To:

The Branch Manager

State Bank of India

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

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

Madam/Dear Sir,

We, **KRISALA ENTERPRISES LLP,** here by certify that:

1. We have transferable rights to the property described below, which has been allotted by me/us to **RUPESH UTTAMRAO RUPNAR& <<<JC2>>>** 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. 01-01-1900

Description of the property:

|  |  |
| --- | --- |
| Flat No./ House No | A- 1001 |
| Building No./Name | A |
| Plot No | SR. NO. 145/2A |
| Street No./Name | JEEVAN NAGAR, |
| Locality Name | NEAR SHARAYU TOYOTA |
| Area Name | TATHAWADE |
| City Name | PUNE, |
| Pin Code | 411033. |

2. That the total consideration for this transaction is **Rs.**  **61,31,532.00/- (Sixty One Lakh Thirty One Thousand Five Hundred Thirty Two only 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.

5. We have not borrowed construction finance 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 they 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 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.

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 transaction should be made by crossed

Cheque/Transfer of funds favouring “**“KRISALA ENTERPRISES LLP”,**

Bank Name. [**HDFC**](https://www.bankbazaar.com/ifsc-code/thane-janata-sahakari-bank.html) **Bank.**

Branch. **Plot No 1, Sector 27A, Pradhikaran, Nigdi, Pune-412101**

**A/c No. 50200054544372.**

IFSC Code. **HDFC0000185**

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/ **RUPESH UTTAMRAO RUPNAR& <<<JC2>>>** forward the same to you directly.

Yours faithfully,

**KRISALA ENTERPRISES LLP**

Authorized Signatory.

Place -PUNE

Date - / /2021

Date: / /2021

To:

The Branch Manager

State Bank of India

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**SUB: Cost Sheet**

Applicant Name: -  **RUPESH UTTAMRAO RUPNAR& <<<JC2>>>**

Project Name- 41 COSMO

Project Add – <<<Project\_Address>>>

Flat No: - A- 1001

|  |
| --- |
| **41 Elite E wing 601** |
| Agreement Value  |  61,31,532.00 |
| GST 1% |  3,06,576.66 |
| Stamp Duty 4% |  <<<OTHERCHARGESSDAMOUNT>>> |
| Registration  | <<<OTHERCHARGESOTMAMOUNT>>> |
| Total |  74375,48,316.00 |

Yours faithfully,

For KRISALA ENTERPRISES LLP

Authorized Signatory