

Union Bank
of India
(A Government of India Undertaking)
INDUSTRIAL FINANCE BRANCH
Union Bank Bhavan,
239, Vidhan Bhavan Marg, Nariman Point,
Mumbai 400 021
Telephone : 22892011, 22892150,
22892098, Fax: 2285 50 37
E-Mail : cbsifbmumbai@unionbankofindia.com

U-46

1275431

IFB:ADV:NOC: 41:18-19

03rd August, 2018

M/s Bellissimo Developers Thane Private Limited

(Erstwhile Lodha Developers Thane Pvt. Ltd.)

Lodha Excelus, 10th floor,
Apollo Mills Compound,
N.M. Joshi Marg,
Mahalaxmi, Mumbai-400011

Dear Sir,

Sub: Release of NOC for sale of Flat no.2804 in Wing W15 for Project Codename Amara with Carpet Area 558sq ft constructed / to be constructed at Clariant Compound, Balkum Village, Kolshet Road, Thane West - 400607 for total sale Consideration of Rs.8756620/-

This is with reference to your request letter to give Final NOC for sale of captioned flat to Balbir Kaur Ahluwalia & A P S Ahluwalia for release of charge of M/s Bellissimo Developers Thane Private Limited's Lenders in respect of said flat to enable him / her to avail housing loan.

We hereby state that, we have no objection for releasing our charge over the said flat, subject to total sales consideration / balance amount shall be deposited in the **Escrow Account No. 495801010040835** maintained with Union Bank of India, Industrial Finance Branch, Union Bank Bhavan, 1st floor, 239, Vidhan Bhavan Marg, Nariman Point, Mumbai 400 021.

Hence you are requested to ensure that balance/ total consideration is credited to following account failing which our charge shall not be released.

Name of the Account	Bellissimo Developers Thane Pvt. Ltd.
ACCOUNT NO.	495801010040835
ACCOUNT TYPE	ESCROW A/C
IFSC Code:	UBIN0549584
Name of Bank	Union Bank of India, Industrial Finance Branch

The letter is issued only to enable the Flat Purchaser to avail loan from the concerned Bank/ Financial Institution and to facilitate Union Bank to realise the value of the above mentioned flat presently secured to Lenders led by Union Bank of India (as Lender's Agent) and Union Bank shall not in any manner whatsoever, be liable for the transaction between you and the Flat Purchaser and/ or the Flat purchaser and the concerned Bank/ FI.

Please also note that the issuance of this NOC will not affect the charge of the Lenders in respect of all other flats/units including the lands at the aforesaid address and construction thereon created in favour of Lenders.

Yours Truly,

For Union Bank of India

Authorised Signatory



Balbir Ahluwalia

6/10/2018

.....i-net banking.....

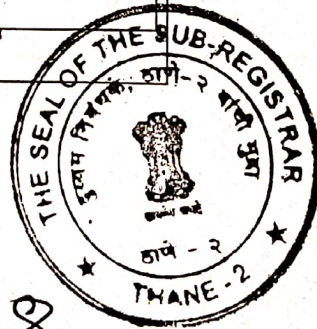
Hot Payment Successful. Your Payment Confirmation Number is 178024708

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH004975223201819R	BARCODE	Form ID : Date: 09-08-2018
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR114-THN2_THANE 2 JOINT SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-AADCI0409D
Year	Period: From : 09/08/2018 To : 31/03/2099	Full Name	Bellissimo Developers Thane Pvt Ltd
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	Flat 2804 W15 Lodha Amara
0030046401-75	525500.00	Road/Street, Area /Locality	Clariant Compound
0030063301-70	30000.00	Town/ City/ District	Kolshet Rd Thane Maharashtra
	0.00	PIN	400602
	0.00	Remarks (If Any)	दस्तावेज नंबर
	0.00		दस्त क्रमांक 3000/2096
	0.00		9/92
Total	555500.00	Amount in words	Rupees Five Lakhs Fifty Five Thousand Five Hundred Only
Payment Details:	IDBI NetBanking Payment ID : 178024708	FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332018081051500	
Cheque- DD No.		Date	09-08-2018
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

