

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/0630/21-22**Date** : 21-8-2021**Report No** : 18917**To,**
Bank of Baroda, Bhiwandi Branch**Contact Person** :**Contact No** :**GSTIN / UIN** : 27AAACB1534F2Z5

Sr.No	Particulars	Amount
1	Professional Fees- Services Valuation Report of House pertaining to Mohammed Naseem Mohammed Haroon Ansari At House No. 2248, Bhusawal Mohalla, 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** : 27AAFBCB0334G1Z3**PAN No.** : AAFBCB0334G**For PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

B. Vijay Reddy
Authorized Signatory

Declaration :

Kindly make payment within 15 days 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



**HOUSE NO. 2248, BHUSAWAL MOHALLA, 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:- praxisconsultants@gmail.com /info@praxisconsultants.com

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CERTIFICATE

Date : 19TH August, 2021

To,
Bank Of Baroda,
Bhiwandi Branch,

We have carried out the valuation of House pertaining to **Mohammed Naseem Mohammed Haroon Ansari** At House No. 2248, Bhusawal Mohalla, Nagaon li, 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. 21,00,000/- (Rupees Twenty One Lakhs Only)** as on 19TH August,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/18917/2021
1.	Purpose for which valuation made	:	To ascertain present FMV for Bank Of Baroda, Bhiwandi Branch House
2.	Visit date on which valuation made	:	7 TH June, 2021 (Er. Suraj) 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		House No. 2248, Bhusawal Mohalla, Nagaon II, Bhiwandi, Taluka Bhiwandi, District Thane 421 302 The Industrial property is House No. 2248 situated at above address is 14 Km away from Kalyan Railway Station All civic amenities are nearby & within easy reach. Our Engineer visited the property on 7/6/2021 and taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications and records
5.1	Documents provided to us:-		1] Agreement for sale made between Shri Mohammed Dawood Mohammed Ibrahim Ansari And Mohammed Naseem Mohammed Haroon Ansari dated 28/12/2006 2] Bhiwandi Nizampur City Mahanagapalika, Bhiwandi District Thane Assessment Letter Dated 6/8/2002 3] Electricity Bill
	Boundaries	As Per Document	As per Building As per House
	East Side	Plot No. 2	Owner property Office
	West Side	Plot No. 1	Galas Galas Of Same Compound
	North Side	Survey No. 9/4	Road Road
	South side	Plot No. 2	Factory 100 Mtr Wide Road
5.2	Accommodation:-		N A



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This House has Following Amenities:-	1] Flooring	Polished Kotah & stone tiles
	2] Door	M. S. Rolling Shutter
	3] Windows	M S Windows
	4] Walls Internally	Dry Distemper Oil Bound Paint Finish
	5] Walls Externally	Sand Faced finish
	6] wiring	Capping
	7] Plumbing	-
	8] Flooring WC/Bath	-
	9] Lift	No
	10] Structure	Load Bearing
	11] Roof	AC Sheet
	12] Other	N A
	13] Pavement Building	No
	14] Compound wall	No
Area of Property as per document	Built Up Area = 600 Sq. Ft.	
Area of Property as per site measurement	As Per Bhiwandi Nizampur City Mahanagapalika, Bhiwandi District Thane Assessment Letter Dated 6/8/2002 Given By Bank Carpet Area = 1952 Sq. Ft.	

Note:-

- 1) Documented Built up Area = 600 Sq. Ft. & Carpet Area = 1952 Sq. Ft. As per site measurement The excess area belongs to owner's relative as informed at site
- 2) Legal department of bank may please verify the status of this property before disbursement of funds
- 3) 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 disbursement 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 as per judgment given by the MRTP commission.



