

APNA BUILDER AND DEVELOPER

Shaikh Saleem
9823084797

Naseer Khan
9890874027

Shaikh Ayyub
9823267980

4-10-7/P, Jinsi Nizamuddin Road,
Chh. Sambhajinagar-431001.

D:- 16/05/2026

To

ICICI HFC Ltd,

Manohar Space Land Marks,

Plot No 159 , Samarth Nagar ,

Aurangabad - 431001

Subject : No Project Loan declaration

Dear Sir / Madam,

This is to certify that, the Flat / Plot A-5, on the 2nd floor, of the building named as/Purposed to be named as Apna Apartment Situated at Plot No 13 & 14 Gp No.12448,Gut No.93 part, Ranjeet Nagar, Amdar Road, Mauje Satara, Tq.Dist.Ch.SambhajiNagar(Aurangabad)-431010.

allotted to Mr.HANUMANT SHRIKISHNA NAVGAHRE and Mrs. MEERA HARIBHAU CHAVAN Completed.

Also certify that No project loan on A-5, on the 2nd floor, of the building named as/Purposed to be named as Apna Apartment Situated at Plot No 13 & 14 Gp No.12448,Gut No.93 part, Ranjeet Nagar, Amdar Road, Mauje Satara, Tq.Dist.Ch.SambhajiNagar(Aurangabad)-431010.

For

Apna Builders & Developers
 Partner
 Partner
 Partner

Authorised Signatory

APNA BUILDER AND DEVELOPER

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4-10-7/P, Jinsi Nizamuddin Road,
Chh. Sambhajinagar-431001.

To,
ICICI Home Finance Co. Ltd

Date : 16/05/2026

Manohar Space Landmarks,

Plot No 159 , Samarth Nagar ,

Aurangabad - 431001

Sub- Cheque Favoring for disbursement of housing loans.

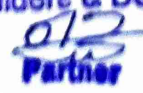
Dear Sir,

We have submitted the file with documents of our Flat No A-5, on the 2nd floor, of the building named as/Purposed to be named as Apna Apartment Situated at Plot No 13 & 14 Gp No.12448,Gut No.93 part, Ranjeet Nagar, Amdar Road, Mauje Satara, Tq.Dist.Ch.SambhajiNagar(Aurangabad)-431010.

We here by confirm that, " All disbursement of housing loans sanctioned by ICICI Home Finance Co Ltd. to the prospective purchasers in the above said project should be in the name of,

1.Account Holder Name	:- Apna Builders & Developers
Branch Name	:- Mukundwadi Aurangabad
Account No.	:- 49160200001740
IFSC CODE	:-BARB0MUKAUR

We confirm that the above project is not mortgaged with any bank/financial institutions.

Apna Builders & Developers
 Partner  Partner  Partner

APNA BUILDER AND DEVELOPER

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4-10-7/P, Jinsi Nizamuddin Road,
Chh. Sambhajinagar-431001.

Date : 16/05/2026

Place : Aurangabad

To,
ICICI Home Finance Company Ltd. (ICICI Home Finance)
Aurangabad-431001

Dear Sirs :

Re : Permission to Flat No A-5, on the 2nd floor, of the building named as/Purposed to be named as Apna Apartment Situated at Plot No 13 & 14 Gp No.12448, Gut No.93 part, Ranjeet Nagar, Amdar Road, Mauje Satara, Tq.Dist.Ch.SambhajiNagar(Aurangabad)-431010.

1. This is to confirm that we have allotted/sold Flat No A-5, on the 2nd floor, of the building named as/Purposed to be named as Apna Apartment Situated at Plot No 13 & 14 Gp No.12448, Gut No.93 part, Ranjeet Nagar, Amdar Road, Mauje Satara, Tq.Dist.Ch.SambhajiNagar(Aurangabad)-431010.

under construction /constructed by us to Mr.HANUMANT SHRIKISHNA NAVGAHRE and Mrs.MEERA HARIBHAU CHAVAN or a total consideration of Rs. 23,00,000(Rupees TWENTY THREE LAKH) under an Agreement for Sale/Sale Deed dated

2. 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 of the flat are in accordance with the approved plans. We assure that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. We have a clear, legal and marketable title to the said property and every part thereof.

3 Mr.HANUMANT SHRIKISHNA NAVGAHRE and Mrs.MEERA HARIBHAU CHAVAN has paid an amount of Rs. 7,06,196/- (Seven lakh six thousand one hundred ninety-six only) and a sum of Rs. (Rupees only) remains to be paid towards the cost of the said flat.

