

390/1285

Tuesday, January 21, 2025

2:22 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1386

दिनांक: 21/01/2025

गावाचे नाव: हरियाली

दस्तावेजाचा अनुक्रमांक: करल3-1285-2025

दस्तावेजाचा प्रकार: गहाणखत

सादर करणाऱ्याचे नाव: मेसर्स जोम साई एसएसएस डेव्हलपर्स ठाणे चे अथोराईज सिग्रेटरी मनोहर छुघोमल
कटारिया (कर्ज घेणार)

नोंदणी फी

रु. 15000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

DELIVERED

एकूण:

रु. 17000.00

आपणाम भूत दस्त, शंभनेल प्रिंट, सूची-२ अंदाजे
2:40 PM ह्या वेळेस मिळेल.

मह. दु. निबंधक कुर्ला - 3

बाजार मूल्य: रु. 1/-

मोवदला रु. 380000000/-

भरनेले भुद्रांक शुल्क: रु. 1140000/-

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0125213210543 दिनांक: 21/01/2025

बँकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 15000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH014707389202425E दिनांक: 21/01/2025

बँकचे नाव व पत्ता:

DELIVERED



Department ID : Mobile No. : 9820863131
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

MORTGAGE DEED
(Without Possession)

THIS INDENTURE OF MORTGAGE ("INDENTURE") is executed at Mumbai on 21st day of January, 2025.

BY

The Person as mentioned in Schedule I Part - A herein below (hereinafter referred as "Mortgagor(s)" which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its successors and permitted assigns, successors, members and all persons deriving/claiming title thereunder, as the case may be);

IN FAVOUR OF

ADITYA BIRLA FINANCE LIMITED, a company incorporated under the Companies Act, 1956, having Corporate Identity Number as mentioned in the Schedule II and having its registered office at Indian Rayon Compound, Veraval, Gujarat - 362266, India and having a branch office as more particularly described in the Schedule II (hereinafter referred to as "LENDER", which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and permitted assigns).

The Mortgagor(s) and Lender are hereinafter referred to individually as 'Party' and collectively as 'Parties'.

WHEREAS

- a. Lender has sanctioned to the person as more particularly mentioned in Schedule I Part B (hereinafter called the "Borrower(s)", which term, unless the context otherwise requires, includes his/her heirs, successors, executors, administrators and assigns), a facility amount as mentioned in Schedule II ("Facility") vide its Sanction Letter as mentioned in the Schedule II (including any modified sanction letter) ("Sanction Letter") and the Facility Agreement as mentioned in the Schedule II hereinbelow (as maybe amended from time to time) ("Facility Agreement") entered into between Lender and the Borrower(s).
- b. One of the conditions of the above sanction is that the Borrower(s) shall create/cause to create inter alia, a registered legal mortgage on its/the Mortgagor's immovable properties more particularly described in the Schedule III hereunder written in favour of Lender to secure the Facility and all other accrued interest, fees, premia, liquidated damages, charges, costs, expenses and any other amounts payable in accordance with the terms and conditions contained in the Transaction Documents (defined hereinafter) and all the terms and conditions under the Transaction Documents hereinafter referred to as the "Mortgage Debt").
- c. The Mortgagor (s) is/are seized and possessed of or otherwise well and sufficiently entitled, inter alia, to all the right, title and interest in respect of the immovable property more particularly described in Schedule III hereto ("Secured Properties").
- d. The Mortgagor(s) and Lender hereby agree that the aforesaid mortgage and charge on the immovable properties in favour of Lender shall be by way of a registered legal mortgage in English form being these presents.
- e. Lender has called upon the Mortgagor(s) to execute these presents, which the Mortgagor(s) have agreed to do in the manner hereinafter expressed.

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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2024
NOW, THEREFORE, FOR THE CONSIDERATION AFORESAID, THIS INDENTURE OF MORTGAGE WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

2024. DEFINITIONS AND INTERPRETATION

1.1 Definitions

Any terms not defined herein shall have the meaning given to them under the Facility Agreement, unless repugnant to or inconsistent with the contents hereof.

1.2 Interpretation in this Indenture

- Words denoting singular number only shall include plural number and vice-versa;
- Words denoting one gender only shall include the other gender;
- All references to any provision of any statute shall be deemed also to refer to the statute, modification or re-enactment thereof or any statutory rule, order or regulation made thereunder or under such re-enactment;



All references to Schedules, Sections, Recitals, Sub-sections, Paragraphs or Sub-paragraphs shall be construed as reference respectively to the schedules, sections, sub-sections, paragraphs, recitals and sub-paragraphs of these presents;

- The provisions contained in the Schedules hereunder written shall have effect in the manner as if they were specifically herein set forth
- The interpretation section in the Facility Agreement shall be applicable mutatis mutandis, except to the extent that the same results in inconsistency or repugnancy with the contents hereof.

2. BENEFIT OF INDENTURE

Lender shall hold the security interest created by the [Borrower(s) and/or the Mortgagor(s)]¹ in its favour under this Indenture over the Secured Properties, including the covenants and mortgages given by the Borrower and/or the Mortgagor(s) pursuant hereto, [upon trust and for the benefit of Lender]² subject to the powers and provisions contained herein and in the Facility Agreement and the Sanction Letter, for the due payment of the Mortgage Debt and discharge of all other obligations of the Borrower under the Transaction Documents.

3. COVENANT TO PAY

Pursuant to the Sanction Letter as mentioned in the Schedule II herein below, the Facility Agreement, this Indenture and other ancillary documents (hereinafter referred to as "Transaction Documents") and in consideration of Lender having entered into or agreed to enter into the documents to which it is a party, [the Borrower(s) hereby covenant(s) with Lender that the Borrower(s) shall comply with all the terms and conditions of the sanction and the Borrower(s) shall pay, repay the Mortgage Debt]

4. GRANT AND TRANSFER

4.1 Security

For OM: SAI SSS DEVELOPERS THANE.

PARTNER.

For the consideration aforesaid in Section 3 of this Indenture, and as continuing security for the payment and discharge of the Facility, hereby secured or intended to be hereby secured, the Borrower(s)/ Mortgagor(s) doth hereby assign, convey, assure charge and transfer unto Lender 3:

- a. by way of exclusive charge priority security all the rights, title, interest and benefits to all and singular the immovable properties of the Borrower(s)/ Mortgagor(s) [more particularly described in Schedule III hereunder written TOGETHER WITH all buildings, erections and constructions of every description which are erected, standing or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the aforesaid property and premises or any part thereof and all liberties, privileges, easements and appurtenances whatsoever to the aforesaid property or any part thereof belonging to or in any wise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto and all rights to use common areas and facilities and incidentals attached thereto, together with all trees, fences, hedges, ditches, ways, sewers, drains, waters, watercourses, pipelines, minerals, machinery, any movable parts of or attached therewith, liberties, privileges and rights of way whatsoever to the said lands, hereditaments or premises or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demands whatsoever of the Borrower(s)/ Mortgagor(s) into and upon the same which description shall include all properties of the above description whether presently in existence, constructed or acquired hereinafter (hereinafter referred to as the "Secured Properties");

Provided that the Borrower(s)/Mortgagor(s) has neither given possession nor agreed to give possession of the Secured Properties to Lender;

- b. Notwithstanding any other term of this Indenture, nothing shall prevent Lender from taking possession of the Secured Properties under this Indenture or other rights under the Transaction Documents or applicable law.

4.2 Ranking

The security created hereunder in favour of Lender shall rank as a first and exclusive charge with the Facility provided under the Facility Agreement

4.3 Prohibition on Creating Security Interest

The Borrower(s)/ Mortgagor(s) shall not, without the prior written consent of Lender, further create or attempt to create any hypothecation, encumbrances, mortgage and/or charge upon any of the Secured Properties whether pari-passu, subservient or otherwise and shall not do any act which would prejudice the Secured Properties in any manner whatsoever.

5. NATURE OF SECURITY, FUTURE PROPERTY

5.1 Nature of Security

5.1.1. Continuing Security

The security created / to be created pursuant to these presents is a continuing security and shall remain in full force and effect, notwithstanding any intermediate payment or settlement of account or other matter or thing whatsoever and in particular the intermediate satisfaction by the Borrower(s)/ Mortgagor(s) of the whole or any part of the Facility, and is in addition and without prejudice, to any other security, guarantee, lien, indemnity or other right or remedy which Lender may hereafter hold for the Facility or any part thereof. This security may be enforced against the Borrower(s)/ Mortgagor(s) without first having recourse to any other rights of Lender.

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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९२५	51.2. Other Security
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The security created/ to be created pursuant to these presents is in addition to, and shall neither be merged in, nor in any way exclude or prejudice, or be affected by any other security, right of recourse or other right whatsoever (or the invalidity thereof) which Lender may now or at any time hereafter hold or have (or would apart from this security hold or have) as regards the Borrower(s) or any other Person in respect of the obligations contained in the Transaction Documents.

5.1.3. Cumulative Powers

The powers which this Indenture confers on Lender and any Receiver appointed hereunder are cumulative, without prejudice to their respective powers under the Transaction Documents, applicable Indian law and any other security, and may be exercised as often as Lender or the Receiver thinks appropriate in accordance with these presents. Lender or the Receiver may, in connection with the exercise of their powers, join or concur with any person in any transaction, scheme or arrangement whatsoever; and the [Borrower(s)]/or the Mortgagor(s)]5 acknowledge that the respective powers of Lender and the Receiver shall in no circumstances whatsoever be suspended, waived or otherwise prejudiced by anything other than an express waiver or variation in writing by Lender or Receiver.

5.1.4. Avoidance of Payments

If any amount paid by the [Borrower(s) and/or the Mortgagor(s)]6 in respect of the Facility is avoided or set aside on the liquidation or administration of the [Borrower(s) and/or the Mortgagor(s)]7 or otherwise, then for the purpose of this Indenture, such amount shall not be considered to have been paid.

5.2 Further Acquisition

Any buildings and structures, machinery, equipment, fixtures, articles and things which shall from time to time hereafter during the continuance of the security created hereunder be erected or installed or built or upon or about the Secured Properties hereinbefore expressed to be hereby granted, transferred, charged, assured and assigned or fixed or attached to any buildings or structures now standing or hereafter to be erected on the Secured Properties and/or any part thereof respectively and situate, lying and being in the Secured Properties whether in substitution or replacement of or in addition to any buildings and structures, machinery, equipment, fixtures, articles and things now standing or being fixed or attached or used or intended to be used in connection with the business of the Borrower and/or the Mortgagor(s) or otherwise shall so long as the Borrower's dues under the Facility/ Agreement(s) and other Transaction Document(s) is still subsisting, be, included in the present security forthwith, in the form and manner of these presents, and be subject to the [trusts]8, provisions and covenants in these presents contained and the Borrower and/or the Mortgagor(s):

- hereby undertakes and covenants that it shall not create any security interest over any additionally acquired immovable property except as expressly permitted in the Transaction Documents; and
- shall immediately upon acquisition of additional immovable property notify Lender of the same in writing; and,
- shall immediately if Lender directs, at its own cost, create a mortgage thereon (in the form and manner of these presents or such other form Lender may require), in favour of Lender, forthwith vest the same in the Borrower(s)/ Mortgagor(s) by way of a first charge and mortgage.

For GM SAI SSS DEVELOPERS THANE.

PARTNER.

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5.3 Easements

For the consideration aforesaid the Borrower(s)/ Mortgagor(s) doth hereby irrevocably grant full and free rights and liberty in the Secured Properties as and by way of easement to pass, re-pass and have unfettered access at all times to Lender and their nominees, agents and representatives over the Secured Properties or any part thereof mortgaged and charged by these presents.

5.4 Additional Security

If, at any time during the subsistence of this Indenture, Lender is of the opinion that the security provided by the Mortgagor under this Indenture or otherwise has become inadequate to secure the Mortgage Debt, then upon notice to that effect by AFB, the Mortgagor shall promptly provide and furnish such additional security in respect of such inadequacy in such manner and such form as Lender may prescribe. The Mortgagor hereby agrees creation of such additional security and agrees, undertakes and covenants to do all things necessary including but not limited to execution of the necessary documents and making necessary filings for creation of such additional security

6. PROVISION FOR REDEMPTION

If the Borrower and/or the Mortgagor(s) shall have paid on the due dates in full all outstanding monies arising out of or relating to the Mortgage Debt in accordance with the Transaction Documents and to the satisfaction of Lender, Lender shall, with reasonable promptness, upon the written request and, at the expense of the Borrower and/or the Mortgagor(s) (including the stamp duty and registration charges), reassign, re-transfer, reconvey and release unto the Borrower and/or the Mortgagor(s) or as the Borrower and/or the Mortgagor(s) shall direct and do all such other things as may reasonably be necessary to release the security created hereunder for the benefit of Lender, without recourse and without any representation or warranty of any kind by or on behalf of Lender such of the Secured Properties or only such part of the Secured Properties as constitute the security as have not theretofore been sold or otherwise foreclosed, applied or released pursuant to this Indenture. Provided that such reassignment, retransfer, reconveyance or release of the security created under this Indenture shall not thereby affect or cause the reassignment, retransfer or release of any property or assets secured under any other mortgage or charge. Provided also and it is hereby agreed and declared that if the Borrower and/or the Mortgagor(s) shall fail to pay, repay or reimburse to Lender the Mortgage Debt or any part thereof in the manner provided herein on the due date, then and in that event the Secured Properties hereby granted, conveyed, assured, transferred, assigned or expressed so to be shall not be redeemed or be redeemable by the Borrower and/or the Mortgagor(s) or any other person or persons interested in the equity of redemption thereof at any time thereafter.

7. SPECIFIC ACTIONS

7.1 Without limiting the generality of the assurances and covenants hereinabove, the Borrower and/or the Mortgagor(s) and/or all other persons lawfully or equitably claiming or entitled to claim any estate, right, title or interest, into or upon the Secured Properties or any of them or any part thereof at their own costs will promptly upon receiving a request from Lender:

7.1.1. Execute such documents as may be necessary or, in the opinion of Lender expedient to transfer the Secured Properties to Lender and/or to enable Lender to be registered as the holder, owner or proprietor or otherwise obtain legal title to any of the Secured Properties, in each case on the terms of these presents;

7.1.2. Execute such further writings and take all such further actions as may be necessary for creating or perfecting security on the terms of these presents over the movable properties, if so required by Lender to be secured or charged under these presents; and

7.1.3. Otherwise execute all transfers, conveyances, assignments, assurances and other instruments of security whatsoever and give all notices, orders, instructions and directions whatsoever which Lender may require, or which may be required by law or in normal practice, in relation to the Secured Properties or in relation to the creation, perfection or enforcement of security expressed to be created hereunder in accordance with the terms of these presents.

For OM SAI SSS DEVELOPERS THANE.

   
PARTNER.

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१२५	ADDITIONAL COVENANTS
२०२५	8.1 The Mortgagor(s) shall comply with the following obligations in addition and supplemental to the covenants and obligations of the Borrower(s) as are already contained in the Transaction Documents:

8.1.1. Ensure that the Secured Properties mortgaged, charged and assigned hereunder continue to remain the absolute property of the Mortgagor(s) and at the disposal of the Mortgagor(s) save and except to the extent of the mortgages, charges and encumbrances permitted to be created by and as are disclosed to Lender and any dispositions expressly permitted under the Transaction Documents;

8.1.2. Ensure that all the Secured Properties are duly and effectively insured jointly in the name of the Mortgagor(s) and Lender in accordance with the requirements of the Transaction Documents and the name of Lender is duly endorsed as a "Sole Loss Payee" on such insurance policies and all renewals thereof.

