

CTL/DEB/26-27/02099/12512

Date: 16 September 2026

Lodha Developers Limited
One Lodha Place, Senapati Bapat Marg,
Lower Parel, Mumbai 400013

Dear Sir / Madam,

Subject: Release of flats (detailed as under) in the Kharadi New Project –**Tower - 3** located at Wagholi, Pune mortgaged with Catalyst Trusteeship Limited pursuant to Deed of Mortgage Cum Charge dated **25th June 2026**.

We refer to your letter dated **16 September 2026** requesting our consent for sale of following flats / shop / units pursuant to captioned Indenture of Mortgage.

Bldg No / Wing No / Flat No	Carpet Area (Sq. ft)	Name of Customer	Total Consideration (Rs)
2603	3185	Rohidas Chandrakant Ubale & Akshay Rohidas Ubale	4,38,07,247

Under Deed of Mortgage Cum Charge dated 25th **June, 2026** (the “said Deed of Mortgage”) registered with the Office of the Sub-Assurances, Pune bearing serial no **HVL11-18865-2026**, the above property (ies) along with other properties as detailed therein are mortgaged in favour of Catalyst Trusteeship Limited.

At your request, we confirm that, we have no objection to the sale of the flats / shops / units to the purchasers name and have hereby released our right, title, interest in respect of the property (ies) as per the above table. Please note that this release is limited only to the extent of the flats / shops / units mentioned above and will not in any manner affect the mortgage created on the residual properties which would continue to remain charged as detailed in the said Deed of Mortgage.

This release shall take effect forthwith on your execution of the agreement for sale with the purchasers. As you are aware the receivables from the said purchasers would stand charged in favour of Catalyst Trusteeship Limited in accordance with the aforesaid Deed of Mortgage. Consequently the said purchasers would be required to deposit all of the proceeds only in the Escrow / Designated Bank account with ICICI Bank.

This NOC is Valid and Subject to:

The payments being deposited in the ICICI Bank Escrow / Designated Account **having title “Lodha Developers Ltd RERA Desg Collection A/c for Kharadi New Project Tower 3”** and A/c No **“777705880196”**.

The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative Deesha Srikanth on email deesha.trivedi@ctltrustee.com.

Thanking you.

Yours Truly
For Catalyst Trusteeship Limited

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