NO OBJECTION CERTIFICATE

To,

Bajaj Housing Finance Limited

 Pune

**Subject:** Permission to mortgage flat no A - 103 admeasuring 694sq. ft. (carpet/built up area) on the 01st Floor floor in the “Tower A” Wing (“**A - 103**”) of the building proposed to be named as “41 Elite” situated at Survey No.145/1B, Near Sharayu Toyota, Tathwade, Pune- 411033..

 Dear Sir/Ma’am,

This is to confirm that we have sold the subject mentioned Flat of the Project under construction

/ constructed by us to PRASHANT KUMAR for a total consideration of Rs. 44,16,822.00/-(Rupees Forty-Forty Four Lakh Sixteen Thousand Eight Hundred Twenty Two only only) vide the Agreement for Sale dated 01-01-1900.

We confirm that we have obtained necessary permission / approvals/ sanctions for construction of the Project from all concerned competent authorities and the construction of the building as well as of the Flat are in accordance with the approved plans. We have clear, legal and marketable title to land on which the Project is being developed.

We assure that the said Flat as well as the said building and the land appurtenant thereto is not subject to any encumbrance, change or liability of any kind whatsoever other than those mentioned hereunder:

We further declare that there are no litigations pending against the said Project other than those mentioned hereunder:

The Allottee(s) have paid an amount of Rs.1,00,000/- (Rupees One Lacs only) and the remainder, if any, is to be paid towards the cost of said Flat.

Possession of the said Flat will be given to the PRASHANT KUMAR on or about Rs. 44,16,822.00/-(or on payment of the full consideration of the Flat.)

We are aware that **PRASHANT KUMAR** have approached Bajaj Housing Finance Limited (“**BHFL**”) for a loan purchasing/ acquiring the said Flat and that BHFL has agreed to sanction the loan to the Allottee(s) to purchase above Flat and **PRASHANT KUMAR**have agreed to mortgage the said Flat in favor of your security trustee as security for the said loan. We hereby confirm that we have no objection to **PRASHANT KUMAR**mortgaging the said Flat to BHFL in favor of your security trustee by the way of security for repayment of the said loan, provided that we shall not be responsible and / or liable for repayment of the said loan or any part thereof**.**

AND notwithstanding anything to the contrary contained in the Agreement for Sale, we hereby agree to note the aforesaid change in our books in respect of the said Flat and the Allottee(s) will not be permitted to transfer, assign, sell off / cancel or in any other way / manner deal with the said Flat prejudicial to the interest of the aforesaid mortgage without the prior written consent of BHFL.

We undertake to form a Co-Operative Society/Condominium under the Apartment Ownership Act of the flat holders in the aforesaid building within the statutory period and we agree to inform and give proper notice to the Co-Operative Society/ Condominium as and when formed, about and said Flat being so mortgaged to BHFL/ the security trustee nominated by BHFL.

We further agree that in case the agreement to sale for the Flat executed between ourselves and the Allottee(s) is terminated or otherwise the Flat transaction is cancelled on account of non-payment of own contribution or for any reason whatsoever, BHFL shall have priority over the sum/sums of money advanced to the Allottee(s) and paid to us and we hereby undertake to forthwith refund to you without demur such sum/sums of money paid to us.

Thanking you

Yours Truly,

 For <<<COMPANYNAME>>>

Authorized Signatory

Date: - / / 2021

Place-Pune