

Date: May 03, 2016

To,  
Kotak Mahindra Bank Limited  
Vinay Bhavya Complex,  
5<sup>th</sup> Floor, 159-A, C.S.T. Road,  
Kalina, Santacruz (E),  
Mumbai - 400 098.

Dear Sirs,



**Ramky Estates & Farms Limited**  
**Corporate Office:**

Ramky Grandiose, 9th Floor  
Sy.No. 136/2 & 4, Gachibowli  
Hyderabad - 500 032  
T: +91 40 2301 5000  
F: +91 40 2301 5100  
www.ramkyestates.com

**Sub. : Permission to create mortgage on entire 5<sup>th</sup> Floor in Tower - B, with comprising of 24,062 sq. ft with undivided share of land admeasuring 871 Sq.yds with 33 number of Car Parks situated of the building named Ramky Selenium at Plot No.31 part and 32 in Sy.No.115/22,115/24,115/25 at Financial District, Nanakramguda, Serilingampally, Ranga Reddy District**

This is to confirm that we have allotted/sold above said property in entire 5<sup>th</sup> floor admeasuring 24,062 sq. ft. built up area, which is constructed by us to JMKGEC Realtors Pvt. Ltd., / SDNMKJ Realty Pvt. Ltd., companies registered under the Companies Act, 1956, having its Corporate Office at 5-2-223, "Gokul Distillery Road, Secunderabad - 500 003, Telangana, India for a total consideration of Rs.9,62,48,000/- (Rupees Nine Crores Sixty Two Lakhs Forty Eight Thousand only) which is arrived @ 4,000 per sq.ft,

We confirm that we have obtained necessary permission/approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of the said building is in accordance with the approved plans.

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 or 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.

The Purchaser has paid an amount of Rs.45,71,780/- (Rupees One crore Fifty Lakhs Thirty One Thousand Two Hundred only) (Rs. 36,09,300/- rent deposit of Karvy has been adjusted + Rs. 9,62,480/- has been adjusted towards TDS) and the possession will be given/has been given to him/her on payment of the remaining amount of Rs.9,16,76,220/- (Rupees Nine Crores Sixteen Lakhs Seventy Six Thousand Two Hundred and Twenty only).

A handwritten signature in black ink, appearing to be "R. Jayaram", is written over a horizontal line.

We are aware that the Purchaser has approached you for a loan for purchasing/acquiring the said property and that you have agreed to sanction/grant the loan to him/her/them to purchase/acquire the above property and the purchaser has agreed to create mortgage in your favour as security for the said loan.

We hereby give our consent to the said mortgage, notwithstanding anything to the contrary contained in the said Agreement for Sale / Sale Deed, we hereby agree to note your first charge in our books in respect of the said property and the purchaser will not be permitted to transfer, assign, sell, mortgage or in any other way alienate the said property, without your prior written permission.

We undertake to form a Co-operative Society / Condominium of the premises/ property holders under the applicable Acts within the statutory period. We agree to inform and give proper notice to the Co-operative Society/Condominium on its formation about the said property being mortgaged to you. We further agree to inform you immediately about the formation of the Co-operative Society/ Condominium.

Yours faithfully,

**For Ramky Estates & Farms Limited**

*for Ramky Estates & Farms Limited*  


**Authorised Signatory**  
*Authorised Signatory*

Date: May 03, 2016



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Kotak Mahindra Bank Limited  
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Dear Sirs,

**Sub : Permission to create mortgage on entire 4<sup>th</sup> Floor in Tower - B, with comprising of 26,480 sq.ft with undivided share of land admeasuring 958 Sq.yds with 35 number of Car Parks situated of the building named Ramky Selenium at Plot No.31 part and 32 in Sy.No.115/22,115/24,115/25 at Financial District, Nanakramguda, Serilingampally, Ranga Reddy District**

This is to confirm that we have allotted/sold above said property in entire 4<sup>th</sup> floor admeasuring 26,480 sq. ft. built up area, which is constructed by us to JMKGEC Realtors Pvt. Ltd., / SDNMKJ Realty Pvt. Ltd., companies registered under the Companies Act, 1956, having its Corporate Office at 5-2-223, "Gokul Distillery Road, Secunderabad - 500 003, Telangana, India for a total consideration of Rs.10,59,20,000/- (Rupees Ten Crores Fifty Nine Lakhs and Twenty Thousand only) which is arrived @ 4,000 per sq.ft,

We confirm that we have obtained necessary permission/approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of the said building is in accordance with the approved plans.

