

AL-ARAAF INFRA PVT.LTD.

Builders & Developers

1203, Near Taiyub Hotel, Avchitpada Road, Nagaon - 2, Bhiwandi - 421302, Dist, Thane.

Contact No.: Ataulah Ansari : 9326006969 / Tufail Ansari : 9323009264

CIN : U45201MH2018PTC316918

To:
The Asst. General Manager,
State Bank of India
RACPC
Thane

Madam/Dear Sir,
I/We, Al Araaf Infra Pvt Ltd (name of the builder/seller), here by certify that:
1. I/We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. **MOHIB ASHRAF MOBIN AHMED ANSARI AND MOBIN AHMED ABDUL GANI ANSARI**(name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 14/08/2023 (herein after referred to as the "Sale document")

Description of the property:

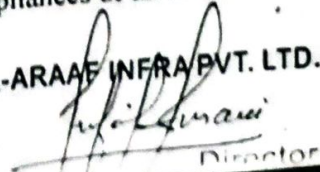
Flat No/ House No.	Flat No A-202
Building No./Name	Noor Residency
Plot No	City Survey No 143/1
Street No./Name	
Locality Name	Chavindra
Area Name	
City Name	Bhiwandi
Pin Code	421302

2. That the total consideration for this transaction is Rs.42, 50,000/- (Rs.in words) Towards sale document and Rs.Fourty Two Lakhs Fifty Thousand Only Towards. **MOHIB ASHRAF MOBIN AHMED ANSARI AND MOBIN AHMED ABDUL GANI ANSARI**

3. The title of the property described above is clear, marketable and free from all Encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced 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 purchasers.

For AL-ARAAF INFRA PVT. LTD.


Director

Website : www.alaraafinfra.com

Date: 19/08/2023

TO WHOMSOEVER IT MAY CONCERN

This is to certify that OWNER NAME: - MOHD MUSHTAQUE AHMAD NOOR AHMAD ANSARI. DEVELOPER & POAH: - M/S. AL ARAAF INFRA PVT LTD. DIRECTOR NAME: - MR. TUFAIL ATAULLAH ANSARI & 1 OTHER'S. Are carrying out Construction of Mechanical Parking + 07, Building namely "Noor Residency" on land bearing S. No: 143/1 at village CHAVINDRA Tal. Bhiwandi, Dist. Thane.

As on date Construction work of the building is 5th Slab Completed.

We further certify that execution of work is to the best of our satisfaction.

Thanking You,

Yours Sincerely,



(Ansari Waheed Ahmad)
(TP/ENGR/346)

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Customer Name: - Mohib Ashraf Mobin Ahmed Ansari
Project Name : - Noor Residency

Project Address: - City Survey No. 143/1, Chavindra, Nashik Road, Bhiwandi. 421 302.

Cost Sheet

Flat Type	2 BHK
Flat No	A-202 (2ND Floor)
Carpet Area	55.00 Sq Meter
Terrace Area	06.00 Sq Meter
Other Area	05.00 Sq Meter
CONSIDERATION VALUE	42,50,000 /-
Stamp Duty	2,55,000 /-
Registration	30,000 /-
Legal Fees	10,000 /-
GST 12%	5,10,000 /-
Car Parking	000 /-
Total Cost of Flat	50,55,000 /-

Any future taxes levied by the government authorities has to be borne by the customer

Yours Faithfully

FOR Al Araaf Infra Pvt Ltd.

For AL-ARAAF INFRA PVT. LTD.

Director
Tufail A Ansari.

Director

SUBHASH
DHANAWAD

SBI HLST

PAL/Take Over/New/Resale/Topup/LAP

LOS/RLMS Ref. :	CRM/YONO REF. NO
Saving A/C No. :	Tie up no (if applicable)
CIF NO. 191280915805 2 85409906804. 3.	

Applicant Name Mohub Asraf mobin Ahmed Ansari
Co-Applicant Name Mobin Ansari

Contact No. 9284173842 Mobile

Loan Amount 39 Lacs Tenure

Interest Rate EMI

SBI LIFE YES / NO Rs

Loan Type Home Loan

Property Location Bhiwandi /

Property Cost 45 Lacs

Name of Developer / Vendor

RBO - Zone - Branch Naripada (Code No.) 05354

Contact Person Manisha Mobile No. 9930013608

HLST / MPST / BM / FS / ALONG WITH Mob No.

Name of RACPC Co-ordinator along with Mob. No.

	Vendor	Send On	Recd. Date
SEARCH - 1	Lig Nair	23/08/23	
SEARCH - 2			
VALUATION - 1		2/08/23	
VALUATION - 2			

	Done	By Date
RESIDENCE VERIFICATION	25/08	
OFFICE VERIFICATION		
SITE INSPECTION		

Co-ordination	Dt.
Processing	Dt.
Sanction	Dt.
Control.	Dt.
Documentation	Dt.
A/c Opening	Dt.
Disbursement	Dt.

SIGN	
A/C NO	
DOC EXECUTIVE NO.	
NOI DONE BY	
EM DONE	
NACH / SI	
TDV	

CERSAI NO. : ASSET ID :