4. Possession of the said flat has already been given to Mr.HANUMANT SHRIKISHNA NAVGAHRE and Mrs.MEERA HARIBHAU CHAVAN

5. We are aware that the said Mr.HANUMANT SHRIKISHNA NAVGAHRE and Mrs.MEERA HARIBHAU CHAVAN has approached ICICI Home Finance for a financial assistance for mortgaging the said flat and that ICICI Home Finance has agreed to sanction/grant the financial assistance to Mr. HANUMANT SHRIKISHNA NAVGAHRE and Mrs. MEERA HARIBHAU CHAVAN to mortgage the above flat and Mr. HANUMANT SHRIKISHNA NAVGAHRE and Mrs. MEERA HARIBHAU CHAVAN has agreed to mortgage the said flat in your favour / in favour of your security trustee as security for the said financial assistance.

We hereby confirm that we have no objection to Mr.HANUMANT SHRIKISHNA NAVGAHRE and Mrs.MEERA HARIBHAU CHAVAN mortgaging the said flat to your Company / in favour of your security trustee by way of security for repayment of the said financial assistance.

AND notwithstanding anything to the contrary contained in the said Agreement for Sale, we hereby agree to note the aforesaid charge in our books in respect of the said flat and Mr./Mrs./Ms 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.

6. We undertake to form a Co-operative Society / Condominium under the Apartment Ownership Act of the premises/flat holders in the aforesaid building within the statutory period. And we agree to inform and give proper notice to the Co-operative Society/Condominium as and when formed, about and said unit/flat being so mortgaged to your Company / the security trustee nominated by your Company.

7. We further agree that in case the Agreement for sale of the flat/premises executed between ourselves and Mr.HANUMANT SHRIKISHNA NAVGAHRE and Mrs.MEERA HARIBHAU CHAVAN is terminated or otherwise the flat / premises purchase transaction is cancelled on account of non payment of own contribution or for any reason whatsoever, then your bank shall have priority over the sum or sums of money advanced to Mr.HANUMANT SHRIKISHNA NAVGAHRE and Mrs.MEERA HARIBHAU CHAVAN and paid to us, and we hereby undertake to forthwith refund to you without demur, such sum/sums of money paid to us".

Yours faithfully,

Apna builders & developers

Note :

This NOC is to be signed on behalf of the Builders by the same persons who have signed the Agreement for sale in favor of the Purchaser/s (Borrower/s) or any person authorized by the Builders to sign on their behalf.

Apna Builders & Developers
 Partner
 Partner
 Partner

APNA BUILDER AND DEVELOPER

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Naseer Khan
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4-10-7/P, Jinsi Nizamuddin Road,
Chh. Sambhajinagar-431001.

Date :- 21/09/2023

To

ICICI HFC Ltd,
Manohar Space Land Marks,
Plot No 159 , Samarth Nagar ,
Aurangabad - 431001

Subject : Demand Letter

Dear Sir / Madam,

This to certify that Mr. / Ms has been Flat No A-5, on the 2nd floor, of the building named as/Purposed to be named as Apna Apartment Situated at Plot No 13 & 14 Gp No.12448,Gut No.93 part, Ranjeet Nagar, Amdar Road, Mauje Satara, Tq.Dist.Ch.SambhajiNagar(Aurangabad)-431010.

We request you to draw a cheque / Demand Draft of Rs. 20,50,000 /- in favour of "-

1.Account Holder Name :- Apna Builders & Developers

Branch Name :- Mukundwadi Aurangabad

Account No. :- 49160200001740

IFSC CODE :-BARBOMUKAUR

Amount -20,50,000/-

For **Apna Builders & Developers**
  
Partner Partner Partner

Authorized Signatory



बैंक ऑफ़ बड़ौदा
Bank of Baroda

मुकुंदवाडी शाखा, औरंगाबाद - ४३१ ००३
Mukundwadi, Aurangabad - 431 003
RTGS/NEFT IFSC CODE **BARB0MUKAUR**

जारी की गई तारीख से तीन माह के लिए वैध / VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

CBS

चालू खाता | CURRENT ACCOUNT

D	D	M	M	Y	Y	Y	Y

Pay

or Bearer

या धारक को

Rupees रुपये

अदा करें

₹

खा.सं.
A/c No.

4916 02 0000 1740

Apna Builders & Developers

Partner

Partner

Partner

Please sign above

CA/2013/SH

भारत की सभी शाखाओं में सममूल्यपर देय
Payable at par at all branches in India

MKW

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