

CTL/DEB/25-26/21785/11150

5th December, 2025

To,

Tourism Finance Corporation of India Ltd.

4TH Floor, Tower – 1 NBCC Plaza Pushp Vihar Sector – V
Saket, New Delhi -110 017

CC: Magnum Ventures Limited
18/41 SITE IV, INDUSTRIAL AREA, Ghaziabad,
Uttar Pradesh 201010

Sub.: Conditional NOC for Release of Charge

1. We refer to your request letter received from Magnum Ventures Limited dated 21st November, 2025 in relation to Debenture Trust Deed under which debentures were issued under ISIN INE387I07013. In this connection, we, **Catalyst Trusteeship Limited being debenture trustee**, basis the consent received from Neo Special Credit Opportunities Fund “**debenture holder**” hereby convey our no objection and grant our consent to the following:

(a) Redemption of the Existing Debentures {Series I, II, and III} to the extent of INR 150 Crores on pro rata;

(b) Release of security over all immovable and movable assets the Company (present and future), including tangible and intangible assets, receivables, cashflows, bank accounts, inventory, plant & machinery (pertaining to the Hotel Division), upon receipt of INR 150 Crores to the Debenture Holder;

(c) Handing over of all title deeds and documents relating to the Hotel Division to the authorized representative of TFCL, within 7 days upon receipt of INR 150 Crores to the Debenture Holder and receiving written instructions from the debenture holder; and

2. All other rights and securities of the Debenture Trustee or remaining debenture holders towards the outstanding amount under aforesaid ISIN shall be unaffected and shall remain in force.
3. Please note that this NOC is issued without prejudice to the rights as are available to us under the DTD and the law of the land.

Yours faithfully,

For Catalyst Trusteeship Limited



Authorized Signatory

Name: Divya Dubey

Designation: Assistant Manager

CATALYST TRUSTEESHIP LIMITED

An ISO 9001 Company

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