

BIRAR
Builders

5, gaurav park, b/h hdfc office, canada corner, nasik.

ph - 2317418 cell - 9890224168

Date : 31/07/07

To.
Centurion Bank Of Punjab Limited
Nashik

Dear Sirs.

Re: Permission to Mortgage Flat No. 01 of Mr. / Mrs.
Anant M. Shinde in the building called
'Manovas' Rowhouses situated at Maniknagar,
Ambad, Shiwar, Nasik.

Cr. + Int

This is to inform you that we have agreed to sell Flat No. 01 on A Floor, admeasuring 1200.00 sq feet of the building known as Manovas situated at Ambad Shiwar by us to Mr./Mrs Anant M. Shinde For a consideration of Rs. 7,15,000/- (Rupees) under agreement of sale dated 27/06/07

We confirm that we have obtained necessary permissions/approvals/sanctions for construction of the said Building from all the concerned competent authorities and the construction of the building as well as flat are in accordance with the approved plans. We assure that the said flat is not subject to any encumbrance, charge or liability of any kind whatsoever. We have a clear, legal and marketable title to the said property and every part thereof.

Mr./Mrs Anant M. Shinde have paid an amount of Rs. 6,68,000/- (Rupees) and Rs. 47,000/- Remain to be paid towards the cost of the said flat.

Possession of the said shall be given to Mr./Mrs. Anant M. Shinde.
On payment of full consideration and any other charges to be paid thereof and as per the the stipulation of the relevant statutes.

We are aware that Mr./Mrs Anant M. Shinde has approached Centurion Bank of Punjab Ltd for a loan for purchasing the said flat and Centurion Bank has agreed to sanction/grant the loan to Mr./Mrs, Anant M. Shinde to purchase the above flat and have agreed to mortgage the said flat in your favour /in favour of your security trustee as security for the said Loan. We hereby confirm that we have no objection to mortgaging the said flat to your Company/~~in favour of your security trustee as security for repayment of the said loan.~~ Such Mortgage however shall be subject to payments, if any required to be paid by the flat holder or the society as the case may be. AND notwithstanding anything to the contrary contained in the Agreement for Sale, we hereby agree to note the aforesaid.

9.21.10/21

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charge in our books in respect of the said flat. And Mr/Mrs *Anant M. Shinde* will not be permitted to transfer, assign, sell off/cancel or in any other way/manner deal with the said flat prejudicial to the interest of the aforesaid mortgagee without the prior written consent of the aforesaid mortgagee.

We agree to inform and give proper notice to the Co-operative Society as and when formed, about the said flat being mortgaged to your Company and to issue the Share certificate directly to your Company

Yours faithfully,


Authorized Signatories