

TAX INVOICE

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

Government Approved valuers & Chartered Engineers

CIN NO : U74900MH2010PTC201704

Corporate Office Address :

B/312, 3rd Floor, Damji Shamji Corporate Square, Laxmi Nagar, Ghatkopar (E)
Mumbai-400075.

Regd. Office Address :

D1/301, Chitra, Kores Nakshtra, Vartak Nagar, Thane-West, 400606.

Ph. : 25004096/97

Mob. : 8828901005/9619369275

Email : info@praksisconsultants.com

Web : www.praksisconsultants.com

Invoice No : PCVPL/0285/21-22

Date : 18-6-2021

Report No : 18918

To,
Bank of Baroda, Bhiwandi Branch

Contact Person :

Contact No :

GSTIN / UIN : 27AAACB1534F2Z5

Sr.No	Particulars	Amount
1	Professional Fees- Services Valuation Report of Shop pertaining to Mohammed Naseem Mohammed Haroon Ansari At Shop No. 8, Ground Floor, Municipal House No. 220A, Fatima Apartment, Nagaon II, Bhiwandi, Taluka Bhiwandi, District Thane 421 302	5,000.00
2	SGST	450.00
3	CGST	450.00

INR Five Thousand Nine Hundred Only **TOTAL** 5,900.00

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
998311	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

Bank details are mentioned below:
Account Name : PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
Bank Name : TJSB Sahakari Bank Ltd.
Branch Name : Vartak Nagar Br. (THANE)
Current Account No. : 007120100006099
RTGS/NEFT IFSC Code : TJSB0000007

GSTIN / UIN : 27AAF0334G1Z3

PAN No. : AAFCB0334G

For PRAKSIS CONSULTANTS & VALUERS PVT. LTD.



B. Vijay Babbar

Authorized Signatory

Declaration :
Kindly make payment within 15days from the date of issue. We declare that this invoice shows the actual price of the services rendered and that all particulars are true and correct.

This is a Computer Generated Invoice

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VALUATION REPORT

MOHAMMED NASEEM MOHAMMED HAROON ANSARI



**SHOP NO. 8, GROUND FLOOR, MUNICIPAL HOUSE NO. 220A,
FATIMA APARTMENT, NAGAON II, BHIWANDI,
TALUKA BHIWANDI, DISTRICT THANE 421 302**

FOR

BANK OF BARODA, BHIWANDI BRANCH

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

B/312, 3rd Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,
Laxmi Nagar, Ghatkopar (East), Mumbai 400 075

Phone: 022-25004096/022-25004097 Mob.: 8828901005

E-mail:- praksisconsultants@gmail.com /info@praksisconsultants.com

CERTIFICATE

Date : 17th June, 2021

To,
Bank Of Baroda,
Bhiwandi Branch

We have carried out the valuation of Shop pertaining to **Mohammed Naseem Mohammed Haroon Ansari** At Shop No. 8, Ground Floor, Municipal House No. 220A, Fatima Apartment, Nagaon II, Bhiwandi, Taluka Bhiwandi, District Thane 421 302

On the basis of the data/ information furnished by **Bank of Baroda** our visual inspection, observations, analysis and judgement, we are of the opinion that the present value of the above referred assets to be considered as **Rs. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only)** as on 17th June, 2021

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.



PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY

FROM-0-1
REPORT OF VALUATION OF IMMOVABLE PROPERTY
PART - I

Reg. No. CCIT-TH/350/16/22/3/2010-11

1. GENERAL INFORMATION

	Ref No.	:	PR/PCVPL/VLN/BOB/18918/2021
1.	Purpose for which valuation made	:	To ascertain present FMV for Bank of Baroda, Bhiwandi Branch Shop
2.	Visit date on which valuation made	:	7 th June, 2021 (Er. Suraj Dhande) along with Umair Ansari
3	Name of the Proposed Owner/Seller/ Purchaser /	:	Mohammed Naseem Mohammed Haroon Ansari
4	If the property is under joint ownership / share of each Owner. Is the share undivided?	:	Ownership 100%
5	Brief description of property Deed		Shop No. 8, Ground Floor, Municipal House No. 220A, Fatima Apartment, Nagaon II, Bhiwandi, Taluka Bhiwandi, District Thane 421 302 The property is Shop No. 8 on Ground Floor situated at above address is 5.5 Kms away from Bhiwandi Railway Station & 12 Kms away from Kalyan Railway Station All civic amenities are nearby & within easy reach. Our Engineer visited the property on 7/6/2021 & taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications & records
5.1	documents provided to us:-		1) Sale Deed made between Sania Construction And Mohammed Naseem Mohammed Haroon Ansari dated 23/1/2008 2) Commencement Certificate vide letter No. JaVK NRV 545 Dated 18/7/2005 issued by Bhiwandi Nizampur City Municipal Corporation, Bhiwandi
	Boundaries As per Sale Deed		As per Building
	East Side Property of Yunus Seth		As per Shop
	West Side Property of Mukhtar Khan		Yaseen Mansion
	North Side Power loom Shed of Sanallah		Mohammed Apartment
	South side 40 Ft Wide Road		Open to air
			Lcom Karkhana
			Open to air
			Road
			Shop No. 7



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5.2	Accommodation:-	NA
	This Shop has Following Amenities:-	
	1] Flooring	Ceramic
	2] Door	Glass door with M S Rolling shutter
	3] Windows	Aluminum sliding windows
	4] Walls Internally	Dry Distemper oil bound paint
	5] Walls Externally	Sand faced
	6] wiring	Concealed
	7] Plumbing	Concealed & Open
	8] Flooring WC/Bath	Polished kotah
	9] Lift	No
	10] Structure	RCC framed
	11] Roof	False ceiling POP Roof & RCC
	12] Other	No
	13] Paving	Yes
	14] Compound	Yes
	Area of Property as per document	: Built Up Area = 23.22 Sq. Mt. = 250 Sq. Ft.
		: As Per Sale Deed Given By Bank Carpet Area = 263 Sq. Ft. As Per Site measurement
	Note: Approved plan & Occupancy Certificate not furnished by client	

Notes & Disclaimers:-

1. We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement is not considered for valuation.
2. The Bank is advised to consider the **CIBIL REPORT** of the customer before disbursement / enhancement of the loan to safeguard the interest of the bank from probable loss due to disbursal of loan amount. The valuers should not be held responsible due to the deviations of the bank for any reasons.
3. Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
4. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership title clearance, or legality and subject to adequacy of engineering / structural design.
5. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third part for the whole or any part of contents.
6. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc. if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.
7. Wherever possible the internal dimensions of the premises are measured to arrive at carpet area and where this is not possible, due to some reasons, we refer to the area mentions in society bill / the plan (if available) from the copy of agreement and for the present trend or Built up / Super Built up area, the % is applied to the carpet area



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as per judgment given by the MRTP commission.

8. Our report should be read along with disclaimers. The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others/ valuers about increase or decrease in the value of the assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of "BUYERS BEWARE" is applicable in case of any sale / purchase of assets.

9. This report should be read with Notes & Disclaimers and along with legal due diligence report. Value assigned herein is subject to this stipulation. It is assumed that the Xerox of documents are taken from the originals duly tested and verified ultra violet lamp machine (UVL) about veracity.

