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ADITYA BIRLA CAPITAL
FINANCE

Aditya Birla Finance Ltd.

ABF/INSTI/JAN25/N0001

Date: 1st Jan 2025

To,
M/s. Om Sai SSS Developers Thane,
Sai Tirth Tower, Office 1/9, 1/6, 1st floor,
Siddharth Nagar, Kopri colony, Opp. Bara Bungalow,
Thane (East) 400603

THE SEAL OF THE SUB-REGISTRAR, MUMBAI SUBURBAN DIST. (BANDRA)

Dear Sir,

Sub – INR 38.00 Crore (Construction Finance)
Ref – Loan Application dated 11th December 2024

- This is with reference to your Loan Application on the captioned Subject, Aditya Birla Finance Limited, R-Tech Park, 9th Floor, Nirlon Complex, Off Western Express Highway, Goregaon East, Mumbai-63 ("Lender/ ABFL") is pleased to convey its approval for credit facility of a sum aggregating to INR 38,00,00,000/- (INR Thirty-eight Crores only) ("Facility") to M/s. Om Sai SSS Developers Thane ("Borrower") Manohar Chhughomal Kataria, Rupesh Kanailal Dusija & Naresh K Dusija ("Co-Borrower(s)") for Purpose (as detailed below) on the indicative terms and conditions as mentioned herein below ("Terms & Conditions"). Please note that this communication shall be construed as a binding obligation on part of you, once this letter is returned duly signed by you as a token of acceptance hereof & signed / executed the agreements / documents in connection with the Facility within a period of 10 (Ten) days or such further time as may be extended by ABFL in writing in its absolute discretion. The terms mentioned in this letter are not exhaustive and you will have to sign Transaction Documents in this regard which would be binding on you. Further acceptance of all the Terms and Conditions mentioned hereunder shall override all earlier oral or written communications between ABFL and the Borrower and/or Co-Borrower(s).

TERMS & CONDITIONS	
Particulars	Description

ADITYA BIRLA FINANCE LIMITED MUMBAI

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

Corporate Office:
Aditya Birla Finance Limited
R-Tech Park, 9th Floor, Nirlon Complex,
Off Western Express Highway, Goregaon East, Mumbai - 400 063.
Tel: +91 22 4356 7100 | Fax: +91 22 4356 7266 | Toll-free number: 1800-270-7000
care.finance@adityabirlacapital.com | https://abfl.adityabirlacapital.com

Registered Office:
Indian Rayon Compound,
Veraval, Gujarat – 362 266
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Borrower	M/s. Om Sai SSS Developers Thane
Co-Borrowers	Mr. Manohar Chhughomal Kataria Mr. Rupesh Kanallal Dusija Mr. Naresh K Dusija
Co-Mortgagor	Mrs. Sonal Manohar Kataria
Facility	Term loan-Construction Finance (CF)
Lender	Aditya Birla Finance Limited ("ABFL")
Facility Amount	Up to INR 38,00,00,000/- (INR Thirty-Eight Crores only)
Tenure	60 months
Moratorium Period	24 months
Rate of Interest & Interest Payment Date	• Rate applicable for the facility which is being offered to you is 13.50% p.a. floating, which is linked to ABFL Long Term Reference Rate (i.e. ABFL Long Term Reference Rate + Margin). • ABFL Long Term Reference Rate at present is 20.45% p.a. • Margin offered is -6.95% p.a. EMI Gross of TDS Aforementioned Interest Rate shall be payable monthly, on the 15th day of each subsequent month ("Interest Payment Date") or any other date as determined by ABFL.
Processing fees and Insurance	Total fees is 1.25% of the loan amount + GST (Above fees is including login fees for legal and technical) CERSAI charges to be part of advisory/Syndication fees. The above PF to be capitalized Insurance (ABSLI/ABHI) and/or IHO Card of 0.50% + GST of Loan amount to be taken.
Repayment Schedule	Interest to be serviced on monthly basis Principal Instalment post moratorium period (Detailed in Annexure 1) Interest/EMI will be on Gross Basis
Purpose	1. Towards approval and completion of project "Sai Laxmi Residency" "MahaRERA No. P51800034454" 2. Towards approval and completion of project "Sai Kutir Residency" "MahaRERA No. P51800052499"

THE SEAL OF THE SUB-REGISTRAR, KURLA NO. 3 MUMBAI SUBURBAN DIST. (BANDRA)

For OM SAI SSS DEVELOPERS THANE.

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	3. Towards refinance from HDB Bank and Cholamandalam Investment and Finance Company Ltd. Further the Facility shall not be utilized for following: i. Subscription to or purchase of shares/debentures ii. Any speculative purposes iii. Any other purpose except as defined above
Interest rate validity	The Rate of Interest offered to you is valid for 30 (Thirty) days from the date of this Sanction Letter.
Interest Reset	1. ABFL shall have a right to reset the Spread and/or Interest Rate (as applicable) ("Reset Interest Rate") of the Facility 2. The Borrower shall then pay interest at such Reset Interest Rate with effect from the date on which the revised Spread and/or Interest Rate is effective ("Spread/Interest Reset Date") 3. Additionally, ABFL shall have a right to reset the Interest Rate/Spread at any time during the Tenure of the Facility upon occurrence of any of the following events: a) Adverse change in money market condition b) RBI revising the standard provision on assets c) RBI changing the risk weight for assets d) The credit rating for the Facility (ies), wherever applicable, has been downgraded to non-investment grade by an accredited external credit rating agency (as approved by ABFL) e) LTRR/ STRR change f) Any other prevailing conditions
ISRA	Borrower shall maintain Interest Service Reserve Account (ISRA) equal to 3 months interest in the form of disbursed limit.
Prepayment/Foreclosure of Facility	• Up to 24 months from date of 1st Disbursement: No Prepayment/Part-Prepayment/Foreclosure is allowed • In case of Foreclosure/Part-Prepayment during lock-in period, FC charges of 4% + GST on the outstanding loan amount • Post 24 months: Foreclosure/part-prepayment charges of 3%+ GST will be applicable on outstanding loan • Foreclosure/Part-Prepayment charges in case of foreclosure/Part-Prepayment from sale of units/ property mortgaged to ABFL will be NIL
Waterfall Mechanism	ABFL should receive the Sold & Unsold Unit Receivables (as per Annexure 2) of the Project "Sai Laxmi Residency" ("MahaRERA No. P51800034454") and Project "Sai Kutir Residency" ("MahaRERA No. P51800052499") and any other amounts payable by the Borrower in full in the designated Escrow Account and the same shall be appropriated as per the following waterfall mechanism: a) Replenishment/creation of ISRA b) Additional Interest c) Past due Interest and Principal d) Current due of Interest

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	e) Current due of Principal f) Balance credited to Borrower's/Co-borrower's current account Further ABFL reserves the right to change the above-mentioned Waterfall Mechanism.			
Security	Type of Security Document	Ranking of Charge	Time for perfecting Security	Description of Security
	Registered Mortgage	First and exclusive	Upfront	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, Vikroli 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

THE SEAL OF THE SUB-REGISTRAR, KURLA NO. 1 ... BOMBAY SUBURBAN DIST.

