



SHETH CREATORS
Envisioning Landmarks

Sheth Creators & Sun-Vision Private Limited



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

Date: 18th Sept 2024

Dear Sir,
I/We, **Sheth Creators and Sun Vision 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 **Ms. Mona Mehta** 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 **10/09/2024** (herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	1308, 13 th Floor
Building No./Name	Irene, B Wing
Plot No	Village Malad (South)
Street No./Name	Mota Pada (Bhandarwada)
Locality Name	Near Mittal College
Area Name	Malad (West)
City Name	Mumbai
Pin Code	400064

2. That the total consideration for this transaction is **Rs 1,60,36,000/- (Rs – One Crore Sixty Lakh Thirty Six 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 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 YES BANK whose NOC for this transaction is enclosed herewith 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 favor 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 favor 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 "**Sheth Creators and Sun Vision Pvt Ltd Irene T2 Collection Rera A/c**, Yes Bank ltd Account no is **-00787250000112** Ground floor, Shri Amba Shanti Chambers, Opp Hotel Leela, Andheri Kurla Road, Andheri (East), Mumbai, Maharashtra - 400059, IFSC code :- **YESB0000078 (Towards Flat Cost)** and crossed Cheque/Transfer of funds favoring "**SHETH CREATORS SUN-VISION PVT. LTD. TAX ACCOUNT**" YES BANK LTD., BANDRA EAST, KALANAGAR Branch, Account No. 026863300001078 (Towards GST)

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favoring the Bank A/C "**Ms. Mona Mehta**", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company of **Sheth Creators and Sun Vision Pvt Ltd** of piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos. 232 admeasuring 6731 sq. mtrs., or thereabouts and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos. 230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabouts of village Malad (South) within the Registration District and Sub district of Mumbai and Mumbai Suburban and situate at Mota Pada (Bhandarwada), near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400 064.

Yours faithfully,

Sheth Creators and Sun vision Pvt Ltd

Authorized Signatory