6	Location, Street, Ward No.	:	Shop No. 8, Ground Floor, Municipal House No. 220A, Fatima Apartment, Nagaon II, Bhiwandi, Taluka Bhiwandi, District Thane 421 302
7	Landmark	:	Hazariya Transformer
8	Survey / Plot No of Land	:	S. No. 95, Hissa No. 1, Plot No. 3, CTS No. 1144, Village Nagaon
9	Freehold & Leasehold ?	:	Freehold
10	Is the property situated at above address is about in residential / commercial / mixed / industrial area?	:	Residential & Commercial area
11	Classification of locality - high class / middle class / poor class	:	Middle Class
12	Proximity to civic amenities like School, Offices, Hospitals, Market, Cinemas, Railways etc.	:	All civic amenities are available within easy reach
13	Means and proximity to surface communication by which the locality is served	:	Train, Bus, Private Vehicle
14	Furnish technical details of the building on separate sheet (the annexure to this form may be used)	:	As per Annexure
15	a) Is the property owner occupied, tenant, or both	:	Owner occupied
	b) If partly occupied, specify portion & extent of area under owner occupation	:	Owner occupied
16	Name & Registration No. of Co-op. Housing Society	:	-
17	Share Certificate No and Face Values	:	-



Basis Of Valuation

- **Market Value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- **Realisable sale value** can be defined as the estimated selling price of an asset in the ordinary course of business, less the estimated costs of completion & the estimated costs necessary to make the sale
- **Forced sale value** is often used in circumstances where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken. It may also reflect the consequences for the seller of failing to sell within the period available. Unless the nature of, and the reason for, the constraints on the seller are known, the price obtainable in a forced sale cannot be realistically estimated. The price that a seller will accept in a forced sale will reflect its particular circumstances, rather than those of the hypothetical willing seller in the Market Value definition. A "forced sale" is a description of the situation under which the exchange takes place, not a distinct basis of value.
- **Insurance value** is the value of the building for which the building is insured. Normally the building is insured of the superstructure alone (not for the foundation) – land value is excluded.

Market Value = Documented Area X Adopted Rate

Realisable Value = Market Value X 90%

Distress Value = Market Value X 80%

Government Value = Government Rate X Built up Area (Including floor rise)

Insurance Value = Built Area X Construction cost



II. SALES AND MARKETABILITY:-

1.	Give instances of sale of immovable property in the locality on a separate sheet. Including the name and address of the property, registration No sale price and area land sold.	:	Sales instances are not readily available. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value.
2	Market Rates adopted	:	Details enclosed in this report
3	If sale instances are not available or relied upon, basis of arriving at the land rate	:	Enquires with local Architect and Real Estate consultants about the current market rates in that area and on this basis, property is valued under ' Selling Price Method"

III. PRESENT FAIR MARKET VALUATION:-

Value = Area x Rate

Area	As per Deed
	Built Up Area = 23.22 Sq. Mt. = 250 Sq. Ft.
	As Per Sale Deed Given By Bank Carpet Area = 263 Sq. Ft. As Per Site measurement
Rate adopted for valuation	Rs. 6,200/- X 250 Sq. Ft.
Market Value	Rs. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only)
Realisable Sale Value:-	Rs. 13,95,000/- (Rupees Thirteen Lakhs Ninety Five Thousand Only)
Distress Sale Value	Rs. 12,40,000/- Rupees Twelve Lakhs Forty Thousand Only)
Govt. Rate	Rs. 46,200/- Sq. Mt. Rs. 4292/- Sq. Ft.



ANNEXURE TO FORM-0-1
TECHNICAL FOR THE PREMISES

1.	No. of floors and height of each floor	:	Ground +4 upper Floors
2	Location and Plinth Area		As per Deed Built Up Area = 23.22 Sq. Mt. = 250 Sq. Ft. As Per Sale Deed Given By Bank Carpet Area = 263 Sq. Ft. As Per Site measurement
3	Year of Construction	:	2007 (14 Years)
4	Estimated future life	:	46 Years under normal working condition and regular maintenance.
5	Type of Construction	:	R. C. C
6	Type of foundation	:	R. C. C
7	WALLS	:	
	a) External Walls	:	9" Brick Walls
	b) Partitions	:	4 ½ " Brick Walls
8	Door and Windows (floor - wise)	:	Glass door with M S Rolling shutter Aluminum sliding windows
9	Flooring (floor-wise)	:	Ceramic
c	Finishing and Maintenance	:	Ok
11	Roofing and terracing	:	False ceiling POP Roof & RCC
12	Special architectural or decorative features	:	Ok
13	a) Internal wiring - surface or conduit	:	Concealed
	b) Class of fitting superior / ordinary poor	:	Ordinary
14	a) Sanitary installations	:	Ordinary
	b) Class of fittings superior colored / superior white / ordinary	:	Ordinary
15	Compound Wall	:	Yes
16	No. of lifts and capacity	:	No lift
17	Underground Sump	:	Yes
18	a) Capacity	:	Sufficient
	b) Type of construction	:	RCC
19	Overhead Tank	:	Yes
	a) Where located	:	Terrace
	b) Capacity	:	Sufficient



