



## TRIUMPH BUILDERS LLP

G-B, Shiv Chhaya CHS Ltd., M. V. Road, Andheri (East), Mumbai - 400 069. • Fax No. : 2684 0288 • Email : niccovertex@gmail.com

Date: 11/11/2022

To,  
Maharashtra Real Estate Regulatory Authority,  
3<sup>rd</sup> Floor, A-Wing, Slum Rehabilitation Authority,  
Administrative Building, Anant Kanekar Marg,  
Badra (East), Mumbai – 40051.

**Sub: Encumbrance on Project**

Ref: Registration on Project “TRIUMPH TOWERS” Plot bearing /CTS/Survey /Final Plot No.29  
at malad (west) , Mumbai – 400064.

Dear Sri,

We hereby state and confirmed that there is no encumbrance on the project except the encumbrances created by Kotak Mahindra INVESTMENTS against the construction finance for “TRIUMPH TOWERS” Term Loan of Rs. 60 Crores.

**Details of encumbrance charges are as below**

1. Exclusive first charges by way of registered mortgage on unsold units in the project “TRIUMPH TOWERS”
2. Exclusive charges by way of hypothecation on receivable originating from sold and unsold units of the project and all insurance proceeds, Both present and future cash flows of project “TRIUMPH TOWERS”
3. Exclusive charges on escrow accounts of the project and all monies credited/deposited therein in all forms

Thanking you,  
Yours faithfully,

M/s Triumph builders LLP

  
(partner)