



Date: 25-FEB-25

BIRLA ESTATES PVT LTD
BIRLA AURORA, LEVEL 8,
DR. ANNIE BESANT RD,
WORLI MUMBAI – 400030

HDFC Bank Limited
Grd 1st 3rd 5th & 7th Floor,
Ramon House, H T Parekh Marg,
169, Backbay Reclamation, Churchgate,
Mumbai, Maharashtra - 400 020.

Dear Sir/Madam,

Sub: No Objection for the sale of Unit No. 801 Anayu admeasuring 3450.57 Sq.Ft. (Carpet area) in the project BIRLA ANAYU situate Plot Bearing C.T.S. Nos.182, of Village Walkeshwar, Malabar Cumbala Hill, Mumbai, Maharashtra ("said Project") to Nirmala Ranjeet Barmecha & Rakesh Barmecha (the "said Purchaser/s").

Re: Your request letter dated 25-FEB-25 ("said Letter").

This bears reference to your said Letter seeking permission from **HDFC Bank Limited ("HDFC Bank")** for sale of the said Flat / said Premises to the said Purchaser/s.

Please note that HDFC Bank has considered your request and hereby conveys its "No Objection" to your selling the said Flat / said Premises to the said Purchaser/s SUBJECT HOWEVER TO the condition that the mortgage / charge / security interest created over the said Flat / said Premises in favour of HDFC Bank shall continue unabated till such time the entire sale proceeds / sale consideration (excluding TDS as applicable) received from the said Purchaser/s or paid on behalf of the said Purchaser/s is received in / deposited into the **Collection Account / Escrow Account No. 99900026122017** established for the said Project with HDFC BANK LIMITED ("said Account"). Upon receipt and/or realisation of the entire sale proceeds / sale consideration (excluding TDS as applicable) pertaining to the said Flat / said Premises in the said Account, the exclusive mortgage / charge created over the said Flat / said Premises in favour of HDFC Bank shall automatically stand satisfied / released.

This permission is granted for the limited purpose of facilitating sale of the said Flat / said Premises in favour of the said Purchaser/s and shall automatically stand withdrawn, cancelled and revoked in the event of breach of the conditions contained herein or in the event of non-consummation of the transaction contemplated with the said Purchaser/s.

You shall not enter into any agreement or arrangement with the said Purchaser/s that is contrary to the terms and conditions contained in the Transaction Documents.

This permission is not transferrable and shall be valid and effective only in this specific instance and for the specified purpose for which it is given (i.e. for sale of the said Flat / said Premises to the said Purchaser/s only) and for no other purpose. You shall seek fresh permission in the event of non-consummation of the transaction contemplated with the said Purchaser/s.

Please also note that the sale of the said Flat / said Premises to the said Purchaser/s shall not affect the mortgage/charge created and subsisting over all other properties (including without limitation, over the underlying land and the said Project) as and by way of security for the facilities availed from HDFC Bank.

Yours faithfully,
For **HDFC Bank Limited**

Authorised Signatory

www.hdfcbank.com