9. EVENTS OF DEFAULT AND REMEDIES

9.1 Events of Default

An "Event of Default" shall mean the occurrence and continuance of any of the events specified in the Facility Agreement read along with Sanction Letter, whether voluntary or involuntary, or resulting from the operation of law or otherwise.

9.2 Remedies

9.2.1. If an Event of Default has occurred, Lender may, and without prejudice to any other rights it may have, do all or any of the following:

- Lender may at its discretion, after giving a notice in writing to the Borrower(s) to remedy the breach or default and if after expiry of such period the breach or default is still unremedied, by a notice in writing to the Borrower(s) declare the Mortgage Debt and all other payments due under the Transaction Documents to be due and payable forthwith and the security created hereunder shall become enforceable and Lender shall have right to enforce security and shall have the following rights (anything in these presents to the contrary notwithstanding). In the event that the Borrower(s) and the Mortgagor(s) are different then a notice hereunder to the Borrower(s) shall alone be deemed to be a notice on the Mortgagor(s) as well.
- Enter into and upon and take possession of the Secured Properties comprised in these presents and after the taking of such action the Borrower(s)/ Mortgagor(s) shall take no action inconsistent with or prejudicial to the right of Lender to quietly possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Borrower(s) and/or the Mortgagor(s) or by any Person or Persons whomsoever, and upon the taking of such action, Lender shall be freed and discharged from or otherwise by the Borrower(s) and/or the Mortgagor(s) well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands and encumbrances whatsoever, provided that Lender may at any time afterwards give up possession of the Secured Properties or any of them or any part or parts thereof to the Mortgagor(s) either unconditionally or upon such terms and conditions as may be specified; and/or
- To transfer the assets of the Mortgagor(s) by way of lease/ sub-lease or leave and licence or sale;
- Lender may (but subject to the provisions herein contained as to notice where such provision is applicable) in its discretion, enter upon or take possession of and/or receive, collect the rents, profits and income of the Secured Properties or any of them or any part thereof and subject to and with the rights conferred on them in this Indenture may at its discretion, sell, call in, collect and convert into monies the whole or part of the Secured Properties with full power to sell any of the Secured Properties either by public

For OM SAI SSS DEVELOPERS THANE.

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[Handwritten signatures]
PARTNER.

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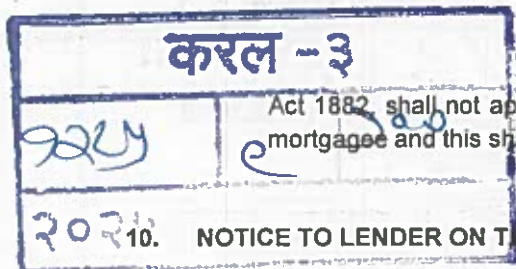
or a lumpsum or a sum payable by installments or for a sum on account and a mortgage or charge for the balance and with full power upon every such sale to make any special or other stipulations as to title or evidence or commencement of title or as to the removal of any property which may be sold separately or otherwise as Lender shall think proper and with full power to buy in or rescind or vary any contract for sale of the Secured Properties or any part thereof and re-sell the same without being responsible for any loss which may be occasioned thereby and with full power to compromise and effect compositions and for the purposes aforesaid or any of them to execute and do all such acts, assurances and things as it shall think fit PROVIDED that before making any such entry or taking possession as aforesaid or making any sale, calling in, collection or conversion under the Power of Attorney (defined hereinafter) in that behalf ("Power of Sale"), Lender shall give written notice of their intention to the Borrower(s) BUT Lender shall not be bound to give any such notice in any case where it shall certify, either before or after entry, that in their opinion further delay would imperil the interests of Lender, or in any case where an order or resolution for the winding up / insolvency / bankruptcy of the Lender shall have been made or passed. Lender shall not exercise the Power of Sale if in the case of such power arising by reason of any default in payment of any monies due in respect of the Facility, the Borrower(s) shall provide to Lender the payment of monies so in arrears within one month next after the notice has been given or if in the case of such power arising by reason of any provision as herein stated the Borrower(s) shall, within 30 (thirty) days of the receipt of a notice, remove, discharge or pay out any distress, execution or process or fully perform the covenants, conditions or provisions breached, if capable of being performed, or make good the breach thereof, or pay adequate compensation for such breach to the satisfaction of Lender and any compensation so paid to Lender shall be deemed to be part of the Secured Properties.

- e. Enforce the security created hereunder and under any other Transaction Document and sell, call in, collect, convert into money or otherwise deal with or dispose of the Secured Properties or any part thereof on an installment basis or otherwise and generally in such manner and upon such terms whatever as Lender may consider fit;
- f. Exercise any and all powers which a receiver could exercise hereunder or by law;
- g. Appoint by writing any Person or Persons to be a Receiver of all or any part of the Secured Properties and from time to time determine the remuneration of the Receiver and remove the Receiver (except where an order of the court is required therefor) and appoint another in place of the Receiver, whether such Receiver is removed by Lender or by an order of the court or otherwise ceases to be the Receiver or one of two or more Receivers;
- h. Take all such other action expressed or implied as permitted under this Indenture or in law.
- i. Appoint or have appointed a Receiver in the manner and according to Section 14 of this Indenture.
- j. Sell, assign or concur with any other Person in selling or assigning the Secured Properties and any future assets comprised under the present security or any part thereof in the manner set out in Section 22 of this Indenture.

9.2.2. Lender shall have the authority to act upon and enforce the provisions of this Indenture in accordance with these presents or to adopt appropriate remedies in that behalf as it deems fit and may in that behalf adopt remedies in relation thereto, and shall exercise all powers under this Indenture in accordance with Indian law.

9.2.3. All the obligations of the Mortgagor(s) and all rights and remedies and powers of Lender as mortgagee under the law for the time being in force except so far as they may be expressly varied or may be inconsistent with these presents shall be deemed to be incorporated in these presents PROVIDED THAT the provisions of Section 61 of the Transfer of Property

For OM SAI SSS DEVELOPERS THANE.



Act 1882 shall not apply to these presents or the Mortgagor(s) as mortgagor or Lender as mortgagee and this shall be deemed a contract to the contrary for the purpose of Section 61.

10. NOTICE TO LENDER ON THE HAPPENING OF AN EVENT OF DEFAULT

If any Event of Default has occurred or is reasonably likely to occur, the Borrower(s) and/or the Mortgagor(s) shall, forthwith give notice thereof to Lender, in writing, specifying the nature of the Event of Default.

11. EXPENSES OF PRESERVATION OF ASSETS OF THE MORTGAGOR(S) AND OF COLLECTION

All expenses incurred by Lender after an Event of Default has occurred and during its continuation, including in connection with:

- The preservation or protection of the Secured Properties (whether then or thereafter existing); and
- Collection of amounts due to Lender under the Transaction Documents;
- Enforcement of security
- Collection of amounts due to Lender

Shall be payable by the Borrower(s)/ Mortgagor(s) and shall form a part of the Facility within 10 (Ten) Business Days from the date of receipt of notice of demand in respect thereof. In case of default in making such payment within 10 (Ten) Business Days from the date of receipt of notice of demand, the Borrower shall also pay interest on the defaulted amounts, at the default rate as mentioned in the Schedule to the Sanction Letter attached to the Facility Agreement from the expiry of 10 (Ten) Business Days from the date of receipt of notice of demand till reimbursement and such payment and the interest thereon shall stand secured by the Secured Properties and shall until payment in full by the Borrower, form part of the Mortgage Debt.

12. PAYMENTS AND DISTRIBUTION

12.1 Payments

In Lender sole discretion, all payments to be made by Lender under this Indenture, may be made only from the income and proceeds from this Indenture or any other security and only to the extent that Lender shall have received income or proceeds from this Indenture or the other security to make such payments in accordance with the terms and provisions hereof.

12.2 Proceeds of Sale or Realisation out of the Secured Properties

Lender shall retain the monies (hereinafter referred to as the "Said Monies") received by it or the Receiver in respect of the Secured Properties or any part thereof arising out of:

- Any sale, calling in, collection or conversion under the Power of Sale;
- Rents, profits, income;
- Insurance policies;
- Compensation in respect of any assumption of custody or control, expropriation or nationalization, by any government or governmental authority of all or any of the assets of the Borrower(s)/ Mortgagor(s) or of its share capital; or
- Any other realization in respect of the Secured Properties whatsoever, whether prior to or as a result of the enforcement of the security constituted hereunder and the same shall be applied by Lender (except as otherwise required by applicable Indian law) in the first place, to reimburse themselves and pay, retain or discharge all the costs, charges and expenses incurred in or about the entry, appointment of Receiver, calling in, collection, conversion or the exercise of the powers under these presents including the Receiver's remuneration as herein

For OM SAI SSS DEVELOPERS PANE.

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provided and shall apply the residue of the aforesaid monies, subject to the rights of the other charge holders (if any) on the Secured Properties :

FIRSTLY, in or towards payment to Lender, of all arrears of interest including default interest compound interest (which shall be deemed to accrue due from day to day) remaining unpaid;

SECONDLY in or towards payment to all principal amounts owing to Lender and whether the said principal amounts shall or shall not then be due and payable;

THIRDLY in or towards payment of the surplus (if any) of such monies to the person or persons entitled thereto.

12.3 Liability of Borrower(s) for Deficiency

The Borrower(s) shall remain liable to Lender for any deficiency in the repayment of the Facility in full to the satisfaction of Lender.

13. LENDER'S RIGHTS IN RESPECT OF THE SECURITY:

On the happening of any Event of Default and upon the security hereby constituted becoming enforceable in accordance with these presents and after Lender shall have made entry or taken possession of the Secured Properties and until the Secured Properties shall be sold, called in, collected or converted under the Power of Sale, Lender / Receiver so appointed may, if they shall think fit so to do , subject to the receipt of any governmental approvals that may be required, do all or any of the following acts and things viz.:

- a. Employ or remove such experts, officers, agents, managers, clerks, accountants, servants, workmen and others and upon such terms with such salaries, wages or remuneration as Lender or the Receiver shall think proper;
- b. Acquire and provide all such machinery, materials and things as Lender or the Receiver may consider necessary;
- c. Insure all or any of the Secured Properties of an insurable nature against loss or damage by fire and against such other risks in such sum or sums as Lender or the Receiver shall think fit;
- d. Settle, arrange, compromise and submit to arbitration or initiate civil proceedings for interim relief in respect of any accounts, claims, questions or disputes whatsoever which may arise in connection with the Secured Properties or in any way relating to the security and execute, releases or other discharges in relation thereto;
- e. Bring, take, defend, compromise, submit to arbitration and discontinue any actions, suits or proceedings whatsoever, civil or criminal, in relation to any portion of the Secured Properties;
- f. Allow time for payment of any debt with or without security;
- g. Subject to such consent as may be necessary, demise or let out, sub-let or underlet the Secured Properties or any part or parts thereof for such terms at such rents and generally in such manner and upon such conditions and stipulations as Lender or the Receiver shall think fit;
- h. Execute and do all such acts, deeds and things as to Lender or the Receiver may appear necessary or proper for or in relation to any of the purposes aforesaid; and
- i. Lender or the Receiver so appointed may for any of the purposes aforesaid do or cause to be done all such acts and things with respect to the Secured Properties as Lender or the Receiver could do or cause to be done if Lender or the Receiver had the absolute possession of the Secured Properties and without being answerable for any loss or damage which may happen thereby.

For OM SAI SSS DEVELOPERS THANE,

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PARTNER.

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214	POWER OF LENDER TO APPOINT RECEIVER
14.1	Appointment of Receiver
2024	

14.1.1. Notwithstanding any restrictions which may be imposed by Section 69A of the Transfer of Property Act, 1882, or any other applicable statutory provisions, Lender, at any time after the security hereby constituted shall have become enforceable, may, by writing, appoint as receiver (hereinafter referred to as the "Receiver") of the Secured Properties or any part thereof, one or more Persons of its sole choice, entities or any authorised officer or officers of such Person and may remove any Receiver so appointed and appoint another in his stead.

14.1.2. In addition to the power hereinbefore given, Lender may enter into or take possession of and hold or appoint a Receiver to take possession of any part or parts of the Secured Properties which may at any time appear to them to be in danger of being taken under any process of law by any creditor of the Mortgagor(s) or be otherwise in jeopardy.

14.2 Status, Powers and Remuneration of Receiver

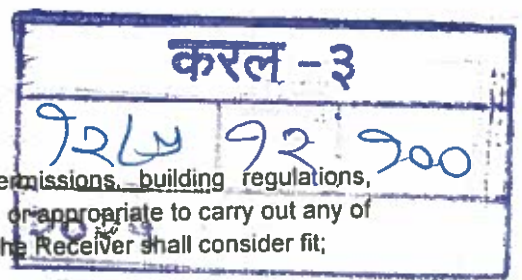
14.2.1. Appointment of any Receiver may be made either before or after Lender shall have entered into or taken possession of the Secured Properties.

14.2.2. Such Receiver may, from time to time, be invested with such of the rights, powers, authorities and discretion exercisable by Lender as set forth herein or under applicable Indian law or as Lender may think expedient including the following rights, powers and authorities:

- To enter upon or take possession of, collect, and get in all or any part of the Secured Properties and for that purpose to take any proceedings and enforce any order or judgement in the name of the the Mortgagor(s) or otherwise as the Receiver shall consider fit;
- To make any arrangement or compromise between the Mortgagor(s) and any other Person or pay any compensation or incur any obligation, which the Receiver shall consider fit;
- For the purpose of exercising any of the powers, authorities and discretion's conferred on it by this Indenture and/or defraying any costs or expenses which may be incurred by it in the exercise thereof or for any other purpose, to borrow moneys on the security of the Secured Properties on such terms as the Receiver shall consider fit, with the prior written consent of Lender, any such security may be or include a charge on the whole or any part of the Secured Properties ranking wholly or partly in priority to or pari passu with the security being created hereunder;
- To make calls, conditionally or unconditionally, on the shareholders of the Borrower(s)/ Mortgagor(s) in respect of uncalled capital;
- To assign, sell, lease, license, grant options to sell, deal with or manage or concur in assigning, selling, leasing, licensing, granting options to sell, dealing with or managing and to vary, terminate or accept surrenders of leases, licenses or tenancies of or otherwise dispose of any part of the Secured Properties in such manner and generally on such terms and conditions as the Receiver shall consider fit and to carry any such transactions into effect in the name of and on behalf of the Mortgagor(s) or otherwise;
- To make, effect and do all maintenance, repairs, developments, reconstructions, improvements, furnishings, equipment, insurances, alterations or additions to or in respect of the Secured Properties and maintain, renew, take out or increase insurances in the name of Lender for maintaining the value of the Secured Properties, in every such case as the Receiver shall consider fit;

For OM SAI SSS DEVELOPERS THANE.

