



Subject: Changes with regard to encumbrances on the Project 'Kalpataru Vienta' ("the Project") (Registration No. P51800023768) for securing repayment of Financial Facilities.

TO WHOMSOEVER IT MAY CONCERN

This is in furtherance to the Title Certificate dated December 13, 2019 and Encumbrance Certificate dated December 13, 2019 submitted at the time of application for Registration by Kalpataru Retail Ventures Private Limited ("**the Promoter**"). The Promoter of the Project, as registered with MahaRERA under Section 4(2) of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder applicable in the state of Maharashtra, hereby discloses and submits as under:

By and under a Debenture Trust Deed dated 12th March 2020, the Promoter and the parties thereto, have created an additional subservient charge on *inter-alia*, the Project, in favour of Vistra ITCL (India) Limited (acting as the debenture trustee). The charge of Vistra ITCL (India) Limited on *inter-alia*, the Project will automatically become first and exclusive charge upon repayment of the existing facility availed by the Promoter from JM Financial Credit Solutions Limited by under a loan agreement dated 20th February 2018, in full, without doing any further act, deed or thing.

In pursuance of Section 11(4)(h) of the Act, the Promoter hereby further states that aforesaid charge on the Project has not affected the rights and interest of the allottee(s) who has taken or agreed to take apartment(s) in the aforementioned Project.

For Kalpataru Retail Ventures Private Limited

Authorised Signatory

Date: 20-Mar-2020