

EVERSHINE**amavi 303**

LIVE GLOBAL

Avenue I-1, Global City, Virar (W)



To,
The Branch Manager
State Bank of India
1st Floor, UTI Building, Plot No 12,
Rd Number 9, behind Hotel Tunga
Paradise, Marol MIDC Industry Estate,
Andheri East, Mumbai-400093

Date: 24.02.2025

SUB: Permission to Mortgage.

1. We have transferable rights to the property described below, which has been allotted by us to **Mr. Mitesh Kumar Bharat Barot and Mr. Sanket Bharat Bhai Barot** herein after referred to as the purchaser/s, subject to the due and proper performance and compliances of all the terms and conditions of the Agreement for sale dated **13.02.2025** Registered on **20.02.2025** vide Registration No. **Vasai-3-4179-2025**.

Description of the property:

Flat No.	504 on 5 th floor
Bldg No.	16, Type- T11A
Phase	1
Locality Name	Avenue I-1, Global City, Village Dongre
Area Name	Virar (West) Dist- Palghar
Place	Virar
Pin Code	401303

2. That the total cost of the flat is **Rs. 52,00,000/-** (Rupees Fifty Two Lakh Only). We have received **Rs.5,20,000/-** (Rupees Five Lakh Twenty Thousand Only) and a sum of **Rs.46,80,000/-** (Rupees Forty Six Lakh Eighty Thousand Only) remains to be paid towards the cost of the said flat as per agreement dated **13.02.2025**.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. Possession of the said flat shall be given to **Mr. Mitesh Kumar Bharat Barot and Mr. Sanket Bharat Bhai Barot** on or about as mentioned in Agreement for sale dated **13.02.2025** subject to we receiving full consideration of the flat and other incidental charges, Society Maintenance, Club Charges, Other Charges, statutory charges and taxes etc, and compliances of all terms and conditions of the above mentioned agreement for sale dated **13.02.2025**.
5. We confirm that we have no objection whatsoever to **Mr. Mitesh Kumar Bharat Barot and Mr. Sanket Bharat Bhai Barot** at their own costs, charges, risk, consequences,

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**EVERSHINE DEVELOPERS**

Corporate Office : 215, Veena Beena Shopping Centre, Opp. Bandra Station, Bandra (W), Mumbai - 400 050.

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GSTIN No. : 27AABFE6729P1ZW

mortgaging the said property to State Bank Of India as a 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.

6. 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.
7. 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 favouring 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.
8. 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.
9. Please note that the payment for this transaction should be made by crossed Cheque to be issued in the name of **Escrow Evershine Amavi 303 Phase 1 Coll A/c no. 50200054739622**, HDFC Bank Ltd, RTGS/NEFT/IFSC Code: **HDFC0000490**, 15th Road, Gabbana House, Khar (W) Mumbai-400 052.
10. In case of cancellation of the sale agreement for any reason, we shall refund the amount by crossed cheque favouring the Bank A/C **Mr. Mitesh Kumar Bharat Barot and Mr. Sanket Bharat Bhai Barot** and forward the same to you directly.

Thanking you,

Yours faithfully,

For Evershine Developers



Partners

Constitute Attorney



Partners