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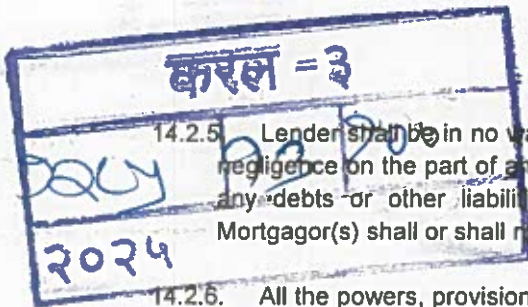


- g. To obtain all clearances, planning consents and permissions, building regulations, approvals and any other consents or licenses necessary or appropriate to carry out any of the matters referred to in this Indenture or otherwise as the Receiver shall consider fit;
- h. To redeem any prior encumbrance and settle and pass the accounts of the encumbrances so that any accounts so settled and passed shall (subject to any manifest error) be conclusive and binding on the Mortgagor(s) and the money so paid shall be deemed to be an expense properly incurred by the Receiver;
- i. To settle, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any Person or body who is or claims to be a creditor of the Mortgagor(s) or relating in any way to the Secured Properties or any part thereof;
- j. To bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Secured Properties or any part thereof as the Receiver shall consider fit;
- k. To sell, lease or otherwise dispose of all or any part of the Secured Properties including plant, machinery or other fixtures (whether situate on the Secured Properties or otherwise);
- l. To implement or continue the development of (and obtain all clearances and other consents required in connection therewith) and/or complete any buildings or structures on, any real property comprised in the Secured Properties and do all acts and things incidental thereto;
- m. To insure and keep insured the property and assets of an insurable nature comprised in the Secured Properties against loss or damage by such risks and contingencies in such manner as is satisfactory to Lender and to maintain, renew or increase any insurance or insurances in respect of such property or assets throughout the subsistence of this Indenture or any longer period specified under the Transaction Documents and shall not do or suffer to be done or omit to do or be done any act which may invalidate or avoid such insurance;
- n. To promote the formation of companies with a view to purchasing all or any of the undertaking, property, assets and rights of the Mortgagor(s) or otherwise;
- o. To do all such other acts and things (including, without limitations, signing and executing all documents and deeds) as may be considered by the Receiver to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realisation of the Secured Properties;
- p. To exercise all such other powers and authority as the Receiver shall consider fit to confer and so that the Receiver may in relation to such part of the Secured Properties as is the subject to the security expressed to be created hereunder, confer any powers and authorities which it could give if it were an absolute beneficial owner thereof; and
- q. In the exercise of any of the above powers, to expend such sums as the Receiver may think fit and the Borrower(s)/Mortgagor(s) shall forthwith on demand repay to the Receiver all sums so expended together with interest thereon at the maximum lending rate as may be notified by Lender in its sole discretion, to the Borrower and/or the Mortgagor from time to time, and until such repayment, such sums, together with such interest, shall be secured by this Indenture.
- 14.2.3. Subject to the provisions of Section 69A of the Transfer of Property Act, 1882, Lender may from time to time fix the remuneration of the Receiver and may make direct payment thereof out of the Secured Properties.
- 14.2.4. Lender, from time to time and at any time, may require the Receiver to give security for the due performance of its duties as such Receiver, and may fix the nature and amount of security to be so given, but the Lender shall not be bound in any case to require any such security.

For OM SAI SSS DEVELOPERS THANE.

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    PARTNER.



14.2.5 Lender shall be in no way responsible for any misconduct, misfeasance, malfeasance or negligence on the part of any such Receiver and shall be in no way liable for or in respect of any debts or other liabilities incurred by any such Receiver whether the Borrower(s)/Mortgagor(s) shall or shall not be in liquidation.

14.2.6. All the powers, provisions and trusts contained in Section 69A of the Transfer of Property Act, 1882, shall apply to the Receiver appointed under this Clause.

14.2.7. Every Receiver appointed under the provisions hereof shall be deemed to be the agent of the Mortgagor(s) and only the Borrower(s)/ Mortgagor(s) shall be jointly and severally responsible for such Receiver's acts and defaults and for his remuneration.

14.2.8. The Receiver shall, in the exercise of the Receiver's powers, authorities and discretion's, conform to the instructions, directions and regulations from time to time given or made by Lender.

14.2.9. No Receiver shall be liable in respect of any loss or damage which arises out of the exercise or the attempted or purported exercise of or the failure to exercise any of their respective rights, powers, authorities, discretion and trusts that may be vested in the Receiver.

15. DECLARATIONS AND WARRANTIES

The [Borrower(s) and/or the Mortgagor(s) hereby jointly and severally] confirm/s, acknowledge/s, represent/s and warrant/s that:



The Mortgagor(s) [is/are an individual or sole proprietor or company/firm/trust/society incorporated under the law in force and validly existing under the Indian Laws and it is legally entitled and possessed of such powers and authority to execute, deliver and perform the terms and provisions of this Indenture and has taken all necessary steps and has obtained all permissions/approvals/authorizations necessary or required on the part of the Mortgagor for the execution, delivery and performance by it of this Indenture; There is no prohibition, order or any suit/s pending before any Court or tribunal, which would materially and adversely affect the ability of the Mortgagor(s) to meet and carry out its obligations under these presents;

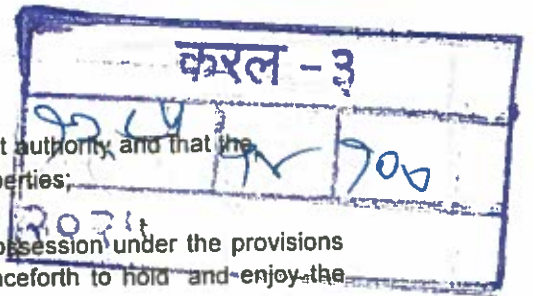
- b. This Indenture when executed and delivered will constitute its legal, valid and binding obligation;
- c. The Borrower(s) has made certain covenants, undertakings, representations and warranties set forth in the Transaction Documents, which are incorporated hereby by reference and made a part of this Mortgage as if such covenants, undertakings, representations and warranties were set forth in full herein.
- d. The Borrower(s)/ Mortgagor(s) acknowledges and accepts that Lender has agreed to enter into this Mortgage on the basis of, and in full reliance on the covenants, undertakings, representations and warranties made or incorporated herein and in the Transaction Documents.
- e. Neither the execution and delivery by the Mortgagor(s) of this Indenture, nor the Mortgagor(s) compliance with or performance of the terms and provisions hereof will contravene any provision of applicable Indian law or violate any provision of its constitutional documents or any agreement or other document by which the Mortgagor(s) (or any of its properties) may be bound;
- f. The Mortgagor(s) does not have any obligation to create liens with respect to the interests secured by this Indenture.
- g. The Secured Properties are the sole and absolute property of the Mortgagor(s) and are free from any mortgage, charge or encumbrance and are not subject to any lien, lis pendens,

For OM SAI SSS DEVELOPERS THANE.

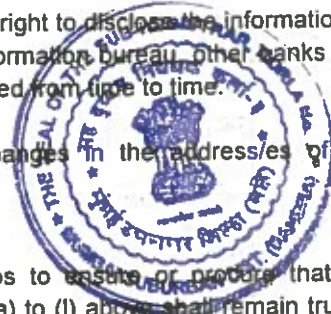
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PARTNER.

attachment or other process issued by any court or government authority and that the Mortgagor(s) has clear and marketable title to the Secured Properties;



- h. It shall be lawful for Lender upon entering into or taking possession under the provisions herein contained of all or any of the Secured Properties thenceforth to hold and enjoy the same and to receive the rents and profits thereof without any interruption or disturbance by the Borrower(s) and/or the Mortgagor(s) or any other Person or Persons claiming by, through, under or in trust for the Borrower(s) and/or the Mortgagor(s);
- i. Notwithstanding anything done or executed or omitted to be done or executed or knowingly suffered by the Mortgagor(s) to the contrary, the Mortgagor(s) now has power to further charge and grant, convey, assign, assure and transfer unto Lender, the Secured Properties; and
- j. The provisions of this Indenture are effective to create in favour of Lender, a legal, valid and binding security expressed to be created in these presents, on all of the Secured Properties on which the Mortgagor(s) purports to grant mortgages and charges pursuant hereto, and all necessary and appropriate recordings and filings have been made in all appropriate public offices, and all other necessary and appropriate action has been taken so that this Indenture creates effective security on all right, title, estate and interest of the Mortgagor(s) in the Secured Properties and all clearances required under applicable Indian law for the creation, effectiveness, priority and enforcement of such security have been obtained.
- k. The Mortgagor(s) hereby agree(s) that Lender has every right to disclose the information to any third party agents and credit rating agencies, credit information bureau, other banks and financial institutions and the Reserve Bank of India as required from time to time.
- l. The Mortgagor(s) undertakes to inform Lender all changes in the addresses of the Mortgagor(s).
- m. The Mortgagor(s) shall take all such actions and/or steps to ensure or procure that the representations, warranties, undertakings and covenants in (a) to (l) above shall remain true in all respects during the continuation of this Indenture.



16. COVENANTS AND PERMITTED USE

- 16.1 The Borrower / Each of the Borrowers shall observe and perform each of the covenants set forth in the Transaction Documents and each of those covenants shall be deemed to be a part of this Indenture as if such covenants and other relevant provisions were set forth in full herein.
- 16.2 In addition to the covenants set forth in clause 16.1 hereinabove, subject to the terms of the applicable laws the Mortgagor(s) does hereby further declare and covenant that:

- Upon the happening of an Event of Default and upon the security hereby constituted becoming enforceable in accordance with these presents, it shall be lawful for Lender to enter into and take possession of the Secured Properties and any future assets comprised in these presents and thenceforth the Mortgagor(s) shall take no action inconsistent with or prejudicial to the right of Lender to quietly possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Mortgagor(s) or by any Person or Persons whomsoever, and upon the taking of such action, Lender shall be freed and discharged from or otherwise by the Mortgagor(s) well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, title, claims, demands and encumbrances whatsoever;
- The Mortgagor(s) and all other Persons lawfully or equitably claiming or being entitled to claim any estate, right, title or further assurances, interest in, to or upon the Secured Properties and any future assets comprised in these presents or any of them or any parts thereof respectively shall and will, from time to time and at all times, at the cost of the Mortgagor(s) or the other Person (as appropriate), execute, make and do or cause and procure to be executed, made and done every such deed, document, assurance, act and thing

For OM SAI SSS DEVELOPERS THANE.

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for exercising the rights hereunder or under the other Transaction Documents or for effectuating and completing the security hereby created in favour of Lender shall, from time to time and at all times after the security hereby constituted become enforceable, execute and do all such deeds, documents, assurances, acts and things as Lender may require for facilitating realisation of the Secured Properties and for exercising all the powers, authorities and discretions hereby conferred on Lender or any Receiver and in particular the Mortgagor(s) shall execute all transfers, conveyances, assignments and assurances of the Secured Properties whether to Lender or to their nominees and shall give all notices, orders and directions which Lender may think expedient and shall perform or cause to be performed all acts and things requisite or desirable for the purpose of giving effect to the exercise of any of the said powers, authorities and discretions and further shall, for such purposes or any of them make or consent to such application to any government or local authority as Lender may require for the consent, sanction or authorisation of such authority to or for the sale and transfer of the Secured Properties or any part thereof and it shall be lawful for Lender to make or consent to make any such application in the name of the Mortgagor(s) and for the purposes aforesaid a certificate in writing signed by Lender to the effect that any particular assurance or thing required by them is reasonably required by them shall be conclusive evidence of the fact;

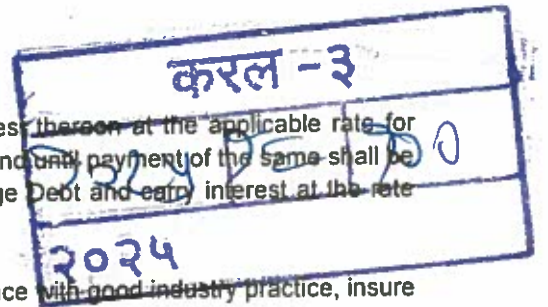
3. The Borrower(s)/ Mortgagor(s) shall, at all times during the continuance of the security hereby created duly and punctually pay any imposts, stamp duties, other duties, taxes, premia and outgoings which become lawfully payable by the Borrower(s)/ Mortgagor(s) in respect of the Secured Properties or any part thereof, in connection with the execution, issue, delivery, registration of this Indenture, and any document, act and registration executed or performed pursuant hereto, and shall prevent any part of such Secured Properties from becoming charged with the payment of any such imposts, stamp duties, other duties and taxes payable by the Mortgagor(s) and shall punctually discharge all claims and pay all the taxes, duties and imposts which by applicable Indian law are lawfully payable by the Borrower(s)/ Mortgagor(s) and would affect the security created hereunder. If the Borrower(s)/ Mortgagor(s) fails to pay the imposts, stamp duties, other duties, taxes or other charges payable hereinabove, Lender may (but is not obliged to) pay such amounts, on behalf of the Borrower(s)/ Mortgagor(s). Any money paid by the Lender as aforesaid, shall constitute a part of the Mortgage Debt secured hereunder and shall be repayable with interest thereon as mentioned in the Sanction Letter attached to the Facility Agreement from the date the Borrower(s)/ Mortgagor(s) receive notice of Lender payments from Lender and/or its agents, representatives, successors and assigns, until the date of reimbursement by the Borrower(s)/ Mortgagor(s);
4. The Borrower(s)/ Mortgagor(s) shall at all times and at its own cost and expense, maintain and keep in proper order, repair and in good condition the Secured Properties. In case the Mortgagor(s) fails to keep in proper order, repair and in good condition the Secured Properties or any part thereof, then Lender may, but shall not be bound to, maintain in proper order or repair or condition the Secured Properties or any part thereof and any expense incurred by Lender and its costs and charges therefor shall be reimbursed by the Borrower(s)/ Mortgagor(s) and such amounts shall form a part of the Mortgage Debt secured hereunder;
5. The Mortgagor(s) shall whenever required by Lender, permit Lender and its representatives, servants and agents and officers either alone or with workmen and others from time to time and at all reasonable times to enter into and upon and carry out technical, financial and/or legal inspection during the continuance of the security of the Secured Properties to inspect the state of all the Secured Properties all records, register and accounts of the Mortgagor(s) and pay all travelling, accommodation and other expenses of any person whom Lender may depute for the purpose of such inspection and if Lender shall, for any reason, decide that it is necessary to employ an expert, to pay the fees and all travelling, accommodation and other expenses of such expert, which shall form part of the Mortgage Debt secured hereunder; Any such representatives of Lender shall have free access at all reasonable times to any part of the Mortgagor(s)'s premises and to its records, registers and accounts and to all schedules, costs, estimates, plans and specifications relating to the Secured Properties and shall receive full co-operation and assistance from the employees of the Mortgagor(s). If on such inspection it appears to Lender that the Secured Properties or any future assets that may be comprised in these presents require any replacement, Lender shall give notice thereof to the Borrower(s)/ Mortgagor(s) calling upon them as the case may be to repair or replace the same and upon either the Borrower(s)'s/ Mortgagor(s)'s failure to take steps to do so within one month from the date of the notice it shall be lawful for Lender to repair or replace the same or any part thereof at the expenses in all respects to the account of

For OM SAI SSS DEVELOPERS THANE.

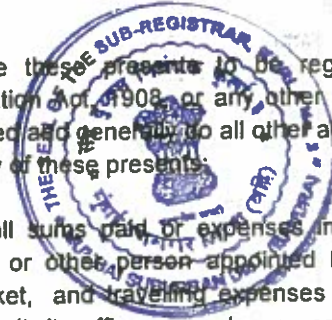
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    PARTNER.

the Borrower(s) and such expenses together with interest thereon at the applicable rate for Facility shall be payable by the Borrower(s) on demand and until payment of the same shall be secured by these presents and form part of the Mortgage Debt and carry interest at the rate stipulated in the Facility Agreement.



