

CTL/DEB/24-25/08228/7746

Date: 25 June 2024

To,  
Kolte Patil Developers Ltd.,  
Office at: 2nd Floor, City Point,  
Dhole Patil Road, Pune 411 001

Reference: Debenture Trust Deed dated November 11, 2022 and Deed of Mortgage dated April 17, 2023.

Subject: Consent for sale and execution of Agreement for Sale in respect of the KPDL Units in Tower A and B of 24K MANOR as stated in the list annexed hereto.

We refer to the DTD dated November 11, 2022 ("DTD") and Deed of Mortgage dated April 17, 2023 executed inter alia between the Company and the Debenture Trustee wherein charge in respect of Earmarked Units have been created for the benefit of Debenture Holder. In the said DTD, a mechanism is set out whereby a no objection certificate ("NOC") is to be procured from the Debenture Trustee prior to sale of the Earmarked Units.

As per the understanding between the parties to DTD, no NOC is required to be obtained for sale of KPDL Units. However, the Company has requested the Debenture Trustee to provide NOC for sale of KPDL Units in Tower A and B of 24K MANOR as stated in the list annexed hereto, only for the purpose of customary practice.

We hereby provide our 'No Objection' for sale of the KPDL Units in Tower A and B of 24K MANOR as stated in the list annexed hereto.

We hereby place on record that grant of this NOC shall not create any additional right or interest of the Debenture Holders and/or Debenture Trustee in the KPDL Units over and above what is provided in the DTD.

The issuance of this NOC shall be without any prejudice to all the rights that the Debenture Trustee may have under the DTD or under Applicable Laws.

Capitalized words and expressions used in this NOC but not defined herein shall have the same meaning as assigned to them in the DTD.

Yours faithfully,

Catalyst Trusteeship Limited.

**Authorised Signatory**  
**Name : Deesha Srikanth**  
**Designation : Vice President**  
**Place : Mumbai**

ANNEXURE

List of KPDL Units in Tower A and B of Project 24K Manor

	Unit No.	Floor No.	Type	Carpet Area Sq. Mtrs.
1	A-101	1st	4 BHK	194.10
2	A-102	1st	4 BHK	194.10
3	A-103	1st	3 BHK	145.90
4	A-104	1st	3 BHK	145.90
5	B-104	1st	4 BHK	173.44
6	A-301	3rd	4 BHK	169.40
7	A-401	4th	4 BHK	169.40
8	A-402	4th	4 BHK	169.40
9	A-403	4th	4 BHK	188.50
10	A-501	5th	4 BHK	169.40
11	A-502	5th	4 BHK	169.40
12	A-603	6th	3 BHK	133.15
13	A-604	6th	3 BHK	133.15
14	A-801	8th	4 BHK	169.40
15	A-803	8th	4 BHK	188.50
16	A-901	9th	4 BHK	169.40
17	B-901	9th	4 BHK	208.08
18	A-902	9th	4 BHK	169.40
19	A-903	9th	3 BHK	133.15
20	A-904	9th	3 BHK	133.15
21	A-1104	11th	3 BHK	133.15
22	A-1203	12th	4 BHK	188.50
23	B-1203	12th	4 BHK	164.83
24	A-1401	14th	4 BHK	169.40
25	B-1401	14th	4 BHK	208.08
26	A-1403	14th	3 BHK	133.15
27	B-1403	14th	4 BHK	164.83
28	A-1404	14th	3 BHK	133.15
29	B-1501	15th	4 BHK	208.08
30	B-1502	15th	4 BHK	208.08
31	B-1504	15th	4 BHK	164.46
32	A-1601	16th	4 BHK	169.40
33	A-1603	16th	4 BHK	188.50
34	A-1701	17th	4 BHK	169.40
35	B-1702	17th	4 BHK	208.08
36	A-1703	17th	3 BHK	133.15
37	A-1704	17th	3 BHK	133.15

38	B-1801	18th	4 BHK	208.08
39	A-1803	18th	3 BHK	133.15
40	A-1804	18th	3 BHK	133.15
41	B-1804	18th	4 BHK	164.46
42	A-2001	20th	4 BHK	169.40
43	B-2002	20th	4 BHK	208.08
44	A-2003	20th	4 BHK	188.50
45	B-2004	20th	4 BHK	164.46
46	B-2402	24th	4 BHK	208.08
47	A-2403	24th	4 BHK	188.50