

apna ghar PHASE III

आपका सपना... घर हो अपना

Ref. No. AG_III_C_4_1906

Dated: 30.05.2024

To
The Assistant General Manager
State Bank of India
MUMBAI

Dear Sir / Madam,

I/We, SEVEN ELEVEN CONSTRUCTION PVT. LTD. here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **MISS. SHABANA MEHMOOD MUKE** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated **27.05.2024**

Description of the property:

Flat No. : **1906; BLDG. NO. : "C_4";**

Building No. / Name : **APNA GHAR PHASE - III.**

Plot No.: Survey No. 137/ 5 & 6 & 7; 142/1 & 5; 143 / 3 & 4; 221/4;
143/6; 137/8; 143/1; 141/2; 141/3; 142/3; 143/2; 222/3;
137/4; 140/6; 141/5; 140/5; 141/1-B, Ghodbunder Dist.
Thane

Street No. / Name. : Ghodbunder Road.

Area : Behind Jhankar Company,

City Name : Behind Jhankar Company, Vinay Nagar Road, Near Silver
Sarita Bldg., Mira Bhayandar Road, Mira Road (E), Dist. Thane.

Pin Code : 401107.

2. That the total consideration for this transaction is **Rs. 25,73,000/- (RUPEES TWENTY FIVE LAKH SEVENTY THREE THOUSAND ONLY)**
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



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71 Seven Eleven Construction Pvt. Ltd.

Regd. Off.: Seven Eleven Mansion, Near Seven Square Academy, Mira Bhayandar Road, Mira Road (E) - 401107. Tel.: 28134100 / 28105050

SEVEN ELEVEN GROUP OF COMPANIES

NOC-2

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- compliances of all the terms and conditions of the sale document by the said purchasers.
5. 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.
 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 / Transfer of funds favouring "**APNA GHAR PHASE - III SEVEN ELEVEN CONSTRUCTION PVT. LTD**", **BANK NAME - UNION BANK OF INDIA, MIRA BHAYANDER ROAD, ESCROW A/C. No. 510101006471585**", **IFSC CODE: UBIN0907774**.
 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 **MISS. SHABANA MEHMOOD MUKE**, 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 Authority Letter dated **04.05.2022** attached with documents / letter.

Yours faithfully,

For **SEVEN ELEVEN CONSTRUCTION PVT. LTD.**



Place - Mira Road (EAST)

Date - 30.05.2024