

Date: 2<sup>nd</sup> December 2024

To,  
Chandni Jigar Kapasi,  
Jigar Kishorbhai Kapasi,  
Kishor Ratilal Kapasi,  
A/803, Suhas Modi SRA CHSL, Suhas Modi Road,  
Opposite Kalpataru Gardens, Kandivali (East), Mumbai - 400101.

Sub: No Objection Certificate (NOC) for the transfer of flat/unit no. 3304 on the 33<sup>rd</sup> floor ("the said Premises") in the project known as "NISHCHAY Wing B" situated at Parbat Nagar, Ambavadi, Dahisar (E), Mumbai - 400068 ("the said Project").

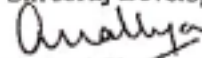
Ref: 1. Agreement for Sale dated 31<sup>st</sup> December 2020 made and executed between ourselves and duly registered with the sub-registrar of assurances at Borivali 7 under number BRL7-187-2021 ("the said Agreement for Sale") in respect of the said Premises in the said Project.

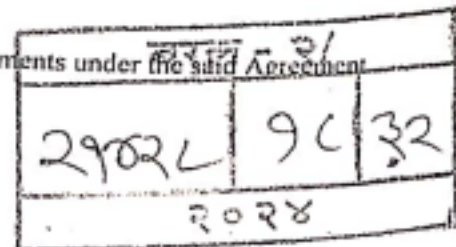
2. Your request/email letter dated 2<sup>nd</sup> December 2024.

Dear Sir,

1. In reference to aforesaid subject, we hereby issue this NOC for the transfer of the said Premises to Manisha Gulab Wadekar ("the said Transferee/s") on the following terms and conditions:
  - a. This transfer NOC is subject to full payment of all the outstanding considerations, other charges, taxes, maintenance and outgoings in terms of the said Agreement for Sale.
  - b. The said Transferee/s shall abide by all the terms and conditions of the said Agreement for Sale, including *inter alia* the allotment of the car parking spaces.
  - c. The said Transferee/s shall abide by the rules, regulations, bye-laws as prescribed by the Promoter/Society (as and when formed) from time to time.
  - d. You shall furnish a certified true copy of the agreement for sale/sale document executed/to be executed and registered between you and the said Transferee/s in respect of the said Premises within 7(Seven) days from the date of execution/registration thereof for our records.
2. This NOC is subject to obtaining the requisite no due certificate / no objection / clearance from the lending bank/financial institute, in case of the subsisting charge / mortgage in respect of the said Premises by you.
3. This letter is issued without prejudice to our rights and entitlements under the said Agreement for Sale in respect of the said Premises.

Yours faithfully,  
For Shreeraj Developer LLP

  
Ananya  
Authorised Signatory



CERTIFIED TRUE COPY  
K. M. MISHRA ASSOCIATES  
ADVOCATES  
K. M. MISHRA  
MAH/4777/2013