



BROOKEFIELD CONSTRUCTIONS PVT. LTD.

Date: 19.04.2023

To:
The Assistant General Manager
State Bank of India
RACPC, Mumbai

Dear Sir,

I/We, Brookefield Constructions Pvt. Ltd., and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Mr. Anshul J. Ahuja & Mrs. Kyra Anshul Ahuja (name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated 02.12.2023 (herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	1002
Building No./Name	Vaswani Bel Air
Plot No.	271/B-2
Street No./Name	36 th Road
Locality Name	Bandra
Area Name	Bandra West
City Name	Mumbai
Pin Code	400 050

2. That the total consideration for this transaction is Rs. 3,26,70,000/- (Rupees Three Crores Twenty Six Lakhs Seventy Thousand Only).

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

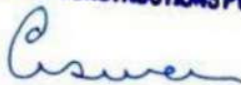


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5. We have borrowed from Tata Capital Housing Finance Ltd. whose NOC for this transaction is enclosed herewith. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.
7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "Brookefield Constructions Pvt Ltd Radhe Niwas Collection Escrow account", HDFC Bank Ltd., Khar Branch, Account No. 57500000969262, IFSC Code HDFC0000002.AND for GST Payment "Brookefield Constructions Pvt. Ltd" ICICI Bank Ltd., Mahalaxmi Branch, Account No. 054605004853, IFSC Code ICIC0000546.
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C " _____ (name of the purchaser)", and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide _____ (description of document of delegation of authority to the signatory.)

Yours faithfully,

For **BROOKEFIELD CONSTRUCTIONS PVT. LTD**


DIRECTOR