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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.	:	House No. 2248, Bhusawal Mohalla, Nagaon li, Bhiwandi, Taluka Bhiwandi, District Thane 421 302
7	Landmark	:	Near Ritik Hotel
8	Survey / Plot No of Land	:	Survey No. 9 Hissa no. 3,6,7 Village Bhiwandi
9	Freehold & Leasehold ?	:	House Freehold
10	Is the property situated at above address is about in residential / commercial / mixed / industrial area?	:	Residential 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 and extent of area under owner occupation	:	Owner Occupied
16	Name & Registration No. of Co-op. Housing Society	:	Bhusawal Mohalla
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



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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 Agreement	Site Measurement
	Built Up Area = 600 Sq. Ft. As Per Bhiwandi Nizampur City Mahanagapalika, Bhiwandi District Thane Assessment Letter Dated 6/8/2002 Given By Bank.	Carpet Area = 1952 Sq. Ft.
Rate adopted for valuation	Rs. 3,500/- X 600 SQ. FT.	
Market Value	Rs. 21,00,000/- (Rupees Twenty One Lakhs Only)	
Realisable Sale Value:-	Rs. 18,90,000/- (Rupees Eighteen Lakhs Ninety Thousand Only)	
Distress Sale Value	Rs. 16,80,000/- Rupees Sixteen Lakhs Eighty Thousand Only)	
Govt. Rate	Rs. 34,900/- Sq. Mt. Rs. 3,242/- Sq. Ft.	



**ANNEXURE TO FORM-0-1
 TECHNICAL FOR THE PREMISES**

1.	Nb. of floors and height of each floor	:	Ground Floor Structure Only	
2	Location and Plinth Area		As per Agreement	Site Measurement
			See Details	See Details .
3	Year of Construction	:	2002 (19 Years)	
4	Estimated future life	:	41 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)	:	M.S. Rolling Shutter & m. s. windows	
9	Flooring (floor-wise)	:	Ceramic	
c	Finishing and Maintenance	:	Ok	
11	Roofing and terracing	:	AC Sheet roof	
12	Special architectural or decorative features	:	Ok	
13	a Internal wiring - surface or conduit	:	Capping	
	b Class of fitting superior / ordinary poor	:	Superior	
14	a Sanitary installations	:	Superior	
	b Class of fittings superior colored / superior white / ordinary	:	Superior	
15	Compound Wall	:	Yes	
16	Nb. of lifts and capacity	:	No lift	
17	Underground Sump	:	Yes	
18	a Capacity	:	Sufficient	
	b Type of construction	:	RC	
19	Overhead Tank	:	Yes	
	a Where located	:	Terrace	
	b Capacity	:	Sufficient	
	c Type of construction	:	RCC	
20	Pumps No.s and their horsepower	:	-	
21	Roads and paving within the compound, approx area	:	No	
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	:	-	



18917/2C21

VALUATION RATE:-

THIS HOUSE IS GROUND FLOOR STRUCTURE ONLY WITH AC SHEET ROOFING WITH NO LIFT AND IS 14 KM AWAY FROM KALYAN RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM **RS. 2,750/- TO RS. 4,250/- SQ. FT.**

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF **RS. 3,500/- SQ. FT.**

VALUATION :-

RS. 3,500/- X 600 SQ. FT.
= RS. 21,00,000/-

MARKET VALUE:-	RS. 21,00,000/-
REALISABLE SALE VALUE:-	RS. 18,90,000/-
DISTRESS SALE VALUE:-	RS. 16,80,000/-
GOVT. VALUE:-	RS. 19,45,200 /-
INSURANCE VALUE:-	RS. 6,00,000/-



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This Is To Certify That The Present Market Value Of House No. 2248, Bhusawal Mohalla, Nagaon i, Bhiwandi, Taluka Bhiwandi, District Thane 421 302 Is
Rs. 21,00,000/- (Rupees Twenty One Lakhs 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 9TH August 2021
PLACE: MUMBAI

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY

D ON SERVER/RUTUJA/BOB/18917-2021



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 Feedback

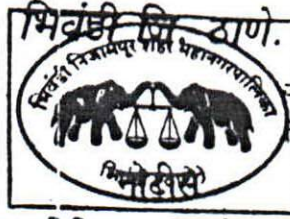
Year: 20212022 Language: English

Selected District: अहमदनगर
Select Taluka: भिवंडी
Select Village: नावाचे नाव : नागाव (भिवंडी निवा मपूर, महानगरपालिका)
Search By: Survey No Location
Enter Survey No: 9 Search

अतिपर	स्वीपर	दिवी परकीय	मंडीत	दुसरे	बीजोमिक	दरम (१०%)	All India
441-नोंद. क्र. 5(2) नागाव न. पु. क्र.	6400	29100	34900	41300	34900	चौ मीटर	महें नंबर



