HDFC Bank LTD, Date: 02-05-2025

Having its Branch Office at C — 25 Bhagwan Das Road,

Opposite St. Xavier's School, C-Scheme, Jaipur-302001

And

Representative Office at

Sub: Permission to mortgage, etc.

Dear Sir,

This is to confirm that I / We have sold Unit / Shop No. J-307 in the Building / Project commonly known as SHUBHASHRAY UPTOWN PHASE IV situated at Khasra No. 744 to 746, 750 to 760 , Village- DHIRIYAWAS , Alwar - 301707 Rajasthan, for a total consideration of INR. 11,61,500.00/- (Eleven Lakh Sixty One Thousand Five Hundred only ) (With GST) under the Agreement for Sale dated 24-01-2025(“Agreement”).

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

I / We assure you that the said Unit / Shop as well as the said Building / Project 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.

I / We have a clear, legal, and marketable title to the said property and every part thereof.

I / We have no objection to you giving a loan to the above buyer/s and his / her / their mortgaging the said Unit / Shop to you by way of security for repayment, notwithstanding anything to the contrary contained in the said Agreement.

I / We also undertake to inform and give proper notice to the co-operative society as and when formed, about the Unit / Shop being so mortgaged.

I / We have noted the lien of HDFC bank Ltd. on the Unit / Shop. I / We undertake that as soon as the registration formalities are completed, I / we will send the registry documents to Housing Development Finance Corporation Limited directly.

I/ We confirm receipt of payment from **Mrs.Sudeshna Saha,** a sum of  **6,38,825.00/- (Six Lakh Thirty Eight Thousand Eight Hundred Twenty Five only )** against Unit/Shop No. **J-307** situated at **Khasra No. 744 to 746, 750 to 760 , Village- DHIRIYAWAS , Alwar - 301707 Rajasthan.**

Yours Faithfully

 PURE AWAS BUILDERS LLP

Authorized Signatory

(Sachin Kumar)