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	c) Type of construction	:	RCC
20	Pumps No.s and their horsepower	:	-
21	Roads and paving within the compound, approx area	:	Pavement around building
22	Sewage disposal / Whether connected to public sewers. If septic tanks provided, no and capacity	:	As per local norms
23	Regards to Aesthetics and Environment	:	Open & Airy
24	Safety considerations fires, earthquakes and tides	:	-

Valuation Rate:-

This Shop Is On Ground Floor In Ground +4 upper Floors Building With No Lift And Is 5.5 Kms away from Bhiwandi Railway Station & 12 Kms away from Kalyan Railway Station

The Prevailing Market Rate In This Area Varies From **Rs. 5,250/- To Rs. 7,250/- Sq. Ft.**

Based On Local Enquiries And Considering Above Factors We Shall Adopt A Rate Of **Rs. 6,200/- Sq. Ft.**

Valuation :-

**Rs. 6,200/- X 250 Sq. Ft.
= Rs. 15,50,000/-**

Market Value:-	Rs. 15,50,000/-
Realisable Sale Value:-	Rs. 13,95,000/-
Distress Sale Value:-	Rs. 12,40,000/-
Govt. Value:-	Rs. 10,73,000/-
Insurance Value:-	Rs. 3,75,000/-



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This Is To Certify That The Present Market Value Of Shop No. 8, Ground Floor, Municipal House No. 220A, Fatima Apartment, Nagaon II, Bhiwandi, Taluka Bhiwandi, District Thane 421 302 Is **Rs. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only)**

Declaration

I Hereby Declare That

- (A) The Opinion About Valuation And Information Furnished Is True And Correct To The Best Of My Knowledge & Belief.
- (B) We Have No Direct Or Indirect Interest In The Property Valued.
- (C) Our Report Does Not Cover Check Of Ownership, Title Clearance Or Legality. This Valuation Report Is Purely An Opinion And Has No Legal And Contractual Obligations On Our Part. The Rates Are Based On Current Market Condition And These May Vary With Time.
- (D) Unless Otherwise Specified The Valuation Is Based On Free And Transferable Title Without Any Hindrance Like Tenancy Etc.
- (E) The Valuation Is Based On The Site Visit & The Information Given By The Party.
- (F) Our Liability On This Assignment (Whether Arising From This Assignment, Negligence Or Whatsoever) Is Limited In Respect Of Any One Event Or Series Of Events To The Actual Loss Or Damage Sustained Subject To Maximum Of The 80% Of The Professional Fees For The Services Rendered.
- (G) In No Event Shall Valuer Be Held Responsible Or Liable For Special, Indirect Or Consequential Damages As The Assignment Has Been Completed On Best Effort, Knowledge And Belief.
- (H) Photo Copy Of Documents Mentioned In The Report Were Referred By Us & This Valuation Report Should Be Read Along With It:
- (I) This Valuation Report Will Remain Valid Only For The Purpose For Which It Is Made.
- (J) Emphasis Of This Report Is On The Value Of The Property And Not On The Area Measurement Or Title Verification Of The Property & Is Based On Market Rate.
- (K) Bank Authorities Are Requested To Contact Valuer In Case Of Any Doubts Or Discrepancy.





