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19 FEB 2025

INCOR CHENNAI PROJECTS TWO PVT.LTD.
CHENNAI

A. VALLIMANAVALAN (S
06 / CH (S) / 2008 Dt. 19-11-2
West Tambaram, Chennai -
Cell: 9840386492

AFFIDAVIT

We M/s. INCOR Chennai Projects Two Pvt Ltd, having its registered office at, No-69 & 70 , Kavuri Hills, Madhapur, Hyderabad-500033 for the purpose of application before Tamilnadu Real Estate Regulatory Authority (TNRERA)- to obtain RERA approvals for the additional construction of multistoried buildings Blocks-**B5,B6,C1,C2,C3,C4,C5,C6, E1, E2 & MLCP blocks, consists of 2324 units** and develop the project and sale to prospective purchasers comprising survey numbers 1380/1, 1382, 1383,1401/ 97, 1401/ 22b,1401/22c, 1401/23a1, 1401/23a2, 1401/23a3,1401/23b, 1401/24a, 1401/24b, 1401/24c,1401/24d, 1401/25, 1401/26, 1401/27a, 1401/27b1, 1401/27b2, 1401/28a, 1401/28a, 1401/28b, 1401/29a, 401/29b1, 1401/29b2, 1401/30a,1401/30b1,1401/31a(1401/31b)1401/31b1, 1401/31b2, 1401/32, 1401/33, 1401/42b1 and 1485, situated at 1/212, Thaiyur B Village, Rajiv Gandhi Salai (OMR),Kelambakkam Post, Chengalpattu District, Tamil Nadu – 603 103. To hereby solemnly affirms and sincerely state as follows:

With Reference to your letter dated 12-03-2025 for issuing of TNRERA approvals for the online application number TNRERA/PBI/0787/2024, dated 27/12/2024 and here in above we declare that

PBEL Property Development (I) Pvt. Ltd. Chennai 603103

INCOR CHENNAI PROJECTS TWO PVT. LTD. Chennai 603103

INCOR CHENNAI PROJECTS THREE PVT. LTD.

INCOR CHENNAI PROJECTS FOUR PVT. LTD.

1. We will obtain no objection to execute and sign any Sale deeds related to the above stated property in the name of M/s. Incor Chennai projects Two Pvt Ltd against the condition of repayment of the mortgage loan amount Rs. 20,09,00,000(Rupees Twenty Crores Only) to M/s. IDBI Trusteeship Services Ltd.

2. For the purpose of securing the interest of holder of NCD holders, the Mortgagor at the request of the Company has agreed to mortgage over an extent of land per outstanding in the land owned by the Mortgagor at various survey numbers 1401/22C(Part), 1401/23(Part), 1401/24(Part), 1401/26(Part), 1401/27(Part) 1401/28(Part), 1401/32(Part).

3. However, all the Original title deed of the property is with the Promotor/ Company, Not deposited with IDBI Trusteeship Services Ltd.

4. The below mentioned original Mortgage documents has been title deposited with IDBI against the loan amount.

SLNO	NATURE OF DOCUMENT	DOCUMENT NO	REGISTERED DATE
1	Mortgage without Possession	10572/2023	02/05/2023
2	Mortgage without Possession	15447/2024	19/07/2024
3	Mortgage without Possession	15448/2024	19/07/2024

5. **Schedule Property** as per the approved plans issued by competent authority(ies) in accordance with various schemes in phase wise developments shall not affect in any manner. However, the rights and entitlements of the purchaser(s) will remain same as per Agreement of sale, executed by Promoter.

Declarant/Deponent

Verification

Verified that the contents of my above declaration are true and correct to best of my knowledge and belief and nothing has been concealed therein verified at Chennai on 20-03-2025.

IDBI Trusteeship Services Ltd.
CIN : U65991MH2001GOI131154

8112/ITSL/OPR/24-25
13th March,2025

To,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Chennai.

Dear Sir/Madam,

Re: Application by Incor Chennai Projects Two Private Limited for obtaining RERA approvals for additional construction of multi-storied buildings Blocks-B5, B6, C1, C2, C3, C4, C5, C6, E1, E2, comprising 2324 units, and development of the project at the following survey numbers: 1380/1, 1382, 1383, 1401/97, 1401/22b, 1401/22c, 1401/23a1, 1401/23a2, 1401/23a3, 1401/23b, 1401/24a, 1401/24b, 1401/24c, 1401/24d, 1401/25, 1401/26, 1401/27a, 1401/27b1, 1401/27b2, 1401/28a, 1401/28b, 1401/29a, 1401/29b1, 1401/29b2, 1401/30a, 1401/30b1, 1401/31b1, 1401/31b2, 1401/32, 1401/33, 1401/42b1, and 1485, situated at 1/212, Thaiyur B Village, Rajiv Gandhi Salai (OMR), Kelambakkam Post, Chengalpattu District, Tamil Nadu – 603 10.

