

Date: 19th Sep 2024



Benchmarrk Realty LLP

S. No. 17/19, Near Balaji Temple,
Kate Wasti, NH4, Pune-Bangalore Highway,
Near Lotus Business School
Punawale, Pune - 411033.

To,
The Branch Manager,
State Bank of India

Dear Sir, Madam

I/We, **BENCHMARRK REALTY LLP**, here by certify that:

1. We have transferable rights to the property described below, which has been allotted by me/us to **Sushrut Chandrakant Vaidya** proper performance and compliances of all the terms and conditions of the allotment Letter/Sale Agreement dated: **13/09/2024**

Description of the property:

Flat No./House No.	1302
Building No./Name	Q – PUNEVILLE Phase III CLUSTER D
Plot No	S No 16P, 17P, 18P, 19P
Street No./Name	NH4, Pune Bangalore Highway, Punawale, Kate Wasti
Locality Name	Puneville
Area Name	Punawale
City Name	Pune
Pin Code	411033

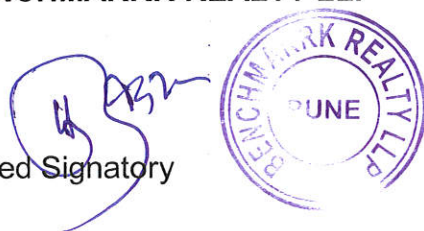
2. That the total consideration for the transaction is **Rs. 71,61,000/- (Rs. Seventy One Lakh Sixty One thousand only)** towards sale document
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. I/We confirm that I/We have no objection whatsoever to the said purchases, at their own costs, charges risks and consequences mortgaging the said property to **STATE BANK OF INDIA** (hereinafter referred to as "The Bank") as security for the amount advanced by the bank to them subject to the due and proper performances and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We state and declare that We are constructing buildings consisting of various flats under Housing Project named as “**PUNEVILLE**” on the said land and we have availed a Project Loan from Financial Institution Catalyst Trusteeship Limited for construction of buildings on the said property and an attested copy of the project loan document is already submitted to **STATE BANK OF INDIA**.
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 favoring 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 /Transfer of funds favoring “**BRLLP Puneville Ph III Cluster D Receivables Escrow Account**” HDFC Bank Ltd A/c **57500001356392** & for GST payment “**Benchmarrk Realty LLP GST Escrow Account**” HDFC Bank Ltd A/C **57500000052712**
9. In case of cancellation of the sales agreement for any reason I/We shall refund the amount by crossed Cheque in favouring the Bank A/C of **Sushrut Chandrakant Vaidya** and forward the same to you directly.
10. The signatory to this letter draw authority to sign this undertaking on behalf of the company.

Yours faithfully,

For, **BENCHMARRK REALTY LLP**

Authorized Signatory

A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text "BENCHMARRK REALTY LLP" around the perimeter and "PUNE" in the center.