**Date: / /2021**

**To,**

**HDFC Ltd**

**HDFC house**

**1500 Shivajinagar**

**University Road**

**Pune 411005**

**Sub: Permission to mortgage, etc.**

**Dear Sirs,**

This is to confirm that we have sold flat No. **‘103’**, on **01st Floor**, in the **Tower D**Bldg. In the Project named “**41 Elite**”, situated at **Survey No.145/1B, Near Sharayu Toyota, Tathwade, Pune- 411033.**To **<<<JC1>>> & <<<JC2>>>** for a total consideration of  **44,90,574.00/-** under an agreement dated **01-01-1900.**

We confirm that we have obtained necessary permission/ approvals/ sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat is in accordance with the approved plans. We have not made any subdivisions in the flat after the plans have been approved by the municipal Corporation. The flat is meant for residential purpose as per the sanctioned plan.

We assure you that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We certify that we have not obtained finance for this project from any source such as Banks, Financial Institutions, etc. We have a clear, legal and marketable

title to the said property and every part thereof. \*

We have no objection to your giving a loan to the above buyer/s and his/her/their mortgaging the said flat to you by way of security for repayment, notwithstanding anything to the contrary contained in the above agreement. We will not cancel the above agreement without prior written consent of HDFC Ltd.

We also undertake to fulfill the following:

Obtain completion certificate for the building from competent authority at the earliest and submit a copy of the same to HDFC Ltd.

Inform and give proper notice to the Cooperative housing society/ Association of Apartments / Body corporate as and when formed, about the above flat being mortgaged in favour of HDFC Ltd.

Yours’s faithfully,

For **“KRISALA ENTERPRISES”**

**Authorized Signatory**

**Place: PUNE**

**Date: / /2021**

**To,**

**HDFC LTD.**

**Pune.**

**SUB: GST LETTER**

**Dear Sir/ Madam,**

This is to confirm that the GST is charged at the rate of **1%** and the details of the flat are maintained below.

Project Name/ Address – “**41 Elite”,** situated at **Survey No.145/1B, Near Sharayu Toyota, Tathwade, Pune- 411033.**

Flat No: - **103**

Applicant Name: -<<<JC1>>> & <<<JC2>>>

**Agreement Value: - Rs.** 44,90,574.00 **/-**

**GST Charged 1%:- Rs.**  **44,905.96/-**

Yours faithfully,

For **KRISALA ENTERPRISES**

**Authorized Signatory**

Date: / /2021

To:

The Branch Manager

HDFC Ltd – PUNE

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SUB: Cost Sheet**

Applicant Name: - **<<<JC1>>> & <<<JC2>>>**

Project Name- 41 Elite

Project Add – at **Survey No.145/1B, Near Sharayu Toyota, Tathwade, Pune- 411033.**

Flat No: - 103

|  |  |
| --- | --- |
| **41 Elite 103** | |
| Agreement Value | 44,90,574.00 |
| GST 1% | **44,905.96** |
| Stamp Duty 4% | <<<OTHERCHARGESSDAMOUNT>>> |
|  |  |
| Registration | 30,000.00 |
| Total |  |

Yours faithfully,

For KRISALA ENTERPRISES

Authorized Signatory

***Annexure IV***

**To**

**HDFC LTD**

**Pune** **Date: / /2021**

We **KRISALA ENTERPRISES** hereby confirm the 10:70:10:10 arrangement is being offered to our customer **<<<JC1>>> & <<<JC2>>>**

The details are as follows:

Project Name – 41 Elite

Wing – **Tower D**

Flat No -103

We will raise our last demand of 10% upon completion of **<<<JC1>>> & <<<JC2>>>** own balance contribution.

We also confirm that in the event of cancellation of the said unit the customer would forego

RS. 50,000 & we would refund the Loan amount & any charges due to HDFC.

**Thanking you**

**Authorized Signatory**

**(Seal & Stamp)**

**QUOTATION**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | | | **Date : / /2021** | |
| **On the request of <<<JC1>>> & <<<JC2>>>** | | | | |
| **Property Address / Work to be undertaken at :**  **41 Elite Survey No.145/1B, Near Sharayu Toyota, Tathwade, Pune- 411033.** | | | | |
| **PARTICULARS** | | **QUANTITY** | **PRICE** | **AMOUNT (Rs.)** |
| Upgraded Flooring | |  |  | 97500 |
| Additional Loft  Kitchen / Bed | In |  |  | 65365 |
| P.O.P. Work in Hall  Bed | / |  |  | 67500 |
| Additional Work  Kitchen | In |  |  | 60445 |
| Safety Door and Grill | |  |  | 49695 |
| Additional Tiling work in  WC / Bathroom | |  |  | 44500 |
| Additional Electrical Points | |  |  | 34495 |
| Windows (Upgrade) | |  |  | 29166 |
|  | |  |  |  |
| Grand Total | |  | | **Rs.448666/-** |

# For

(Authorized Signatory)

I/We accept the above mentioned costs

(Name of the Borrower and Co-Borrower)

(Signature of the Borrower and Co-Borrower)