



11th January, 2021

TO WHOMSOEVER IT MAY CONCERN

This is to certify / confirm that we 'Courtyard Real Estate Private Limited' having our registered office at Windsor Realty Private Limited, Windsor, 1st Floor, C.S.T. Road, Kalina, Santacruz (East), Mumbai – 400 098 and our project named 'Courtyard' situated at Pokharan Road No. 2, Thane West.

We say that we had availed Construction Finance vide the following facilities from PHL Fininvest Private Limited and Piramal Capital & Housing Finance Limited ("Herein referred as "Lenders") through Catalyst Trusteeship Limited)herein referred as "Trustee") in the following manner.

Name of Lender	Trustee	Amount (Rs.)
PHL Fininvest Private Limited	Catalyst Trusteeship Limited	Rs. 200 cr – Non-Convertible Debentures
Piramal Capital & Housing Finance Limited	Catalyst Trusteeship Limited	Rs. 175 cr – Inter Corporate Deposits

We hereby confirm that the entire loans availed has been fully repaid. (No dues Certificate issued by the lenders and Trustee is attached herewith for ready reference).

We further confirm that as on date the said project located on "All those piece and parcel of non-agricultural, unreserved and unencumbered land bearing Survey no. 281 Hissa no. 2A1/B/1, Survey no. 288 Hissa no. 2D1D and Survey no. 283 Hissa no. A/1 along with receivables from 5 (Five) towers namely 1) Ivy, 2) Florence, 3) Ornella, 4) Onyx and 5) Rozanne forming part of Project "Courtyard" situated at Pokharan Road No 2 Village Majiwade in the Taluka and District of Thane has been mortgaged with Kotak Mahindra Investments Ltd. Apart from Kotak Mahindra Investments Limited no other entity / body has any charge on the said project.

This Certificate / Confirmation is issued for the purpose of updating / uploading the Rera records of the project.

Thanking you,

For Courtyard Real Estate Private Limited


(Directors)

Courtyard Real Estate Private Limited | CIN U45200MH2005PTC155358