



To  
The Chief Manager,  
State Bank of India  
BHAYANDER WEST BRANCH

Dear Sir/Madam

I /We Y.K. SONS, here by certify that:

1. I /We have transferable rights to the property described below, which has been allotted by me/us to MR. RAHUL YASHWANT CHIPAT & MRS. NEETA RAHUL CHIPAT herein after referred to as "The Purchasers", subject to the due and proper performance and compliances of all (herein after referred to as the "Sale document")

Description of the Property:

Flat No./House No.	903
Building No./Name	YASHWANT CIRCLE
Plot No.	327
Street No./Name	-
Locality Name	YK NAGAR NX
Area Name	YK NAGAR NX
City Name	VIRAR
Pin Code	401303

2. That the total consideration for this transaction is Rs. 1,02,34,500/- ( RUPEES ONE CRORE TWO LAKH THIRTY FOUR THOUSAND FIVE HUNDRED ONLY )
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. I/We confirm that I/We have no objection whatsoever to the said purchasers, at their own costs, chargers, 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.
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 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 a 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 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.

Y. K. & Sons, Parkat Bldg., Gaonthan Road,  
Beside Platform No. 2, Virar (W) - 401303.

Call : 9188550 39879

**Y. K. & SONS**



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Sales & Site Address :

Yashwant Circle, Narangi Bypass Rd, Near  
Smart Bazar, Y K Nagar NX, Virar (W) - 401 303.

MahaRera No. : P99000051639



8. Please note that the payment for this transition should be made by crossed Cheque/Transfer of funds favouring "Y.K & SONS PROJECTS LLP YCR MCA , HDFC BANK, IFSC CODE : HDFC0000051 , VIRAR WEST Branch, Account No.: 50200087748379".
9. In case of cancellation of the sale –agreement for any reason, I/We shall refund the amount by crossed Cheque favouring the Bank A/c "to MR. RAHUL YASHWANT CHIPAT & MRS. NEETA RAHUL CHIPAT", and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide Title Certificate .

Yours faithfully,

**For YK AND SONS PROJECTS LLP**

  
**Partners**

Authorized Signatory,  
Name – MR. ARCHIT SANJEEV PATIL  
Designation – PARTNER  
Place – VIRAR (WEST)  
Date – 01/12/2026

मुल प्रति से जाँचा गया.  
Verified With Originals  
तय्ये/कुले नगरतीर स्टेट बैंक/बैंक  
STATE BANK OF INDIA

ब्र. मॅनेजर, बोहो नका ब्र., विरार (प.)  
Br. Manager, Bohoj Naka Br., Virar (W).

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Head Office :  
Y. K. & Sons, Parijat Bldg., Gaonthan Road,  
Beside Platform No. 2, Virar (W) - 401 303.  
Call : +91 88550 39879



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