

January 14th, 2025**TO WHOMSOEVER IT MAY BE CONCERN**

MITCON CREDITIA TRUSTEESHIP SERVICES LIMITED (“MCTSL” / “Debenture Trustee”), acting as the Debenture Trustee for the Unlisted, Secured, Redeemable Non-Convertible Debentures (“Debentures” / “NCDs”) issued by the companies named as Silverstream Developers Private Limited (“Issuer Company 1”), Downey Properties Private Limited (Issuer Company 2), Oaktree Properties Private Limited (Issuer Company 3), Pinehill Properties Private Limited (Issuer Company 4) and Regal Dwellings Private Limited (Issuer Company 5). The details of NCDs issued by each of the Issuer Companies is mentioned in Annexure.

We have vide our letter dated January 6, 2025 have resigned to act as the Debenture Trustee on account of non-submission of various documents / certificates, including but not limited to the following by each Issuer Company in terms of the provisions of the Debenture Trust Deeds, Companies (Share Capital and Debentures) Rules and other applicable laws, despite our various rigorous follow-ups, including our various notices and emails, since long with each of the Issuer Company –

- a. List of debenture holders (including the names, address, contact details, email address and bank details, holdings etc.);
- b. Security cover certificate for the quarter ending March 2023, June 2023, September, 2023, December 2023 and March 2024, June 2024 and September 2024;
- c. End Use certificates;
- d. Annual Reports of the Issuer Companies as on March 2023 and March 2024;
- e. Confirmation of payment of the interest due (if any) on annual basis to the debenture holders for FY 2023-24 and 2024-25, along with the bank statements for payment confirmations; and
- f. Quarterly compliances reports (with incomplete details) shared by the Companies.

We have further directed each of the Issuer Company to appoint another Debenture Trustee in place of existing Debenture trustee on immediate basis by taking prompt actions and obtaining the written consent of the majority debenture holders, in terms of the Clause 27 (i) (b) and other clauses of the Debenture Trust Deeds.

The above is for the information of the debenture holders and other stakeholders for their reference and records.

For MITCON CREDITIA TRUSTEESHIP SERVICES LIMITED

**Sd /-
Authorized Signatory**

MITCON Credentia Trusteeship Services Limited (MCTSL)

A subsidiary of MITCON Consultancy & Engineering Services Limited CIN: U93000PN2018PLC180330

Principal address: 1402/ 03, B-Wing, 14th Flr, Dalamal Towers, Free Press Journal Marg, 211, Nariman Point, Mumbai - 400021 MH (India) | contact@mitconcredentia.in

Registered address: 1st Floor, Kubera Chambers, Shivajinagar, Pune 411005, Maharashtra (India) | +91-20-25533309, 25534322 | www.mitconcredentia.in

ANNEXURE

ISSUER COMPANY	DTD DATE	SERIES / TRANCHE	AMOUNT
Regal Dwelling Pvt. Ltd.	12 th February, 2021	Tranche -1 Tranche -2	Rs. 16.55 Lakh Rs. 16.75 Lakh
Downey Properties Pvt. Ltd	15 th March, 2021	Series – I Series – G	Rs.3155.93 Lakh Rs. 425.19 Lakh
Oaktree Properties Pvt. Ltd	21 st May, 2021	Tranche – 1 Tranche – 2 Tranche – 3 Tranche – 4 Tranche – 5	Rs. 1290.00 Lakh Rs. 390.00 Lakh Rs. 610.00 Lakh Rs. 340.00 Lakh Rs. 330.00 Lakh
Pinehill Properties Pvt. Ltd.	15 th February, 2021	Tranche – 1 Tranche – 2 Tranche – 3 Tranche – 4 Tranche – 5	Rs. 644.45 Lakh Rs. 163.83 Lakh Rs. 36.98 Lakh Rs. 830.91 Lakh Rs. 1136.13 Lakh
Silverstream Developers Pvt. Ltd.	15 th February, 2021	Tranche – 1 Tranche – 2 Tranche – 3 Tranche – 4 Tranche – 5	Rs. 1097.24 Lakh Rs. 82.21 Lakh Rs. 1168.71 Lakh Rs. 23.51 Lakh Rs. 651.03 Lakh
Silverstream Developers Pvt. Ltd.	17 th August, 2021	Set- II Set- II Set- III	Rs. 1575.50 Lakh Rs. 184.02 Lakh Rs. 739.21 Lakh
Silverstream Developers Pvt. Ltd.	25 th April, 2022	Tranche – 1 Tranche – 2 Tranche – 3 Tranche – 4	Rs. 134.73 Lakh Rs. 90.60 Lakh Rs. 94.48 Lakh Rs. 22.92 Lakh

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