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	Registered Mortgage	First and exclusive	Upfront	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 Hariyali, Bldg No. 254 Kannamwar Nargar, 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. P51800052495 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)
	Hypothecation	First and exclusive	Upfront	Exclusive charge by way of hypothecation and escrow of all the Sold and Unsold Receivables, Present and Future Receivables arising out of Securities/ Units as mentioned above

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	Registered Mortgage	First and exclusive	Within 30 days from the date of disbursement	First and Exclusive charge by way of Registered Mortgage on 40 (Forty) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 121 to 160 (both inclusive) comprised in Share Certificate No. 4 issued by Ashoka Hind Co-operative Housing Society Limited along with incidental rights to Flat No. 4, admeasuring 74.85 square meters carpet area situated on the 1st floor in Wing A of the building known as Ashoka constructed on all that piece and parcel of land bearing CTS No. 322 of Mauje Bandra East, Taluka Andheri, MSD Mumbai, Mumbai- 400052
	Registered Mortgage	First and exclusive	Within 30 days from the date of disbursement	5 (Five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 721 to 725 (both inclusive) comprised in Share Certificate No. 145 issued by Tarangan Towers Co-operative Housing Society Limited along with incidental rights to Unit No. 84, 8th floor, Tower No. 1, Dhanishtha Taragan CHSL, Near Korum Mall tower, Off Western Express Highway, Thane West, Thane-400606 admeasuring131.54 square meters and having 1416 square feet built up area in the residential building no. 1 in the Complex known as Tarangan along with Garage No. 15 admeasuring 120 square feet or about 11.15 square meters in the said building constructed on all that piece and parcel of land bearing Final Plot No. 31/1 (part) and Final Plot No. 25/1 (part) admeasuring 15,652 square meters and all that piece and parcel of land bearing Plot No. 25/1 admeasuring 27,519.24 square meters and all that piece and parcel of land bearing Final Plot No. 23 (part) of Town Planning Scheme No. I of

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 3 MUMBAI SUBURBAN DIST. (BANDRA)

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				Thane admeasuring 24660.10 square meters.

Specific Conditions –

- Security Cover at 2.00x and Receivable Cover to be 2.00x at any given point of time
- ABFL will release all the original movable / immovable property documents taken in custody at the time of Security creation as listed in the respective mortgage deed/security agreement ("Security Documents") and shall remove charges registered with any registry within a period of 30 days after full repayment/ settlement of the Facility. The Security Documents will be handed over to the Mortgagor/Security Provider at Aditya Birla Finance Limited, R-Tech Park, 9th Floor, Nirlon Complex, Off Western Express Highway, Goregaon East, Mumbai-63
- Exclusive charge on Interest Service Reserve Account ("ISRA") of an amount equivalent to 3 months to be disbursed upfront (3 months ISRA to be maintained throughout loan tenure). The funds equivalent to ISRA requirement can be parked in permitted investments acceptable to the Lender including interest free security deposit with the lender, FD and/or MF units under lien to ABFL.
- ABFL lien to be marked on same (lien marking to be done within 30 days of disbursement)

Escrow Mechanism

The Borrower shall open, establish the escrow account ("Escrow account") with the Account Bank within 30 days first disbursement. The aforesaid account shall be maintained and operated as per the Escrow Agreement entered by and between the Lender(s), Borrower and the Account Bank. All costs, charges and expenses in connection with the aforesaid accounts shall be borne by the Borrower.

The Borrower shall ensure that the Scheduled Receivables from the mortgaged Units (as per Annexure 2) are deposited into the Escrow account. The Lender shall set up a standing instruction (SI) / to transfer the funds routing through the Escrow Account to be transferred to the ABFL Loan Account in the following manner:-

Particular	SI %
Up to Rs. 60 Cr.	15%
On next Rs. 30 Cr.	30%
Above Rs. 90 Cr	70%

% of collections to be transferred to ABFL loan A/c from the date of first disbursement

1. Further, amount repaid through escrow account as mandatory repayments will be adjusted towards the monthly instalments as payable in the forward order of maturity i.e. on FIFO basis
2. In case any unsold unit in the Project is sold below the stipulated price, the borrower will route the differential in stipulated price for Project "Sai Laxmi Residency" of Rs.16,000/- psf for Flats (Residential units) on RERA carpet area, Rs. 20,000 psf for Commercial Units (Offices) on carpet area and actual price through the escrow account or lender will adjust extra amount from escrow inflow to cover the shortfall.

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	3. In case any unsold unit in the Project is sold below the stipulated price, the borrower will route the differential in stipulated price for Project "Sai Kutir Residency" of Rs.16,000/- psf for Flats (Residential units) on RERA carpet area, Rs. 25,000 psf for Commercial Units (Shops) on carpet area and actual price through the escrow account or lender will adjust extra amount from escrow inflow to cover the shortfall. 4. Above escrow adjustment will be subject to RERA compliance
Disbursement Schedule	Annexure 5
Conditions Precedent	Following are the conditions that shall be fulfilled before the first disbursement from the Facility: 1. Registered mortgage for project "Sai Laxmi Residency & "Sai Kutir Residency" to be done upfront having RERA Registration No. P51800034454 & P51800052499. 2. All original papers of above-mentioned securities to be taken in custody & vetted prior to further disbursement. 3. The Original Documents for Primary Security should be vetted by ABFL Panel Lawyer and vetting report to be positive. 4. FC and LOD from HDB Bank & Chola to be obtained upfront for Additional Collateral Properties. 5. Tenant NOC to be taken upfront for Collateral Property - Flat No. 4A. Ashoka Hind CHS. 6. Society NOC/Allotment Letter to be taken upfront for identification of society units, for which PAAA is not executed in Project Sai Laxmi Residency & Sai Kutir Residency as per legal opinion 7. Undertaking regarding Nil Liability in case of dissolution of firms M/s. Om Sai Ekdant Developer Vikhroli and M/s. Sai Laxmi Developer Vikhroli. 8. Transaction Document/s to be executed to the satisfaction of ABFL in front of ABFL representative 9. This Facility is subject to Legal & Technical of the underlying property being positive and acceptable as per ABFL norms. Latest dated search report of the subject properties to be obtained prior to disbursal of Facility, and same to be satisfactory. 10. ESCROW account documents to be signed along with transaction documents 11. To obtain beneficial Owner Declaration 12. LEI will be submitted upfront 13. RERA Form 3 to be documented 14. Rental Audit to be satisfactory 15. Latest MIS of Sales to be obtained from borrower 16. CA certification that the parties to the loan structure have no undisputed statutory dues/taxes outstanding 17. CA certified Net worth statement of Co-borrowers as on 31.03.2024 or any latest date 18. CA certified Cost of the Project and Means of Finance 19. CA certified List of Partners and Partnership Ratio to be submitted

