



Date: 08/01/2025

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

Dear Sir,

I/We, **Kripa Elite Homes**, and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Appasaheb Akaram Pawar & Manisha Appasaheb Pawar** 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:- **02-09-2024** Registered at serial No.- **KRL1-17339-2024**

Description of the property	
Flat No.	801
Building Name	Elysium
Wing	A
C.T.S No.	45
Locality Name	Chembur- West
Area Name	Tilak nagar
City Name	Mumbai
Pin Code	400089

2. That the total consideration for this transaction is **Rs.1,07,42,000/- (Rupees One Crore Seven Lakh(s) Forty Two 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.

Kripa Elite Corporation: - Building No 98, Bliss, First Floor, Opp Kalparuksha Society, Kannamwar Nagar Vikhroli (E), Mumbai-400083

5. 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.
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 "KRIPA ELITE HOMES, Bank Name- ICICI BANK, VIKHROLI Branch, Account No. Rera Ac No.124905002605 & Current A/c- (GST)- 124905002602. IFSC- ICIC0001249".
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favoring the name "Appasaheb Akaram Pawar & Manisha Appasaheb Pawar" 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 NOC (description of document of delegation of authority to the signatory.)

For M/s Kripa Elite Homes

For KRIPA ELITE HOMES



Partners

Authorized Signatory

Kripa Elite Corporation: - Building No 98, Bliss, First Floor, Opp Kalparuksha Society, Kannamwar Nagar Vikhroli (E), Mumbai-400083