



# MAN VASTUCON LLP

Date: 07/11/2024

To,  
**State Bank Of India**  
Vasai Road West Branch,  
Vishwakarma Paradise, Ambadi Road,  
Vasai Road West, Palghar - 401202

Dear Madam/ Sir,

**Sub.: No Objection Certificate ('NOC')** to create mortgage/charge in respect of **Flat No. C-1701 in Tower-3 (Clove)** in the Project to be known as **'Aaradhya Parkwood 1'**.

This is to confirm that pursuant to Agreement for Sale dated **11/03/2024**, duly registered with the office of sub-registrar at **THANE-4** under Serial No. **TNN4/4908/2024** ("said Agreement for Sale"), we have agreed to sell **Flat No. C-1701**, admeasuring **41.99 Sq. Mtrs.** of RERA Carpet Area on **17<sup>th</sup> Floor of Tower-3 (Clove)** together with the right to park **01 (One) Car(s)** ("the Premises") in the buildings to be known as **'Aaradhya Parkwood 1'** being part of the project proposed to be named as **"Aaradhya Parkwood"**, situated on land bearing Old Survey No.260(part), New Survey No.12, Hissa No.2, located at Western Express Highway, Near Singapore International School, Mahajanwadi, Mira Road (East), Thane - 401107 ("said Project/New Buildings") to **Mr./Mrs./M/s. ASHWINI MILIND KHAIRNAR and MILIND SUDHAKAR KHAIRNAR** ("the Purchaser(s)") for a total consideration of **Rs.81,00,000.00 (Rupees Eighty One Lakh Only)**.

The said Purchaser(s) has/have paid an amount of **Rs.48,60,000.00 (Rupees Forty Eight Lakh Sixty Thousand Only)** and a sum of **Rs.32,40,000.00 (Rupees Thirty Two Lakh Forty Thousand Only)** remains to be paid towards the Sale Consideration of the said Premises. The possession of the said Premises will be given to the said Purchaser(s) only on compliance with the terms and conditions of the said Agreement for Sale after payment of entire sale consideration and applicable TDS/GST/taxes/levies and Other Charges to the Promoter, as stipulated under the said Agreement for Sale.

We confirm that:

- we have obtained necessary permissions/ approvals/ sanctions for construction of the said new buildings from the concerned competent authorities;
- we have a clear, legal and marketable rights in respect of the project land and every part thereof and that all taxes, liabilities and government dues in respect thereof have been paid up to date. We hereby assure you that the said Premises as well as the said new buildings and the land appurtenant thereto are not subject to any encumbrances, charges, dispute, litigation or liability of any kind whatsoever except as disclosed under the said Agreement for Sale and project details uploaded on MahaRERA; and
- There are no suits, proceedings, decree and/or litigations under any law against us or against the project land, which has the effect of rendering the said sale null and void.



## MAN VASTUCON LLP

Registered under the Limited Liability Partnership Act, 2008 (LLPIN: AAD-0592)  
12<sup>th</sup> Floor, Krushal Commercial Complex, G.M. Road, Chembur (West), Mumbai - 400 089, India

**T** +91 22 4246 3999 | **E** office@maninfra.com | **W** www.maninfra.com





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We have **No-objection** for the said Purchaser(s) mortgaging his/her/their right in the said Premises in your favour to secure loan to be granted by you for the purpose of purchasing the said Premises.

Notwithstanding anything to the contrary contained in the said Agreement for Sale, we hereby agree to note your lien in our records and we shall not permit the said Purchaser(s) to transfer, assign, lease, sell, create third party rights or in any other way deal with the said Premises without your prior written consent.

We confirm that as and when the Society of the purchasers of the premises as may be or will be formed, we undertake to intimate the concerned Society to register in their records your charge once the peaceful possession and affairs of the said New Buildings and its common areas are handed over to the Society/Apex Body by us. We will request the Society to forward the share certificate directly to you as and when issued by the Society in the name of the said Purchaser(s).

In case of cancellation or termination of the said Agreement for Sale for any reason whatsoever before handing over of possession of the said Premises to the Purchaser(s), we undertake to refund the principal amount disbursed/paid to us on behalf of Purchaser(s), if any; in accordance with the said Agreement for Sale; by cross cheque favoring the bank account of the Purchaser(s) and also to send the same directly to you under an intimation to the said Purchaser(s), if any.

Please note that payments in respect of the said Premises shall be made by crossed cheque/account transfer of funds as follows:

	For Unit Cost	For GST
In favour of	MVLLP APW 1 COLLECTION ACCOUNT	MAN VASTUCON LLP
Account No	256015200002	201019963182
Account Type	Current A/c	Current A/c
Bank Name	INDUSIND BANK LTD.	INDUSIND BANK LTD.
Branch	MUMBAI	MUMBAI
IFSC	INDB0000152	INDB0000152

The signatory to this letter draws authority to sign this NOC on behalf of Man Vastucon LLP vide resolution passed by partners on 08.11.2022.

Thanking you,

Yours faithfully,  
For **Man Vastucon LLP**

**Authorised Signatory**



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