



Ref.No. DT/2024-25/ERP/2882-2

Date: 14-08-2024

To,

JSH Estate Private Limited ("Borrower/Mortgagor")
18, Community Centre,
Mayapuri Phase-1 Maya Puri, West Delhi,
Delhi, India, 110064

NOC/Consent creating of third party rights

In reference to Deed of Hypothecation & Memorandum of Entry executed by JSH Estate Private Limited (hereinafter referred as "Borrower/Mortgagor" in favor of Vistra ITCL India Limited, We hereby confirmed and accord our consent that Company is developing a project "Trevoc Royal Residences" located at Sector- 56 Gurugram, Haryana (hereinafter referred as "Project") may create third party right in favor of Allottees in respect of units in the project with written permission.

For Vistra ITCL India Limited

Signature Not Verified

Digitally signed by SANJAY
FRANCIS DODHI
2024.08.16 03:53 IST

Authorised Signatory

Registered office:
Vistra ITCL (India) Limited
Office No. 505 A2/ 5th floor,
B wing, The Capital building,
BKC, Bandra E, Mumbai -400051

Corporate office :
The Qube, 6th floor, 602
A wing Hasan pada road ,
Mittal industrial estate Marol ,
Andheri (East) Mumbai 400059

Tel : +91 22 2850 0028
Fax : +9122 2850 0029
Email: mumbai@vistra.com
www.vistraitcl.com

Vistra ITCL (India) Limited
Corporate Identity Number (CIN):U66020MH1995PLC095507



Ref.No. DT/2024-25/ERP/2882-1

Date: 14-08-2024

To,

JSH Estate Private Limited
18, Community Centre,
Mayapuri Phase-1 Maya Puri, West Delhi,
Delhi, India, 110064

Subject- No objection certificate for grant of RERA Registration

We, Vistra ITCL India Limited ("**Debenture Trustee**") refer to the facilities availed by JHS Estate Private Limited ("**Borrower/Mortgagor**") as more particularly identified in Annexure I to this letter ("**Facility**") for the purpose and on the terms and conditions provided in the sanction letters details of which are more particularly identified in Annexure I (which term shall include all amendments, modifications, supplements thereto from time to time) and facility agreements details of which are more particularly identified in Annexure I (which term shall include all amendments, modifications, supplements thereto from time to time) and other documents entered in respect of the Facility (hereinafter collectively referred to as "**Transaction Documents**").

Pursuant to the above, the Mortgagor has secured the Facility by way of mortgage over the Secured Properties (as more particularly described in Annexure II hereunder) on such ranking as more specifically set out in Annexure I.

We are in receipt of your email/letter dated 2nd April 2024 ("**Request**"), wherein you have (a) informed us that for the purposes for grant of RERA registration of Project "Trevoc Royal Residences" situated over Secured Properties, you are required to submit our No Objection Certificate ("**NOC**") for sale of units; and (b) requested for the NOC as aforesaid.

We hereby confirmed that we have no objection on providing NOCs from time to time for sale of units to third party buyers in accordance with the agreed terms of the Transaction Documents. For this purpose, the Borrower shall have to apply for a NOC for sale of each of the units separately as per the terms of the Transaction Documents.

This NOC is issued at the request of the Borrower for submission in RERA Gurugram Office for grant of RERA Registration of Project "Trevoc Royal Residences" situated over Secured Properties.

For Vistra ITCL India Limited

Signature Not Verified

Digitally signed by SANJAY
FRANCIS DODHI
2024.08.16 03:49 IST

Authorised Signatory

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Annexure I

Sanction Letter	Facility Agreement	Facility Amount	Ranking of charge
Memorandum of Entry Deed of Hypothecation	Senior Secured NCD	120 Crore	First & exclusive

Annexure II

Details of Secured Properties

All that piece and parcel of land area admeasuring 2.0594 Acres (Group Housing Project) situated at Sector 56 , Gurugram, Haryana.

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