**Ref. No. /ITSL/OPR/2020-21**

July 06, 2021

**DSS Buildtech Pvt Ltd**

506, 5th Floor, Time Square Building, B Block,

Sushant Lok – I, Gurugram-122002, Haryana

Dear Sir / Madam,

**Subject: DSS Buildtech Pvt Ltd - NOC for Loan to be Taken from IIFL HFL for Unit No 1204 in** **Tower-01 comprised in the project “The Melia”.**

This has reference to Debenture Trust Deed dated December 1, 2021executed amongst the company, DSS Buildtech Pvt Ltd and IDBI Trusteeship Services Limited acting on behalf of SWAMIH Investment Fund-I (**DTD**)

We have received your request for seeking our No Objection for Loan to be taken as follows:

|  |  |
| --- | --- |
| Flat/Unit No. | 1204 |
| Building Name | Tower-01 |
| Carpet Area of the Flat / Unit (Sq. Ft.) | 578.27 Sq Ft |
| Name of the Applicant (Purchaser) | Bhimsen Sharma |
| Name of the Co-Applicant (Co- Purchaser) | N/A |
| Total Sale Consideration  (including Taxes, etc.) | Rs 23,86,710/- |
| Total Sale Consideration  (excluding taxes) | Rs 23,63,080/- |
| Amount Received as on date | Rs 16,91,695/- |
| Balance Amount yet to be received (excluding taxes) | Rs 6,25,515/- (Against Demand value) |
| Booking Date | Oct 07, 2019 |
| Home loan taken from | IIFL HFL |

Above unit and receivables from the unit forms the part of Mortgage Security that has been mortgaged to the Debenture Trustee. In view of the request made by you and as per the terms of the DTD, we hereby accord our no objection for loan to be taken in respect of aforesaid flat/unit to Purchaser and Co-Purchaser named above subject to compliance of the following conditions:

1. This NOC is for sale of above flat/unit to Purchaser and Co-Purchaser named above at given consideration
2. Entire balance amount, taxes, other charges or other proceeds to be received for the unit from the purchasers shall be forthwith deposited directly into the below mentioned account:

Project Collection – The Melia DSSBPL Hdfc Project Master Escrow Account

Bank, Branch – Shop No- 1B, Ground Floor, Vipul Square Center,

Sushant Lok, Gurgaon-122002

Account Number – 57500000792165

1. In case such proceeds are not deposited in above mentioned manner, then our aforesaid no objection for transfer of loan of the unit may be terminated/withdrawn with prior notice to you and/or Purchasers
2. In the event, the transfer of loan is cancelled for any reason, whatsoever at any time, this NOC shall stand revoked automatically and our charge ipso facto without any further action shall stand restored on the abovementioned flat/unit automatically.
3. Possession of the said Unit/flat to be handed over to the transferee, only after realization of total sales consideration, taxes and other charges as applicable. Our charge on the unit will continue till deposit of total sale consideration in the above Escrow Account.

This NOC is valid only for the abovementioned unit. It shall in no manner affect our mortgage and charge on all other Mortgage properties shall remain unchanged. The charge created in favour of Debenture Trustees on all the other mortgage properties shall continue to subsist till the obligations of the Obligors are fulfilled in terms of the Transaction Documents.

This NOC is being issued subject to receipt of all permissions/approvals/sanctions for construction of the said Unit, by you, from the concerned competent authorities and the construction of the said properties being in accordance with the approved plans.

This NOC is issued on behalf of SWAMIH Investment Fund-I, sole Debenture Holder.

Please note that this no objection is without prejudice to and shall no affect any rights, interests, remedies of the Debenture Trustee under the Transaction Documents and the applicable laws. Further, Obligors shall continue to comply with their obligations under the Transaction Documents.

Any capitalized terms used and not defined herein shall have the same meaning as ascribed in the DTD.

Any other NOC/s issued earlier against the said unit mentioned above stands revoked.

Yours faithfully,

**For IDBI Trusteeship Services Limited**

**Authorized Signatory**