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	20. RCU/CIBIL detect and CIBIL mortgage check to be submitted before disbursement 21. Satisfactory clarification on CIBIL overdue 22. Sales and collection milestone to be certified by management and any deviation from projection nos. by 30% and above may attract penal charges as per ABFL norms at sole discretion of ABFL 23. General Undertaking a. Confirmation that the payments of all statutory dues/taxes applicable on subject property for the financial year 2023-24 and thereafter till date to be provided b. Shortfall Undertaking from Promoters to fund any shortfall in cash flows for debt servicing of the Facility in a form and manner acceptable to ABFL before any disbursement c. Undertaking from Promoters/ Borrower citing that until the escrow account is set up, they will transfer the collections from sold receivables / sale of unsold units to ABFL designated account d. Payments to ABFL (i.e. interest and repayment) will be given first priority over any other payment in the form of Salary, Interest, capital and/or loans or advances from the partners, relatives, group companies and unsecured loans from other parties in case of any event of default e. That payment of property tax, common area maintenance and insurance charges will be made regularly from their own sources of funds throughout tenure of Facility f. Borrowers and Co-Borrowers to further undertake that if any event during the tenure of Facility which causes ABFL to believe that cash flows from the collateral are significantly less to serve the EMI, ABFL will have the right to recall the Facility proportionately with reduced cash flows, after providing a cure notice period of 30 days. g. Satisfactory account conduct and no adverse impact on creditworthiness of Promoter group. h. Undertaking from Promoters/ Borrower for non-withdrawal of unsecured loans pumped in / to be pumped in by Promoter group during the tenure of ABFL Facility. This existing unsecured loans/ future ICD's shall be sub ordinate to the proposed facility i. Undertaking from Promoters/ Borrower that any receivables towards the committed receivables shall not be received in cash after the disbursement from the proposed facilities and shall be routed through Escrow Account j. Declaration that none of the partners/ promoters are related to any Directors/ Officers/ Staff of Aditya Birla Group or any other bank
Conditions Subsequent	The following conditions are to be fulfilled before subsequent disbursement of the Facility amount: 1. Encumbrance in "Sai Laxmi Residency & "Sai Kutir Residency" having RERA Registration No. P51800034454 & P51800052499 to be updated on RERA website within 30 days of disbursement. 2. NDC and Release Deed from HDB Bank and Chola to be obtained within 30 days of 1st disbursement for Additional Collateral Properties.

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3. Registered Mortgage for Additional Collateral Securities to be done within 30 days of 1st disbursement.
4. The Original Documents for Additional Collateral Securities should be vetted by ABFL Panel Lawyer and vetting report to be positive, within 30 days of 1st disbursement.
5. The Additional Collateral Securities to be insured and insurance copies to be submitted within 45 days of Registered Mortgage.
6. The Primary Security to be insured and insurance copies to be submitted within 45 days of 1st Disbursement.
7. All property papers as per legal report to be submitted to ABFL duly vetted by lawyer of balance transfer property
8. ABFL to add Security Interest with CERSAI within 45 days of Security creation
9. Separate Escrow Accounts for Sai Laxmi Residency & Sai Kutir Residency will be opened within 60 days from the date of first disbursement and all the cash flow will be deposited in the same.
10. Borrower shall create a ISRA within 30 days from the date of first disbursement, for an amount equivalent to the ensuing 3 months of interest and maintain the same thereafter at all times till the repayment of the facility. The funds equivalent to ISRA requirement can be parked in permitted investments acceptable to the Lender including interest free security deposit with the lender, FD and/or MF units under lien to ABFL.
11. The Borrower shall obtain a No Objection Certificate (NOC) from the ABFL before entering into registered sale agreement with prospective buyers of the Project.
12. Borrower to get the property offered as collateral insured comprehensively throughout the loan tenure at its cost for its full value. The same is to be assigned in favour of ABFL as first loss beneficiary. Copy of the insurance policies to be submitted to ABFL for its record within 45 days of Security Creation. Borrower to ensure renewal of insurance of collateral property during the currency of the facility with ABFL, non-compliance of the same would attract penal interest @ 2%. All receivables hypothecated to ABFL to be deposited in escrow account only
13. ABFL reserves the right to conduct audit of the Escrow Account on Quarterly basis
14. Penal interest @ 2.00% p.a. over and above the prevailing interest rate will be charged on the amount not routed through escrow account at the discretion of Lender if borrower defaults in routing 100% of the Scheduled Receivables from the Project through Escrow Accounts and /or does not request for NOC from ABFL before registration of units in favour of prospective buyers for sale of units in the Project.
15. Escrow A/c to be sufficiently funded by the borrower to serve the EMI of proposed loan at least one working day prior to EMI date
16. Any credit in the Escrow Account will be first utilized towards interest and principal repayment of the Facility and any other dues of ABFL. After adjusting the same if there is any surplus, the same shall be transferred to Borrower's Operative Account.
17. All present and future receivables from unsold units of the project with applicable SI to be capitalized towards loan repayment

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	18. Borrower shall submit end use certificate from statutory auditors within 45 (Forty-Five) days of each disbursement. The end use certificate shall certify that the Facility amount drawn down have been used for the purpose of as mentioned in the Sanction Letter 19. All receivables hypothecated to ABFL to be deposited in escrow account only 20. Irrevocable letter from Borrower to remit the receivables directly to ABFL designated Escrow Account under all circumstances for the credit of Borrower's loan/Facility account. Further all the transactions pertaining to repayment of Facility shall be routed through the Escrow Account only. 21. The Borrower and Co-Borrower(s) to arrange free access of official of ABFL or any other person agencies appointed by ABFL for the inspection time to time 22. Post disbursement any payment by Borrower towards loans and advances taken from friends/relatives/family members shall be after taking appropriate approval from ABFL 23. The Borrower/Co-Borrower shall forward to ABFL its provisional Balance Sheet and Profit and Loss Account within 3 months of year end and audited accounts within 6 months of the year end. Quarterly financial results shall be submitted within 60 days from the end of each Quarter/ with filing with Stock Exchange for listed Borrower 24. No Change in the equity and management of the Borrower without prior approval of ABFL 25. Minimum Security Cover of 2.00x and minimum Receivables Cover of 2.00x for the total Facility has to be maintained throughout the Facility tenure. In case the cover falls below this, then Borrowers should provide additional security acceptable to ABFL or Facility to be prepaid accordingly to maintain the cover 26. ABFL shall at its discretion obtain a confidential credit report on the Borrower from its other lenders 27. Hypothecated receivables will not be escrowed to any other Bank/Financial Institutions till the /tenure of ABFL Facility 28. ABFL shall release the Security to the Borrower/Co-Borrower(s) subject to the condition that in case of liquidation of all the assets provided as Security, the payment of entire sale proceeds shall be made in Escrow Account/Designated Account and shall thereafter pre-close the proposed Facility Alternatively, property can be swapped as acceptable to ABFL Ltd. Applicable charges
Special Conditions	1. The Borrower shall obtain a No Objection Certificate (NOC) from the ABFL before entering into registered sale agreement with prospective buyers of the Project 2. The Borrower shall obtain a No Objection Certificate (NOC) from the ABFL before entering into lease agreement with prospective consumers of the Project. Also, to deposit the rentals/security deposit into ABFL escrow account 3. ABFL will issue NOC subject to compliance of Capitalization rates on each credit in Escrow Account & maintenance of Security Cover of 2.00x and Net Receivable Cover of 2.00x times and mentioned in Repayment Schedule (As per Annexure 1). In an event the Security or Receivable Cover falls below above values, then the Borrower would repay such an amount to maintain the covers at above stipulated levels. The prepaid amount would be adjusted towards the principal outstanding and such amount would not attract any prepayment charges

