

RUNWAL DEVELOPERS PRIVATE LIMITED



To

Date:-25.11.2024

STATE BANK OF INDIA
SBI HOME LOAN
JALGAON-425001,
MAHARASHTRA.

Dear Sir/Madam's,

Re :- Permission to mortgage

We, Runwal Developers Pvt Ltd here by certify that.

1. We have Developed/are Developing, have Constructed/are constructing the Flat described below, (the Said Flat) which has been allotted/agreed to be allotted/agreed to be sold by us to **MRS. PRATIBHA ANIL JAJU** (herein after referred to as "the purchasers"), subject to the due and proper performance and compliances of all the terms and conditions of the Agreement for Sale dated **24-03-2022** that we have entered into with them, duly registered under serial no. **TNN5-4717-2022** with the Office of the Sub-Registrar of Assurances at **THANE-5** (hereinafter referred to as 'Sale agreement').

Description of the Flat:

Flat No./ House No.: **T6A- 2204**

Carpet Area: **484.92** Sq. Feet

Building No./Name: **APHRODITE**

Project: **EIRENE**

Opp. Colour Chem, Near Nicholas Piramal, Dhokali - Balkum, Thane West, THANE, MAHARASHTRA, INDIA, PIN Code:400607

2. That the total consideration for this transaction is **Rs.76,55,743/- (Rupees Seventy Six Lakh Fifty Five Thousand Seven Hundred Forty Three Only)** towards the sale of above Flat. In addition to above consideration, the purchasers will also be liable to pay stamp duty, registration fees, applicable taxes, society & other deposits and maintenance charges as may be demanded by us from time to time. .
3. We have not borrowed from any financial institution for the purchase /development of the property and have not created any encumbrances on the property agreed to be allotted to the said purchasers and the title of the said Flat described above is clear, marketable and free from all encumbrances and doubts, save & except the mortgage created in favour of **ADITYA BIRLA FINANCE LIMITED (ABFL) & ADITYA BIRLA HOUSING FINANCE LIMITED (ABHFL)**. However they have already given us their NOC for mortgaging the said flat in favour of any other Bank/Financial Institution.



Regd. Office : Runwal & Omkar E Square, 5th Floor, Opp. Sion Chunabhatti Signal, Sion (E), Mumbai - 400 022.

Tel. : +91 - 22 - 6113 3000 • Fax : +91 - 22 - 2409 3749 • E : corporate@runwal.com • www.runwal.com

CIN : U 70100 MH 1988 PTC 046631



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4. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said Flat to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced/to be advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale agreement by the said purchasers. But, the Purchasers will only be solely & fully liable & responsible to pay & clear the entire loan amount, interest, etc. and every part thereof.
5. We will not create any encumbrances on the said flat agreed to be allotted to the 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 agreement 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 the Bank as a nominee of the above named purchasers for the said flat described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so. 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. In case of cancellation of the sale agreement for any reason, we shall refund to the Bank, by a crossed cheque favoring "the Bank A/C the Purchasers", the sum or sums of money that the Bank had advanced to the Purchasers and paid to us directly, and forward the cheque directly to the Bank.

RERA Registration No. P51700004574

All Cheques/ Pay orders/ Demand Drafts/ Banker's Cheque for the loan disbursement may please be issued in the name of "ICICI BANK LTD., RUNWAL DEVELOPERS PVT LD. ESC ACCOUNT NO.074005000719".

Thanking You,

Yours Faithfully,

For, RUNWAL DEVELOPERS PRIVATE LIMITED

M. Sutar
Authorised Signatory



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