

**NOC FOR SALE**

No. 54438(1)/ITSL/OPR/2022-23  
Date: 15-02-2023

To,

**SAMUDRA DARSHAN GRUHPRAVESH LLP**

901, Peninsula Heights,  
C. D. Barfiwala Marg, Juhu Lane,  
Andheri (West), Mumbai – 400058.

**Ref:** Request letter dated 7<sup>th</sup> February, 2023 for no objection certificate.

**Subject:** No objection certificate (“NOC”).

Dear Sir,

This is to place on record that Samudra Darshan Gruhpravesh LLP has created a first ranking and exclusive mortgage in our favour, for and on behalf of the Debenture Holders, i.e. Kautilya Real Estate Fund as on 25<sup>th</sup> October 2021 on the Specified Mortgaged Properties. We have received a request letter issued by Samudra Darshan Gruhpravesh LLP dated 7<sup>th</sup> February, 2023.

In this regard, subject to compliance of each of the following terms and conditions we hereby confirm that we have no objection to Samudra Darshan Gruhpravesh LLP for executing agreements for sale / sale agreement for the apartments/ units/ flats in the B - 104 Project listed at Annexure A (“Units”):

- This NOC is being issued solely for the purposes of the Unit(s), the details of which are as set forth at Annexure A hereto;
- The Allottees/ Purchasers shall make due payments of the sale consideration strictly as per the Payment Plan listed in Schedule hereunder without fail;
- All the receivables in relation to such Units shall be deposited in the HDFC Bank Limited, Lokhandwala, Andheri (West) Branch, IFSC- HDFC0000159, bearing Account No. 5750000081764 bank account of the Samudra Darshan Gruhpravesh LLP Escrow A/c.
- The Debenture Trustee Representatives of the Project Monitoring Committee of the Project shall have the right to communicate with you from time to time as required.
- Please note that this NOC shall in no manner constitute any discharge of or release with respect to the balance Specified Mortgaged Properties.
- Please note that further prior written approval / no-objection certificates will be required from us before issuing any possession letters / occupancy letters to the Allottees / customers.
- Please note that in case of any breach and / failure to comply with the conditions stated above, this NOC shall automatically stand revoked without any further acts on the part of the Debenture Trustee, i.e. IDBI Trusteeship Services Ltd. and/or the Debenture Holders and the Security created in favour of the Debenture Trustee shall continue to be valid and subsisting as if no such sale had taken place.

**Annexure-A**

Sr No.	Unit No.	Floor	Wing	Name of the Buyer	RERA Carpet Area (Sq Mtr)	@ Rs.	Total Sales Consideration	Received Amount	Booking Date
1	B - 104	1 <sup>st</sup> Floor	B	Omkar Shashikant Pawaskar and Pranav Shashikant Pawaskar	61.78	32,527	2,16,30,290	21,00,000	13/12/2022

Thank you.

For IDBI Trusteeship Services Limited

*Merchant*



Authorized Signatory