AGREEMENT TO SELL

This AGREEMENT TO SELL is Made at Thane

This 13th day of Aug 2018



[Handwritten signatures]

ट न न - २
दस्त क्र ११०० / २०१८
३ / १२५



AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 13th day of Aug, 2018

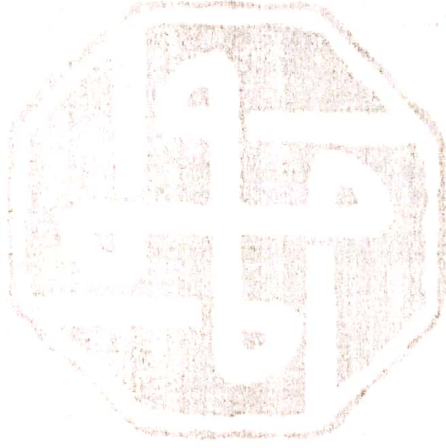
BETWEEN:

Bellissimo Developers Thane Private Limited, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**;

AND

Balbir Kaur Ahluwalia and Atam Prakash Singh Ahluwalia residing / having its address at Regency Estate, 16, 104, Dhyaneswar Nagar, Alog Kalyan Shil Road, MIDC, Dombivli East, Thane-421203, India. and assessed to income tax under permanent account number (PAN) **ABVPA8495P / ABXPA7616G**, hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".



13/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 11087/2018

नोदणी :

Regn:63m

गावाचे नाव : बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	8756620
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6923000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 2804, माळा नं: 28वा मजला, इमारतीचे नाव: डब्ल्यु-15, लोडा अमारा, ब्लॉक नं: क्लेरियंट कंपाउंड, व्हिलेज बाळकूम, ठाणे-प, रोड : कोलशेत रोड, इतर माहिती: सोबत एक कार पार्किंग (Survey Number : 59/1 (P), 60 (P), 61 (P), 62 (P), 63/1 (P), 63/10A (P), 63/2 (P), 63/3 (P), 63/4 (P), 63/5 (P), 63/6 (P), 63/7 (P), 63/8 (P), 63/9 (P), 63/10B (P), 64/1 (P), 64/2 (P), 64/3 (P), 64/4 (P), 64/5 (P), 64/6 (P), 64/7 (P), 64/8 (P), 64/9 (P), 65/1 (P), 65/2, 65/3 (P), 65/4 (P), 65/5 (P), 66 (P), 67 (P), 68/1 (P), 68/2 (P), 68/3 (P), 68/4 (P), 68/5 (P), 69/1 (P), 69/2 (P), 69/3 (P), 69/4A (P), 69/4B (P), 69/5 (P), 69/6 (P), 70/1 (P), 70/2 (P), 70/3 (P), 70/4 (P), 70/5 (P), 70/6 (P), 70/7 (P), 70/8 (P), 70/9 (P) व दस्तात नमूद केल्याप्रमाणे. ;)
(5) क्षेत्रफळ	1) 57.02 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-बेल्लिसिमो डेव्हलपर्स ठाणे प्रा. लि. तर्फे कु.मु सुरेन्द्रन नायर तर्फे कबुलीजबाबासाठी कु. मु. शैलेश मोरे वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AADC10409D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-बलबीर कौर अहलुवालिया - - वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रिजन्सी इस्टेट, 16, 104, ज्ञानेश्वरनगर, अलोग कल्याण शिल्ड रोड, एमआयडीसी, डोंबिवली-पूर्व, ठाणे, इंडिया, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-ABVPA8495P 2): नाव:-अतम प्रकाश सिंग अहलुवालिया - - वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रिजन्सी इस्टेट, 16, 104, ज्ञानेश्वरनगर, अलोग कल्याण शिल्ड रोड, एमआयडीसी, डोंबिवली-पूर्व, ठाणे, इंडिया, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-ABXPA7616G
(9) दस्तऐवज करून दिल्याचा दिनांक	13/08/2018
(10) दस्त नोंदणी केल्याचा दिनांक	13/08/2018
(11) अनुक्रमांक, खंड व पृष्ठ	11087/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	525500

सह दुय्यम निबंधक, ठाणे क्र. २