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

ADITYA BIRLA FINANCE LIMITED MUMBAI

Corporate Office:
Aditya Birla Finance Limited
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care.finance@adityabirlacapital.com | https://abfl.adityabirlacapital.com

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4. Any deviation from Cashflows (as per Annexure 4) by 30% and above may attract penal charges as per ABFL norms at sole discretion of ABFL
5. Demand letters to the existing customers of the Project shall incorporate a condition that all the future payments pertaining to the Project would be made in favour of the Escrow Account opened by the Borrower with ABFL's specified Account Bank
6. The Borrower shall disclose the name(s) of ABFL as the mortgagee of the Properties being mortgaged, in every pamphlets/ brochures/ advertising material or any other communications to the purchaser of the said Properties
7. All the partners to be in loan structure, PAL to be signed by all the partners of the borrower firm including the private limited company's BR. (Pre)
8. Key timelines:

Particulars	Sai Laxmi Residency	Sai Kutir Residency
PAAA	Mar-25 (7 units)	Mar-25 (95 units)
CC till 9th Floor	-	Mar-25
CC till 14th Floor	Mar-25	Aug-25
CC till 19th Floor	Aug-25	Oct-25
Full CC Date	Oct-25	Mar-26
OC Date	Dec-25	Dec-26

Standard Conditions

1. The Facility mentioned overleaf will be available at ABFL's discretion and subject to compliance of all formalities and documentation as may be specified / required by ABFL
2. No further borrowing without written permission from ABFL
3. The Facility shall be utilized for the Purpose for which it is sanctioned and it should not be utilized for following:
   i. Subscription to or purchase of shares/debentures
   ii. Extending loans to subsidiary companies/associates or for making inter-corporate deposits.
   iii. Any speculative purposes
4. The Facility mentioned overleaf will be available at ABFL's discretion and subject to compliance of all formalities and documentation as may be specified / required by ABFL
5. Borrower to ensure renewal of insurance of the collateral property during the currency of the Facility with ABFL
6. The Borrower shall broad base its Board of Directors and finalise and strengthen its management set up to the satisfaction of ABFL
7. In case any condition is stipulated by any other lender that is more favourable to them than the terms stipulated by ABFL, ABFL shall at its discretion, apply to this Facility such equivalent conditions to bring its Facility at par with those of the other lenders

For OM SAI SSS DEVELOPERS THANE.

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8. If there is any interest levied by the Government of India or any other authority under the Interest Tax Act, 1974 or under any other law, you shall reimburse to ABFL any such tax imposed or levied by the Government of India or any other authority on interest and/or Payments required to be paid by the Borrower to ABFL in connection with the said Facility

9. ABFL may disclose any information regarding the Borrower/s and regarding the Facility to the competent Authority of Govt., Regulator, and Law enforcing Agency or to any Legal Authority or Courts

10. The Borrower and Guarantor(s) shall be deemed to have given their express consent to ABFL to disclose the information and data furnished by them to ABFL and also those regarding the credit Facility/ies enjoyed by the Borrower, conduct of accounts and guarantee obligations undertaken by Guarantor to the Credit Information Bureau (India) Ltd. ("CIBIL"), or RBI or any other agencies specified by RBI who are authorized to seek and publish information

11. Any default in respect of any other facilities availed by the Borrower or by any of its group concerns from Aditya Birla Finance Limited/ Aditya Birla Group shall be deemed to be an Event of Default in respect of the proposed Facility and vice versa and thus the Security shall not be released subject to repayment of all the dues

12. ABFL will have right to appoint and carry out annual audit of book sales receivables, stock cash flows etc. Further ABFL will have the right to examine at all times the Borrower's books of accounts and to have the Borrower's factory (ies)/branches inspected from time to time by officer(s) of the ABFL and/or qualified auditors including stock audit and/or technical experts and/or management consultants of ABFL's choice and/or we can also get the stock audit conducted by other banker. In case of default or delay in repayments, ABFL will have the right to carry audit as and when required. The cost of such inspections and documentation will be borne by the Borrower

13. The Borrower will keep ABFL informed of the happening of any event which is likely to have an impact on their profit or business and more particularly, if the monthly production or sale and profit are likely to be substantially lower than already indicated to ABFL. The Borrower and Co-Borrower will inform accordingly with reasons and the remedial steps proposed to be taken

14. The Borrower shall procure a consent every year from the auditors appointed by the Borrower to comply with and give report / specific comments in respect of any query or requisition made by us as regards the audited accounts or balance sheet of the Borrower. We may provide information and documents to the Auditors in order to enable the Auditors to carry out the investigation requested for by us. In that event, we shall be entitled to make specific queries to the Auditors in the light of statements, particulars and other information submitted by the Borrower to us for the purpose of availing finance, and the Auditors shall give specific comments on the queries made by ABFL

15. ABFL reserves the right to revoke this Sanction letter if there are any material changes in the proposal for which the said Facility is sanctioned. Any material fact concerning your profits etc., or ability to repay, or any other relevant aspect of your Loan applicant's application is withheld, suppressed, concealed or not made known to us. Any statement made in the Loan application is found to incorrect & untrue

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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16. ABFL reserves the right to alter, amend any of the condition or withdraw the Facility, at any time without assigning any reason and also without giving any notice
17. Provided further that notwithstanding anything to the contrary contained in this Agreement, ABFL may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Facility or any part thereof (even if partial or no disbursement is made) without any liability and without any obligations provided such reason is capable of being cured/rectified by the Borrower and the same has not been cured/rectified within 30 days from the date the Borrower is called upon by ABFL to cure/rectify such reason. Upon such termination, all principal monies, interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ABFL by the Borrower forthwith upon demand from ABFL
18. Facility which is being offered to you is based on the understanding, that the property is located in India and within ABFL's approved city limits. Even if the property is within the specified limits, ABFL may refuse to disburse the Facility if the property does not meet ABFL's credit policies, guidelines and criteria as deemed fit by it in its sole discretion
19. If an "Event of default" (as defined under the Facility Agreement) happens, you will be asked to pay Additional Interest or such other rate of Interest as decided by ABFL
20. ABFL will hold the documents and shall release the documents post the closure of the Facility
21. If Borrower has not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on Borrower's behalf, ABFL shall deduct such fees from Borrower's Facility being disbursed and Borrower shall be liable for the entire amount i.e without the said deduction
22. During the currency of the ABFL's Facility(ies), the Borrower will not without ABFL's prior written intimation in writing:
    i. conclude any fresh borrowing arrangement either secured or unsecured (additional borrowing to be within 2.0x of TOL/TNW) with any other Bank or Financial Institutions, borrower or otherwise, not create any further charge over their fixed assets without our prior approval in writing
    ii. Undertake any expansion/ fresh Project or acquire fixed assets, while normal capital expenditure, eg. replacement of parts, can be incurred
    iii. Undertake guarantee obligation on behalf of any other borrower or any third party
    iv. Declare dividends for any year except out of profits relating to that year after making all the due and necessary provisions provided that no default had occurred in any repayment obligation and ABFL's permission is obtained
    v. Make any repayment of the loans and deposits and discharge any liabilities except those shown in the funds flow statement submitted from time to time
    vi. If Borrower has not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on Borrower's behalf, ABFL shall deduct such fees from Borrower's Facility being disbursed and Borrower shall be liable for the entire amount i.e. without the said deduction;
    vii. Formulates any scheme of amalgamation or reconstruction;

THE SEAL OF THE SUB-REGISTRAR, BIRLA MUMBAI SUBURBAN DIST.