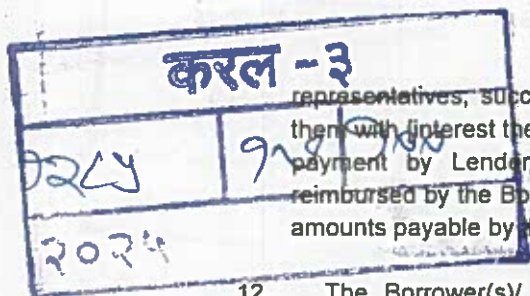
6. The Mortgagor(s) shall at its expense and in accordance with good industry practice, insure and keep insured up to the replacement value thereof or on such other basis as approved by Lender (including surveyor's and architect's fees) the Secured Properties against fire, theft, lightning, explosion, earthquake, riot, transit, strike, lock out, civil commotion, storm, tempest, flood, marine risk, erection risk, war risk, transit risk, riot and such other risk as may be specified by Lender and shall duly pay all premia and other sums payable for that purpose. Lender and any other Person having a charge on the Secured Properties in terms of the Transaction Documents shall be designated as "loss payee" or "beneficiary" of all such insurance policies and the Mortgagor(s) shall deliver certified copies of the insurance policies and renewals thereof duly assigned to Lender and shall maintain such insurance throughout the subsistence of this Indenture or any longer period provided for under the Transaction Documents and shall not do or suffer to be done or omit to do or be done any act which may invalidate or avoid such insurance. In the event of failure on the part of the Mortgagor(s) to insure the Secured Properties or to pay the insurance premia or other sums referred to above, Lender may, but shall not be bound to get the Secured Properties insured or pay the insurance premia and other sums referred to above which shall be reimbursed by the Borrower(s)/ Mortgagor(s) together with additional interest as mentioned in the Schedule II hereinbelow calculated from the date of payment by Lender, and such amounts shall form a part of the Facility;
7. The Borrower(s)/ Mortgagor(s) shall forthwith give notice in writing to Lender of commencement of any proceedings directly affecting the Secured Properties;
8. The Borrower(s)/ Mortgagor(s) shall duly cause these presents to be registered in conformity with the provisions of the Indian Registration Act, 1908, or any other applicable Indian law by which the registration of deeds is required and generally do all other acts (if any) necessary for the purpose of assuring the legal validity of these presents;
9. The Borrower(s)/ Mortgagor(s) shall reimburse all sums paid or expenses incurred by Lender or any Receiver, attorney, manager, agent or other person appointed by Lender including fees for service performed, all out of pocket, and travelling expenses and other costs, charges and expenses in any way incurred by it, its officers, employees or agents in connection with the exercise of any rights, remedies or powers granted hereunder or under these presents and/or pursuant to the other Transaction Documents or for all or any of the purposes mentioned in these presents immediately on receipt of a notice of demand from them in this behalf and all such sums shall carry interest at the rates as provided in the Facility Agreement as from the date when the same shall have been advanced, paid or become payable or due and as regards liabilities, the Borrower(s)/ Mortgagor(s) shall forthwith, on demand, pay and satisfy or obtain the releases of such persons from such liabilities and if any sum payable under these presents shall be paid by Lender, the Borrower(s)/ Mortgagor(s) shall, forthwith on demand, reimburse the same to Lender and until payment or reimbursement of all such sums, the same shall be part of the Mortgage Debt secured hereunder;
10. The Mortgagor(s) shall not pull down or remove any part or structure (except any temporary structure) on the lands for the time being forming part of the Secured Properties or any fixtures or fittings annexed to the same or any of them except in the ordinary course of repair and maintenance or improvement or replacement or otherwise and the Borrower(s)/ Mortgagor(s) will in such case forthwith restore or procure to be restored such part of the Secured Properties, or replace the same or procure the same to be replaced by others of a similar nature and of at least equal value;
11. All costs, expenses, charges and fees paid or incurred by Lender in the exercise of any of the rights, remedies or powers granted hereunder, or under the Transaction Documents including without limitation, for payment of any costs, expenses, charges or fees shall be to the account of the Borrower(s) and the Borrower(s) undertakes promptly on demand to pay the same or, as the case may be to reimburse Lender or its authorised agents,



For OM SAI SSS DEVELOPERS THANE,

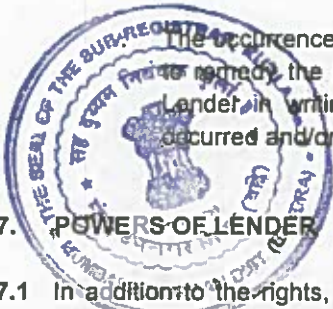
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representatives, successors and assignees for any such monies paid by Lender or any of them with interest thereon at the highest of the lending rate applicable to the Facility]9 from of payment by Lender, and/or its agents, representatives, successors and assigns until reimbursed by the Borrower(s), and all such sums and costs shall be added to the outstanding amounts payable by the Borrower(s) and be secured under these presents.

12. The Borrower(s)/ Mortgagor(s) or any of them shall promptly inform Lender of any occurrence of any event of which it becomes aware which might adversely affect the Borrower or affects its ability to perform its obligations under this Indenture or the Transaction Documents or likely to affect the Secured Properties including but not limited to the following:
- Of any material litigation, arbitration or other proceedings which affect the Borrower(s)/ Mortgagor(s) or any of them or the Secured Properties or any of them or any part thereof forthwith upon such proceedings being instituted or threatened;
 - Any damage to the Secured Properties or any of them for any reasons whatsoever.
 - Any industrial action taken against the Borrower(s) and/or the Mortgagor(s) or any of them or any labour dispute, strike, close-outs, any steps taken by authorities for recovery of statutory dues from the Borrower(s) and/or the Mortgagor(s).
 - Of any change taking place in the ownership or control of the Borrower(s) and/or the Mortgagor(s) or any of them whereby the effective beneficial ownership or control of the Borrower(s) and/or the Mortgagor(s) or any of them will change or any change in the management of the Borrower(s) and/or the Mortgagor(s) or any of them.



The occurrence of any Event of Default under this Indenture and of the steps being taken to remedy the same and will from time to time if so requested by Lender, confirms to Lender, in writing that save as otherwise stated in such confirmation, no default has occurred and/or is continuing.

17. POWERS OF LENDER

17.1 In addition to the rights, powers and duties of Lender, contained in this Indenture, Lender shall exercise all rights, powers and duties provided for and available to Lender under the Transaction Documents, applicable Indian law and/or principles of equity.

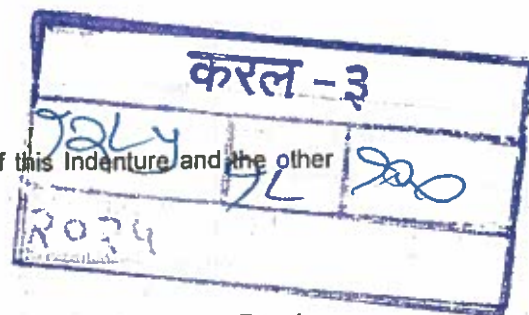
17.2 Without prejudice to the generality of clause 17.1 above, Lender shall have the authority, inter alia:

- To accept, manage and administer this Indenture and other security documents creating security in respect of the Facility and to perform all such acts, deeds and things which Lender may from time to time deem necessary or appropriate for or incidental to the management and administration of the rights and security from time to time vested in it as Lender, under, pursuant to or in connection with this Indenture or the other security documents, all in accordance with the terms and conditions of this Indenture, (including, but without limitation, executing any amendments and/or re-statements and/or re-execution of this Indenture or the other security documents);
- To take all relevant actions (or refrain from taking any, as the case may be) to preserve the rights and security constituted by this Indenture of any other security document as and where necessary to do so and to refrain from any acts and avoid any omissions which might prejudice the value or the validity of the rights and security constituted by this Indenture or the other Transaction Documents, all in accordance with the terms and conditions of this Indenture and the other Transaction Documents; and
- To enforce and foreclose the rights and security constituted by this Indenture and any other Transaction Document and to perform all such acts, deeds and things which Lender may from time to time deem necessary or appropriate for or incidental to such enforcement and foreclosure of the rights and security constituted by this Indenture and the other Transaction

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

Documents, all in accordance with the terms and conditions of this Indenture and the other Transaction Documents.



18. NOT MORTGAGEE-IN-POSSESSION

The Mortgagor(s), does hereby expressly agree with Lender that neither Lender nor any Receiver appointed as aforesaid shall, by reason of Lender or such Receiver entering into or taking possession of the Secured Properties or any part thereof, be liable to the Mortgagor(s) to account as a mortgagee-in-possession for anything except actual receipts or be liable for any loss or for any default or omission for which a mortgagee-in-possession might be liable.

19. PURCHASERS AND PERSONS DEALING WITH LENDER NOT PUT ON ENQUIRY

No purchaser, mortgagor, mortgagee or other Person dealing with Lender and/or the Receiver appointed by them or their attorneys or agents shall be bound or concerned to see or inquire whether the power exercised or purported to be exercised has become exercisable or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which any sale and/or assignment shall have been made or otherwise as to the propriety or regularity of such sale, calling in, collection, conversion and/or assignment or to see the application of any money paid to Lender and in the absence of malafides on the part of such purchaser or other Person such dealing shall be deemed, so far as regards the safety and protection of such Person, to be within the powers conferred and be valid and effectual accordingly.

20. APPLICATION TO COURT

Lender may, at any time after the security hereby constituted becomes enforceable, apply to the court for an order that the powers hereof be exercised and carried into execution under the directions of the court and for the appointment of a receiver in relation to the Secured Properties or any of them and for any other order in relation to the execution and administration of the powers hereof as Lender shall deem expedient and shall be indemnified by the Borrower(s)/Mortgagor(s) against all costs, charges and expenses incurred for or in relation to any such application or proceeding.

21. NON-APPLICABILITY OF CERTAIN PROVISIONS OF THE TRANSFER OF PROPERTY ACT

21.1 Section 67A

The provisions of Section 67A of the Transfer of Property Act, 1882, shall not apply to these presents and notwithstanding that Lender may hold two or more mortgages executed by the Borrower(s)/Mortgagor(s) including these presents in respect of which Lender has the right to obtain the kind of decrees under Section 67 of the Transfer of Property Act, Lender shall be entitled to sue and obtain such decree on any of such mortgages without being bound to sue on all such mortgages in respect of which the mortgage moneys shall have become due.

21.2 Continued Possession

It shall be lawful for the Mortgagor(s) to retain possession of and the Mortgagor(s) may use the Secured Properties in accordance with these presents (including any disposal expressly permitted and subject to the terms hereof) until Lender shall be entitled to take possession thereof under these presents and Lender shall take possession thereof accordingly.

21.3 Section 65A

The Mortgagor(s) shall while in lawful possession of the Secured Properties have no power to make leases thereof and the provisions of Section 65A of the Transfer of Property Act, 1882, shall not apply.

22. SALE WITHOUT INTERVENTION OF COURT

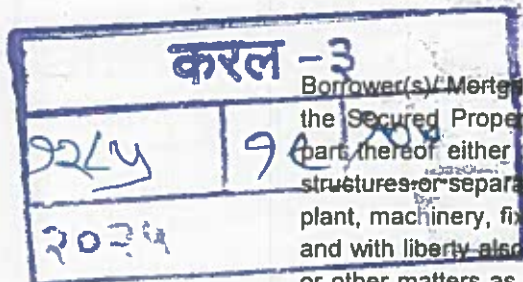
Notwithstanding anything to the contrary herein and subject to clause 22(b) it is hereby agreed and declared as follows:

- a. Upon the security hereby constituted becoming enforceable in accordance with these presents, it shall be lawful for Lender at any time without any further consent of the

For OM SAI SSS DEVELOPERS THANE.

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    PARTNER.



Borrower(s)/Mortgagor(s), to sell, assign or concur with any other Person in selling, assigning the Secured Properties and any future assets comprised under the present security or any part thereof either by public auction or private contract, including the land, buildings and structures or separately therefrom with liberty to make any arrangements as to removal of the plant, machinery, fixtures, fittings and other implements from the land, building and structures and with liberty also to make such conditions or stipulations regarding title or evidence of title or other matters as Lender may deem proper, with power to buy or obtain assignment of the Secured Properties at any sale and to resell or reassign the Secured Properties at any sale by auction or to rescind or vary any contract for sale and to resell or reassign the Secured Properties without being answerable or accountable for any loss or diminution occasioned thereby and with power also to execute assurances and give effectual receipts for the purchase money and do all other acts and things for completing the sale / assignment which the Person or Persons exercising the power of sale / assignment shall think proper, and the aforesaid power shall be deemed to be a power to sell and concur in selling the Secured Properties without the intervention of the Court within the meaning of Section 69 of the Transfer of Property Act, 1882 (such power hereinafter referred to as the "Power of Sale") or under the Securitization and Enforcement of Security Interest and Reconstruction of Financial Assets Act, 2002 if and when made applicable to Lender;

b. The Power of Sale hereinbefore contained shall not be exercised by Lender unless and until:

i. Default shall have been made by the Borrower(s) in payment of any principal or part thereof for the time being owing to Lender;

Interest on the amounts owed by the Borrower(s) to Lender amounting at least to INR 500 (Rupees Five Hundred Only) shall be in arrears and remain unpaid for three months after becoming due.



Without prejudice to the rights conferred on Lender by Section 69 of the Transfer of Property Act, 1882, no purchaser from, or other Person dealing with, Lender and/or any Receiver upon any sale purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether either of the events mentioned in sub-clause (b) above has happened or whether any default has been made in payment of any monies intended to be hereby secured or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which such sale/assignment shall have been made or otherwise as to the propriety or regularity of such sale/assignment and, notwithstanding any impropriety or irregularity whatsoever in any such sale/assignment, the same shall as regards the safety and protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual, and the remedy of the Borrower in respect of any breach of any of the clauses or provisions hereinbefore contained or of any impropriety or irregularity whatsoever in any such sale and/or assignment shall be in damages only;

d. All other provisions ancillary to the power of sale which are contained in Section 69 of the Transfer of Property Act, 1882, shall apply to this security as if the same were incorporated herein; and

e. Upon any such sale/assignment as aforesaid the receipt by Lender for the purchase money shall effectually discharge the purchasers or purchaser therefrom and from being concerned to see the application thereof or being answerable for the loss or misapplication thereof.

23. APPOINTMENT OF LENDER OR RECEIVER AS ATTORNEY OF THE BORROWER(S)/ [MORTGAGOR(S)]

23.1 Appointment

The Borrower(s)/ Mortgagor(s) agrees to/ hereby irrevocably appoints Lender or its authorised representative as well as each Receiver to be appointed under these presents to be its attorney or attorneys, and in the name and on behalf of the Borrower(s)/ Mortgagor(s) by execution of the power of attorney in the manner and form as provided in Annexure ("Power of Attorney") to act and execute all deeds and things which the Borrower(s)/ Mortgagor(s) is/are authorised to execute and do under the covenants and provisions herein contained and generally to use the name of the

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

Borrower(s)/ Mortgagor(s) in the exercise of all or any of the powers by these presents or by applicable Indian law conferred on Lender or any Receiver appointed by Lender and also to execute on behalf of the Borrower(s)/ Mortgagor(s) at the cost of the Borrower(s)/ Mortgagor(s) the powers hereunder or by applicable Indian law conferred on Lender or any Receiver appointed by it and also to execute on behalf of the Borrower(s) and/or Mortgagor(s) at the cost of the Borrower(s)/ Mortgagor(s) such documents and deeds as may be necessary to give effect to the provisions referred to hereinabove and also for preservation, enforcement and realisation of the security and the Borrower(s)/ Mortgagor(s) shall bear the expenses that may be incurred by Lender or any Receiver in that behalf. Provided at any time prior to the occurrence of an Event of Default, Lender shall exercise its powers under this clause only if the Borrower(s)/ Mortgagor(s) fails to comply with the instructions of Lender under this Indenture.