DATE 17th June, 2021
PLACE: MUMBAI

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY

D ON SERVER/VIDYA/BOB/18918-2021

GOVT. RATE

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close

Year: 20212022 Language: English

Selected District: ठाणे
Select Taluka: भिवंडी
Select Village: मादाचे नाव : नागाव (भिवंडी विनामपूर महानगरपालिका)

Search By: Survey No Location
Enter Survey No: 95 Search

सुरविषय	सुदी अर्धीस	निवासी सदनिका	कॉन्स	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
4/45-नोंद क्र. 10/1) नागाव न. पु. क्र.	6900	32000	38900	46200	38900	चौ. मीटर	सर्व्हे नगर



श्री निजामपूर शहर मंडळानुसंगीतिका, भिवंडा जि.ठाणे.



बां.प्र.क्र./३९/२००५-०६.
जा.क्र.न.र.वि./५४५
दिनांक: १२/१०/०५

ब व ड - १
दस्त क्र ७८९
१५३७

वांधकाम परवाना
वांधकाम प्रारंभ पूर्विका)

दि. १२/१०/०५ रोजी मज. १५ (१) व मु.आ.म.न.पा.अध १९४९ व कलम २५३ नुसार)

मते: मोहंमद हा.ता. अन्सारी व इतर-३
ने अर्ज असो.
जो काय वास्तविक सवा भिवंडी

ब व ड - १
दस्त क्र ७८९
३००६
जा.क्र १३४३५

मज. १) आणत दि ०५/०६/२००५ चा अर्ज
मते काय वास्तविक पत्र जा.क्र न.र.वि./१०४ दि. ०४/०६/२००५

दि. १२/१०/०५ रोजी विकास वांधकामाचे परवानग्याची पूर्ती केली.
दस्त क्र ७८९ मज. १५ (१) व मु.आ.म.न.पा.अध १९४९ व कलम २५३ नुसार
अर्ज व शर्तीच्या अधिन राहून सोबतच्या मंजूर
वांधकाम प्रारंभ पूर्विका परवानगी देण्यात येत आहे.
दि. १२/१०/०५ रोजी मज. १५ (१) व मु.आ.म.न.पा.अध १९४९ मधील ४३२.५० चौ.मी.
वांधकामाची पूर्ती करण्यात येत आहे.

इमारतीचे टाईप	मजले	वांधकामक्षेत्र (चौ.मी.)
भवन मजला	वाहनतळ	
अर्ज मजला	वांधकाम	८४.९९
अर्ज मजला	रक्षिणी	१७७.४८
अर्ज मजला	रक्षिणी	१७७.४८
अर्ज मजला	वांधकाम	३०.४४
		४७०.३९

दि. १२/१०/०५ रोजी विकास वांधकामाचे परवानग्याची पूर्ती केली.
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अर्ज व शर्तीच्या अधिन राहून सोबतच्या मंजूर
वांधकाम प्रारंभ पूर्विका परवानगी देण्यात येत आहे.
दि. १२/१०/०५ रोजी मज. १५ (१) व मु.आ.म.न.पा.अध १९४९ मधील ४३२.५० चौ.मी.
वांधकामाची पूर्ती करण्यात येत आहे.



ब व ड - १
 दस्त क्र ७८८
 २००८
 पान १/३७

(Customer Copy)

Date : 18-01-08

Deposit Br. : Bhiwandi, Thane.

Pay to : (21) Bombay Mercantile Co-operative Bank Ltd.
 Ac. Stamp Duty

Franking Value Rs.	19280
Service Charges Rs.	10
Total Rs.	19290

Name of Stamp Duty paying party : Mr.
Mohd. Naseem Mohd
Haroon

DD / Cheque No.

Drawn on Bank & Branch :

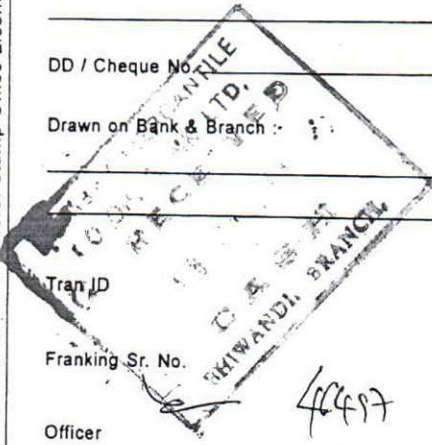
Trans ID

Franking Sr. No.