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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	viii. Enter into borrowing arrangement either on secured basis or unsecured basis with any other bank/ financial institutions for the said Project; ix. Sell, assign, mortgage, alienate or otherwise dispose any of the assets of the Borrowing Company charged to the ABFL x. Enter in to any contractual obligation of a long-term nature affecting the Borrower financially to a significant extent xi. Permit any transfer of the controlling interest or make any drastic change in the managements set up xii. Diverts funds to other sister/ associate /group concern of the Borrower
Monitoring Conditions	1. All receivables from the security as mentioned in the security clause to be routed through escrow account with collection SI as per the table below which shall be applicable till end of loan tenure. Any credit in the Escrow Account will be first utilized towards interest and principal repayment of the Facility and any other dues of ABFL. After adjusting the same if there is any surplus, the same shall be transferred to Borrower's Operative Account 2. Timelines:

Particulars	Sai Laxmi Residency	Sai Kutir Residency
PAAA	Mar-25 (7 units)	Mar-25 (9 units)
CC till 9th Floor	-	Mar-25
CC till 14th Floor	Mar-25	Aug-25
CC till 19th Floor	Aug-25	Oct-25
Full CC Date	Oct-25	Mar-26
OC Date	Dec-25	Dec-26

SUB-REGISTRAR KURLA No. 3 उप निबंधक कुर्ला-३ MUMBAI SUBURBAN DIST. (BANDRA)

3. Standing Instruction:

Particular	SI %
Up to Rs. 60 Cr.	15%
On next Rs. 30 Cr.	30%
Above Rs. 90 Cr	70%

4. Minimum Stipulated Price for Unsold area is stipulated as under:

Sai Laxmi Residency

Type	All-inclusive price on carpet area excluding taxes.
Residential	Rs. 16,000/-
Commercial (Offices)	Rs. 20,000/-

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Sai Kutir Residency

Type	All-inclusive price on carpet area excluding taxes.
Residential	Rs. 16,000/-
Commercial (Shops)	Rs. 25,000/-

If the borrower sells the mortgaged units above minimum stipulated price, then SI will be applicable to such sold price. If the unit is sold less than the MSP, then customer must pay the proportionate amount on difference value

Registration Milestone: The units to be registered within 90 days of booking

5. Borrower to submit monthly sales & collection MIS to ABFL in the prescribed format by 7th of closing month
6. ABFL will issue NOC subject to compliance of Capitalization rates on each credit in Escrow Account & maintenance of Net Receivable Cover of 2.00x times and Security Cover of 2.00x times during the entire tenor of the loan. In an event the Security or Receivable cover falls below above values, then the Borrower would repay such an amount to maintain the covers at above stipulated levels. The prepaid amount would be adjusted towards the principal outstanding and such amount would not attract any prepayment charges
7. In case of breach of any milestone or overdue in the account, refund to client/land owners will be allowed only post regularization and ABFL on its own discretion can modify the SI
8. Sales and Receivable Audit to be done prior to every trance disbursement and on quarterly basis
9. Borrower to submit ledgers of customer/Collection details as required for which NOC's are been issued by ABFL in previous month on monthly basis by 15th of closing month
10. The Borrower shall furnish to ABFL every year a copy of audited annual accounts of the Borrower within 6 months of the end of the financial year
11. ABFL reserves the right to conduct audit of the Escrow Account on Quarterly basis at its own cost
12. As & when applicable Borrower to comply with requirements as specified in Real Estate (Regulation and Development) Act 2016 (RERA) & copy of required compliance to be provided to ABFL
13. Any delay in Sale Projection as per cashflow statement shall trigger Event of default (Annexure 3)
14. Quarterly Sales Milestone shall be reviewed by risk team on quarterly basis and any aberration by more than 30% in any of two, shall attract EOD & ABFL may recall the loan at its discretion
15. In case, Borrower defaults in payment of principal and / or interest for more than 60 days from the due date, at any time after the disbursement of the facility, ABFL as a Lender to the facility (including its nominees, assignees etc.) shall have an "Option" to take / assign unsold units of the Project to the extent of outstanding debt including any other amount due at a 25% discounted price of MSP mention below, less balance construction cost if any

THE SEAL OF THE SUB-REGISTRAR ... MUMBAI SUBURBAN DIST.

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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Transaction Documents	The Facility will be made available under "Transaction Document/s" which will include inter-alia, provisions, which are in form and substance satisfactory to ABFL and also in accordance with the terms hereof. Transaction Document shall be including but not limited to: i. Duly filled Loan application form along with necessary documentary proof for the Borrower, Co-Borrower(s), if any. Sufficient proof for Authorised Signatories signing on their behalf ii. Accepted Sanction Letter by Borrower's, Co-Borrower's Authorised Signatory iii. Request letter for disbursement from the Borrower mentioning the account details. Copy of Bank Statement or a cancelled cheque of the account in which funds needs to be transferred iv. Certified true copy of Constitutional Documents (Partnership Deed, etc.) v. Partnership Authority Letter of Borrower vi. Board Resolution of Co- Borrower vii. Demand Promissory Note along with Letter of Continuity viii. 1 Cancelled Cheque, 4 UDC's of EMI amount, 1 UDC of full loan amount in favour of ABFL along with the undertaking ix. Net-worth statement of recent dated of the individual co-Borrower(s) duly certified by CA/CS x. CA/CS Certified list of Directors, Shareholders of the Borrower, Co-Borrower/s) xi. CS Certificate confirming the borrowing is within the borrowing power of the Borrower xii. NACH Mandate (in Duplicate) along with cancelled Cheque xiii. Self-certified copy of KYC's of Borrower, Co-Borrower(s) xiv. Self-certified KYCs of Authorised Signatories from the Borrower and Co-Borrower(s) xv. Any other document as may be required by ABFL xvi. Title Search, Title Opinion Report and Original Legal Vetting Report by ABFL's empanelled lawyers, xvii. Original Property papers as per Legal opinion xviii. Technical & Valuation by ABFL's approved Valuer **Facility & Security documents** i. Execution of Facility Agreements, ii. Deed of Hypothecation with PoA, iii. Registered Mortgage Deed, iv. Escrow Agreement, v. Confirmation from Payer to make payment in Escrow account
Event of Default	1. In case of non-perfection of securities within due time limits ABFL will have a right to levy Additional Interest over and above the regular interest of the Facility 2. Delay in submission of requisite documents 3. Non-Adherence to any Terms and Conditions of this Sanction Letter