23.2 Ratification

The Borrower(s)/ Mortgagor(s) covenants with Lender to ratify and confirm all acts or things made done or executed by any attorney as contemplated by in these presents hereinabove.

24. CERTIFICATE OF LENDER

A certificate of Lender setting out the amount of the Mortgage Debt and/or Facility, as the case may be, due and payable by the Borrower(s) is final evidence of the same.

25. MODIFICATIONS TO THESE PRESENTS

The Borrower(s)/ Mortgagor(s) shall concur with Lender in making any modifications in these presents, which in the opinion of Lender shall be expedient to make.

26. NOTICES

All notices, requests, demands and other communications made or given under the terms of this Indenture or in connection herewith shall be in writing and shall be either personally delivered, transmitted by postage prepaid, registered mail (air mail if international), or by reputed courier service, telex or cable or facsimile or e-mail and shall be addressed to the Mortgagor(s), Borrower(s) or Lender, as appropriate, at the address and/or other details indicated below the name of the appropriate Person at the address and/or other details indicated below or to such other address or place as such Person may from time to time designate.

For M/s. Om Sai SSS Developers Thane
Attention: Mr. Manohar Chhughomal Kataria
Address: Sai Tirth Tower, Office 1/9, 1/6, 1st floor,
Siddharth Nagar, Kopri colony, Opp. Bara Bungalow,
Thane (East) 400603
Email Id: katariamanohar@gmail.com

For LENDER

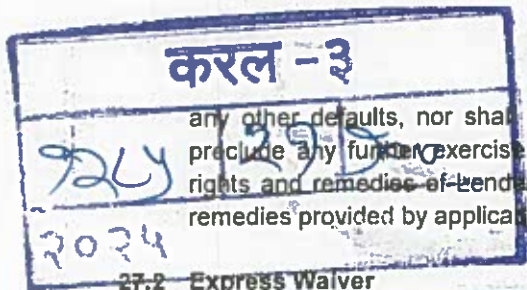
Attention: Vishal Jagetiya
Address: R-Tech Park, 9th Floor, Nirton Complex off WEH, Goregaon East Mumbai-400063
Fax No:
Email Id: Vishal.Jagetiya@adityabirlacapital.com

27. WAIVER

27.1 No Implied Waiver or Impairment

No delay or omission of Lender or any Receiver in exercising any right, power or remedy accruing to Lender upon any default hereunder shall impair any such right, power or remedy or be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of Lender or its authorized representative or any Receiver in respect of any default or any acquiescence by it in any default affect or impair any right, power or remedy of Lender in respect of

For OM SAI SSS DEVELOPERS THANE.



any other defaults, nor shall any single or partial exercise of any such right, power or remedy preclude any further exercise thereof or the exercise of any other right, power or remedy. The rights and remedies of Lender herein provided are cumulative and not exclusive of any rights or remedies provided by applicable Indian law or equity or any of the Transaction Documents.

A waiver or consent granted by Lender under this Indenture will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

28. GOVERNING LAW and JURISDICTION

This Agreement and all non-contractual obligations arising from or in connection with this Indenture, shall be subject to, governed by, and construed in accordance with Indian Laws. The courts as specified in Schedule II (*General Terms*) or any other court at the sole discretion of the Lender(s) shall have the exclusive jurisdiction to settle any dispute arising out of or in connection with this Agreement (including any dispute arising from or in connection with this Agreement and any dispute regarding the existence, validity or termination of this Agreement).

29. MISCELLANEOUS

29.1 Discharges and Releases

Notwithstanding any discharge, release or settlement from time to time between Lender and the Mortgagor(s), if any discharge or payment in respect of the Facility by the Borrower(s)/ Mortgagor(s) or any other Person is avoided or set aside or ordered to be surrendered, paid away, refunded or reduced by virtue of any provision, applicable Indian law or enactment relating to bankruptcy, insolvency, composition or arrangement for the time being in force or for any other reason, Lender shall be entitled hereafter to enforce this Indenture as if no such discharge, release or settlement had occurred.

29.2 Neither the security created under this Mortgage nor the rights, powers and remedies conferred to Lender or the receiver by this Mortgage shall be discharged, impaired or affected by:

- Any invalidity or unenforceability or amendment of any of the Transaction Documents;
- Any time or other indulgence given or agreed to be given by Lender for the performance of the obligations by the Borrower(s) under any of the Transaction Documents;
- Any release or exchange of security or obligations granted or undertaken pursuant to any of the Transaction Documents;
- Any other act, event or omission which but for this provision would impair or discharge the Borrower's liability hereunder; and
- Any change in the structure or organisation of the Borrower as a result of change in applicable laws, insolvency of the Borrower(s) or otherwise, including the winding up (voluntary or otherwise), merger or amalgamation, reconstruction or otherwise of the Borrower(s) with any other company or takeover of the management of the Borrower(s).

29.3 Amendment

The [Borrower(s) and/or Mortgagor(s)]¹⁰ and Lender may amend or supplement the terms of this Indenture by mutual agreement in writing.

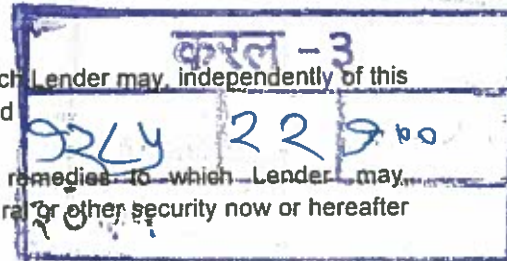
29.4 Other Remedies

The rights and remedies conferred upon Lender under this Indenture:

For OM SAI SSS DEVELOPERS THANE.

    PARTNER.

- a. Shall not prejudice any other rights or remedies to which Lender may, independently of this Indenture, whether by statute or otherwise, be entitled; and
- b. Shall not be prejudiced by any other rights or remedies to which Lender may, independently of this Indenture, be entitled, or any collateral or other security now or hereafter held by Lender.



29.5 Limitation on Rights of Others

Nothing in this Indenture, whether express or implied, shall be construed to give to any Person other than Lender, any legal or equitable right, remedy or claim under or in respect of this Indenture, except as expressly provided in this Indenture, any covenants, conditions or provisions contained herein or in the Secured Properties, all of which are, and shall be construed to be, for the sole and exclusive benefit of Lender.

29.6 Assignment

The Borrower shall not assign or transfer any of their rights and/or obligations under this indenture except with Lender prior permission.

However, Lender shall be entitled to, without issuing any notice or obtaining any consent from the Borrower(s)/ Mortgagor(s), sell, assign, securities or transfer the Mortgagor(s)'s right and obligations under this Indenture/Deed with or without any other securities in favour of Lender (including all Guarantee/s, if any) to any person ("Intending Assignee") of Lender's choice in whole or in part and in such manner and on such terms and conditions as Lender shall decide in the manner as specified in the Facility Agreement. Any such sale, assignment, authorization or transfer shall conclusively bind the Borrower(s)/ Mortgagor(s) and all other related persons. Lender shall be further entitled to act as security agent/agent of such Intending Assignee, without issuing any prior notice or obtaining any consent from the Borrower(s)/ Mortgagor(s), and may at its discretion hold the Secured Properties, whole or in part, for and on behalf of such Intending

Assignee or on behalf of itself and any such act of Lender acting as an agent or security agent of the Intending Assignee shall conclusively bind the Borrower(s)/ Mortgagor(s) and shall not be challenged or disputed by the Borrower(s)/ Mortgagor(s) and the Borrower(s)/ Mortgagor(s) shall not be discharged of their obligations under this Indenture.

29.7 LENDER'S RECORDS TO BE ACCEPTED BY MORTGAGOR

The records maintained by Lender in its ordinary course of business shall be the final proof for the Mortgage Debt from the Borrower(s) under this Indenture and/or any of the other Transaction Documents. A certificate in writing signed by an officer of Lender or a system generated electronic certificate stating the amount due from the Borrower(s) in respect of the Mortgage Debt at any particular time shall be conclusive evidence against the Borrower(s) in respect of payments due from the Borrower(s) in respect of the Mortgage Debt.

30. PROVISIONS SEVERABLE

Every provision contained in this Indenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in anyway affected or impaired there by.

The Borrower(s)/ the Mortgagor(s) hereby undertake(s) that during the subsistence of the security created by the Borrower(s)/ Mortgagor(s) in favour of Lender, the Borrower(s)/ Mortgagor(s) shall not do or suffer to be done or be party or privy to any act, deed, matter or thing which may, in anywise, prejudicially affect the securities and the rights created in favour of Lender.

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

Handwritten signatures:
 - A large signature on the left, possibly 'Anurag'.
 - A signature in the middle, possibly 'Mishra'.
 - A signature on the right, possibly 'NTD' inside a circle.

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M/s. Om Sai SSS Developers Thane is a partnership firm acting through its authorized signatory Mr. Manohar Chhughomal Kataria and having its registered address of business at Sai Tirth Tower, Office 1/9, 1/6, 1st floor, Siddharth Nagar, Kopri colony, Opp. Bara Bungalow, Thane (East) 400603.
(Hereinafter referred to as the "Mortgagor")

SCHEDULE I PART A

DETAILS OF THE MORTGAGOR

SCHEDULE I PART B

DETAILS OF THE BORROWER

M/s. Om Sai SSS Developers Thane is a partnership firm acting through its authorized signatory Mr. Manohar Chhughomal Kataria and having its registered address of business at Sai Tirth Tower, Office 1/9, 1/6, 1st floor, Siddharth Nagar, Kopri colony, Opp. Bara Bungalow, Thane (East) 400603.

(Hereinafter referred to as the "Borrower")

SCHEDULE II

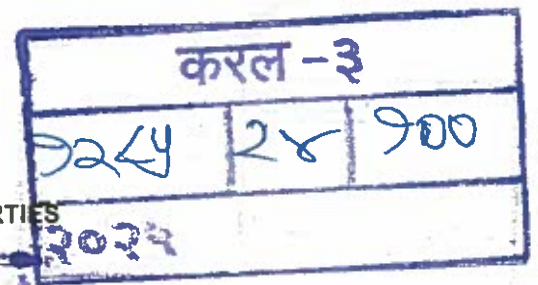
(General Terms)

Sr. No.	Particulars	Description
1.	Place of execution of this Indenture	Mumbai
2.	Date of execution of the Indenture	
3.	Mortgagor	Mortgagor: M/s. Om Sai SSS Developers Thane Address: Sai Tirth Tower, Office 1/9, 1/6, 1st floor, Siddharth Nagar, Kopri colony, Opp. Bara Bungalow, Thane (East) 400603
	In case of Limited Partnership Firm, name of the Partners	Mr. Manohar Chhughomal Kataria Mr. Rupesh Kanailal Dusija Mr. Naresh K Dusija
5.	Facility Agreement	Date: 02/01/2025 Facility Amount: Up to INR 38 Crores (INR Thirty-Eight Crore Only)
6.	Sanction Letter	Date: 01/01/2025
7.	Corporate Identity No. of the Lender	U65990GJ1991PLC064603
8.	Branch office Address of the Lender / Mortgagee	Aditya Birla Finance Limited, R-Tech Park, 13th Floor, Nirlon Complex, Off Western Express Highway, Goregaon East, Mumbai-63
9.	Jurisdiction (for Courts)	Mumbai or as per Lender(s)'s discretions
10.	Additional Interest for failure of reimbursement towards insurance	24% p.a

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

SCHEDULE III
DESCRIPTION OF THE SECURED PROPERTIES



Property 1

First and Exclusive charge by way of Registered Mortgage on Development rights, Unsold units & sold but unregistered units of the Developer in all that piece and parcel of leasehold land bearing Survey No. 113 and CTS No. 356 (A) admeasuring 1011.18 square meters situate, lying and being at Village Hariali, building no. 238, Kannamwar Nagar II, Near Krantiveer Mahatma Jyotiba Phule Hospital, Sambhaji Maidan Circle Road, Off Kanjurmarg Flyover, Vikhroli East, Tal – Kurla 3, Mumbai, Maharashtra – 400083. B.S.D, Sub-District and District Bombay Suburban District together with the ownership rights in the following unsold units in the Project known as "Sai Laxmi Residency" and bearing Registration No. P51800034454 and bounded as follows:

On or towards the North by: 12.20 meters wide road & Mahatma Phule MCGM Hospital
On or towards the South by: Building no. 236
On or towards the East by: Building No. 237
On or towards the West by: Road and Building no. 240

Property 2

First and Exclusive charge by way of Registered Mortgage on Development rights, Unsold units & sold but unregistered units of the Developer in all that piece and parcel of leasehold land bearing Survey No. 113 (part) and City Survey No. 356 (part) admeasuring 750.26 square meters and the appurtenant tit bit area admeasuring 585.65 square meters situate, lying and being at Village Hariali, Building No. 254 Kannamwar Nagar, Vikhroli (East), Mumbai- 400083 together with the ownership rights in the following unsold units in the Project known as "Sai Kutir Residency" bearing Registration No. P61800052498 and bounded as follows:

On or towards the North by: Building No. 253
On or towards the South by: MTNL Office
On or towards the East by: Building No. 136
On or towards the West by: play Ground (Mhatre Maidan)



List of Sold Units of Project "Sai Laxmi Residency"

Sr No.	Floor No.	Flat No.	Residential / Commercial	Configuration	Rera Carpet Area (Sq. ft.)	Name of the Purchaser	Booking date	Reg. date of Sale Agreement	Agreement Value	Amt recd. Upto till date (Rs.)	Balance Receivables (Rs.)
1	Ground	Shop-1	Commercial	Shop	168	Sneha Jadhav	08-02-2024	15-02-2024	42,00,000	30,02,200	11,97,800
2	Ground	Shop-2	Commercial	Shop	188	Mohit Agarwal	05-05-2023	05-05-2023	30,57,500	16,00,000	14,57,500
3	Ground	Shop-3	Commercial	Shop	187	Mohit Agarwal	03-05-2023	03-05-2023	30,39,800	9,00,000	21,39,800
4	Ground	Shop-4	Commercial	Shop	228	Mehul Agarwal	03-05-2023	03-05-2023	37,06,500	19,00,000	18,06,500
5	Ground	Shop-5	Commercial	Shop	155	Mehul Agarwal	03-05-2023	03-05-2023	25,19,500	9,00,000	16,19,500
6	Ground	Shop-6	Commercial	Shop	155	Rahul Agarwal	03-05-2023	03-05-2023	25,19,500	10,00,000	15,19,500
7	Ground	Shop-7	Commercial	Shop	228	Rahul Agarwal	05-05-2023	05-05-2023	37,06,500	15,00,000	22,06,500
8	Ground	Shop-8	Commercial	Shop	180	Naresh Dusija	05-05-2023	05-05-2023	35,10,000	8,00,000	27,10,000
9	2nd	204	Residential	1 BHK	395	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	56,88,000	56,31,120	56,880
10	2nd	205	Residential	2 BHK	695	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	1,04,25,000	5,20,000	99,05,000
11	3rd	301	Residential	2 BHK	602	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	86,68,800	85,82,112	86,688
12	3rd	302	Residential	2 BHK	633	Pradip Narayan Naik	24-04-2024	24-04-2024	84,00,000	5,00,000	79,00,000
13	3rd	303	Residential	1 BHK	395	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	59,25,000	5,20,000	54,05,000
14	3rd	304	Residential	1 BHK	395	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	56,88,000	56,31,120	56,880
15	3rd	305	Residential	2 BHK	695	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	1,04,25,000	5,20,000	99,05,000
16	4th	401	Residential	2 BHK	602	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	86,68,800	85,82,112	86,688
17	4th	402	Residential	2 BHK	633	Parag Jethar	22-06-2024	22-08-2024	1,01,28,000	10,14,400	91,13,600
18	4th	403	Residential	1 BHK	395	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	59,25,000	5,20,000	54,05,000
19	4th	404	Residential	1 BHK	395	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	56,88,000	56,31,120	56,880
20	4th	405	Residential	2 BHK	695	Vikrant Khanolkar	20-04-2023	20-04-2023	90,38,700	67,00,000	23,38,700
21	5th	501	Residential	2 BHK	602	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	86,68,800	85,78,446	90,354

For OM SAI SSS DEVELOPERS THANE.

