

LAXMI FINANCE & LEASING COMPANIES COMMERCIAL PREMISES CO.OP. SOCIETY LTD.

(Reg. No. BOM/WHE/GNL/(C)/527/1993-1994)

Regd. Office : Laxmi Towers, C-25, G Block, Behind ICICI Bank Ltd., Bandra-Kurla Complex, Bandra (E), Mumbai-400 051.
Tel./Fax.: (022)- 26522880, 26540047. Email : laxmifinancesoc@gmail.com

Date: August 18, 2020

To,

The Director,
M/s. Laxmi Dia Jewel Pvt. Ltd.
Laxmi Tower, Office No. A/2, 1st Floor,
BKC, Bandra (East), Mumbai - 51.

Dear Sir / Madam,

Sub. : NOC for creating mortgage on Office No. A/2 on 1st Floor in Laxmi Tower, Bandra Kurla Complex, Bandra (E), Mumbai - 51 to avail credit facilities from State Bank of India, Seepz Branch, Mumbai - 96.

Ref. : Your letter dt. 23/07/2020 and State Bank of India letter SEEPZ/RM1/2020-21/82 dt. 27/07/2020.

This is with reference to the above; we hereby confirm that our society is registered under Registration No. BOM/WHE/GNL/©/527/1993-1994 and is absolute owner of the building called Laxmi Tower.

We further confirm that M/s. Laxmi Dia Jewel Pvt. Ltd. is the owner of Office No. 2 in A wing on 1st Floor in the building named as Laxmi Tower situated at C-25, 'G' Block, Bandra Kurla Complex, Bandra (East), Mumbai -51. We further state that M/s. Laxmi Dia Jewel Pvt. Ltd. is the bonafide member of our society holding 10 shares of Rs. 50/- each totaling Rs. 500/- bearing distinctive numbers from 201 to 210 (both inclusive) under Share Certificate No. 7 (Duplicate) dt. 29/09/2005 issued by us.

We state that the member has approached the Society to issue a No Objection Certificate for mortgaging their Office No. 2 in A wing on 1st Floor in Laxmi Tower in favour of State Bank of India, Seepz Branch, Mumbai - 400 096 to avail financial assistance.

In this connection, we have to say as under:

1. **We have No Objection** on mortgaging the said Office No. 2 in A wing on 1st floor in Laxmi Towers with State Bank of India, Seepz Branch, Mumbai -400 096 by you by way of security for repayment.
2. The Society's charges for any unpaid dues in respect of the said Office No. 2 in A wing on 1st floor in Laxmi Towers shall be paramount and shall prevail over the claim.
3. State Bank of India, Seepz Branch, Mumbai - 400 096 should inform the Society in the case of there being any default committed by the member in respect of the loan / mortgage and or the Member charging the amount of loan in full.

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Handwritten initials or signature.

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4. **THIS 'NOC 'IS BEING ISSUED, ON MEMBER'S REQUEST, IN GOOD FAITH AND THE 'SOCIETY' DOESN'T TAKE ANY RESPONSIBILITY OF THE LOAN / MORTGAGE REPAYMENT ETC. TO STATE BANK OF INDIA, SEEPZ BRANCH, MUMBAI - 400 096.**
5. We hereby assure you that the title of the said premises is clear, marketable & unencumbered subject to the charge of the said bank and that all taxes and dues in respect thereof have been paid up to the date.
6. We further state that said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and the entire property is free and marketable.
8. We hereby further assure you that, the Society shall promptly inform the Bank and obtain a specific NOC from the Bank in case the building in which the present office is situated, is likely to go into redevelopment and / or any sort of reorganization in whatsoever manner.
9. We hereby undertake to note your Bank's charge in our books in respect of the said Office No. 2 in A wing on 1st Floor in Laxmi Towers and M/s. Laxmi Dia Jewel Pvt. Ltd. will not be permitted to transfer, assign, sell off or in any other way / manner deal with the said office prejudicial to the interest of State Bank of India without the prior written consent of the bank.
10. We also confirm that there are no outstanding dues / charges payable by the said member in respect of the said premises.

Thanking You,

Yours faithfully,

For Laxmi Finance & Leasing Companies
Commercial Premises Co-op. Soc. Ltd.



Authorized Signatory




We Confirm the above

9967583289
Chiray Mehta