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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Additional Interest/ Charges	1. If you have not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on your behalf, ABFL shall deduct such fees from your Facility being disbursed and you shall be liable for the entire amount i.e. without the said deduction 2. In case of any delay in the repayment of principal instalment or payment of interest, charges or other monies due on the Facility, Additional Interest shall be levied on monthly basis, from the due date till such time the overdue amount is paid 3. If an "Event of default" (as defined under the Transaction Document/s) happens, Borrower/Co-Borrower will be asked to pay Additional Interest or such other rate of interest as decided by ABFL. 4. Non-Adherence to any Terms and Conditions of this Sanction Letter

Yours sincerely,

For Aditya Birla Finance Limited

(Authorized Signatory)
(Please affix the stamp)

ACKNOWLEDGEMENT, APPROVAL AND ACCEPTANCE:

We hereby acknowledge, approve and accept the terms and conditions detailed in this letter and agree, undertake and confirm to comply with the aforesaid terms and conditions in connection with the Loan Facility.

Its Director(s) pursuant to the authority granted by Board Resolution/It's Partner(s) pursuant to the authority granted by Authority Letter [In case of unregistered Partnership Firm/Other unregistered entity all the Partners/member to sign the Transaction Documents]

Approved and accepted by:

M/s. Om Sai SSS Developers Thane (Borrower)

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

(Authorized Signatories)
(Please affix the stamp)
Mrs./Mr. _____
Date:

Its Director(s) pursuant to the authority granted by Board Resolution/It's Partner(s) pursuant to the authority granted by Authority Letter [In case of unregistered Partnership Firm/Other unregistered entity all the Partners/member to sign the Transaction Documents]

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Name: Mr. Manohar Chhughomal Kataria (Co-Borrower)

Date:

Name: Mr. Rupesh Kanailal Dusija (Co-Borrower)

Date:

Name: Mr.Naresh K Dusija (Co-Borrower)
Date:

ADITYA BIRLA FINANCE LIMITED MUMBAI

THE SEAL OF THE SUB-REGISTRAR, KURLA No. 3 MUMBAI SUBURBAN DIST.

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Terms and Conditions

- This Sanction Letter is subject to execution of transaction documents including but not limited to the Loan Agreement, as may be required by ABFL.
- The Loan Application Form/other login documents, Loan Agreement and any other documents related to disbursement may /will contain terms in addition to or in modification of those set out in this Sanction Letter.
- The Loan mentioned overleaf will be available at ABFL's discretion and subject to compliance of all formalities and documentation as may be specified / required by ABFL.
- "EI" or "Equated Instalments" or "Instalments" shall mean the amount payable by the Borrower(s) at such period of rests as provided for in the Sanction Letter, to ABFL comprising of Interest, or as the case may be, principal and Interest calculated on the basis of such period of rests at the Interest Rate applicable as stated in the Sanction Letter and is rounded off to the next rupee.
- ABFL shall be entitled to revoke the sanction of the facility/ies, inter alia, in any of the following circumstances:
  - Assessment / verification checks not satisfactory to ABFL
  - Legal verification/ technical valuation of the underlying asset is not satisfactory to ABFL
  - There is any material change in the purpose(s) for which the facility is being sanctioned
  - In the sole judgement of ABFL, any material fact has been concealed and/or ABFL becomes subsequently aware of during the tenor of the loan.
  - Accepted copy of this Sanction Letter not received within the specified period
  - Any statement/ information made by or on your behalf is misleading, unsatisfactory or is incorrect
  - There is a default or breach or violation of any condition of this or any other facility offered/availed by you from ABFL
  - Loan Agreement/ any other documents related to disbursement being incomplete, incorrect or unsatisfactory, in a form and manner as may be required by ABFL in connection with the Facility/ies.
- Provided further that notwithstanding anything to the contrary contained in this Sanction Letter, ABFL may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Facility or any part thereof (even if no disbursement is made) without any liability and without any obligations to give any reason whatsoever, whereupon all principal monies, interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ABFL by the Borrower forthwith upon demand from ABFL.
- Facility which is being offered to you is based on the understanding, that the property is located in India and within ABFL's approved city limits. Even if the property is within the specified limits, ABFL may refuse to disburse the loan if the property does not meet ABFL's credit policies, guidelines and criteria as deemed fit by it in its sole discretion.
- For EI/Instalment Repayment through electronic clearing system (ECS), you are required to submit ECS mandate. On the instalment due date, ABFL will automatically debit your designated current/savings account for the instalment amount, or will present your PDCs.
- Any fees and charges mentioned in the Sanction Letter are the rates applicable on the date of issue of the Sanction Letter and are subject to change from time to time and ABFL will notify you of such changes.
- In the event of sale of security, Loan needs to be pre-closed with all dues and charges. Alternatively property can be swapped as acceptable to ABFL with applicable charges.

THE SEAL OF THE SUB-REGISTRAR ... MUMBAI SUBURBAN

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

ADITYA BIRLA FINANCE LTD. MUMBAI

Corporate Office:
Aditya Birla Finance Limited
R-Tech Park, 9th Floor, Nirlon Complex,
Off Western Express Highway, Goregaon East, Mumbai - 400 063.
Tel: +91 22 4356 7100 | Fax: +91 22 4356 7266 | Toll-free number: 1800-270-7000
care.finance@adityabirlacapital.com | https://abfl.adityabirlacapital.com

Registered Office:
Indian Rayon Compound,
Veraval, Gujarat – 362 266
CIN: U65990GJ1991PLC064603

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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL FINANCE

- In case of any change in the branch address mentioned in the Security section on Page 1 of this sanction letter, the customer can contact nearest ABFL's branch office.
- No Prepayment or Pre-closure allowed in first 24 months from the date of disbursement of loan. In case of closure during the period of lockin, subject to ABFL's sole discretion, borrowers will be required to pay balance period interest at prevailing ROI and applicable standard foreclosure charges
- If you do not pay or are late in paying any EI/Instalment, ABFL will report the non-payment to various credit bureaus. This may have an adverse effect on your credit rating and affect your ability to obtain credit from other Lenders.
- If an "Event of default" (as defined under the Loan Agreement) happens, you will be asked to pay penal interest or such other rate of interest as decided by ABFL.
- Floating Rate of Interest is applicable to your facility and will be reviewed from time to time.
- Your floating rate of interest is linked to the ABFL Long Term Reference Rate (i.e. ABFL LTRR) which is the benchmark rate for floating rate lending products of the Lender. The LTRR may change from time to time and any revision in this rate will have an impact on your interest rate.
- The interest rate applicable is determined with reference to the ABFL Long Term Reference Rate (i.e. ABFL LTRR) and other customer specific charges, referred to as 'Margin' in the sanction Letter at the time of origination and thereafter.
- If the ABFL Long Term Reference Rate (i.e. ABFL LTRR mentioned in the sanction Letter) moves upwards/downwards within validity period of the applicable interest rate prior to first disbursement of the loan, the interest rate may get revised upwards/ downwards accordingly. For such loan, Tranche 1 letter will not be issued for processing the loan within the validity period of the interest rate as mentioned in the Sanction Letter and the applicable interest rate applicable to your loan shall be the revised interest rates post such change in Long Term Reference Rate.
- In case of any unforeseen or extraordinary circumstances or sudden changes in market conditions, ABFL may at its sole discretion change the Rate of Interest.
- The rate of interest you need to pay shall be subject to the changes in guidelines on interest rates made by the Reserve Bank of India from time to time.
- Any re-pricing can have an impact on the approved tenor or EMI/Instalment or both or ABFL may call for part payment of the loan as per the ABFL internal rate changed guidelines.
- If you have not paid any charges, fees, premium which becomes due to ABFL or its alliances or ABFL has made payment of same to any third party on your behalf, ABFL shall deduct such fees from your loan being disbursed and you shall be liable for the entire amount including the said deduction
- Borrower shall procure prior written consent of ABFL before renting out the mortgaged property/ies or any part thereof or before making any structural alterations in the mortgaged property/ies.

