

मिरारोड 'स्वराज्य' सहकारी गृहनिर्माण संस्था मर्यादित

नोंदणी क्रं. : टि. एन. ए. / एम. एच. ए. डी. बी. / एच. एस. जी. / (टी. सी.) / १३५५१ / सन २०१५ - २०१६

इमारत क्रं. : एल. ०९, एल. १०, एल. ११ व एल. १२

पत्ता : नवीन म्हाडा संकुल, (एल. आय. जी. - संकेत क्रं. : २५५ / २०१२) क्लस्टर ४, शांती गार्डन जवळ, मिरा रोड (पूर्व),
जि. ठाणे, महाराष्ट्र ४०१ १०७. • E-mail : miraroadswarajya@gmail.com ☎ ७३०४७४५०८६

जावक क्रं. :- 887 /550

दिनांक:- 30.01.2024

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

Dear Sir,

I/We, **MIRAROAD SWARAJYA CHS.LTD** (name of the builder/society), and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. **MR.SHAILESH SHARAD SONAWANE & MRS. DARSHANA SHAILESH SONAWANE** (name of the borrowers) 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 **1155/17.01.2024** (herein after referred to as the "Sale document")

| | |
|-----------------------------|---|
| Description of the property | MIRAROAD SWARAJYA CHS.LTD |
| Flat No./ House No. | 1404 |
| Building No./Name | L09 |
| Plot No | S.NO.150 (pt), 151(pt) of village Mira 227(pt),228(pt),229(pt),230(pt) of village PENKARPADA ,Dist Thane |
| Street No./Name | SHANTI GARDEN ROAD |
| Locality Name | PENKARPADA |
| Area Name | SHRUSHTI |
| City Name | MIRAROAD E |
| Pin Code | 401107 |

2. That the total consideration for this transaction is Rs. _____ (Rs.in words) towards sale document and Rs. _____ (Rs.) towards _____.(name any other agreement, if any)

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

4. I/We confirm that I/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 document by the said purchasers.

5. We have borrowed from _____(name of the financial institution) whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /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.



(Contd...)

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इमारत क्रं. : एल. ०९, एल. १०, एल. ११ व एल. १२

पत्ता : नवीन म्हाडा संकुल, (एल. आय. जी. - संकेत क्रं. : २५५ / २०१२) क्लस्टर ४, शांती गार्डन जवळ, मिरा रोड (पूर्व),
जि. ठाणे, महाराष्ट्र ४०१ १०७. • E-mail : miraroadswarajya@gmail.com ☎ ७३०४७४५०८६

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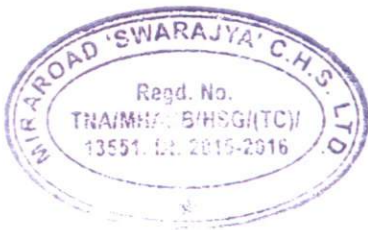
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/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, I/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/Trasfer of funds favouring " _____ (Name), _____ Bank Name) _____ Branch, Account No. _____".

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C " _____ (name of the purchaser)", 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 _____ (description of document of delegation of authority to the signatory.)



मिरारोड 'स्वराज्य' सहकारी गृहनिर्माण संस्था (मर्यादित) yours faithfully,


व्यवस्थापक


सचिव

प्रतिनिधीत

Authorized Signatory.