Officer

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
 Franking Deposit Slip

Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R.1056/07/05/1728 - 31/05



BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.

AUTHORIZED SIGNATOR
 BHIWANDI BRANCH

Bombay Mercantile Co-operative
 Bank Ltd.,
 Bhiwandi Branch,
 38, Kothargate,
 Bhiwandi-421 302.
 D-5/STP(V)/C.R.1056/07/05
 1728-31/05

S A L E D E E D

THIS DEED OF SALE has been made and entered into at Bhiwandi Dist. Thane on this 23rd day of Jan 2008 BETWEEN



INDIA
 46497
 163689
 RSD019280/185452
 11:28
 1728-31/05

Stamp Duty MAHARASHTRA
 Contd.

SPECIAL
 ADHESIVE
 JAN 18 2008



ब व ड - १
१०/१२७

of Joint Sub-Registrar of Assurance of Bhiwandi in the District of Thane bearing Survey No.95 Hissa No.1 Part N.A. layout Plot No. 8 City Survey No.1144 admeasuring about 814 sq.mtrs. or thereabout bounded by as under.

- TOWARDS NORTH : Power Loom Shed Of Sanullah.
- TOWARDS SOUTH : 40 Ft. wide Road.
- TOWARDS EAST : Property of Yunus Seth.
- TOWARDS WEST : Property of Mukhtar Khan.

The said land is free from all encumbrances and having clear marketable title.

SHOP
SCHEDULE OF THE FLAT

ALL THAT Shop No.8 on the Ground Floor admeasuring about 250 sq.ft.builtup i.e. 23.22 sq.Mtrs. of the building bearing Municipal House No.220A situated at Nagaon Bazaar, Bhiwandi District in the land bearing CTS No.1144 and 1220. The said flat contain two rooms.

IN WITNESS WHEREOF the parties hereto have signed and put their respective hands at Bhiwandi this 10th day of 1957 as hereinabove written:

SIGNED AND DELIVERED by the
"BUILDER/VENDOR" within named
M/s. SANIA CONSTRUCTION
a partnership firm through its partners
Mr. Ali Akhtar Hasnain Khan

