

ASHISH GOLE

PROMOTERS & BUILDERS

SADNAND BHUVAN, SHIVAJI CHOWK, AT POST KULGAON - 421 503, BADLAPUR (EAST),
TAL. AMBERNATH, DIST. THANE. ashish.gole@hotmail.com

To
The Assistant General Manager
STATE BANK OF INDIA
RACPC, MUMBAI
RASMECC, THANE

Dear Sir/Madam,

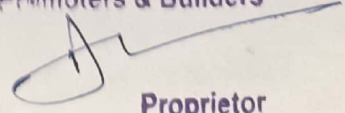
We, M/s. ASHISH GOLE PROMOTERS AND BUILDERS hereby certify that-

1. We have transferable rights to the property described below which has been allotted by us to **Miss Ankita Anant Shinde and Mrs. Gita Anant Shinde** hereinafter referred to as "the purchaser" subject to the due and proper performance and compliances of all the terms and conditions of the Sale **Agreement dated 03/02/2025** (hereinafter referred to as the "Sale Document").

Description of the property:

| | |
|----------------|--|
| Flat No. | 501, Fifth Floor |
| Building Name | 'ALANKAPURI - B' wing |
| Plot No. | Survey no.17, Hissa no. 1 and Survey no.17, Hissa no. 8, Plot no. 1, Kulgaon. |
| Street No/Name | Gaondevi - Shiv Mandir Road |
| Locality Name | Mouje Kulgaon |
| Area Name | Kulgaon |
| City Name | Badlapur East |
| Pin Code | 421 503 |


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Proprietor



2. That the total consideration for this transaction is **Rs.26,70,000/- (Rupees Twenty-Six Lakh Seventy Thousand Only)** towards sale document and **Rs.1,60,200/- (Rupees One Lakh Sixty Thousand Two Hundred Only)** towards Stamp Duty and Regd. Fee etc. And **Rs.26,700/- (Rupees Twenty-Six Thousand Seven Hundred Only)** for GST charges.
3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
4. we confirm that we have no objection whatsoever to the said purchaser/s, at his/their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (hereinafter referred to as "the Bank) as security for the amount advances 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 purchaser.
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 purchaser during the currency of the loan sanctioned/to be sanctioned by the Bank to him/them subject to the due and proper performance and compliance 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 thereof and after receipt of proper nomination in favour of the Bank, from the said purchaser, 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 favoring the Bank has been registered and advice, sent to the Bank of having done so, we note not to change the same without the written NOC of the Bank.

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Proprietor

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, we undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/transfer of funds favouring M/s. ASHISH GOLE PROMOTERS & BUILDERS ALANKAPURI COLLECTION A/C, IDBI Bank, Badlapur (E) Branch, and Account No.: C/A No: 0661102000014854, Bank Code: 400259063 & ISFC Code: IBKL0000661.
9. In case of cancellation of the sale-agreement for any reason, we shall refund the amount by crossed cheque favouring the Bank A/c. **Miss. Ankita Anant Shinde and Mrs. Gita Anant Shinde** and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the firm vide PROPRIETOR of the firm.

Yours Faithfully,

Ashish Gole Promoters & Builders

Proprietor

Ashish Gole Promoters & Builders

Name: Ashish W. Gole

Designation: Proprietor

Place: Badlapur (E)

Date: 05/02/2025