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 or 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.

The Purchaser has paid an amount of Rs.1,50,31,200/- (Rupees One crore Fifty Lakhs Thirty One Thousand Two Hundred only) (Rs. 1,00,00,000/- paid vide Pay Orders + Rs. 39,72,000/- rent deposit of Karvy has been adjusted + Rs. 10,59,200/- has been adjusted towards TDS) and the possession will be given/has been given to him/her on payment of the remaining amount of Rs.9,08,88,800/- (Rupees Nine Crores Eight Lakhs Eighty Eight Thousand Eight Hundred only).

We are aware that the Purchaser has approached you for a loan for purchasing/acquiring the said property and that you have agreed to sanction/grant the loan to him/her/them to purchase/acquire the above property and the purchaser has agreed to create mortgage in your favour as security for the said loan.

We hereby give our consent to the said mortgage, notwithstanding anything to the contrary contained in the said Agreement for Sale / Sale Deed, we hereby agree to note your first charge in our books in respect of the said property and the purchaser will not be permitted to transfer, assign, sell, mortgage or in any other way alienate the said property, without your prior written permission.

We undertake to form a Co-operative Society / Condominium of the premises/ property holders under the applicable Acts within the statutory period. We agree to inform and give proper notice to the Co-operative Society / Condominium on its formation about the said property being mortgaged to you. We further agree to inform you immediately about the formation of the Co-operative Society/ Condominium.

Thanking You

**For Ramky Estates & Farms Limited,**

*For Ramky Estates & Farms Ltd*



**Authorised Signatory** *Signature*



Date: May 03, 2016



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Dear Sirs,

**Sub: Permission to create mortgage on entire 3<sup>rd</sup> Floor in Tower - B, with comprising of 25,676 sq.ft with undivided share of land admeasuring 929 Sq.yds with 34 number of Car Parks situated of the building named Ramky Selenium at Plot No.31 part and 32 in Sy.No.115/22,115/24,115/25 at Financial District, Nanakramguda, Serilingampally, Ranga Reddy District**

This is to confirm that we have allotted/sold above said property in entire 3rd floor admeasuring 25,676 sq. ft. built up area, which is constructed by us to JMKGEC Realtors Pvt. Ltd., / SDNMKJ Realty Pvt. Ltd., companies registered under the Companies Act, 1956, having its Corporate Office at 5-2-223, "Gokul Distillery Road, Secunderabad - 500 003, Telangana, India for a total consideration of Rs.10,27,04,000/- (Rupees Ten Crore Twenty Seven Lakhs and Four Thousand only) which is arrived @ 4,000 per sq.ft.

We confirm that we have obtained necessary permission/approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of the said building is in accordance with the approved plans.

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 or 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.

The Purchaser has paid an amount of Rs.76,86,552/- (Rupees Seventy Six Lakhs Eighty Six Thousand Five Hundred and Fifty Two only) (Rs. 25,00,000/- paid vide Pay Orders + Rs. 41,59,512/- rent deposit of Karvy has been adjusted + Rs. 10,27,040/- has been adjusted towards TDS) and the possession will be given/has been given to him/her on payment of the remaining amount of Rs.9,50,17,448/- (Rupees Nine Crores Fifty Lakhs Seventeen Thousand Four Hundred and Forty Eight only).

We are aware that the Purchaser has approached you for a loan for purchasing/acquiring the said property and that you have agreed to sanction/grant the loan to him/her/them to purchase/acquire the above property and the purchaser has agreed to create mortgage in your favour as security for the said loan.

We hereby give our consent to the said mortgage, notwithstanding anything to the contrary contained in the said Agreement for Sale / Sale Deed, we hereby agree to note your first charge in our books in respect of the said property and the purchaser will not be permitted to transfer, assign, sell, mortgage or in any other way alienate the said property, without your prior written permission.

We undertake to form a Co-operative Society / Condominium of the premises/ property holders under the applicable Acts within the statutory period. We agree to inform and give proper notice to the Co-operative Society / Condominium on its formation about the said property being mortgaged to you. We further agree to inform you immediately about the formation of the Co-operative Society/ Condominium.

Thanking You

**For Ramky Estates & Farms Limited,**

*for Ramky Estates & Farms Ltd.*



**Authorised Signatory**