L&T Financial Services

TO WHOM SO EVER IT MAY CONCERN

We, L & T Finance Ltd. (Collectively Lenders) has sanctioned a financial assistance to **M/s Corona Realtors Pvt. Ltd.** (Borrower) for an amount of INR 60/- Crores (Rupees Sixty Crores Only) ("Loan Facility"), which has not been disbursed yet.

However, In order to secure the Loan Facility, a charge will be created by borrower by way of Equitable Mortgage in future over all that piece and parcel of entire land parcel, admeasuring **6.225** Acres owned/comprising in the name of Fiverivers Developers Pvt. Ltd. in Village Ullawas Rect. No. 24// Killa No. 25/1/2(3-10), Rect. No. 25// Killa No. 22/2 (1-10) Total Kita 2 (5 kanal 0 Marla), Fiverivers Townshio Pvt. Ltd. in Village Behrampur Rect. No. 34// Killa no. 15 (0-3), Village Ullawas Rect. No. 25// Killa No. 16 (6-18), 25/1 (7-2), 25/2 (0-18), Rect No. 27// Killa No. 1/1 (4-15), 1/2 (2-16), 10 (8-0), Rect No. 28// Killa No. 5 (7-7) Total Kita 8 (37 Kanal 19 Marla), IREO Pvt. Ltd. in Village Ullawas Rect. No. 24// Killa No. 16/1 (1-19), Rect. No. 25// Killa No. 21/1/1 (1-16), 21/2/1 (1-4) Total Kita 3 (4 Kanal 19 Marla), Commander Realtors Pvt. Ltd. in Village Ullawas Rect. No. 25// Killa No. 23/1 (0-9), 23/2 (0-10), 24/1 (0-4), 24/2 (0-15) Total Kita 4 (1 Kanal 18 Marla) situated in Village- Behrampur and Ullawas, Sector-59, Gurugram, Haryana in favour of Lenders.

In this regard, we hereby confirm and convey that if the charge is created, than, pursuant to the section 11(4) (h) of THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016, after the execution of registered agreement by the Borrower in favour of any allottee(s) for sale of any apartment, plot or building,* as the case may be, on which charge/mortgage has been created by the Borrower in favour of Lenders, then such apartment, plot or building, as the case may be will not be part of mortgage or charge subject to receipt of entire Sale Consideration from buyer/allottee(s) for such apartment, plot or building, as the case may be in RERA Escrow Accounts.

For L & T Finance Ltd.

Ruchir Jaulkar

L&T Finance Limited

(Authorized Signatory)

Date: 02nd September 2022

Place: New Delhi

* The Borrower shall mandatorily obtain a no-objection certificate (NOC) from the Lender before entering builder-buyer agreement/agreement for sale of any of the units in the Project with its customers. The Borrower further agrees to provide the information and details so required by the Lender in order to issue such NOCs at the time of making such request for NOC issuance to the Lender

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