

Date: - 25/04/2023

KENDALE EMERALDS
COST SHEET
Wing 'F' Flat No 604 Mr. DILIP KUMAR SAMAL

Unit Type	2 BHK
Carpet Area as per Rera	47.37 Sq.Mtr
Balcony Area as per Rera	6.60 Sq.Mtr
E.P Area as per Rera	3.78 Sq.Mtr
Open Terrace	00 Sq.Mtr
Saleable Area	935 Sq.Ft
Floor	6 th
Flat No	604
Wing	F
Agreement value	37,57,200/-
GST	37,572/-
Corpus Fund	1,00,000/-
Maintenance Charges(18 months)	45000 (Excluding Gst)
Total	39,39,772/-

NOTE :-

Cheque to be issues in Favour of "Kailas sakharam jadhav/ Sagar Kailas Jadhav"
In case of cancellation of flat booking the amount will not be refunded or transferred.

KAILAS S. JADHAV

[Handwritten Signature]
...MODIFIED SIGNATUR

Kendale Emeralds
Wing A, Flat No. 604

Mr. Dilip Kumar Samal

Stilt Plus _____

PHASE II

Flat /Shop/Unit _____ on _____ floor,

in Building _____, Wing _____ in the Complex known as
"KENDALE EMERALDS"

Area : _____ sq. meters.(Carpet)

Market Value Rs. _____/-

Actual Value Rs. _____/-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT BADLAPUR

ON THIS _____ DAY OF _____ 2023

BETWEEN



Kailas S. Jadhav
Sagar K. Jadhav

Add.: 201, Jadhav Market,
Opp. Badlapur Rly Station,
Badlapur (West) 4215 03

Site Add.: S. No. 69/1 & 69/2/1, Jadhav Nagar, Belavali, Opp. Sun & Shade Hotel, Badlapur (E) 421 503.

To:

Date -25-04-2023

The Assistant General Manager

State Bank of India

RACPC, MUMBAI

Dear Sir,

We **KAILAS SAKHARAM JADHAV / SAGAR KAILAS JADHAV**, and here by certify that:

1. We have transferable rights to the property described below, which has been allotted by us to Mr **DILIP KUMAR SAMAL** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter Sale Agreement dated

Description of the property	
Flat No./ House No.	604
Building No./Name	Kendale Developers, F wing,
Plot No	69/1,69/2/1
Street No./Name	Badlapur katai road
Locality Name	Near Carmel school
Area Name	Opp sun and shade hotel
City Name	Badlapur East
Pin Code	421 503

2. That the total consideration for this transaction is **Rs.37,57,200/- (Thirty Seven Lakh Fifty Seven Thousand Two Hundred Only)** towards sale document **Mr DILIP KUMAR SAMAL**

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we 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 Mumbai branch 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.

KAILAS S. JADHAV

SIGNATURE

Kailas S. Jadhav
Sagar K. Jadhav

Add.: 201, Jadhav Mark
Opp. Badlapur Rly Stati
Badlapur (West) 4215

Site Add.: S. No. 69/1 & 69/2/1, Jadhav Nagar, Belavali, Opp. Sun & Shade Hotel, Badlapur (E) 421 !

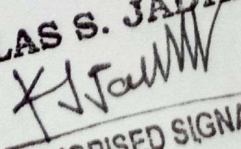
Developer have borrowed from DCB BANK whose NOC for this transaction is enclosed herewith but this flat is landowners flat and which are not mortgage . also attaching landowner flat list herewith.

5. 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 favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the 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, We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favoring Name- "**Kailas Sakharam Jadhav / Sagar Kailas Jadhav , CANARA BANK, PUNE MG ROAD BRANCH, Account No. 0316101234635 , IFSC CODE -CNRB0000316**".
9. In case of cancellation of the sale-agreement for any reason, We shall refund the amount by crossed cheque favoring the Bank A/C " **Mr. DILIP KUMAR SAMAL** and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide **KAILAS SAKHARAM JADHAV / SAGAR KAILAS JADHAV**

Yours faithfully,

Authorized Signatory.

Name – KAILAS SAKHARAM JADHAV

KAILAS S. JADHAV

AUTHORIZED SIGNATURE