Schedule- I

Standard schedule of Charges applicable on your loan is as follows. It is subject to change from time to time on discretion of ABFL and shall be updated on the website http://adityabirlafinance.com

PENAL CHARGES

Particulars of Charges	Details (GST shall be levied wherever applicable)

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL
FINANCE

Penal charges (charges levied for non-payment of overdue amount)	2% p.m. (24% p.a.) on the overdue amount for the delayed period.
Penal charges for non-compliance with material terms and conditions (covenants / stipulated conditions) as mentioned in the Sanction Letter and Loan Agreement, wherever applicable	Upto 2% p.a. on the outstanding loan amount till the date of compliance
Cheque return/bounce charges / ECS/SI/NACH failure charges	Rs. 1000/- per instance

OTHER CHARGES

Particulars of Charges	Details (GST shall be levied wherever applicable)
Processing Fees / PMD Fee	Total fees is 1.25% of the loan amount + GST (Above fees is including login fees for legal and technical) CERSAI charges to be part of advisory/Syndication fees. The above PF to be capitalized Insurance (ABSLI/ABHI) and/or IHO Card of 0.50% + GST of Loan amount to be taken. As per pricing grid prevailing at the time of loan application
Foreclosure Statement	Rs. 1500 per instance
Pre-closure Quote	Rs. 1,000 per instance
Foreclosure charges Part Pre-payment charges	• Up to 24 months from date of 1st Disbursement: No Prepayment/Part-Prepayment/Foreclosure is allowed • In case of Foreclosure/Part-Prepayment during lock-in period, FC charges of 4% + GST on the outstanding loan amount • Post 24 months: Foreclosure/part-prepayment charges of 3%+ GST will be applicable on outstanding loan Foreclosure/Part-Prepayment charges in case of foreclosure/Part-Prepayment from sale of units/ property mortgaged to ABFL will be NIL
Closure charges for Over-draft / Line of Credit facility	4% of prevailing limit at the time of closure

THE SEAL OF THE SUB-REGISTRAR, BIMLA No. 3 BOMBAY SUBURBAN DIST. (BANDRA)

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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Request for copies of documents of any collateral held with ABFL	Rs. 2,500
List of Documents	Rs. 1,500
Statement of Account/ Repayment Schedule / any other statement/document	Rs. 200 per instance to Rs. 1,000 per instance
Duplicate No Due Certificate issuance charges	Rs. 1,000 per instance
No-Objection Certificate issuance charges	Rs. 1000 per instance
Charge For Exchanging PDCs, Security Cheques (Per Set) / ECS	Rs. 1,000 per instance
EMI cycle change date	Rs. 750 per instance
Charges for conversion of higher floating rate to lower floating rate (on request from applicants, approval be at sole discretion of ABFL)	2% of the principal outstanding
Charges for switching to Fixed rate of interest from Floating rate of interest (on request from applicants of Eligible Loan, approval be at sole discretion of ABFL)	2% of the principal outstanding
Property swap charges (on request from applicants, approval to be at sole discretion of ABFL)	2% of the principal outstanding
CIBIL/Credit report retrieval fee	Rs. 50 per instance for consumer and Rs. 500 per instance for commercial CIBIL/Credit Report
CERSAI	As per actuals, where applicable
Stamp Duty	As per actuals, where applicable
Legal and other statutory charges	As per actuals, where applicable
Filing Financial Information with Information Utility (NeSL)	As per actuals, where applicable
Insurance Premium	As per actuals, where applicable
Creation charge with ROC	As per actuals, where applicable
Custodian Charges	As per actuals, where applicable

OFFICE OF THE SUB-REGISTRAR, KURLA No. 3
MUMBAI SUBURBAN DIST. (MAHARASHTRA)

Annexure 1: Repayment Schedule (Amt. in INR)

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL
FINANCE

Qtr. No.	Op. Balance	Repayment	Closing
1	38,00,00,000	-	38,00,00,000
2	38,00,00,000	-	38,00,00,000
3	38,00,00,000	-	38,00,00,000
4	38,00,00,000	-	38,00,00,000
5	38,00,00,000	-	38,00,00,000
6	38,00,00,000	-	38,00,00,000
7	38,00,00,000	-	38,00,00,000
8	38,00,00,000	-	38,00,00,000
9	38,00,00,000	3,16,66,667	34,83,33,333
10	34,83,33,333	3,16,66,667	31,66,66,667
11	31,66,66,667	3,16,66,667	28,50,00,000
12	28,50,00,000	3,16,66,667	25,33,33,333
13	25,33,33,333	3,16,66,667	22,16,66,667
14	22,16,66,667	3,16,66,667	19,00,00,000
15	19,00,00,000	3,16,66,667	15,83,33,333
16	15,83,33,333	3,16,66,667	12,66,66,667
17	12,66,66,667	3,16,66,667	9,50,00,000
18	9,50,00,000	3,16,66,667	6,33,33,333
19	6,33,33,333	3,16,66,667	3,16,66,667
20	3,16,66,667	3,16,66,667	-

THE SEAL OF THE SUB REGISTRAR MUMBAI SUBURBAN (MAHARASHTRA)

Annexure 2: Inventory Details

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

Sr No.	Floor No.	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. 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	01-12-2023	01-12-2023	56,88,000	56,31,120	56,880

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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Sr No.	Floor No.	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. Upto till date (Rs.)	Balance Receivables (Rs.)
						Private Limited					
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	22-06-2024	1,01,28,000	9,14,400	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
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	01-12-2023	01-12-2023	56,88,000	56,28,714	59,286

For OM SAI SSS DEVELOPERS THANE.

