

Ref No: 1869/STCL/DT/2022-23

Date: March 29, 2023

From,

**SBI CAP Trustee Company Limited**

To,

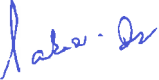
**Embassy Pune TechZone Private Limited**  
PL03A, Phase II Rajiv Gandhi Infotech Park,  
Hinjewadi, Pune, Maharashtra 411057

Dear Sir,

**Subject:** No Objection for execution of Lease Deed between, Embassy Pune TechZone Private Limited ("Company") and Access Healthcare Services Private Limited.**Reference:** 15,000 rupees denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures of INR 10,00,000/- only (Indian Rupees Ten Lakhs) per debenture, aggregating to INR 15,00,00,00,000/- (Indian Rupees One Thousand Five Hundred Crores only) "**Debentures**" raised by Embassy Office Parks REIT under the Debenture Trust Deed dated September 08, 2020.

1. We refer to your request letter on the captioned subject and our discussions in this regard.
2. We, SBICAP Trustee Company Limited, acting in our capacity as the Debenture Trustee in respect of 15,000 rupees denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures of INR 10,00,000/- only (Indian Rupees Ten Lakhs) per debenture, aggregating to INR 15,00,00,00,000/- (Indian Rupees One Thousand Five Hundred Crores only) raised by Embassy Office Parks REIT, hereby acknowledge that we hold a mortgage by deposit of title deeds over properties forming part of Embassy TechZone, located at Hinjewadi, Pune, Maharashtra.
3. Further, based on the undertakings contained in the Company's request letter, we hereby confirm that, we have no objection for the Lease Deed between Access Healthcare Services Private Limited and the Company for leasing out premises situated at 3<sup>rd</sup> Floor in Wing A of Mississippi Building situated at Embassy TechZone, Pune.

For and on behalf of SBICAP Trustee Company Limited

  
**Authorised Signatory**