



# Ronak Gems Pvt. Ltd.

TRADERS OF BULLIONS, DIAMONDS, JEWELLERY, PEARLS & STONES

311, MEHTA BHAVAN, SHOP NO. 5, GROUND FLOOR, OPP. CHARNI ROAD STATION, MUMBAI - 400 004.

Email : sagar.jhaveri@gmail.com

TEL.: 2381 0991 / 4004 6961

GSTIN : 27AABCR7550G1ZB

PAN NO: AABCR 7550G

CIN NO : U51398MH1992PTC068405

To,  
The Assistant General Manager  
RACPC, Chinchpokali Branch.

Date: 4/12/20

Sir/Madam,

Ref: Permission to Mortgage the Flat no. 701 on the 7<sup>th</sup> Floor in "C" Wing of the building named as "Royal Flora" situated at Bhadwad Road, Sonale, Bhiwandi, Thane-421302.

1. This is to confirm that we have sell the Flat no. 701, admeasuring 720 Sq.fts Built-up area, on 7<sup>th</sup> Floor in "C" Wing of the building known as "ROYAL FLORA" situated at Bhadwad Road, Sonale, Bhiwandi, Thane-421302, Maharashtra State under construction to MRS. RANJITA GAUTAM SONI for a total consideration of Rs.69,00,000/- (Rupees Sixty Nine Lakhs Only) under an Agreement for Sale; Dated: 05/11/2020 vide Registration no. BVD-3/3501/2020 on 05/11/2020.
2. That, out of the Total Sale Consideration of Rs.69,00,000/- (Rupees Sixty Nine Lakhs Only) we have received an amount of Rs.14,00,000/- from MRS. RANJITA GAUTAM SONI as Part Sale Consideration and the amount of Rs.55,00,000/- remains pending.
3. We are aware that the said MRS. RANJITA GAUTAM SONI has approached to the STATE BANK OF INDIA for a loan for purchasing/acquiring the said flat that STATE BANK OF INDIA has agreed to sanction/grant the loan to MRS. RANJITA GAUTAM SONI to purchase/acquire the above flat and MRS. RANJITA GAUTAM SONI has agreed to mortgage the said flat in your favour as security for the said loan. We hereby confirm that we have no objection to MRS. RANJITA GAUTAM SONI mortgaging the said flat to your bank by way of security for repayment of the said loan.
4. Please note that the payment for this transaction should be made by crossed Cheque/Transfer of Funds in favouring of "M/S. RONAK GEMS PVT LTD" as the Cancelled Cheque is attached herewith.
5. In case of cancellation of the Sale Agreement for any reason We shall refund the amount by crossed cheque in favouring the Bank A/C "MRS. RANJITA GAUTAM SONI" and forward the same to you directly.

Yours faithfully,  
For M/S. RONAK GEMS PVT LTD

For RONAK GEMS PVT. LTD.

DIRECTOR

Date: 04/12/2020

To  
The Assistant General Manager  
State Bank of India  
RACPC, Cinchpokli Branch.

Sir/Madam,

We, M/S. SHRI AADINATH REALTY are hereby certify that:

1. We have transferable rights to the property described below, which has been allotted/sold by us to M/S. RONAK GEMS PVT LTD., for the price of consideration of Rs.54,50,000/- (Rupees Fifty Four Lakhs Fifty Thousand Only) under Agreement for Sale; dated: 20/10/2020 vide Registration no. BVD-3/2959/2020 on 20/10/2020.
2. This is to confirm that as per our records said M/S. RONAK GEMS PVT LTD have sold the said property described below to MRS. RANJITA GAUTAM SONI in the herein after referred to as "the purchasers" for the total consideration of Rs.69,00,000/- (Rupees Sixty Nine Lakhs Only) under an Agreement for Sale; dated: 05/11/2020 vide Registration no. BVD-3/3501/2020 on 05/11/2020 subject to the due and proper performance and compliances of all the terms and conditions of the Agreement for Sale; dated: 20/10/2020 & Agreement for Sale; dated: 05/11/2020 (herein after referred to as the "Sale Agreements")

Description of the Property:

Flat No. Floor, Wing	701, 7 <sup>th</sup> Floor, "C" Wing
Building Name	Royal Flora
Road Name	Bhadwad Road,
Locality Name	Sonale
Area Name	Bhiwandi
City Name	Thane
Pin Code	421302

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 (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 agreements by the said purchasers.
5. We have borrowed from We have not borrowed from any financial institution for the development 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 compliances of all the terms and conditions of the sale document 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, 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 abovenamed purchaser, We undertake to inform the proposed society about the Bank's charge on the said flat as and when the society is formed.
8. The signatory to this letter draws authority to sign this undertaking on behalf of the firm.



Yours faithfully,  
For M/S. SHRI AADINATH REALTY  
For SHRI AADINATH REALTY

*Signature*  
Partners



DMK JAOLI BANK  
दत्तात्रय महाराज कळंबे जावली सहकारी बँक लि.

Ref. No. DMKJSBL/DDR /786 /2021

Date; 30/01/2021

TO,  
Shri Aadinath Realty  
18, Sadguru Sadan  
Anand Malvankar Marg Lalbaug  
Mumbai: 400012.

10043

Sub: No Objection Certificate (NOC) For Sale of Flat No.C-701  
Ronak Geems Pvt Ltd through Mr.Jayendra Pravinchandra Jhaveri  
REF: Your Term Loan and Overdraft Loan facility for above mentioned  
project

Dear Sir,

We are In receipt of your letter dated 29/01/.2021 requesting us to issue our  
consent / NOC for sale of above referred unit.

With reference to the above,we hereby convey our 'No objection 'for sale of Flat No. C-701  
to Ronak Geems Pvt Ltd through Mr.Jayendra Pravinchandra Jhaveri and her raising  
loan on the said Shop subject to deposit of an amount of in your Account No.100111  
maintained in our Branch i.e Cheque/Demand Draft/Bankers cheque should be in favour of  
"DMK JaoliSah BankLtd.Dadar Branch"

This NOC is applicable to the sale of above referred Shop only. Bank's charge on other  
properties of the said project, mortgaged to bank,shall remain valid,continue,subsisting  
and in full force.

Thanking You,

Yours faithfully,

DMK JAOLI BANK

*[Signature]*  
Manager

(Dadar Branch)



RRR/R.F.I.A  
- J.K. 2021

Dadar Branch : Shop No -11 , Devare CHS Ltd., A Wing, Bhavani Shankar Road , Near Kabutarikhana,  
Dadar ( West ) Mumbai 400028 Tel.No - 022-24314231 / 32 , 8425880061 Email ID : dadar@jaolibank.in