**N. O. C.**

Place:

Date: \_\_\_\_\_\_\_

To,

AU Small Finance Bank Limited

19-A, Dhuleshwar Garden,

Ajmer Road, Jaipur

(Rajasthan) - 302001

**Sub: Permission to Mortgage/ NOC**

Property Address: Unit No. **J-101** situated at «Project\_Address» (hereinafter referred as “**said Property**”)

Name of the Property Owner/Applicant**. Miss.Swati Gusain D/O- Tej Pal Singh** R/o **200A, 1st Floor, Duggal Housing Complex School Road, Khanpur, Pushpa Bhawan S.O, South Delhi, Delhi- 110062** (hereinafter referred as “**said Owner/Applicant/Borrower**”). This is to confirm that we have sold the said Property to the above said Owner/Applicant.

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

We assure you that the said Property 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 have a clear, legal, and marketable title to the said Property and every part thereof.

We are aware that the said Owner/Applicant has approached AU Small Finance Bank Limited for a loan for purchasing/acquiring the said Property and/or against the Said Property that you have agreed to sanction/ grant the loan to the said Owner/Applicant to purchase / acquire the above Property and the said Owner/Applicant has agreed to mortgage the said Property in favor of AU Small Finance Bank (“**AUSFB**”) as security for the said loan.

We hereby confirm that we have “No Objection” to the said Owner/Applicant mortgaging the said Property to AUSFB by way of security for repayment of the said loan.

And, notwithstanding anything to the contrary contained in the said Agreement for Sale, we hereby agree to note your charge in our books in respect of the said Property and the said Owner/Applicant will not be permitted to cancel, transfer, assign, sell off or in any other way/manner deal with the said Property prejudicial to the interest of AUSFB, without the prior written consent of AUSFB. In case of default by the customer under the loan agreement, the allotment of the said Property in favor of said Property owners will be cancelled upon request of AUSFB. Further, in case of cancellation of allotment, due to any reason whatsoever, the total amount received by the Builder and amount payable to the Borrower on account of such cancellation shall be directly paid to AUSFB under intimation to the borrower for appropriation and adjustment by AUSFB against all monies due to it from the borrower/s, till the date of closure of loan account. We undertake that as soon as the registration formalities are completed, we will send the registered documents to AUSFB, directly.

For **PURE AWAS BUILDERS LLP** (Builder)

(Signature)

Sachin Kumar