

Date: March 14, 2022

To,
Classic Promoters and Builders Private limited
Level 7, Solitaire World,
S.no 36/1/1, Opp Regency Classic,
Mumbai Bangalore Highway, Baner,
Pune – 411 045.

Dear Sir,

Ref: No Objection for sale of unit at Project "SOLITAIRE BUSINESS HUB - VIMANNAGAR" being constructed on the land bearing S.NO. 207/1A VADGAONSHERI, S.NO- 33/ 2A/1 Village Lohegaon, Haveli Pune.

This is to confirm that the aforesaid premises are currently mortgaged by Classic Promoters and Builders Private Limited ("CPBPL"), to Piramal Trusteeship Services Private Limited ("PTSPL"), 4th floor, Piramal Towers Annexe, G. K. Marg, Lower Parel (W), Mumbai – 400 013 vide Indenture of Mortgage Dated 31st December 2019.

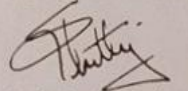
Your Company has requested a No Objection Certificate to enable sale of the said units to purchaser/s. We state that on the basis of email approval dated March 14, 2022 received from the Lender i.e. Piramal Capital & Housing Finance Limited, we have No Objection for Sale of the below mentioned unit to the Purchaser as detailed below:

Building No. & Unit No.	Booking Date (dd/mm/yy)	Name Of Purchaser	Carpet area of the unit	Agreement Value / Total Consideration Value	Amount Received
Office – H-4010A	31-01-2022	M/S PRATAP TECHNOCRATS PRIVATE LIMITED	2,221	2,74,33,300/-	33,40,662/-

We state that, the consent is hereby accorded to the release of charge by PTSPL over the said units and that PTSPL shall have no claim, right, title or interest in respect of the said units only anymore whatsoever subject to the following conditions:

- This consent hereby granted is restricted to release of mortgage/ charge over the units described above in the SOLITAIRE BUSINESS HUB - VIMANNAGAR, being constructed on the land bearing bearing S.NO. 207/1A VADGAONSHERI, S.NO- 33/ 2A/1 Village Lohegaon, Haveli Pune., to enable sale of the said units to the purchasers. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize CPBPL to sell any other unit in the said project without applying to PTSPL for a fresh consent letter.
- The consent hereby granted is subject to the Purchasers as named above depositing all the moneys payable as consideration for purchase of the said unit in CPBPL SBH Viman Nagar Phase I Master Escrow A/C - 57500000440548 held with HDFC Bank, Pune. If the purchasers fail to deposit such monies/ sales proceeds in the said Escrow Account, the NOC shall stand revoked/ cancelled.
- In the event the sale to the purchaser is cancelled for any reason, the consent above accorded shall stand revoked forthwith and your Company shall have to apply for a fresh consent in relation to sale of the said unit to any other person.
- Please note that PTSPL will continue to hold charge on behalf of Lender over the Project, except for the aforesaid unit till the loan availed by CPBPL is fully repaid.
- This certificate is being given without any prejudice or liabilities of any nature on part of the Lender/PTSPL or its officer/s.
- Our mortgage and charge on all other properties shall remain unchanged.
- The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative on email noc.operations@piramalttrustee.com.

Yours faithfully,
For Piramal Trusteeship Services Private Limited


Authorised Signatory



Piramal Trusteeship Services Private Limited

CIN : U67200MH2017PTC294979

Registered Office: 4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 Maharashtra, India

T +91 22 6835 9757 F + 91 22 2490 2363

Scanned by Scanner Go

CLASSIC PROMOTERS AND BUILDERS PRIVATE LIMITED

To,
ICICI Bank Ltd
Pune

Date: 23-03-2022

Sub: Permission to mortgage Unit No H-4010A on 4th floor in the Project known "Solitaire Business Hub Viman Nagar" situated at Survey No. 207 Hissa No.1/A Mouje Vadgaon Sheri, and Survey No. 33, village Vadgaon Sheri Taluka Haveli Pune.