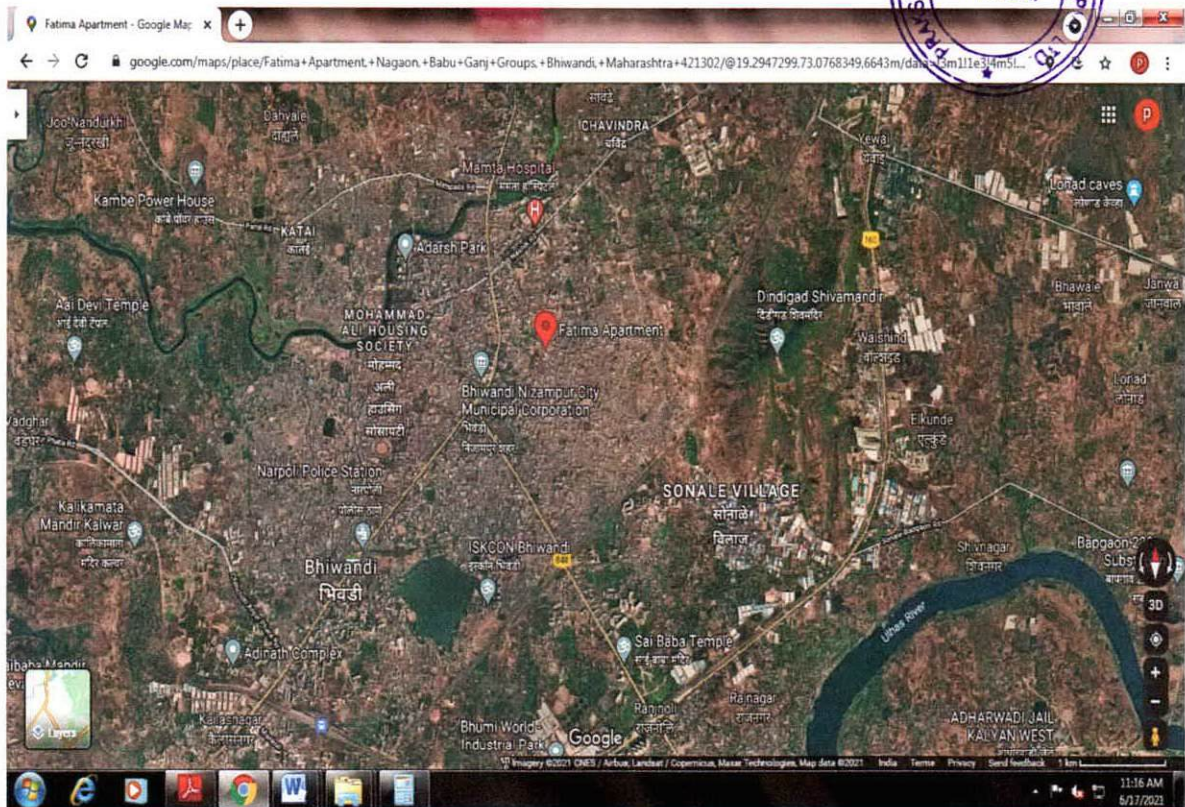
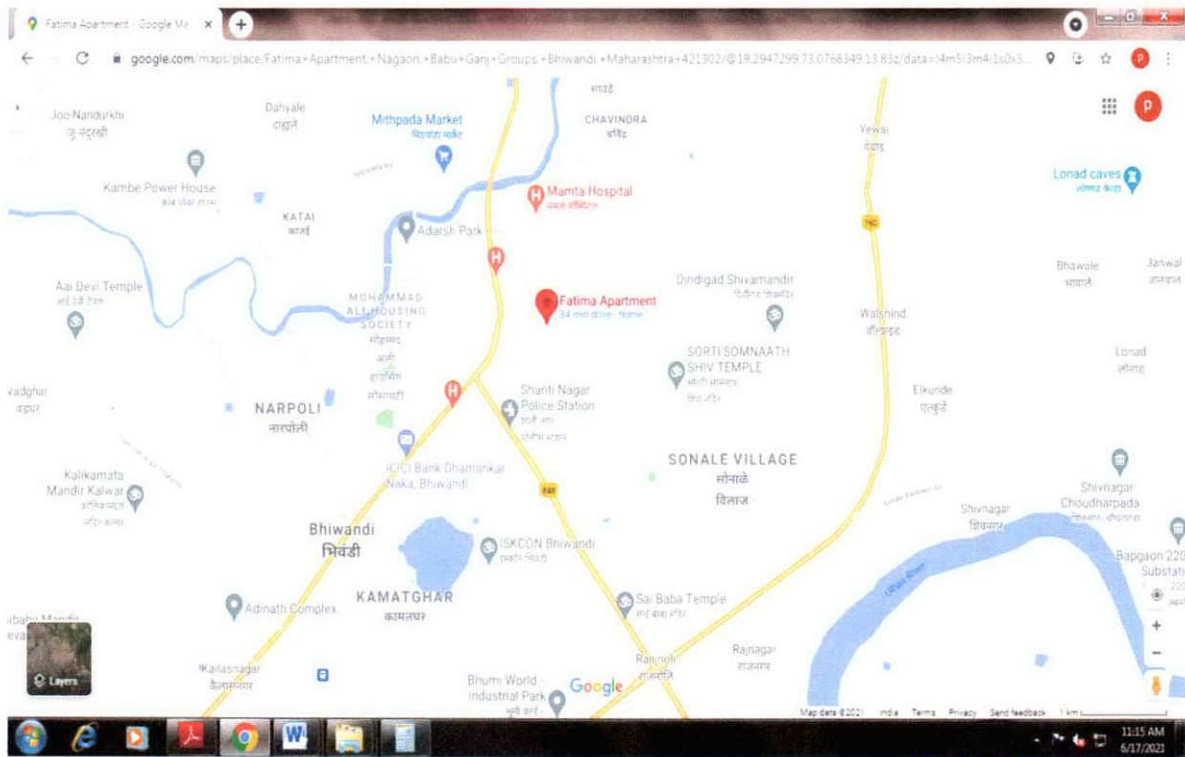
Ali Akhtar