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PARTNER.

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Sr No.	Floor No.	Flat No.	Residential Commercial	Configuration	Rera Carpet Area (Sq. ft.)	Name of the Purchaser	Booking date	Reg. date of Sale Agreement	Agreement Value	Amt recd. Upto till date (Rs.)	Balance Receivables (Rs.)
22	5th	503	Residential	1 BHK	395	Dharmendra Kumar maurya	12-08-2024	-	75,00,000	14,25,000	60,75,000
23	5th	504	Residential	1 BHK	395	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	56,88,000	56,28,714	59,286
24	5th	505	Residential	2 BHK	695	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	1,04,25,000	5,20,000	99,05,000
25	6th	601	Residential	2 BHK	602	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	90,90,200	89,99,298	90,902
26	6th	603	Residential	1 BHK	395	Raddhi Jabare	17-08-2024	-	55,00,000	50,000	54,50,000
27	6th	604	Residential	1 BHK	395	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	59,64,500	59,04,855	59,645
28	6th	605	Residential	2 BHK	695	RamNath Agarwal	04-05-2022	-	1,18,84,500	38,05,350	80,79,150
29	7th	703	Residential	1 BHK	395	Uday Gujar	14-12-2023	14-12-2023	57,00,000	5,00,000	52,00,000
30	7th	704	Residential	1 BHK	395	Saroj Uday Gujar	14-12-2023	14-12-2023	54,00,000	5,00,000	49,00,000
31	7th	706	Residential	2 BHK	600	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	90,90,200	89,69,400	1,20,800
32	7th	707	Residential	1 BHK	426	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	64,32,600	63,68,274	64,326
33	8th	801	Residential	2 BHK	602	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	90,60,000	89,99,298	60,702
34	8th	803	Residential	1 BHK	395	Prakash Shetty	01-02-2024	03-02-2024	70,00,000	39,30,000	30,70,000
35	8th	804	Residential	1 BHK	395	Dharmendra Kumar maurya	21-08-2024	-	65,00,000	5,01,000	59,99,000
36	8th	805	Residential	2 BHK	600	M/s. L7 Construction Private Limited	01-12-2023	01-12-2023	90,60,000	89,69,400	90,600
37	9th	901	Residential	1 BHK	426	Mahesh Arkachari	18-02-2023	27-04-2023	72,42,000	36,25,000	36,17,000
38	9th	902	Residential	2 BHK	602	Mahadev Palave	11-05-2023	11-05-2023	95,31,720	24,47,365	70,84,355
39	9th	903	Residential	1 BHK	395	Pooja Chhari	04-12-2023	01-01-2024	65,00,000	37,38,050	27,61,950
40	9th	904	Residential	1 BHK	395	Abhishek Anant More	31-07-2022	-	17,06,100	5,68,423	11,37,677
41	9th	906	Residential	2 BHK	600	Suresh Poojary	14-12-2023	01-01-2024	95,40,000	47,70,000	47,70,000
42	9th	907	Residential	1 BHK	426	Abhishek Anant More	31-07-2022	-	17,06,100	5,68,423	11,37,677
43	10th	1001	Residential	2 BHK	602	Govind Sahani	10-12-2022	-	93,31,000	19,10,000	74,21,000
44	10th	1003	Residential	1 BHK	395	Rakesh Kumar Mehta	05-01-2024	31-01-2024	67,00,000	29,64,800	37,35,200
45	10th	1004	Residential	1 BHK	395	Dadasaheb Gaikwad & Saraswati Gaikwad	31-07-2022	23-08-2023	54,25,000	16,85,000	37,40,000
46	10th	1006	Residential	2 BHK	600	Rakesh Kumar Mehta	05-01-2024	19-01-2024	1,00,00,000	52,22,071	47,77,929
47	10th	1007	Residential	1 BHK	426	Parshuram B Rane	14-12-2023	14-12-2023	59,00,000	5,00,000	54,00,000
48	11th	1101	Residential	2 BHK	602	Shashikala Omprakash Jaiswal	10-12-2022	-	93,31,000	17,00,000	76,31,000
49	11th	1104	Residential	1 BHK	395	Rajesh Vitthal Guda	03-04-2023	-	60,43,500	5,00,000	55,43,500
50	11th	1107	Residential	1 BHK	426	Jangbahadur Sing	18-02-2023	11-04-2023	66,66,900	34,53,000	32,13,900
51	12th	1201	Residential	2 BHK	602	Amarnath Ramji Sahani	10-12-2022	-	93,31,000	6,00,000	87,31,000
52	12th	1203	Residential	1 BHK	395	Minu Singh	08-03-2024	-	65,00,000	1,00,000	64,00,000
53	12th	1204	Residential	1 BHK	395	Mahesh Rama Ahire	31-07-2022	-	14,44,400	4,54,986	9,89,414
54	12th	1206	Residential	2 BHK	600	Imran Mandal	28-02-2024	05-03-2024	1,05,00,000	56,17,500	48,82,500
55	13th	1301	Residential	2 BHK	602	Arun Sahani	10-12-2022	-	93,31,000	6,50,000	86,81,000
56	13th	1303	Residential	1 BHK	395	Sameer Mukund Kamble	24-06-2024	24-06-2024	67,15,000	44,30,000	22,85,000
57	13th	1306	Residential	2 BHK	600	Imran Mandal	28-02-2024	05-03-2024	1,00,00,000	50,60,002	49,39,998
58	13th	1307	Residential	1 BHK	426	Akansha Poladia	11-11-2023	14-12-2023	71,85,000	32,00,000	39,85,000
59	14th	1401	Residential	2 BHK	602	Santosh Jaiswal	10-12-2022	-	93,31,000	13,00,000	80,31,000
60	14th	1403	Residential	1 BHK	395	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	62,41,000	5,20,000	57,21,000
61	14th	1404	Residential	1 BHK	395	Hemant Sarmalkar	21-04-2024	-	65,00,000	30,00,000	35,00,000
62	14th	1406	Residential	2 BHK	600	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	94,80,000	5,20,000	89,60,000
63	14th	1407	Residential	1 BHK	426	M/s. L7	10-08-2024	10-08-2024	67,30,800	5,20,000	62,10,800

For OM SAI SSS DEVELOPERS THANE.

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Sr No.	Floor No.	Flat No.	Residential / Commercial	Configuration	Rera Carpet Area (Sq. ft.)	Name of the Purchaser	Booking date	Reg. date of Sale Agreement	Agreement Value	Amt recd. Upto till date (Rs.)	Balance Receivables (Rs.)
						Construction Private Limited					
64	15th	1501	Residential	2 BHK	602	Sunil Vaman Shirke & Supriya Shirke	31-07-2022	27-04-2023	90,10,000	50,00,000	40,10,000
65	15th	1503	Residential	1 BHK	395	Naresh Dusija	30-09-2024	-	63,00,000	5,00,000	58,00,000
66	15th	1504	Residential	1 BHK	395	Suresh Pathare	31-07-2022	20-03-2024	34,68,600	12,50,000	22,18,600
67	15th	1506	Residential	2 BHK	600	Rakesh Kumar Mehta	29-02-2024	29-02-2024	1,05,00,000	60,14,800	44,85,200
68	16th	1601	Residential	2 BHK	602	Pramodini Lade	31-07-2022	-	36,53,750	6,00,000	30,53,750
69	16th	1603	Residential	1 BHK	395	Alka Manish Gaikwad & Akansha Manish Gaikwad	31-05-2022	-	69,12,500	37,00,000	32,12,500
70	16th	1604	Residential	1 BHK	395	Rupendra Pushpkar	19-02-2023	-	67,15,000	16,50,020	50,64,980
71	16th	1606	Residential	2 BHK	600	Rakesh Kumar Mehta	05-01-2024	16-02-2024	1,08,00,000	52,92,000	55,08,000
72	16th	1607	Residential	1 BHK	426	Pramodini Lade	31-07-2022	-	36,53,750	6,00,000	30,53,750
73	17th	1701	Residential	2 BHK	602	Sharad S Valanju	15-07-2023	23-08-2023	88,11,000	52,00,000	36,11,000
74	17th	1703	Residential	1 BHK	395	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	62,41,000	5,20,000	57,21,000
75	17th	1704	Residential	1 BHK	395	Pravin Ganpat Rane	16-04-2023	14-09-2023	63,59,500	37,84,358	25,75,142
76	17th	1706	Residential	2 BHK	600	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	94,80,000	5,20,000	89,60,000
77	17th	1707	Residential	1 BHK	426	Kunal Neharkar & Sujata Suresh Neharkar	30-03-2023	30-03-2023	74,65,000	13,35,001	61,29,999
78	18th	1801	Residential	2 BHK	602	Shalini S. Agarwal	05-04-2023	05-04-2023	99,52,500	39,00,000	60,52,500
79	18th	1803	Residential	1 BHK	395	Chandrakant Hari Chavan	30-03-2023	30-03-2023	73,47,000	22,05,150	51,41,850
80	18th	1804	Residential	1 BHK	395	Renuka Bade	06-04-2023	06-04-2023	62,11,000	25,03,335	39,07,665
81	18th	1806	Residential	2 BHK	600	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	94,80,000	5,20,000	89,60,000
82	18th	1807	Residential	1 BHK	426	Suresh Pathare	20-03-2024	20-03-2024	1,08,00,000	13,90,000	95,00,000
83	19th	1901	Residential	2 BHK	602	Sandeep Hande	19-07-2023	-	63,00,000	35,91,000	27,09,000
84	19th	1903	Residential	1 BHK	395	Rohit Agarwal	10-04-2023	-	63,00,000	35,91,000	27,09,000
85	19th	1904	Residential	1 BHK	395	Bharat Rama Ahire	31-07-2022	-	44,64,025	4,61,168	10,02,857
86	19th	1907	Residential	1 BHK	426	Bunty More	31-10-2022	-	67,00,800	64,00,000	3,00,000
87	20th	2001	Residential	2 BHK	602	Madhu Agarwal	05-04-2023	05-04-2023	99,52,500	76,50,000	23,02,500
88	20th	2003	Residential	1 BHK	395	Anil Pathak	30-05-2024	24-06-2024	63,00,000	35,91,000	27,09,000
89	20th	2004	Residential	1 BHK	395	Anil Pathak	30-05-2024	01-07-2024	63,00,000	35,91,000	27,09,000
90	20th	2006	Residential	2 BHK	600	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	94,80,000	5,20,000	89,60,000
91	20th	2007	Residential	1 BHK	426	Usha Vishnu Bhandare	31-05-2022	-	79,66,200	6,10,000	73,56,200
92	21st	2103	Residential	1 BHK	395	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	65,17,500	5,20,000	59,97,500
93	21st	2104	Residential	1 BHK	395	Rajkumar Nahata HUF	10-08-2024	10-08-2024	65,17,500	5,20,000	59,97,500
94	21st	2106	Residential	2 BHK	600	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	99,00,000	5,20,000	93,80,000
Total					43,991				65,92,73,245	26,43,05,671	39,49,67,574

List of unsold Units of Project "Sai Laxmi Residency":

Sr No.	Floor No.	Flat No.	Residential / Commercial	Configuration	RERA Carpet Area (Sq. ft.)
1	1st	Office 1	Commercial	Office	553
2	1st	Office 2	Commercial	Office	384
3	1st	Office 3	Commercial	Office	384
4	1st	Office 4	Commercial	Office	343
5	11th	1103	Residential	1 BHK	395
6	11th	1106	Residential	2 BHK	600
7	12th	1207	Residential	1 BHK	426
8	13th	1304	Residential	1 BHK	395
9	19th	1906	Residential	2 BHK	600
10	21st	2101	Residential	2 BHK	602
11	21st	2107	Residential	1 BHK	426
Total					5108

For OM SAI SSS DEVELOPERS THANE.