Dear Sir/Ma'am,

1. This is to confirm that we have sold Unit No. H-4010A admeasuring 2220.93 sq. ft (carpet area) on 4th floor in the said Project to M/S PRATAP TECHNOCRATS PRIVATE LIMITED for a total consideration of Rs. 2,74,33,300/- (Rupees Two Crore Seventy-Four Lakhs Thirty-Three Thousand Three Hundred Only) under an Agreement for Sale dated 21/03/2022 registered in the office of sub registrar Haveli No. 15 at Sr No. 4906/2022.

2. We have availed loan from "Piramal Trusteeship Services Private Limited" and for this We have provided the said Property as and by way of collateral security. Except the charge of "Piramal Trusteeship Services Private Limited" We have a clear, legal and marketable title to the said Property and every part thereof.

3. The Purchaser have paid an amount of Rs.38,40,662 (Rupees Thirty-Eight Lakh Forty Thousand Six Hundred and Sixty-Two Only) and a sum of Rs.2,35,92,638/- (Rs Two Crore Thirty-Five Lakh Ninety-Two Thousand Six Hundred and Thirty-Eight Only) remains to be paid towards the cost of the said Flat.

4. The Possession of the said unit will be given to Purchaser as per the Completion date mentioned in RERA of said Project on payment of the full consideration of the said Flat.

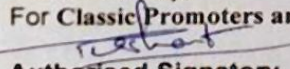
5. We are aware that the Purchaser has approached ICICI Bank Ltd. for a loan for purchasing the said Flat and that ICICI Bank Ltd. has agreed to sanction the loan to Purchaser to purchase the said Flat and Purchaser has agreed to mortgage the said unit in your favor as security for the aforementioned loan. We hereby confirm that We have no objection if the Purchaser mortgages the said unit with you by way of security for repayment of the aforementioned loan.

AND notwithstanding anything to the contrary contained in the said Agreement, We hereby agree to note the aforesaid charge in our books in respect of the said unit and We will not give our consent to the Purchaser to transfer, assign, sell off / cancel or in any other way deal with the said Flat prejudicial to the interest of the aforesaid mortgagee without the prior written consent of the aforesaid mortgagee.

6. We undertake to form a Co-Operative Society / Condominium under the Maharashtra Co-operative Societies Act/Apartment Ownership Act of the flat holders in the aforesaid Project and We will inform the Bank about the same as when it is formed and I/We further agree to inform and give proper notice to the Co-Operative Society / Condominium as and when formed, about and said unit being so mortgaged to you.

7. We further agree that in case the said Agreement of the said unit executed between ourselves and Purchaser is terminated or otherwise the purchase transaction is cancelled on account of non payment of own contribution or for any reason whatsoever, then you shall have priority over the sum or sums of money advanced to Purchaser.

Yours faithfully,
For Classic Promoters and Builders


Authorised Signatory



Registered Address: Solitaire World, Level 8, S. No. 36/1/1, Opp. Regency Classic, Mumbai - Bangalore Highway,
Baner, Pune 411 045 | E-mail: cs@solitaire.in | Tel: +91 20 6716 6716
CIN: U70101MH1988PTC047131

CLASSIC PROMOTERS AND BUILDERS PRIVATE LIMITED

PAYMENT REQUEST LETTER / INVOICE

Classic Promoters and Builders Pvt. Ltd. Vimannagar

"Solitaire World", Level 8, S. No. 36/1/1, Mumbai Bangalore Highway, Baner, Pune - 411 045

Contact Details : 02067166716

GST TIN : 27AABCC1200C1ZN

Service Code : 995414

Place of Supply :

Date : 25/02/2022

Demand Letter Sr. No : D-40698

Payment request letter for Agreement cost.

To,

Ms.PRATAP TECHNOCRATS PRIVATE LIMITED

G/6-7, Second Floor, Residency Area, Civil Line, Jaipur,,Jaipur
City,Rajasthan,India,302012

Email ID - shakti.singh@pratap.co.in

Contact No - 7014199070

SUB: Payment request letter for Unit No.H-4010A on Floor 4th Floor, in our prestigious project Solitaire Business Hub Viman Nagar Phase 1 situated at , District Pune.

Dear Ms.PRATAP TECHNOCRATS PRIVATE LIMITED,

At Solitaire Business Hub Viman Nagar Phase 1, we are committed to develop world class spaces for you. As per the payment terms / schedule agreed upon between us, following amount has become due for payment.