Mr. Sakib Ayyub Khan.



Contd... 11/-

GOOGLE MAP



18918/2021

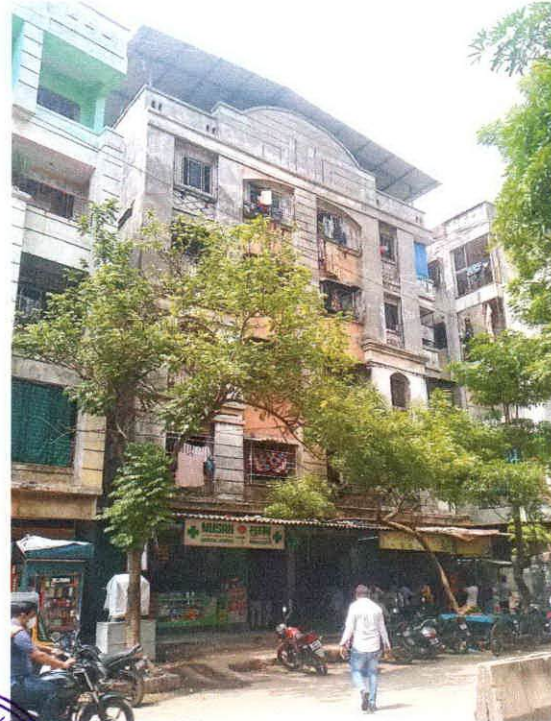
VALUATION REPORT OF SHOP AT

Shop No. 8, Ground Floor, Municipal House No. 220A, Fatima Apartment, Nagaon II, Bhiwandi, Taluka Bhiwandi, District Thane 421 302

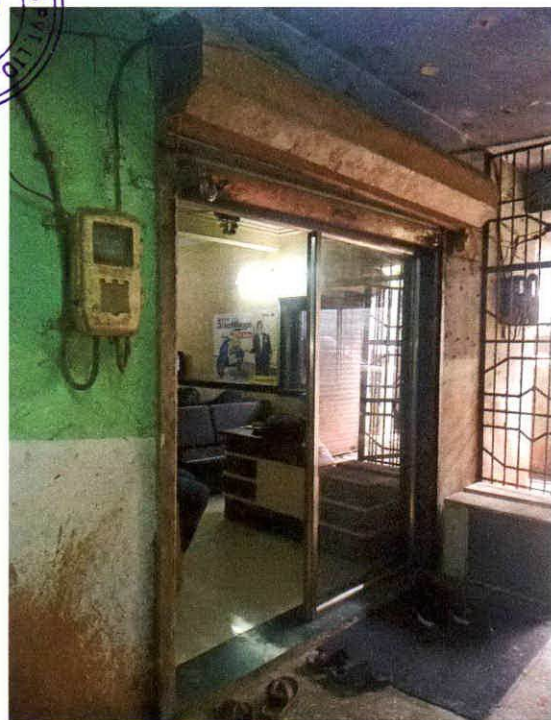
1) APPROACH ROAD



2) BUILDING



3) BUILDING NAME PLATE



4) SHOP ENTRANCE

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VALUATION REPORT OF SHOP AT

Shop No. 8, Ground Floor, Municipal House No. 220A, Fatima Apartment, Nagaon II,
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5) INTERNAL VIEW 1



6) INTERNAL VIEW 2