Ref: Company letter dated 12th March 2025 for issuing TNRERA approvals for the online application number TNRERA/PBI/0787/2024, dated 27th December 2024.

Subject: Application for RERA Approval for Additional Construction and Development of Project – M/s. Incor Chennai Projects Two Private Limited

We are writing to you in our capacity as the debenture trustee on behalf of the debenture holders, with respect to the property in question. Kindly note the following:

1. Debenture Trustee Role: We are acting as the debenture trustee on behalf of the debenture holders. As per our process, we will only proceed with any action after receiving the proper approval or instruction from the debenture holders.

2. No Objection Certificate (NOC): We will issue the No Objection Certificate (NOC) to execute and sign any sale deeds related to the aforementioned property in the name of M/s. Incor Chennai Projects Two Private Limited (the Company) only after receiving a formal mail approval from all debenture holders. The condition for issuing this NOC is the full repayment of the debentures:
A. amounting to INR 9,39,00,000/- (Indian Rupees Nine Crore Thirty-Nine Lakhs only) by M/s. AM Asset Private Limited (the Issuer), directly to the debenture holders.
B. amounting to INR 3,70,00,000/- (Indian Rupees Three Crore Seventy Lakhs only) by M/s. Incor Chennai Projects Two Private Limited (the Issuer), directly to the debenture holders.
C. amounting to INR 7,00,00,000/- (Indian Rupees Seven Crore only) by M/s. Incor Chennai Projects Two Private Limited (the Issuer), directly to the debenture holders.

3. Mortgaged Land: As part of securing the interest of the debenture holders:
A. the Company has agreed to mortgage 11 Sq. Yds. of land per outstanding Non-Convertible Debenture (NCD) (of face value Indian Rupees One Lakh only) on the land owned by the Mortgagor (Company). This mortgage pertains to the land at Survey Nos. 1401/22C (P),

1401/23 (P), 1401/28 (P), and 1401/32 (P). The property is mortgaged in favor of the Debenture Trustee by way of a Deed of Simple Mortgage dated 2nd May 2023, registered under Document No. 10572/2023 with the Sub-Registrar, Thiruporur, Chennai.

Sy. No.	Acres	Sq. yds.
1401/22C	0.50	2,059
1401/32	0.49	2,015
1401/28	0.69	2770
1401/ 23	0.45	1795

B. the Company has mortgaged 6.05 Sq. Yds. of land per outstanding Non-Convertible Debenture (NCD) (of face value Indian Rupees One Lakh only) on the land itself. This mortgage pertains to the land at Survey Nos. 1401/26 (P). The property is mortgaged in favor of the Debenture Trustee by way of a Deed of Simple Mortgage dated 19th July, 2024, registered under Document No. 15447/2024 with the Sub-Registrar, Thiruporur, Chennai.

Sy. No.	Acres	Sq. yds.
1401/26(P)	0.46	2238

C. the Company has mortgaged 5.56 Sq. Yds. of land per outstanding Non-Convertible Debenture (NCD) (of face value Indian Rupees One Lakh only) on the land owned by itself. This mortgage pertains to the land at Survey Nos. 1401/28, 1401/24, 1401/26 and 1401/27. The property is mortgaged in favor of the Debenture Trustee by way of a Deed of Simple Mortgage dated 19th July, 2024, registered under Document No. 15448/2024 with the Sub-Registrar, Thiruporur, Chennai.

Sy. No.	Acres	Sq. yds.
1401/28	0.61	2961
1401/24	0.10	478
1401/26	0.02	83
1401/27	0.08	370

However, please note that all the original title documents are with the Company and not with us.

4. Schedule Property and Purchaser Rights: The Schedule Property, as per the approved plans issued by the competent authorities, will remain unaffected by the instruction of the debenture holders. The rights and entitlements of the purchasers will be as per the Agreement of Sale executed by the promoter.

5. Execution of Documents: The Debenture Trustee will act on behalf of the debenture holders, and will only sign, execute, or issue any documents or NOCs related to this transaction after receiving proper email approval from all debenture holders. The Debenture Trustee shall not be held responsible for any defaults or issues arising from this transaction.

IDBI Trusteeship Services Ltd.
CIN : U65991MH2001GOI131154

We request that you kindly take the above details into consideration while processing the RERA approval for the project.

Thank you for your attention to this matter.

Yours sincerely,
M/s. IDBI Trusteeship Services Limited
(Acting as Debenture Trustee)

FOR IDBI TRUSTEESHIP SERVICES LTD.

AUTHORISED SIGNATORY

Regd. Office : Universal Insurance Building, Ground Floor, Sir P. M. Road, Fort, Mumbai - 400 001.
Tel. : 022-4080 7000 • Fax : 022-6631 1776 • Email : itsl@idbitrustee.com • response@idbitrustee.com
Website : www.idbitrustee.com

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

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