



# OM SAI DEVELOPERS

Shop No. 16-17, Sai Heritage, Opp. Poonam Pallazo, Yashwant Gaurav Complex,  
Fun Fiesta Road, Nallasopara (West) - 401 203, Dist. Palghar • Cell : 9975593378 / 93244 98007

## DEMANAD LETTER

**Date : 08/08/2024**

**Mr. DINESH KUMAR CHHOTELAL**  
**Mrs. SUNITA KORI**

Sub: Payment of your Flat No. A/801 on EIGHT Floor Situated At, Sai Heritage, Building no.3, Survey no.240, Nilemore, Nallasopara (west) - 401203.

Dear Sir / Madam,

We are pleased to inform you that the 100% of your building has been completed.  
Mentioned below is the status of your account:

<b>PARTICULARS</b>	<b>AMOUNT</b>
Total Premise Cost	2770750
Less: Payment Received till Date	140750
Total Due Amount	2630000
<b>Balance Due as on 08/08/2024</b>	<b>2630000</b>

Kindly take note that payments paid within one week, otherwise will be charged interest @18% p.a. Please send the cheque to our office and collect the receipt.

Please issue the NEFT/RTGS/CHEQUE in favour of "OM SAI DEVELOPERS A/C." (AXIS BANK LTD, A/C.NO. 910020041526152) BRANCH VIRAR (WEST), IFS CODE : UTIB0000023.

Awaiting for your early response in the interest of the project.

Thanking You

**For OM SAI DEVELOPERS**

*D.A. Chudri*

**Partner**

SAI HERITAGE

Yours faithfully,



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Fun Fiesta Road, Nallasopara (West) - 401 203, Dist. Palghar • Cell : 9975593378 / 93244 98007

Place: NALLASOPARA WEST

Date: 08/08/2024

To:  
BRANCH MANAGER  
CENTRAL BANK OF INDIA  
VIRAR WEST BRANCH  
MUMBAI

Sub: Permission to Mortgage, etc.

Dear Sir,

This is to confirm that we have sold Flat No. A/801 in the building called SAI HERITAGE situated at SURVEY NO. 240 , SAI HERITAGE , BUILDING NO. 3 , OPPOSITE TO POONAM PALLAZO , YASHWANT GAURAV COMPLEX , NILMORE , NALLASOPARA WEST – 401203 to Mr. DINESH KUMAR CHHOTELAL & Mrs. SUNITA KORI for a total consideration of Rs. 27,70,750/- (Twenty- seven lakhs seventy thousand seven hundred and fifty rupees only ) under an agreement dated 06<sup>TH</sup> AUGUST 2024 .

We confirm that we have obtained necessary permission/approval/sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat is in accordance with the approved plans. We have not made any subdivisions in the flat after the plans have been approved by the Municipal Corporation. The flat is meant for residential purpose as per the sanctioned plan.

We assure you that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. We have a clear, legal and marketable title to the said property and every part thereof.

We have no objection to your giving a loan to the above buyer/s and his his/her/their mortgaging the said flat to you by way of security for repayment, notwithstanding anything to the contrary contained in the said agreement.

We also undertake to inform and give proper notice to the co-operative housing society as and when formed, about the flat being so mortgaged.

We have noted Central Bank Of India Virar West branch's lien on the property we undertake that as soon as the registration formalities are completed we will send the registered deed for the property to \_\_\_\_\_NA\_\_\_\_\_ directly.

Yours faithfully,

For OM SAI DEVELOPERS

S. A. Chavan

Partner





# OM SAI DEVELOPERS

SHOP NO. 16-17, SAI HERITAGE, Opp. POONAM PALLAZO, YASHWANT GAURAV COMPLEX,  
FUN FIESTA ROAD, NALLASOPARA (WEST). • CELL : 9975593378, 9324498007

Receipt No. **717**

## RECEIPT

Date **05/08/24**

Received with thanks from **Mr./Mrs./M/s. Dinesh Kumar Chhotelal S. Mrs. Sunita Keri** a sum of Rupees **One lakh Forty thousand and seven hundred and fifty only by Cash/NEFT**

Cheque No. **MEFT** Dated **05/08/24** Drawn on **Indian Bank**

Branch towards **Booking/Installment**  
Amount Part/Full against Flat/Shop No. **801** on the **8th** Floor, in **A** Wing,  
in the building known as **SAI HERITAGE** at Nallasopara (West).

For **OM SAI DEVELOPERS**

₹ **1,40,750/-**

Subject to realisation of cheque.



**D. A. Chugh**

Partner