OBEROI REALTY

August 17, 2026

Department of Corporate Services
BSE Limited,
Mumbai 400 001

Through: BSE Listing Centre

Scrip Code: Equity - 533273
Debt - 976127, 976128

The Listing Department
National Stock Exchange of India Limited,
Mumbai 400 051

Through: NEAPS

Scrip Symbol: OBEROIRLTY

Re: Project 'Three Sixty North, Gurugram' – Update

Dear Sir,

We refer to our letter dated July 9, 2026 (attached for your ready reference as **Annexure I**) through which we had informed about an order dated July 7, 2026 passed by the Hon'ble Punjab and Haryana High Court, Chandigarh, in a Writ Petition filed by Advance India Projects Limited against the Director, Department of Town and Country Planning Haryana and others.

The Director, Department of Town and Country Planning Haryana ("**DTCP**") has in compliance with the above order of the Hon'ble High Court, conducted hearings on the representation filed by Advance India Projects Limited, and vide an order dated August 13, 2026 (received by email on August 17, 2026 at 16:36 hours) held as under:

> *Therefore, I hereby order as under:-*
>
> *a) The Licence No. 69 of 2025 dated 12.05.2025 and the order dated 17.06.2025 approving change of developer in favour of Oberoi Realty Ltd. are legally intact and do not require any action under the provisions of Act no. 8 of 1975 as prayed in the representation dated 29.04.2026.*
>
> *b) The representation dated 29.04.2026 filed by AIPL seeking cancellation of Licence No. 69 of 2025, the parent licences, and the change of developer approval in favour of Oberoi Realty Ltd. is hereby rejected and filed being without any merit.*

In view of the foregoing order of DTCP, the restriction imposed by the Hon'ble High Court on further allotments and further creation of third-party rights vide its order dated July 7, 2026, has ceased to be operative.

We request you to take the above on record in compliance with the relevant provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Thanking you.

For **Oberoi Realty Limited**

Bhaskar Kshirsagar

Digitally signed by Bhaskar Kshirsagar
Date: 2026.08.17 20:32:36 +05'30'

Bhaskar Kshirsagar
Company Secretary

Encl: As above.

'Annexure 1'

OBEROI REALTY

July 9, 2026

Department of Corporate Services
BSE Limited,
Mumbai 400 001

Through: BSE Listing Centre

Scrip Code: Equity - 533273
Debt - 976127, 976128

The Listing Department
National Stock Exchange of India Limited,
Mumbai 400 051

Through: NEAPS

Scrip Symbol: OBEROIRLTY

Sub: Clarification on certain media reports relating to project 'Three Sixty North, Gurugram'

Dear Sir,

This is with reference to certain reports circulating in media suggesting that the Hon'ble Punjab and Haryana High Court, Chandigarh, has restrained Oberoi Realty from making fresh allotments in project 'Three Sixty North' situate at Golf Course Extension Road, Sector 58, Gurugram.

In this regard we wish to state that the said Hon'ble Court has passed an order dated July 7, 2026 (uploaded on the Hon'ble Court's website on July 9, 2026) in a Writ Petition filed by Advance India Projects Limited v/s Director, Department of Town and Country Planning Haryana and others. The directions given by the Hon'ble Court vide the said order are reproduced as under:

> *25. In view of the above, the present application is disposed of with the following directions:-*
>
> *(i) The Director, Town and Country Planning is hereby directed to decide the complaint [Annexure P-11(A)] filed by the petitioner in accordance with law on the date, for which it is already fixed i.e. 20.07.2026 after giving adequate and appropriate opportunity to all the stakeholders including the petitioner. In case the aforesaid application for any reason cannot be decided on the aforesaid date, then the Director, Town and Country Planning will hear the application on day to-day basis and would decide the same, within a further period of two weeks strictly in accordance with law. All the pleas taken by all the parties shall be duly considered and decision shall be made with regard to all the pleas raised by all the parties in a categorical and clear manner by passing a speaking order, which shall be conveyed to all the parties.*
>
> *(ii) Considering the magnitude of the project and the fact that the rights of various allottees/prospective allottees are involved, it is further directed that till the complaint/ Representation [(Annexure P-11(A)] is decided, no further allotment shall be made by the respondent Nos.3 to 14 to* ***any further prospective allotee*** *nor shall any further third-party rights be created by them.*

The Company will pursue the necessary legal course of action as may be advised by professional legal counsel.

We wish to further clarify that the said order **does not impact any existing sales already concluded** (and as has been disclosed to the stock exchanges vide our letter dated July 5, 2026). We would also like to clarify that there is no stay on the construction of the said project.

Accordingly, we believe that the above-mentioned order does not have any adverse material impact on the business and operations of the Company.

We request you to take the above on record in compliance with the relevant provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Thanking you.

For **Oberoi Realty Limited**

Bhaskar Kshirsagar Digitally signed by Bhaskar Kshirsagar Date: 2026.07.09 14:47:47 +05'30'

Bhaskar Kshirsagar
Company Secretary

Oberoi Realty Limited, Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (E), Mumbai – 400 063
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