

PARESH PUJARA AND ABHIRAJ PUJARA (A. O. P.)

301, KRISHNA KUNJ, V. L. MEHTA ROAD, JVPD, VILE PARLE (WEST), MUMBAI - 400 056.

Date: 26/11/2024

To,
The Asst. Gen. Manager,
State Bank of India,
RACPC Santacruz
Santacruz, Mumbai

Madam/Dear Sir,

I/We, Paresh Pujara and Abhiraj Pujara, hereby certify that:

1. We have constructed the building Crescenzo Residences through an Association of Persons and the same had transferable rights to the property described below, which has been allotted to Shri Rajesh T Chopra and Smt Santosh Rajesh Chopra (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 Sale Agreement dated (herein after referred to as the Sale Agreement)

Description of the property:

Flat No./House No.	801/802
Building No./Name	Crescenzo Residences
Plot No.	29, CTS No.328 of Village Vile Parle
Street No./Name	VL Mehta Road
Locality Name	JVPD Scheme
Area Name	Vile Parle (W)
City Name	Mumbai
Pin Code	400056

2. That the total consideration for this transaction was Rs.3,80,00,000/- (Rupees Three Crores Eighty Lakhs Only).
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts save and except the loan/debt/credit facility granted by ICICI Bank Ltd which is now being taken over by State Bank Of India Ltd. The purchasers have agreed to provide the closure letter of the bank loan given by ICICI Bank Ltd after the said take-over of the loan is completed.
4. We confirm that 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 that will be advanced by the Bank to them/their existing lender subject to the due and proper performance and compliances of all the terms and conditions of the sale document by said purchasers and closure of the loan/debt/credit facility granted by ICICI Bank Ltd.

AM Pujara P.H. Pujara



PARESH PUJARA AND ABHIRAJ PUJARA (A. O. P.)

301, KRISHNA KUNJ, V. L. MEHTA ROAD, JVPD, VILE PARLE (WEST), MUMBAI - 400 056.

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 (subject to closure of loan given by ICICI Bank Ltd) and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept Sate Bank of India as nominee of the above named purchaser for the property described above and once the nomination favoring 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 favor of the Bank, from the above named purchaser, We undertake to note down the charge of the bank.
8. The signatory to this letter draws authority to sign this undertaking on behalf of the firm as he is a Member of the Association of Persons and is sufficiently entitled to sign on behalf of the firm.

Yours faithfully,
Authorized Signatory,

Name: Paresh Pujara

Designation: Member of Paresh Pujara and Abhiraj Pujara AOP

Place: Mumbai

Date: 26/11/2024