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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL
FINANCE

Sr No.	Floor No.	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. Upto till date (Rs.)	Balance Receivables (Rs.)
						Private Limited					
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	[illegible]	605	Residential	2 BHK	695	RamNath Agarwal	04-05-2022	-	1,18,84,500	38,05,350	80,79,150
[illegible]	7th	705	Residential	1 BHK	395	Uday Gujar	14-12-2023	14-12-2023	57,00,000	5,00,000	52,00,000
[illegible]	[illegible]	[illegible]	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	806	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	807	Residential	1 BHK	426	Mahesh Arkachari	18-02-2023	27-04-2023	72,42,000	36,25,000	36,17,000
38	9th	901	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

For OM SAI SSS DEVELOPERS THANE.

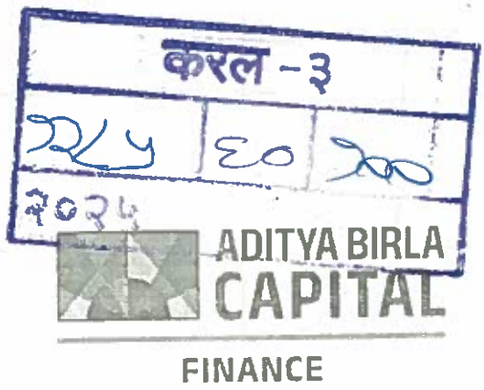
PARTNER.

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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	66,66,000	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	10-08-2024	10-08-2024	94,80,000	5,20,000	89,60,000

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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CIN: U65990GJ1991PLC064603

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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL
FINANCE

Sr No.	Floor No.	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. Upto till date (Rs.)	Balance Receivables (Rs.)
						Private Limited					
63	14th	1407	Residential	1 BHK	426	M/s. L7 Construction Private Limited	10-08-2024	10-08-2024	67,30,800	5,20,000	62,10,800
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	1605	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

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

ADITYA BIRLA FINANCE LIMITED MUMBAI

Corporate Office:
Aditya Birla Finance Limited
R-Tech Park, 9th Floor, Nirlon Complex,
Off Western Express Highway, Goregaon East, Mumbai - 400 063.
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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL
FINANCE

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.)
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	23,03,335	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	-	-	-
83	19th	1901	Residential	2 BHK	602	Sandeep Hande	19-07-2023	-	1,08,00,000	13,00,000	95,00,000
84	19th	1903	Residential	1 BHK	395	Rohit Agarwal	10-04-2023	-	62,11,000	45,00,000	17,11,000
85	19th	1904	Residential	1 BHK	395	Bharat Rama Ahire	31-07-2022	-	14,64,025	4,61,168	10,02,857
86	19th	1907	Residential	1 BHK	426	Bunty More	31-10-2022	-	67,00,000	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	5,90,000	59,27,500
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				65,92,73,246	4,25,43,05,671	39,49,67,574

THE SEAL OF THE SUB-REGISTRAR, MUMBAI SUBURBAN DISTRICT (1 TO 4)

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

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

ADITYA BIRLA FINANCE LTD. MUMBAI

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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL

FINANCE

Sr No.	Floor No.	Flat No.	Residential / Commercial	Configuration	RERA Carpet Area (Sq. ft.)
10	21st	2101	Residential	2 BHK	602
11	21st	2107	Residential	1 BHK	426
Total					5108

List of Sold Units of Project "Sai Kutir Residency"

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.)
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 Vallapppy	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	Mahesh 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

THE SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN DIST. BANDRA

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

ADITYA BIRLA FINANCE LIMITED MUMBAI

Corporate Office:
Aditya Birla Finance Limited
R-Tech Park, 9th Floor, Nirlon Complex,
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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL
FINANCE

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.)
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 Gaikwad	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 Gaikwad	06-08-2023	09-01-2024	57,[illegible]	[illegible],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	2[illegible]-2024	51,[illegible]	24,[illegible],459	27,03,199
30	B	901	Residential	1 BHK	324	Amarsingh Suresh Kolekar	20-05-2024	-	51,84,[illegible]	2,50,000	49,34,000
31	B	904	Residential	1 BHK	361	Rajashree C Varadkar	14-05-2023	13-02-2024	57,[illegible],794	[illegible],50,000	40,73,294
32	B	1004	Residential	1 BHK	361	Mugdha Mahesh Mahadik	22-03-2023	-	54,[illegible]	[illegible],45,000	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
41	B	1501	Residential	1 BHK	324	Tejaswini Waghmare	04-02-2024	-	52,29,360	8,81,697	43,47,663
42	B	1504	Residential	1 BHK	361	Rajkumar Katake	25-02-2024	-	59,04,155	12,49,000	46,55,155

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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Aditya Birla Finance Ltd

ADITYA BIRLA CAPITAL

FINANCE

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.)
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 Jaipur	22-02-2024	29-05-2024	59,56,500	30,00,000	29,56,500
49	B	[illegible]	Residential	1 BHK	361	Akash Karkera	06-04-2024	-	62,00,897	1,00,000	61,00,897
50	B	[illegible]	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	[illegible]	Residential	1 BHK	428	Santosh Mohan Rane	28-05-2023	21-12-2023	64,11,440	14,00,000	50,11,440
53	B	[illegible]	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	-	56,62,800	2,50,000	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	42,07,500	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	35,61,102	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 Dhumal	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

For OM SAI SSS DEVELOPERS THANE.

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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL

FINANCE

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.)
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	Eknath Devraj Burbure	09-11-2023	-	63,61,000	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	Ramakant 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 Patole	24-04-2023	-	43,31,250	4,85,269	38,45,981
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 L 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

THE SEAL OF THE SUB-REGISTRAR, KURLA NO. 1 ... MUMBAI SUBURBAN DIST.

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

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BIRLA FINANCE LTD. MUMBAI

Corporate Office:
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Aditya Birla Finance Ltd.

ADITYA BIRLA CAPITAL FINANCE

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.)
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 Avhad	07-07-2023	04-01-2024	62,47,600	16,91,683	45,55,917
100	C	1601	Residential	1 BHK	275	Pradip Vairat	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 B 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	Kailash 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	Muhiba Basshir Modak	07-01-2024	24-01-2024	44,57,750	30,00,000	14,57,750

THE SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA-1)

For OM SAI SSS DEVELOPERS THANE.

PARTNER.

ADITYA BIRLA FINANCE LIMITED MUMBAI

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Aditya Birla Finance Ltd.

FINANCE

Sr No.	Bul lding	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.)
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	Nilima 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	Shreeya Kelji	28-07-2024	-	60,00,000	11,01,000	48,99,000
117	C	2103	Residential	1 BHK	363	Jayesh Kambli	30-12-2023	-	59,87,570	3,38,000	56,49,570
118	C	2104	Residential	1 RK	222	Vaibhav Panchpande	18-04-2024	09-07-2024	34,91,102	10,44,776	24,46,326
119	C	2202	Residential	1 BHK	402	Dilip Laxman Inkar	28-07-2024	-	60,00,000	11,01,000	48,99,000
120	C	2203	Residential	1 BHK	363	Omkar Dhawale	24-03-2024	15-03-2024	62,30,905	3,00,000	43,39,905
121	D	102	Residential	1 BHK	358	Neha Navin Kadam	22-04-2024	-	56,50,000	10,00,000	46,50,000
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

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