

Date : 06/02/2024

To
The Assistant General Manager
State Bank of India
SPBB Mumbai Branch,
Mumbai-400 023.

Dear Sir/Madam

I /We **M/s. Mukundan Infra** (Name of the builder/seller), here by certify that:

1. I /We have transferable rights to the property described below, which has been allotted by me/us to **Mr.Ramchandra Jayaram Gurav** (Name of the Borrowers) herein after referred to as "The Purchasers", subject to the due and proper performance and compliances of all **Agreement for Sale** (herein after referred to as the "Sale document")

Description of the Property:

Flat No./House No.	A-114
Building No./Name	Mukundan Astria
Plot No.	Survey No.132/A
Street No./Name	BEHIND SHI BANK,
Locality Name	Patankar Park,
Area Name	Vill-Nile More
City Name	Nalasopara (West)
Pin Code	401 203

2. That the total consideration for this transaction is Rs.37,50,000/- (Rs. Thirty Seven Lakh Fifty Thousand Only) Towards Agreement for Sale dated 04/02/2023. (Name any other agreement, if any)
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 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 thereof 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 a 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 transition should be made by Transfer of funds favouring "M/s. Mukundan Infra (Name) IDBI Bank (Bank Name) Ambadi Road, Vasai (W) Branch, Account No.0649102000020156"
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 "Mr.Ramchandra Jayaram Gurav" (name of the purchaser)", 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.

Yours faithfully,

Authorized Signatory.

