

Date :10.01.2025

To

Karnataka Bank,  
Oppanakara street branch  
Coimbatore

**Ref No: Loan Account No. 43302387383**

Dear Sir,

**Sub: No objection certificate (NOC) for sale of the Flat No. B 216 as per enclosed Annexure constructed by M/s. UNITD LIVING SPACE to be purchased by Mr.Ajay.G & Mrs.Aishwarya.S**

With reference to the letter dated 10.01.2025 received by us from the Mortgagors and Borrower, whereby request was made for issue of NOC for sale of the above- mentioned unit.

- 1) This is to confirm that the aforesaid unit had been mortgaged by M/s Unitd Living Space in favour of State Bank of India, with respect to the facilities sanctioned to the M/s Unitd Living Space by us.
- 2) We have been informed by the Borrower that **Mr.Ajay.G & Mrs.Aishwarya.S** have agreed to purchase the said unit (as mentioned in the Annexure) from the Borrower.
- 3) The Borrower / Mortgagor have requested us to release our charge on the said Unit to enable the Borrower to sell the said Unit.
- 4) We state that the consent is hereby accorded, for the release of our mortgage / charge over the said Unit and that we shall have no claim, right title or interest in respect of the said Unit whatsoever upon fulfilment of the following conditions;
  1. The consent hereby granted is restricted to release of mortgage / charge over the said Unit in the Project named "Unitd 49" at Saravānampatti, Chinnavedampatti, Coimbatore, in order to enable the Borrower to sell the said Unit and to facilitate to raise any loan for the purchase of the said unit and will not in any manner affect SBI charge on residual premises. Notwithstanding anything contained herein above, the consent hereby granted shall, not authorise M/s. Unitd Living Space to sell any other unit in the said project without applying to State Bank of India for its consent;

The consent hereby granted is subject to the Purchaser / Borrower, depositing all the monies/balance monies payable that from consideration for the purchase of the said unit / premises into the "Borrower's SBI Escrow account No. 43290264824 opened by the Borrower with State Bank of India, SME Branch Coimbatore. The money is to be paid through cheques that are drawn in favour of the above mentioned account or through any other mode of payment (RTGS / NEFT) only into the said account:

Telephone: 0422-2322150  
Fax: 0422-2322170  
E-mail: [sbi.12776@sbi.co.in](mailto:sbi.12776@sbi.co.in)  
IFS Code: SBIN0012776


SME Branch, Coimbatore,  
687/2, Trichy Road,  
Ramanathapuram,  
Coimbatore - 641 045.





- II. In case of default in depositing the sale proceeds in the captioned account, SBI shall not be bound by the consent given hereby and shall retain all rights and claim over the property mortgaged to SBI.
- 5) Copy of the NOC acknowledged by the customer to whom the NOC is issued is required to be submitted to SBI for the purpose of record.
- 6) In the event the sale of said unit to the said Purchaser is cancelled for any reason, the consent accorded above shall stand revoked forthwith. The company/Firm shall have to apply for a fresh consent for NOC in relation to sale of the said Unit to any other person.
- 7) The original documents are held at the branch. Please note that the above said loan availed by M/s. Unitd Living Space is still outstanding and remaining portion of the above said property is secured to the bank for the said loan.

Yours faithfully  
For State Bank of India

  
Chief Manager  
12776 COIMBATORE

**ANNEXURE**

Details of the Unit on which the charge is being released for sale to the Purchasers is an under:

SL. NO	NAME OF THE PURCHASER	UNIT NO.	BUILDING NAME	UDS AREA	SALEABLE AREA	COST OF UNIT (INR)
1.	Mr.Ajay.G & Mrs.Aishwarya.S	Flat No B 216	Unitd 49	466 sq.ft.	1039 sq.ft.	Rs.59,59,298/-

Place : Coimbatore

Date : 10.01.2025

