Date: **04-06-2025**

Place:

To,

ICICI Bank Limited

Dear Sir,

Re: Permission to mortgage flat no. **C-52** on the **Ground Floor GF** of the building proposed to be named as / named as **SHUBHASHRAY VILAS PHASE III** situated at **Neemrana, Village-Kundansinghpura, Alwar-301705 Rajasthan**

1. This is to confirm that we have allotted/sold flat no. **C-52** admeasuring  **301.62**sq. ft. (carpet/built-up area) on the **Ground Floor GF** of the building proposed to be named as / known as **SHUBHASHRAY VILAS PHASE III** situated at **Neemrana, Village-Kundansinghpura, Alwar-301705 Rajasthan** which is under construction / constructed by us to **Mr.Mukul Chitkara** for a total consideration of Rs.  **18,68,500.00/-** (Rupees **Eighteen Lakh Sixty Eight Thousand Five Hundred only**  only) under an Agreement for Sale/Sale Deed dated **04-06-2025.** (“**Flat**”)
2. We confirm that we have obtained necessary permissions/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 are in accordance with the approved plans.
3. We have a clear, legal and marketable title to the said property and every part thereof
4. We assure 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.
5. We have availed construction finance facility from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_and release of

charge letter shall be provided subject to the sale proceedings being deposited in the mandated ESCROW Account.

1. **Mr.Mukul Chitkara** has paid an amount of Rs. **INR 3,73,700.00/- (Three Lakh Seventy Three Thousand Seven Hundred only )** and a sum of Rs. **INR**  **11,21,100.00/- (Eleven Lakh Twenty One Thousand One Hundred only )** remains to be paid towards the cost of the said flat.
2. We are aware that the said **Mr.Mukul Chitkara** has approached ICICI Bank Ltd. for a loan for purchasing/acquiring the said flat and that ICICI Bank Ltd has agreed to sanction/grant the loan to **Mr.Mukul Chitkara** to purchase / acquire the above flat and **Mr.Mukul Chitkara** has agreed to mortgage the said flat in your favour / in favour of your security trustee as security for the said loan. We hereby confirm that we have no objection to **Mr.Mukul Chitkara** mortgaging the said flat to your Company / in favour of your security trustee by way of security for repayment of the said loan.Notwithstanding anything to the contrary contained in the said Agreement for Sale, we hereby agree to note the aforesaid charge in our books in respect of the said flat and **Mr.Mukul Chitkara** 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 mortgagee without the prior written consent of the aforesaid mortgagee.
3. We further agree that in case the Flat purchase transaction or the allotment/Agreement for sale of the Flat is terminated for any reason whatsoever, then ICICI bank shall have a first charge priority over the money advanced to **Mr.Mukul Chitkara** and received by us, and we hereby undertake to forthwith refund such money received by us.

Yours faithfully,

For **PURE AWAS BUILDERS LLP**

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