 वा सजला, इमारतीचे नाव: कॉमर्स, इन्वर्नशनल विसनेस पार्क, ओवेरॉय गार्डन मिडी, ब्लॉक नं: गोरियाव पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हावने, MAHARASHTRA, MAHARASHTRA. पिन कोड:-400102 पॅन नं:-AABCK0235H
(8) दस्तऐवज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश अनन्याय, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनिय प्रभुभन नारायण मिथा वय:-38; पत्ता:-प्लॉट नं: सदनिका नं.वी/2007, माळा नं. - इमारतीचे नाव: दोस्ती कोरोना, दोस्ती इम्पेरिया, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: घोडवंदर रोड, आर मॉल समोर, महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं:-AUSPM8862A 2): नाव:-कमलावती प्रभुभन नारायण मिथा वय:-59; पत्ता:-प्लॉट नं: सदनिका नं.वी:2007, माळा नं: - इमारतीचे नाव: दोस्ती कोरोना, दोस्ती इम्पेरिया, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: घोडवंदर रोड, आर मॉल समोर, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AUXPM1516E
(9) दस्तऐवज करत दिव्याचा दिनांक	30/01/2025
(10) दस्त नोंदणी घेण्याचा दिनांक	30/01/2025
1) अनुक्रमांक, खंड व पृष्ठ	1653/2025
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	2453000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

मुद्रांकनामाटी विचारात घेतलेला नपशीत:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE FIFTH SCHEDULE ABOVE REFERRED TO

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

क न न १२
 दस्ता क्र. १६५३/२०२५
 ए४ १६०



THE SIXTH SCHEDULE ABOVE REFERRED TO

Sr.No.	Terms and Expressions	Meaning
1.	Said Premises	Flat No. 5508 on the 55th floor of the said Tower.
2.	Said Tower	B
3.	Carpet area of the said Premises as per RERA	Admeasuring approximately 131.12 Sq.mtrs. equivalent to approximately 1411.37 Sq.ft.
4.	Sale Price	Rs.3,50,31,250/- (Rupees Three Crore Fifty Lakh Thirty One Thousand Two Hundred Fifty Only)
	(i) Sale price towards the carpet area of the said Premises	Rs.3,35,10,300/- (Rupees Three Crore Thirty Five Lakh Ten Thousand Three Hundred Only)
	(ii) Proportionate Sale price towards the Exclusive Areas	Rs.15,20,950/- (Rupees Fifteen Lakh Twenty Thousand Nine Hundred Fifty Only)
5.	Part Payment towards the Sale Price paid prior here to	Rs.89,68,000/- (Rupees Eighty Nine Lakh Sixty Eight Thousand Only)
6.	Bank Account of the Promoter	Oberoi Realty Limited RERA Designated Collection Account for OGC Thane Phase 1



Handwritten signature and initials at the bottom of the page.