

To:
The Branch Manager
State Bank of India

Date: 11/05/2024

Dear Madam / Sir,

1. I/We, **Sai Siddha Associates**, here by certify that: I/We have transferable rights to the property described below, which has been allotted by me/us to **Mr. Dipak Prakash Chikhalkar** 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 05-05-2024**.

Description of the property:

Flat No./ House No.	B - 1305 on 13th Floor
Building No./Name	“KANAK RESIDENCY PHASE II” B wing
Plot No	S. No. 67 Hissa No. 2A/1, S. No. 67 Hissa No. 2A/4 and S. No. 67/2B/1 situated at MoujeKiwale, Taluka Haveli, Dist. Pune
Street No./Name	Opp. To Dharskar Hospital
Locality Name	ADARSH NAGAR
Area Name	KIWALE
City Name	PUNE
Pin Code	412101

That the total consideration for this transaction is Rs. **42,77,778/-**
towards sale document

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.

5. We have Not borrowed loan from financial institution for the development of the property and have 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 "**Sai Siddha Associates, IDBI BANK, Branch - Nigdi, Account No. 0087102000063391 IFSC:- IBKL0000087**
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 "**Mr. Dipak Prakash Chikhalkar**", 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 **Sai Siddha Associates**.

YOURS FAITHFULLY


