

SHREE GANESH DEVELOPERS

Add. :- Shree Ganesh Niwas, Shop No. 1, Plot No. 17/2, Sector - 4, Sanpada (E), Navi Mumbai - 400 705.

REF. NO. :

DATE : 10/03/2023

To:
The Assistant General Manager,
State Bank of India
RACPC, Panvel

Dear Sir,

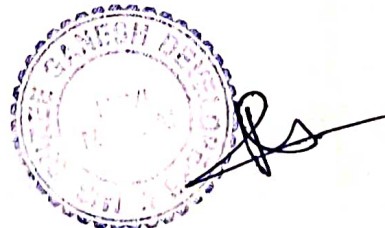
I, Mr. Mahesh S. Mate proprietor of M/s. Shree Ganesh Developers, hereby certify that:

1. We have transferable rights to the property described below, which has been allotted by me to Mrs. Savita D. Nikam & Mr. Deepak B. Nikam herein after referred to as "the purchasers", subject to the due and proper performance and compliance of all the terms and conditions of the Sale Agreement 9th March, 2023.

Description of the property:

Flat No.	1202
Building Name	Shree Ganesh Darshan
Plot No.	12
Sector No.	30D
Locality Name	-
Area Name	Rabale - Gothivali
City Name	Po.- Ghansoli , Navi Mumbai.
Pin code	400701

2. That the total consideration for this transaction is Rs.1,05,00,000/- (Rs. One Crore & Five Lacs Only) towards sale document.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. I confirm that, I have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
5. We have not borrowed loan from any financial institution for the purchase of the property and have not created and will not create any encumbrances on the property allotted to the



said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliance of all the terms and conditions by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India, as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so. I note not to change the same without written NOC of the Bank.
7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I undertake to inform the society about the Bank's charge on the said flat as and when is formed.
8. Please note that the payment for this transaction should be made by crossed cheque /Transfer of funds favoring "M/s. Shree Ganesh Developers, Indian Overseas Bank , Sanpada Branch, Current Account No. 150202000000975 ".
9. In case of cancellation of the sale agreement for any reason, I shall refund the amount by crossed cheque favoring the Bank A/c "Mrs. Savita D. Nikam & Mr. Deepak B. Nikam ", and favoured the same to you directly.
10. The signatory to this letter is the proprietor of the firm.

Yours faithfully,

M/s. Shree Ganesh Developers



Proprietor



Name :- Mr. Mahesh S. Mate
Designation :- Proprietor of M/s. Shree Ganesh Developers
Place :- Navi Mumbai
Date :- 26/08/2022