

Palash Tower 'A' & 'B' Wing Co-Op. Hsg. Society Ltd.

(Reg. No. BOM/WKW/HSR/T.C./13017/2005-2006)

Prathmesh Complex, Veera Desai Road, Andheri (W), Mumbai - 400 053. Ph. : 022 - 40106573. E-mail : palashtower123@gmail.com

Date : 28th January 2024

To,
The Branch Manager
Union Bank of India, Prabhadevi Branch,
Mumbai.

Dear Sir / Madam,

This is to confirm that MR.ANJANEYULU BACHAIAH PERNE have purchased flat No.142 on 14th floor in the building known as B Wing situated at PALASH TOWER A & B WING CHS LTD., Veera Desai Road, Andheri West, Mumbai 400053 for a total consideration of Rs.13,68,500/- (Rupees Thirteen Lakhs Sixty-Eight Thousand Five Hundred only) under Agreement for Sale dated 20.01.2004 from MS. NEETU P. LUTHRIA & MR. RITESH P. LUTHRIA and the seller member had purchased this flat from PALASH CORPORATION as per Agreement for Sale dated 13th August 2001. The carpet area of the said flat No.B-142 is ~~724.50~~ ^{424.50} sq. ft. *Tejpal*

I/We hereby declare that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrances, charges or liability of any kind whatsoever. As per our record MR.ANJANEYULU BACHAIAH PERNE has not taken any loan from any agency and financial institution on the said flat. We hereby declare that the entire property is free and marketable. I/We further declare that I/we have clear, legal and marketable title to the said property and every part thereof.

I/We hereby state that I/We have no objection to your giving a loan to the above buyer/s and his/her/their mortgaging the said flat with you, by way of security for repayment, notwithstanding anything to the contrary contained in the said Agreement for Sale dated 20.01.2004 and I/we further undertake that I/we will not sell, transfer the aforesaid flat to any other person/s without Union Bank of India's prior permission.

Further in the event Union Bank of India will sell the said flat to any person/s (either due to default of payment of the loan or for any other reasons as Bank deems fit). I/we will not object to such person/s as bonafide purchaser/s of the said flat.

I/We are aware that MR.ANJANEYULU BACHAIAH PERNE have approached you for mortgage loan against the aforesaid flat and I/we am/are prepared to register Bank's charge in my/our books in respect of the said flat and he/she will not be permitted to transfer, assign, sell off or in any other way deal with the said flat prejudicial to the interest of the Bank without the prior consent of the Bank.

I/We hereby undertake to duly register in the Co-operative Housing Society books the aforesaid charges without prejudice to the rights of the Society.

Thanking you,

Yours sincerely,
For PALASH TOWER A&B WING CHS LTD.

Tejpal
Hon. Secretary

