



Vedic Constructions

United Avenues Survey No.418,425,470, Manchirevula Narsingi,
Hyderabad - 500 030 T.S.

To,
The Manager,
ICICI Bank Ltd,
Hyderabad Branch.

Date: 22.09.2019
Place: Hyderabad.

Dear Sir,

This is to confirm that we have sold flat no. 1202 on the Eleventh floor in block no. 'B' of 'AMIGO UNITED AVENUES' situated at Survey Nos. Sy. Nos. 418, 425 & 470 of Machirevula Village, Rajendranagar Revenue Mandal, Ranga Reddy District to Mr. Rakesh Arvind Thorat, Son of Mr. Arvind Thora, and Mrs.Arati Dinkar Gangurde, Wife of Mr. Rakesh Arvind Thorat for total Consideration of Rs. 64,78,900/- (Rupees Sixty Four Lakhs Seventy Eight Thousand Nine Hundred and Eighty only) received by us and the balance Rs. 49,83,120/- (Rupees Forty Nine Lakhs Eighty Three Thousand One Hundred and Twenty only) is due.

We here by assure that the said flat as well as the said building and the land appurtenant thereto are not subject to encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable and the constructions are made as per the approved plans by the local concerned authorities.

We further confirm that we have a clear legal and marketable title to said property and every part thereof. And that all taxed and dues in respect thereof have been paid upto the date.

We further confirm that we have "No Objection" to your giving a loan to the said purchasers, Mr. Rakesh Arvind Thorat, Son of Mr. Arvind Thora, and Mrs.Arati Dinkar Gangurde, Wife of Mr. Rakesh Arvind Thorat, and mortgaging the said flat to you by way of security for repayment of the said loan. Notwithstanding anything to the contrary contained in our agreement of sale dated 05.09.2019, Mr. Rakesh Arvind Thorat, Son of Mr. Arvind Thora, and Mrs.Arati Dinkar Gangurde, Wife of Mr. Rakesh Arvind Thorat, in favouring the above purchasers, we also undertake to inform and give proper notice to the flat owners of the association which is recognized by the Govt. of Andhra Pradesh is formed about the flat being so mortgaged. We hereby undertake to forward the original title deeds of the purchasers of the above said flat duly registered directly to ICICI without parting the same with the allotted of the first during the tendency of the loan under intimation to the borrower.

We further agree that in case the agreement for sale of the flat / premises executed between ourselves and Mr. Rakesh Arvind Thorat, Son of Mr. Arvind Thora, and Mrs.Arati Dinkar Gangurde, Wife of Mr. Rakesh Arvind Thorat, is terminated or otherwise the flat / premises purchase transaction is cancelled on account of non payment of own contribution or for any reason whatsoever, then your bank shall have priority over the sum or sums of money advanced Mr. Rakesh Arvind Thorat, Son of Mr. Arvind Thora, and Mrs.Arati Dinkar Gangurde, Wife of Mr. Rakesh Arvind Thorat, and paid to us, and we hereby undertake to forthwith refund to you without demur, such sum / sums of money paid to us.

Yours faithfully,

For M/s Vedic Constructions



Authorised Signatory.