

REF No: 545/ITSL/OPR/2026-27

Date: 13-04-2026

To,
JSS Buildcon Private Limited
A-202, Old No. 202, 1st Floor,
Main Road Chander Vihar, Mandawali,
Delhi East Delhi - 110092, India
Dear Sir / Madam,

Subject: NOC for Loan to be taken from HDFC Bank, for Flat No. T-2/B1-317 in Tower-2 comprised in the project NCR Monarch.

This has reference to Debenture Trust Deed dated **14, January, 2023** executed amongst the company, **JSS Buildcon Pvt. Ltd, Mr. Ankit Sharma** 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.	T-2/B1-317
Building Name	Tower-2
Salable Area of the Flat / Unit (Sq. Ft.)	1400 Sq. Ft.
Name of the Applicant (Purchaser)	Shri Manish Srivastava
Name of the Co-Applicant (Co- Purchaser)	NA
Total Sale Consideration (Including Taxes, etc.)	Rs. 1,15,05,410.00/-
Total Sale Consideration (Excluding taxes) & Pass-through charges	Rs. 1,07,68,733.33/-
Amount Received as on date (Net of Taxes)	Rs. 11,36,874.00/-
Balance Amount yet to be received (excluding taxes)	Rs. 96,31,859.33/- (Against Agreement Value)
Booking Date	19-02-2026

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:

A/c Name: **JSS BUILDCON PVT LTD – COLLECTION ACCOUNT FOR NCR MONARCH**

Bank Name: **ICICI Bank**

Branch Name: **Nariman Point Mumbai**

Account No: **000405136921**

IFSC Code: **ICIC00000004**

3. 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deposited in above mentioned manner, then our aforesaid no objection for transfer of loan of the unit may be terminated/withdrawn with prior notice to you and/or Purchasers.
4. 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.
5. 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 not 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