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List of Sold Units of Project "Sai Kutir Residency"

Sr No.	Bul ding	Flat No.	Residential /Commercial	Config uration	RERA Carpet Area (Sq. ft.)	Name of the Purchaser	Booking date	Reg. date of Sale Agreement	Agreement Value	Amt recd. Up to till date (Rs.)	Balance Receivables (Rs.)
1	A	5	Commercial	SHOP	405	Sandeep Hande	20-11-2023	01-07-2024	98,41,500	9,99,400	88,42,100
2	A	6	Commercial	SHOP	329	Vinod Bandgar	26-06-2024	01-07-2024	79,94,700	5,50,000	74,44,700
3	A	201	Residential	1 BHK	324	Shama Shaikh	10-06-2024	05-09-2024	50,02,560	12,99,952	37,02,608
4	A	301	Residential	1 BHK	324	Tushar Shankar Patil	21-09-2023	-	51,03,000	5,00,000	46,03,000
5	A	501	Residential	1 BHK	324	Abhishek Shekhar Mane	14-02-2024	-	52,00,200	3,50,000	48,50,200
6	A	601	Residential	1 BHK	324	Rohan Ramesh Gujrathi	15-08-2023	-	48,60,000	5,81,876	42,78,124
7	A	701	Residential	1 BHK	324	Paresh Chindarkar	19-05-2024	24-08-2024	53,18,460	7,00,000	46,18,460
8	A	801	Residential	1 BHK	324	Nisha Bijuraj Puthiya Vallappay	18-02-2024	27-06-2024	49,12,488	30,00,000	19,12,488
9	A	901	Residential	1 BHK	324	Amar Anant Kadam	09-07-2023	-	51,41,880	4,50,000	46,91,880
10	A	1001	Residential	1 BHK	324	Shraddha V. Kothekar	17-04-2024	15-06-2024	51,84,000	20,00,000	31,84,000
11	A	1101	Residential	1 BHK	324	Aniket Suresh Surve	04-02-2023	-	47,36,000	3,50,000	43,86,000
12	A	1201	Residential	1 BHK	324	Arti Milind Pednekar	04-06-2023	20-07-2024	48,60,000	15,00,000	33,60,000
13	A	1301	Residential	1 BHK	324	Nitin Ramchandra Bhuvad	30-08-2023	-	49,12,488	10,00,000	39,12,488
14	A	1501	Residential	1 BHK	324	Rohit Ramesh Bargude	18-03-2024	-	52,74,072	1,00,000	51,74,072
15	A	1701	Residential	1 BHK	324	Rahul Jagtap	11-07-2024	-	52,48,800	3,00,000	49,48,800
16	A	1801	Residential	1 BHK	324	Maresh Patil	12-07-2024	-	51,87,240	5,00,000	46,87,240
17	B	104	Residential	1 BHK	361	Vandana Amol Dhotre	19-11-2023	09-01-2024	58,30,150	11,00,000	47,30,150
18	B	204	Residential	1 BHK	361	Deepak Namdev Nar	17-12-2023	-	58,22,100	5,00,000	53,22,100
19	B	301	Residential	1 BHK	324	Rohit Arun Kedare	24-10-2023	-	50,86,800	3,00,000	47,86,800
20	B	304	Residential	1 BHK	361	Suraj Chikane	21-08-2023	09-11-2023	54,16,245	34,99,337	19,16,908
21	B	401	Residential	1 BHK	324	Magdum Salim Shaikh	10-12-2023	12-04-2024	50,02,560	11,00,000	39,02,560
22	B	404	Residential	1 BHK	361	Tushar Madan Sawant	16-10-2023	14-02-2024	57,47,120	13,00,000	44,47,120
23	B	501	Residential	1 BHK	324	Rohan Suryakant Bhatkar	04-12-2023	-	52,50,000	12,00,000	40,50,000
24	B	504	Residential	1 BHK	361	Varsharani Sachin Galkwad	12-08-2023	-	54,54,710	5,85,000	48,69,710
25	B	601	Residential	1 BHK	324	Siddhesh Chavan	06-04-2024	-	51,50,000	2,00,000	49,50,000
26	B	701	Residential	1 BHK	324	Shilpa Mahesh Gaware	05-08-2023	-	51,84,000	6,18,400	45,65,600
27	B	704	Residential	1 BHK	361	Suryakant Galkwad	06-08-2023	09-01-2024	57,21,850	13,19,000	44,02,850
28	B	801	Residential	1 BHK	324	Jasmin Shaikh	27-08-2023	15-03-2024	50,54,400	8,00,000	42,54,400
29	B	804	Residential	1 BHK	361	Sahil Vasant Waghalkar	23-10-2023	26-12-2023	51,57,658	24,54,459	27,03,199
30	B	901	Residential	1 BHK	324	Amarsingh Suresh Kolekar	20-05-2024	-	51,84,000	2,50,000	49,34,000
31	B	904	Residential	1 BHK	361	Rajashree C Varadkar	14-05-2023	13-02-2024	57,23,294	16,50,000	40,73,294
32	B	1004	Residential	1 BHK	361	Mugdha Mahesh Mahadik	22-03-2023	-	54,15,000	11,25,000	42,90,000
33	B	1101	Residential	1 BHK	324	Ajay Vijay Mane	01-03-2024	-	47,46,600	8,00,000	39,46,600
34	B	1104	Residential	1 BHK	361	Rajesh Khule	19-03-2023	-	57,76,000	10,00,000	47,76,000
35	B	1201	Residential	1 BHK	324	Priyanka Pranam Dolas	18-02-2024	29-05-2024	50,86,800	14,50,000	36,36,800
36	B	1204	Residential	1 BHK	361	Nilesh Bhagwat Rokade	28-10-2023	08-02-2024	54,15,000	15,00,000	39,15,000
37	B	1301	Residential	1 BHK	324	Abdul Khan	25-08-2024	27-09-2024	51,50,000	12,40,000	39,10,000
38	B	1304	Residential	1 BHK	361	Madhuri Deshmukh	31-01-2024	28-03-2024	56,75,760	27,00,000	29,75,760
39	B	1401	Residential	1 BHK	324	Shruti Nitin Dhulekar	20-02-2024	17-05-2024	47,14,200	16,10,000	31,04,200
40	B	1404	Residential	1 BHK	361	Priyanka Vipul Keni	06-05-2023	15-03-2024	53,46,410	11,00,000	42,46,410

For OM SAI SSS DEVELOPERS THANE.

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Sr No.	Bul Iding	Flat No.	Residential /Commercial	Config uration	RERA Carpet Area (Sq. ft.)	Name of the Purchaser	Booking date	Reg. date of Sale Agreement	Agreement Value	Amnt recd Up to till date (Rs.)	Balance Receivables (Rs.)
41	B	1501	Residential	1 BHK	324	Tejaswini Waghmare	04-02-2024	-	52,29,560	8,81,897	43,47,663
42	B	1504	Residential	1 BHK	361	Rajkumar Katake	25-02-2024	-	59,04,155	12,49,000	46,55,155
43	B	1601	Residential	1 BHK	324	Mahesh Pundalik Sawant	23-03-2024	12-04-2024	50,02,560	20,00,000	30,02,560
44	B	1603	Residential	1 BHK	428	Ramesh Ananda Mohite	12-02-2024	-	70,29,472	4,90,000	65,39,472
45	B	1604	Residential	1 BHK	361	Ajay Dinkar Rane	12-07-2023	21-03-2024	51,92,985	24,00,000	27,92,985
46	B	1704	Residential	1 BHK	361	Akshata Baban Rikame	19-08-2023	01-01-2024	55,84,670	25,00,000	30,84,670
47	B	1801	Residential	1 BHK	324	Shubham Chandrakant Ambre	02-06-2024	-	52,32,600	3,00,000	49,32,600
48	B	1804	Residential	1 BHK	361	Dilip Gopal Jalpur	22-02-2024	29-05-2024	59,56,500	30,00,000	29,56,500
49	B	1904	Residential	1 BHK	361	Akash Karkera	06-04-2024	-	62,00,897	1,00,000	61,00,897
50	B	2004	Residential	1 BHK	361	Dipti Sumit Sawant	15-10-2023	-	61,37,000	10,00,000	51,37,000
51	B	2101	Residential	1 BHK	324	Sonal Digambar Patil	26-08-2024	-	51,50,000	2,00,000	49,50,000
52	B	2103	Residential	1 BHK	428	Santosh Mohan Rane	28-05-2023	21-12-2023	64,11,440	14,00,000	50,11,440
53	B	2104	Residential	1 BHK	361	Sohan Sanjay Makare	19-05-2024	-	60,84,294	21,50,000	39,34,294
54	B	2204	Residential	1 BHK	361	Nandkishor Gawade	16-07-2024	01-08-2024	59,32,400	45,00,000	14,32,400
55	C	103	Residential	1 BHK	363	Priya Prashant Gurav	08-10-2023	-	56,02,800	2,00,000	54,12,800
56	C	104	Residential	1 RK	222	Sneha Ratan Khobrekar	24-02-2024	-	35,52,000	89,000	34,63,000
57	C	201	Residential	1 BHK	275	Chhaya Khade	03-09-2023	21-12-2023	52,07,500	10,50,000	31,57,500
58	C	203	Residential	1 BHK	363	Sachin Dyandev Avhad	07-01-2024	-	55,53,900	11,00,000	44,53,900
59	C	204	Residential	1 RK	222	Sanjeev Parad	05-05-2024	18-07-2024	55,61,102	20,00,000	15,61,102
60	C	301	Residential	1 BHK	275	Nikita Mandar Mandavkar	22-08-2023	-	44,00,000	5,00,000	39,00,000
61	C	303	Residential	1 BHK	363	Sandeep Murthy	31-03-2023	-	53,14,320	10,00,000	43,14,320
62	C	304	Residential	1 RK	222	Hardika Machindra Dhurnal	27-08-2023	21-03-2024	35,52,000	12,48,664	23,03,336
63	C	401	Residential	1 BHK	275	Sameer Ashok Dhumale	28-05-2023	-	40,75,500	10,31,000	30,44,500
64	C	404	Residential	1 RK	222	Sanchita Yadav	29-10-2023	23-01-2024	34,63,200	6,50,000	28,13,200
65	C	501	Residential	1 BHK	275	Vishal Bala Mirashi	07-08-2023	-	42,90,000	8,05,000	34,85,000
66	C	502	Residential	1 BHK	402	Kunal Ajit Desai	13-02-2024	-	68,74,000	10,00,000	58,74,000
67	C	503	Residential	1 BHK	363	Prachi Aniket Wavhal	08-07-2023	-	57,68,433	5,80,000	51,88,433
68	C	504	Residential	1 RK	222	Jagdish Bhosale	08-10-2023	-	35,63,100	3,50,000	32,13,100
69	C	601	Residential	1 BHK	275	Suresh Pardhi	14-06-2023	-	42,07,500	4,75,000	37,32,500
70	C	602	Residential	1 BHK	402	Hemant Yadav	12-04-2024	-	61,73,916	20,00,000	41,73,916
71	C	603	Residential	1 BHK	363	Siddhesh Dinkar Tari	19-03-2023	04-01-2024	51,72,750	15,00,000	36,72,750
72	C	604	Residential	1 RK	222	Sunil Natkule	18-03-2024	-	36,74,100	3,00,000	33,74,100
73	C	701	Residential	1 BHK	275	Prashant Prakash Zalte	26-07-2023	-	46,40,625	2,50,000	43,90,625
74	C	702	Residential	1 BHK	402	Ek Nath Devraj Burbure	09-11-2023	-	63,51,000	10,00,000	53,51,000
75	C	703	Residential	1 BHK	363	Pratik Ravindra Hirdekar	03-08-2023	-	52,27,200	25,00,000	27,27,200
76	C	801	Residential	1 BHK	275	Sudarshan D Bhosale	09-07-2023	-	42,19,000	2,00,000	40,19,000
77	C	901	Residential	1 BHK	275	Sagar Vishram Gawas	01-08-2023	-	42,90,000	6,91,400	35,98,600
78	C	902	Residential	1 BHK	402	Pradnya Ramesh Gaikwad	25-06-2023	01-01-2024	59,35,530	13,00,000	46,35,530
79	C	903	Residential	1 BHK	363	Ramkant Kacharu Shinde	10-07-2024	-	56,50,000	22,50,000	34,00,000
80	C	904	Residential	1 RK	222	Rajendra Yadav	13-01-2024	-	36,07,500	3,50,000	32,57,500
81	C	1001	Residential	1 BHK	275	Anand Raju	24-04-2023	-	43,31,250	4,85,269	38,45,981

For OM SAI SSS DEVELOPERS THANE.

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PARTNER

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S. No.	Building	Flat No.	Residential / Commercial	Configuration	RERA Carpet Area (Sq. ft)	Name of the Purchaser	Booking date	Reg. date of Sale Agreement	Agreement Value	Amt recd. Up to till date (Rs.)	Balance Receivables (Rs.)
						Patole					
82	C	1003	Residential	1 BHK	363	Rugved Naik	03-01-2023	-	58,98,750	15,35,000	43,63,750
83	C	1101	Residential	1 BHK	275	Ninad Kelkar	20-07-2024	-	44,62,150	5,50,000	39,12,150
84	C	1102	Residential	1 BHK	402	Bhushan Satam	11-06-2023	-	60,22,362	6,50,000	53,72,362
85	C	1103	Residential	1 BHK	363	Deepak Shrirang Bharti	18-06-2023	04-01-2024	56,90,025	17,53,891	39,36,134
86	C	1201	Residential	1 BHK	275	Pooja Ranjit Sonde	17-05-2023	-	40,70,000	9,00,000	31,70,000
87	C	1202	Residential	1 BHK	402	Savita Sonde	17-05-2023	-	59,49,600	1,00,000	58,49,600
88	C	1203	Residential	1 BHK	363	Rama Gaikwad	14-05-2023	-	53,72,400	7,50,000	46,22,400
89	C	1204	Residential	1 RK	222	Shakuntala Sonde	17-05-2023	-	32,85,600	3,00,000	29,85,600
90	C	1301	Residential	1 BHK	275	Shridatta Narayan Dharane	10-06-2023	-	42,19,000	2,50,000	39,69,000
91	C	1302	Residential	1 BHK	402	Vijay Harichandra Dhore	04-02-2023	-	64,32,000	4,50,000	59,82,000
92	C	1303	Residential	1 BHK	363	Jitendra Vilas Mhashelkar	10-06-2023	13-04-2024	53,79,660	15,00,000	38,79,660
93	C	1304	Residential	1 RK	222	Sapana Jitendra Mhashelkar	10-06-2023	13-04-2024	32,90,040	10,00,000	22,90,040
94	C	1401	Residential	1 BHK	275	Vandana Pandharinath nande	17-06-2023	18-08-2024	43,72,500	7,00,000	36,72,500
95	C	1402	Residential	1 BHK	402	Pratik Hegde	23-03-2024	18-07-2024	62,41,050	10,45,000	51,96,050
96	C	1403	Residential	1 BHK	363	Preeti Sameer More	02-05-2023	15-03-2024	52,27,200	13,00,000	39,27,200
97	C	1404	Residential	1 RK	222	Akash Gaikwad	10-03-2024	-	34,27,680	5,99,518	28,28,162
98	C	1501	Residential	1 BHK	275	Prashant Anant Juwatkar	22-04-2023	-	44,00,000	14,00,000	30,00,000
99	C	1502	Residential	1 BHK	402	Tanaji Awhad	07-07-2023	04-01-2024	62,47,600	16,91,683	45,55,917
100	C	1601	Residential	1 BHK	275	Pradip Valrat	15-08-2023	-	45,51,250	2,00,000	43,51,250
101	C	1602	Residential	1 BHK	402	Manoj Pasunari	24-07-2023	26-04-2024	63,79,740	10,00,000	53,79,740
102	C	1603	Residential	1 BHK	363	Yogesh Manval	27-05-2023	-	57,53,550	4,51,000	53,02,550
103	C	1604	Residential	1 RK	222	Akshay Ajay Rane	12-07-2023	21-03-2024	31,93,470	11,00,000	20,93,470
104	C	1701	Residential	1 BHK	275	Kallash Gaikwad	29-12-2023	-	44,19,250	1,00,000	43,19,250
105	C	1702	Residential	1 BHK	402	Sakshi Santosh Kelshikar	20-02-2024	18-07-2024	63,18,000	20,00,000	43,18,000
106	C	1703	Residential	1 BHK	363	Varun Hanumant Dhainje	11-11-2023	-	58,08,000	3,00,000	55,08,000
107	C	1704	Residential	1 RK	222	Vaibhav Kasare	06-07-2024	05-09-2024	34,85,400	6,40,000	28,45,400
108	C	1801	Residential	1 BHK	275	Muhilba Basshir Modak	07-01-2024	24-01-2024	44,57,750	30,00,000	14,57,750
109	C	1802	Residential	1 BHK	402	Venkatesham Ramlingam Madasu	05-05-2024	-	56,78,652	10,14,000	46,64,652
110	C	1803	Residential	1 BHK	363	Nilma Temkar	05-05-2024	-	59,58,645	3,00,000	56,58,645
111	C	1804	Residential	1 RK	222	Ashish Omprakash Sonar	11-08-2024	-	34,70,970	5,00,000	29,70,970
112	C	1901	Residential	1 BHK	275	Prashant Kamalakar Manjarekar	18-12-2023	15-06-2024	43,72,500	7,46,800	36,25,700
113	C	1903	Residential	1 BHK	363	Rohit Mohan Takle	24-07-2023	-	53,61,510	10,00,000	43,61,510
114	C	2001	Residential	1 BHK	275	Prachi Chandrakant Wavhal	21-02-2023	-	43,20,800	10,00,000	33,20,800
115	C	2003	Residential	1 BHK	363	Santosh Chandrakant Kangane	30-03-2024	10-05-2024	58,35,225	30,00,000	28,35,225
116	C	2102	Residential	1 BHK	402	Shreya Kelji	28-07-2024	-	60,00,000	11,01,000	48,99,000
117	C	2103	Residential	1 BHK	363	Jayesh Kamblil	30-12-2023	-	59,49,570	3,00,000	56,49,570
118	C	2104	Residential	1 RK	222	Vaibhav Panchpande	18-04-2024	09-07-2024	35,61,102	6,14,776	29,46,326
119	C	2202	Residential	1 BHK	402	Dilip Laxman Inkar	28-07-2024	-	60,00,000	15,01,000	44,99,000

For OM SAI SSS DEVELOPERS THANE.

