

Date: 16th October, 2018

To,
The Branch Manager,
Bank of Baroda,
Opera House Branch,
Mumbai.

Sub – NOC for Mortgage of Flat No. C-1101

We, Managing Committee of Unique Aurum B & C Co-Operative Housing Society Ltd., at the request of member Mrs. Sheetal M. Mehta & Mr. Mehul K. Mehta, hereby certify that -

1. Flat No. C-1101 in Unique Aurum B & C Co-Operative Housing Society Ltd. situated at Old Survey No. 459/2-3, New Survey No. 133/2-3, Village Navghar, Poonam Garden Road, Mira road East, Thane – 401107 has been allotted to Mrs. Sheetal M. Mehta & Mr. Mehul K. Mehta. It is further confirmed that the Maintenance dues towards the Society has been paid till September 2018 by the said member.
2. Mrs. Sheetal M. Mehta & Mr. Mehul K. Mehta has agreed to sale and transfer the rights, title and interest in the capital / property of the society to Mr. Vijay Ratanchand Chaudhary & Mrs. Sangeeta Vijay Chaudhary (proposed transferee) vide registered Agreement for Sale on dated 05th September 2018.
3. That the total cost of the consideration of flat is Rs. 45,00,000/- (Rupees Fourty Five Lakhs only) as per the registered Agreement for sale.
4. The conveyance deed is yet not executed by the builder / developer / landowner in favour of society.

5. We hereby state and confirm that the building plan sanctioned and approved by the concern authority as produced by the certified architect and developer / builder.
6. To the best of our knowledge, the title of the said flat is clear, legal and marketable and free from all encumbrances, charges and doubts / liability of any kind whatsoever and every part thereof.
7. We confirm that we have no objection to your giving finance to Mr. Vijay Ratanchand Chaudhary & Mrs. Sangeeta Vijay Chaudhary (proposed transferee) and mortgaging the said flat Bank of Baroda as security for the amount advanced by the Bank.
8. We shall agree to create the charge of Bank of Baroda as against above said flat allotted / purchased by Mr. Vijay Ratanchand Chaudhary & Mrs. Sangeeta Vijay Chaudhary (proposed transferee) subject to written lien confirmation request made by your Bank.
9. We shall not allow the transfer / further transfer of the said flat belonging to purchase by Mr. Vijay Ratanchand Chaudhary & Mrs. Sangeeta Vijay Chaudhary (proposed transferee) or addition of any name on the share certificate without the prior written consent of your Bank.
10. We have not issued the share certificate, as and when issued we shall intimate to your company for collect the share certificate in respect of above said flat.
11. Please note that the Society or Office bearers or Managing Committee shall not be responsible or liable for repayment of the bank loan or any part thereof or for any act committed by Mr. Vijay Ratanchand Chaudhary & Mrs. Sangeeta Vijay Chaudhary (proposed transferee) and only she would be responsible for any of their obligations under the documents that might have been executed or will be executed between them and you.

Yours faithfully,

**For or on behalf of Managing Committee,
Unique Aurum B & C Co. Op. Housing Society Ltd.**

Chairman

Secretary

Treasurer