Due Details	Amount
AGREEMENT VALUE	Rs 2,74,33,300/-
i) Due Before On 25 Feb 2022.	Rs 2,19,46,640/-
ii) Previous Amount Due	Rs 0/-
iii) Previous Amount Received(On Account)	Rs 0/-
(a) Balance as per current due (i+ii-iii)	Rs 2,19,46,640/-
Less:- 33.33% Land Cost	Rs 0/-
Taxable Amount for GST	Rs 0/-
II) CGST on Taxable Amount	Rs 0/-
I) SGST on Taxable Amount	Rs 0/-
b) Balance as per current due GST (I + II)	Rs 0/-
c) Previous GST Due	Rs 0/-
d) Previous GST Received(On Account)	Rs 0/-
e)Total GST (b+c-d)	Rs 0/-
Grand Total (a+e)	Rs 2,19,46,640/-

You are requested to make the payment on immediate from the receipt of this letter to avoid further delayed payment Interest being charged.

Due (Unit Amount) to be paid by cheque/DD/RTGS to CPBPL SBH Viman Nagar Phase I Master Collection Escrow A/c.; HDFC BANK; A/C No.57500000440548; IFSC Code-HDFC0000007

Due (GST) to be paid by cheque/DD/RTGS to CLASSIC PROMOTERS AND BUILDERS PRIVATE LIMITED; Axis Bank Ltd.; A/C No.912020050100549; IFSC Code-UTIB0000338

Thanking You.

Yours faithfully,

Classic Promoters and Builders Pvt. Ltd. Vimannagar.

Authorised Signatory



Registered Address: Solitaire World, Level 8, S. No. 36/1/1, Opp. Regency Classic, Mumbai - Bangalore Highway,
Baner, Pune 411 045 | E-mail: cs@solitaire.in | Tel.: +91 20 6716 6716
CIN: U70101MH1988PTC047131

Scanned by Scanner Go

**SOLITAIRE
BUSINESS
HUB**
VIMAN NAGAR

**Classic Promoters and Builders Pvt. Ltd.
Vimannagar**

"Solitaire World", Level 8, S. No. 36/1/1, Mumbai Bangalore
Highway, Baner, Pune - 411 045

RECEIPT

Receipt No: /H-H-4010A/2022-02-16/R-36448

Receipt Date: 16 Feb, 2022

THANK YOU.

We've Received a Sum of Rs 33,40,662/- (Rupees Thirty Three lakhs Forty thousand Six hundred and Sixty Two only,) by Cheque No. /RTGS No. CMS2399961782 Towards Unit No. H-4010A on Floor 4th Floor, at Project Named- H (against Agreement Value)

DETAILS FOR OUR RECORDS:

PAYEE NAME: Ms. PRATAP TECHNOCRATS PRIVATE LIMITED
CHEQUE /DD /RTGS NO: CMS2399961782
DRAWN ON BANK: ICICI Bank
DATE: 16 Feb, 2022



For Classic Promoters and Builders Pvt. Ltd. Vimannagar

Disclaimer :

- Receipt is subject to realization of Cheque.
- This is system generate Receipt.

SOLITAIRE
BUSINESS
HUB
VIMAN NAGAR

Classic Promoters and Builders Pvt. Ltd.
Vimannagar

"Solitaire World", Level 8, S. No. 36/1/1, Mumbai Bangalore
Highway, Baner, Pune - 411 045

RECEIPT

Receipt No: /H-H-4010A/2022-01-21/R-35444

Receipt Date: 21 Jan, 2022

THANK YOU.

We've Received a Sum of Rs 5,00,000/- (Rupees Five lakhs only) by Cheque No./RTGS No.-
CMS/000907373987/MH311220 Towards Unit No.-H-4010A on Floor 4th Floor, at Project Named- H (against
Agreement Value)

DETAILS FOR OUR RECORDS:

PAYEE NAME: Ms PRATAP TECHNOCRATS PRIVATE LIMITED
CHEQUE /DD /RTGS NO: CMS/000907373987/MH311220
DRAWN ON BANK: ICICI Bank
DATE: 31 Dec 2021



For Classic Promoters and Builders Pvt. Ltd. Vimannagar

Disclaimer :

- Receipt is subject to realization of Cheque.
- This is system generate Receipt.