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PARTNER.

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Sr No.	Bul iding	Flat No.	Residential /Commercial	Config uration	RERA Carpet Area (Sq. ft.)	Name of the Purchaser	Booking date	Reg. date of Sale Agreement	Agreement Value	Amt recd. Up to till date (Rs.)	Balance Receivables (Rs.)
120	C	2203	Residential	1 BHK	363	Omkar Dhawale	24-03-2024	15-03-2024	52,39,905	9,00,000	43,39,905
121	D	102	Residential	1 BHK	358	Neha Navin Kadam	22-04-2024	-	56,50,000	1,00,000	55,50,000
122	D	103	Residential	1 BHK	364	Rajesh Mhaskar	07-07-2024	-	58,13,444	5,00,000	53,13,444
123	D	201	Residential	1 BHK	296	Rajkumar Pal	20-09-2023	-	47,06,400	4,55,640	42,50,760
124	D	203	Residential	1 BHK	364	Sonu Dhurve	26-02-2024	07-03-2024	51,36,040	51,36,040	-
125	D	301	Residential	1 BHK	296	Deepak Valiba Ghuge	17-06-2024	-	45,50,000	3,20,000	42,30,000
126	D	303	Residential	1 BHK	364	Vishal Dhurve	07-02-2024	14-03-2024	51,36,040	49,00,000	2,36,040
127	D	402	Residential	1 BHK	358	Mehul Ganpat Ghadashi	26-11-2023	08-02-2024	57,28,000	21,50,880	35,77,120
128	D	403	Residential	1 BHK	364	Laxmi Daji Zajam	14-12-2023	29-12-2023	53,59,900	30,00,000	23,59,900
129	D	501	Residential	1 BHK	296	Tejas Anand Thorat	05-02-2024	-	48,67,720	7,50,000	41,17,720
130	D	502	Residential	1 BHK	358	Sachin Gopal Bharankar	31-03-2023	-	48,84,000	10,00,000	38,84,000
131	D	503	Residential	1 BHK	364	Prejal Dattatraya Powle	10-12-2023	15-02-2024	56,05,600	13,75,340	42,30,260
132	D	601	Residential	1 BHK	296	Nilesh Ravindra Chavan	04-04-2023	-	49,72,800	6,50,000	43,22,800
133	D	603	Residential	1 BHK	364	Vishwas Tukaram More	07-02-2024	06-05-2024	55,54,640	12,00,000	43,54,640
134	D	701	Residential	1 BHK	296	Shashikant Torachand Jagtap	26-01-2024	-	48,24,800	4,00,000	44,24,800
135	D	703	Residential	1 BHK	364	Arpita Adkar	10-12-2023	29-12-2023	55,59,900	40,00,000	13,59,900
136	D	704	Residential	1 BHK	413	Suresh Tukaram Dhokare	04-06-2023	15-12-2023	61,33,850	13,00,000	48,33,850
137	D	802	Residential	1 BHK	358	Hardik Jagdish Panchal	21-11-2023	08-02-2024	50,81,400	10,00,000	40,76,960
138	D	803	Residential	1 BHK	364	Satish Rajbhar	23-11-2023	07-08-2023	56,05,600	5,60,560	50,45,040
139	D	901	Residential	1 BHK	296	Akshay Ashok Patil	12-11-2023	-	47,36,000	12,00,000	35,36,000
140	D	902	Residential	1 BHK	358	Pramod Kashiram Nanche	15-08-2023	-	51,81,000	12,50,000	49,41,000
141	D	903	Residential	1 BHK	364	Minal Milind Gaikwad	03-10-2023	06-03-2024	50,50,521	23,50,000	27,00,521
142	D	904	Residential	1 BHK	413	Rohini Rao	25-01-2024	26-03-2024	61,12,400	29,00,000	32,12,400
143	D	1001	Residential	1 BHK	296	Rahul Bramhane	07-06-2024	23-07-2024	45,70,240	10,00,000	35,70,240
144	D	1003	Residential	1 BHK	364	Sunil Dattaram Mahadik	29-10-2023	04-01-2024	58,24,000	9,50,000	48,74,000
145	D	1101	Residential	1 BHK	296	Shailesh Charkari	12-04-2024	-	46,76,800	4,35,000	42,41,800
146	D	1102	Residential	1 BHK	358	Sampada Sunil Kasle	15-08-2023	14-02-2024	55,49,000	11,25,000	44,24,000
147	D	1201	Residential	1 BHK	296	Rashida S. Nalwala	18-01-2024	16-02-2024	48,66,240	24,00,000	24,66,240
148	D	1204	Residential	1 BHK	413	Sultana Khot	20-04-2024	29-05-2024	66,08,000	24,02,000	42,06,000
149	D	1301	Residential	1 BHK	296	Raghoba Govekar	10-06-2023	-	44,40,000	2,00,000	42,40,000
150	D	1302	Residential	1 BHK	358	Mohammad Altaf	28-10-2023	03-08-2024	56,23,700	17,51,000	38,72,700
151	D	1401	Residential	1 BHK	296	Neha Rakesh Jaiswal	16-07-2023	-	45,97,472	2,00,000	43,97,472
152	D	1402	Residential	1 BHK	358	Pratik S Mahadik	04-12-2023	01-01-2024	55,13,200	15,87,800	39,25,400
153	D	1403	Residential	1 BHK	364	Sanjay Kate	24-10-2023	-	57,14,800	25,00,000	32,14,800
154	D	1404	Residential	1 BHK	413	Nilesh B Lad	15-10-2023	16-02-2024	64,89,469	6,50,000	58,39,469
155	D	1501	Residential	1 BHK	296	Vinod Kamtekar	06-08-2023	-	46,47,200	5,00,000	41,47,200
156	D	1503	Residential	1 BHK	364	Nishikant Bokefode	26-03-2024	21-05-2024	58,24,000	2,91,200	55,32,800
157	D	1601	Residential	1 BHK	296	Kamal Dilip Thorat	19-05-2024	12-07-2024	46,05,760	21,99,703	24,06,057
158	D	1602	Residential	1 BHK	358	Sushant Ashok Rokade	14-03-2024	07-08-2024	57,28,000	7,00,000	50,28,000
159	D	1701	Residential	1 BHK	296	Pooja P Khaltre	28-07-2024	05-09-2024	46,53,000	7,63,200	38,89,800
160	D	1702	Residential	1 BHK	358	Rishikesh Dattaram Bhandari	19-05-2024	-	56,00,000	25,00,000	31,00,000

For OM SAI SSS DEVELOPERS THANE.

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Dulip

Mehul

Mehul

PARTNER.

K.D.

करल = ३

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Sr. No.	Building	Flat No.	Residential / Commercial	Configuration	RERA Carpet Area (Sq. ft.)	Name of the Purchaser	Booking date	Reg. date of Sale Agreement	Agreement Value	Amt recd. Up to till date (Rs.)	Balance Receivables (Rs.)
161	D	1803	Residential	1 BHK	304	Nilesh A Kode	23-04-2024	-	55,87,400	15,00,000	40,87,400
162	D	2001	Residential	1 BHK	296	Anil Bagul	18-08-2023	-			-
163	D	2002	Residential	1 BHK	358	Nirmal Bagul	18-08-2023	-	36,16,000	2,00,000	34,16,000
164	D	2101	Residential	1 BHK	296	Disha Bandodkar	15-10-2023	04-01-2024	46,51,640	15,91,870	30,59,770
165	D	2102	Residential	1 BHK	358	Anant Bandu Tambe	18-06-2023	-	53,19,164	42,00,000	11,19,164
166	D	2202	Residential	1 BHK	358	Satyajeet Madhukar Kamble	02-03-2024	-	54,97,090	14,00,000	40,97,090
167	D	2301	Residential	1 BHK	296	Santosh Sathe	22-01-2023	-	49,01,760	5,00,000	44,01,760
Total					55495				86,31,20,760	19,56,01,855	66,75,18,905

List of unsold Units of Project "Sai Kutir Residency"

Sr No.	Building	Flat No.	Residential / Commercial	Configuration	RERA Carpet Area (Sq. ft.)
1	D	1	Commercial	SHOP	310
2	D	2	Commercial	SHOP	387
3	D	3	Commercial	SHOP	195
4	A	4	Commercial	SHOP	195
5	A	401	Residential	1 BHK	324
6	A	1401	Residential	1 BHK	324
7	A	1503	Residential	2 BHK	539
8	A	1601	Residential	1 BHK	324
9	A	1901	Residential	1 BHK	324
10	A	2001	Residential	1 BHK	324
		2101	Residential	1 BHK	324
		2201	Residential	1 BHK	324
		2202	Residential	1 BHK	418
14	A	2203	Residential	1 BHK	432
15	A	2204	Residential	1 BHK	420
16	A	2301	Residential	1 BHK	324
17	A	2302	Residential	1 BHK	418
18	A	2303	Residential	1 BHK	432
19	A	2304	Residential	1 BHK	420
20	B	201	Residential	1 BHK	324
21	B	604	Residential	1 BHK	361
22	B	1001	Residential	1 BHK	324
23	B	1701	Residential	1 BHK	324
24	B	1901	Residential	1 BHK	324
25	B	2001	Residential	1 BHK	324
26	B	2102	Residential	1 BHK	418
27	B	2201	Residential	1 BHK	324
28	B	2202	Residential	1 BHK	418
29	B	2203	Residential	1 BHK	428
30	B	2301	Residential	1 BHK	324
31	B	2302	Residential	1 BHK	418
32	B	2303	Residential	1 BHK	428
33	B	2304	Residential	1 BHK	361
34	C	101	Residential	1 BHK	275
35	C	102	Residential	1 BHK	402
36	C	202	Residential	1 BHK	402
37	C	302	Residential	1 BHK	402
38	C	402	Residential	1 BHK	402
39	C	403	Residential	1 BHK	363
40	C	704	Residential	1 RK	222
41	C	802	Residential	1 BHK	402
42	C	803	Residential	2 BHK	613
43	C	1002	Residential	1 BHK	402
44	C	1004	Residential	1 RK	222
45	C	1104	Residential	1 RK	222
46	C	1503	Residential	2 BHK	613
47	C	1902	Residential	1 BHK	402
48	C	1904	Residential	1 RK	222
49	C	2002	Residential	1 BHK	402

For OM SAI SSS DEVELOPERS THANE.

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Anish

Kabir

Mahesh

PARTNER.

N.D.

करल - ३

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RERA Carpet Area (Sq. ft.)

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Sr No.	Building	Flat No.	Residential / Commercial	Configuration	RERA Carpet Area (Sq. ft.)
50	C	2004	Residential	1 RK	222
51	C	2101	Residential	1 BHK	275
52	C	2201	Residential	1 BHK	275
53	C	2204	Residential	1 RK	222
54	C	2301	Residential	1 BHK	275
55	C	2302	Residential	1 BHK	402
56	C	2303	Residential	1 BHK	363
57	C	2304	Residential	1 RK	222
58	D	101	Residential	1 BHK	296
59	D	104	Residential	1 BHK	413
60	D	202	Residential	1 BHK	358
61	D	204	Residential	1 BHK	413
62	D	302	Residential	1 BHK	358
63	D	304	Residential	1 BHK	413
64	D	401	Residential	1 BHK	296
65	D	404	Residential	1 BHK	413
66	D	504	Residential	1 BHK	413
67	D	602	Residential	1 BHK	358
68	D	604	Residential	1 BHK	413
69	D	702	Residential	1 BHK	358
70	D	801	Residential	1 BHK	296
71	D	1002	Residential	1 BHK	358
72	D	1004	Residential	1 BHK	413
73	D	1103	Residential	1 BHK	364
74	D	1104	Residential	1 BHK	413
75	D	1202	Residential	1 BHK	358
76	D	1203	Residential	1 BHK	364
77	D	1303	Residential	1 BHK	364
78	D	1304	Residential	1 BHK	413
79	D	1502	Residential	1 BHK	358
80	D	1603	Residential	1 BHK	364
81	D	1604	Residential	1 BHK	413
82	D	1703	Residential	1 BHK	364
83	D	1704	Residential	1 BHK	413
84	D	1801	Residential	1 BHK	296
85	D	1802	Residential	1 BHK	358
86	D	1804	Residential	1 BHK	413
87	D	1901	Residential	1 BHK	296
88	D	1902	Residential	1 BHK	358
89	D	1903	Residential	1 BHK	364
90	D	1904	Residential	1 BHK	413
91	D	2003	Residential	1 BHK	364
92	D	2004	Residential	1 BHK	413
93	D	2103	Residential	1 BHK	364
94	D	2104	Residential	1 BHK	413
95	D	2201	Residential	1 BHK	296
96	D	2203	Residential	1 BHK	364
97	D	2204	Residential	1 BHK	413
98	D	2302	Residential	1 BHK	358
99	D	2303	Residential	1 BHK	364
100	D	2304	Residential	1 BHK	413
Total					36099

Hypothecation and escrow of all the present and future receivables in any form arising out of above-mentioned securities.

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

Dr. Jais

Meek

N.D.

करल - ३

IN WITNESS WHEREOF / We have executed these presents on this 21st day of January, 2025

2024

SIGNED AND DELIVERED

Borrower/Mortgagor (Authorized Signatory)

M/s. Om Sai SSS Developers Thane

through its authorized signatory

Mr. Manohar Chhughomal Kataria
by and under board resolution dated 09-01-2025

For OM SAI SSS DEVELOPERS THANE.

PARTNER.



Mr. Rupesh Kanaiyalal Dusija
Partner

For OM SAI SSS DEVELOPERS THANE

PARTNER.



Mr. Naresh Kanaiyalal Dusija
Partner

For OM SAI SSS DEVELOPERS THANE

PARTNER.



Place - Mumbai

Date -



Borrower/Mortgagor Entity	Details required with signatures
Company	Common Seal, Regd. Address, Board Resolution Date, Name and Sign of Director/Officer/Employee and Witness.
Partnership Firm	Name, Place of Business, Name of Signing Partners, Witness
Individual/Proprietorship	Name of Individual along with name of Proprietorship Firm (if any)
Trust	Name, place of business, name of signing trustees, witness
Society	Name, Place of Business, Name of Signing Member, Witness
HUF	Name, Place of Business, Karta, Witness
Co-Borrower (Individual/s)	Name, Address
Limited Liability Partnership	Name, Place of Business, Name of Designated Partners, Witness