

PLATINUMCORP DEVELOPERS LLP (LLP I NO.AAG-3713)

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PRICELESS LIFESTYLE

ENCUMBRANCE CERTIFICATE

To Whomsoever It May Concern

We, Platinumcorp Developers LLP ("the LLP"), a limited liability partnership formed and registered under provisions of the Limited Liability Partnership Act, 2008 and having registered office at 901, Peninsula Heights, C. D. Barfiwala Marg, Juhu Lane, Andheri (West) Mumbai 400 058 hereby state and declare that our Project namely "**PLATINUM 53 WEST**" situated at Building No. 15, D. N. Nagar Durvankur CHS Ltd., Survey No. 106A and C.T.S. No. 195 (part), D. N. Nagar, Village Andheri, Taluka Andheri, Mumbai Suburban District, Mumbai – 400 053 ("said Property"), is free from all encumbrances and charges save and except Mortgage created on the said Property and the said Project by M/s Platinumcorp Sheltors Private Limited (an associate entity) in favour of IDBI Trusteeship Services Limited, a company established under the Companies Act, 1956 (1 of 1956) and registered under the Securities and Exchange Board of India (Debenture Trustee) Regulations, 1993, and having its Registered Office at Asian Building, 17, R. Kamani Marg, Ballard Estate, Mumbai – 400001, acting in its capacity of debenture trustee in trust and for the benefit of India Real Estate Investment Fund ("the Debenture Holders") to secure Secured Redeemable Non-Convertible Debentures issued by Platinumcorp Sheltors Private Limited, in terms of the Debenture Trust Deed dated 16th February, 2021 registered with Jt Sub Registrar, Andheri No. – 2, bearing ref no. BDR4-1782-2021.

The said mortgage is created in favour of IDBI Trusteeship Services Limited as Debenture Trustee (hereinafter referred to as "the Debenture Trustee"). As per the terms and conditions of the Debenture Trust Deed, the sale proceeds from the sale of units in the Project are to be remitted to the Escrow Account maintained with ICICI Bank Limited.

The Mortgage also includes some other projects which are being developed / to be developed by the Promoters or their associate entities raking Pari Passu Charge.

For PLATINUMCORP DEVELOPERS LLP


Authorised Signatory



Place: Mumbai
Date: 02nd September, 2021

