



Ajmera Developers



21 Oct 2024

To:
The Branch Manager
State Bank of India
Vasai

Madam/Dear Sir,

I/We, Ajmera Developers here by certify that:

1. I/We have transferable rights to the property described below, which has been sold by me/us to Mr./Mrs./M/s. 1) **LOVINA . PINTO** 2) **APOLINE GERALD NORONHA** 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 **21 Oct 2024** (herein after referred to as the "**Sale document**") registered on **21 Oct 2024** vide registration no. **17527**, document no. **VASAI-1-14729-2024**.

Description of the property:

Flat No./ House No. **708**

Floor :- **7th (Seventh)**

Building No./Name - **Building No 1 Wing- A(A1)**

Plot No - **Survey No. 229, Hissa No. 3**

Project Name - **Vishwa Nagri Complex**

Locality Name – **Behind Range Office**

Area Name – **Gokhivare , Gavrai Pada**

City Name - **Vasai**

Pin Code - **401208**

Rera Carpet Area – **17.13 Sq. Mtrs**

2. That the total consideration for this transaction is **Rs. 2350000/- (Rs. TWENTY THREE LAKH FIFTY THOUSAND Only)** with inclusive Stamp Duty and Registration fee towards sale document. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

3. 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.

Page 1 of 2



Vishwa Nagri, Near Patel Industrial Estate, Gavrai Pada Road, Vasai Road (E), Dist. : Palghar - 401 208.
Email : vishwanagri@rajhansgroup.in • Tel. : 0250 - 238 4214

9181



Ajmera Developers



4. 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.

5. 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.

6. 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.

7. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring **Disbursement should be in favour of M/s. Ajmera Developers, ACCOUNT No. 004110100004122 with Vasai Vikas Sahakari Bank Ltd, Branch Navghar, IFSC CODE VVSB0000004, VASAI WEST.**

Yours faithfully,

For AJMERA DEVELOPERS

PARTNER

Page 2 of 2



Vishwa Nagri, Near Patel Industrial Estate, Gavrai Pada Road, Vasai Road (E), Dist. : Palghar - 401 208.
Email : vishwanagri@rajhansgroup.in • Tel. : 0250 - 238 4214

9182