



Date: 08/11/2023

To:
The Branch Manager
State Bank of India
RACPC Borivali.

Dear Sir,

We M/s Arkade Developers Ltd (formerly known as "Arkade Developers Private Limited"), confirm that:

1. We have development rights to the property described below, which has been allotted to sell by us to **Mr. Jinesh Vira and Mrs. Queenjal Premji Gogri** hereinafter referred to as "the said purchaser/s". subject to the due and proper performance and compliances of all the terms and conditions of the Agreement for sale dated **06th November 2023** (herein after referred to as the "Sale document")

Flat No.	703
Floor	7th floor
Project Name	"Arkade Crown"
Wing	"A" Wing
Plot No.	All that piece or parcel of or parcel of land or ground at Mandapeshwar Road now known as Sardar Vallabhbhai Patel Road, Mouje Eksar, Borivali in the Registration District and Sub- District of Mumbai City and Mumbai Suburban containing by admeasurement 6913 square yards equivalent to 5760 square metres (as per Property Card admeasuring 5711.9 sq.mtrs.) bearing CTS No. 1430, S. No. 226, 198 H. No. 5 bearing Municipal Ward R. No. 5096 (1),(2),(3) and (4) Street Nos. 449,450,452 and 451 Sardar Valabhbhai Patel Road
Locality Name / Village	Borivali-West
Area Name	Sardar Vallabhbhai Patel Road
City Name / Taluka	Mumbai
Pin Code	400103

2. That the total consideration for this transaction is **Rs. 2,21,92,000/- (Rupees Two Crore Twenty One Lakh Ninety Two Thousand Only)**

3. 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.





4. We confirm that we have obtained necessary permissions/approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the said Flat are in accordance with the approved plans. Thus save and except the mortgage and charge created in favor of HDFC Bank Ltd the said building and the land appurtenant thereto are not subject to any other encumbrance, charge or liability of any kind whatsoever. We have a clear, legal and marketable title to the said property and every part thereof subject to aforesaid mortgage charge created in favor of HDFC Bank Ltd. In view of NOC/Release of Charge issued by HDFC Bank Ltd we are duly entitled to sell the said flat without any charge/ encumbrance thereon.

5. 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.

6. 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.

7. Please note that the payment for this transaction should be made by crossed cheque / transfer of fund favouring "Arkade Developers Ltd Arkade Crown Master Collection Escrow A/c " Account No. 57500001188853 IFSC Code: HDFC0000667 Branch Kandivali (East).

8. In case of cancellation of the agreement for any reason, we shall refund the amount as per the terms & conditions as set out in Agreement dated 06th November 2023 duly registered with Sub-registrar of Assurance at Mumbai, under Sr. No. BRL5-18728-2023 on 06th November 2023.

Yours faithfully,

DIRECTOR

Name – Arpit V Jain

Designation – Director

Place -Mumbai

