


SHUBH
REALTY

To:
The Branch Manager
State Bank of India
RASMECC Bhayander

Date:-14.05.2024

Madam/Dear Sir,

I/We, Shubh Realty and here by certify that:

I/We have transferable rights to the property described below, which has been allotted by me/us to Sri/Smt. BHARTENDU SHIVRAM TIWARI & MRS. JAGRUTI BHARTENDU TIWARI, herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement Dated 29.09.2023.

Description of the property:

Flat No./ House No.	2/705
Building No./Name	Bldg.02, Seven Squire Avaneue
Plot No	OLD HISSA .NO.475/NEW HISSA 118
Street No./Name	Behind Sai Baba Mandir,
Locality Name	Silver Park
Area Name	Silver Park
City Name	Mira Road,
Pin Code	401107

2. That the total consideration for this transaction is **Rs.70,00,000/- (Rupees Seventy Lakh Only)** towards sale document and **Rs.70,00,000/- (Rupees Seventy Lakh 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.

5. We have borrowed from **--N\A--** 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.





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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 :- **"SHUBH REALTY SEVEN SQUARE AVENUE ESCROW A/C."** Bank Name: **"Union Bank of India", Bhayander (E)**, Account No. **"510101006796864"**, IFSC Code **"UBIN0907774"**. And **GST** AMOUNT IN **"SHUBH REALTY" A/c.**
No. 510101006610582, IFSC Code: UBIN0907774 Bank Name: **Union Bank of India, Bhayander (E)**

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 **"120201505974"** IFSC Code:- **"ICIC0001202"** Account Name:- **"BHARTENDU SHIVRAM TIWARI"**, Bank Name:- **"ICICI BANK"**, Branch Name:- **"LBS MARG KURLA-MUMBAI"**, Mumbai 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 Shubh Realty (description of document of delegation of authority to the signatory.)

Yours faithfully,

Shubh Realty.

(Authorized Signatory)