भिवंडी निजामपूर शहर महानगरपालिका



क्र.असं/समेंट/ 02
दिनांक : 8/11/2002

(मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २६०, २६८, ४७८ व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ४५, ५१ ते ५५ चे अधिन राहून)

श्री./श्रीमती, ~~सोळावड नरसिंह अण्णाजी अण्णाजी अण्णाजी~~ (9) सोळावड नरसिंह अण्णाजी संसारी
राहणार : नागाव - भिवंडी भिवंडी यांस.
संदर्भ - आपणा कडील दिनांक :- ११/११/२००२ चा अर्ज


आपण मौजे नागाव सखे नं. ९ सि.स.नं. ३/९/१० भूखंड क्र मध्ये बिगर परवाना अनाधिकृत बांधकाम केल्याचे वरिल अर्जाने कळविले / निदर्शनास आलेले आहे व सत्वरचे बांधकाम दि. ११/११/२००२ रोजी पूर्ण झालेले आहे. सदर मालमत्तेवर खालील प्रमाणे करआकारणी करण्यात येत असून सदर मिळकतीस नागाव - २ मालमता क्र. २२४६ हा देण्यात येत आहे. परंतु सदर करआकारणी मुळे बिगरपरवाना, अनाधिकृत बांधकाम तोडणेच्या महानगरपालिकेच्या कार्यवाहीस कुठल्याही प्रकारे बाधा येणार नाही. मुंबई प्रांतिक अधिनियम आणि १९४९ चे कलम २६०, २६८, ४७८ व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ४५, ५१ ते ५५ कलमान्वये कारवाई करणेचे हक्क अबाधित ठेवून)


मालमत्तेचे वर्णन (चौ.फुटास)	मालमत्तेचा वापर	मिळकतीचे वा.भा.	करयोग्य मूल्य	मालमता कर २६%
१	२	३	४	५
६०० चौ.फु.	इतिहासिक	११६६४/-	१०४९६/-	२७२८/-

विशेष शिक्षण कर	ट्रि.सेस	महा.शासन शिक्षण कर	रोजगार हमी कर	एकूण कर आकारणी
६	७	८	९	१०
५५/-	१०५/-	१२६०/-	३१५/-	१४३५/-

तरी सदर कर आकारणीबाबत काही हरकत असल्यास ही नोटीस मिळाल्यापासून ३० दिवसांचे आत आमचेकडे लेखी तक्रार कार्यालयीन वेळांत करावी तसे मुदतीत न केल्यास वरील आकारणी आपणांस मान्य आहे असे गृहीत धरून आकारणी कायम करून वसूल केली जाईल.

तसेच मालमत्ते बाबत काही हरकती व वाद निर्माण झाल्यास महानगरपालिकेने घेतलेला निर्णय अंतिम राहिल.


असंमेट विभाग प्रमुख
भिवंडी निजामपूर शहर महानगरपालिका भिवंडी


उप आयुक्त,
भिवंडी निजामपूर शहर महानगरपालिका भिवंडी

प्रत :- वसुली विभाग यांच्याकडे पुढील कार्यवाही करिता.



271B/4147 / 1 / 4608 2 / 001070 / 2507

Meter No.: B45239797

DTC : 4005603 / T NO:3003902846

BP NO : 682534331

MOHD NASIM MOHD HAROON ANSARI
H NO 2248, BHUSAWAL MOHALLA
NR RHITIK HOTEL, NR SHANDAR
HOTEL, NAGAON-II
BHIWANDI-421302



CONNECT मोबाइल ॲप
बिल भरणा, तक्रार नोंदणी आणि बरेच काही
आजच डाउनलोड करा

Torrent Power Limited
Old Agra Road,
Anjur Phata,
Bhiwandi 421302

YOUR ELECTRICITY BILL - May 2021

This electricity bill neither reflects a title nor is to be used as a proof of

Particulars / विवरण	Rupees
Total Energy Charges / एकूण उर्जा आकार (a+b+c+d+e)	21582.60
Electricity Duty / वीज शुल्क	1618.70
Tax on Sale / वीजविक्री कर	1626.02
Deferred Fixed Charges	0.00
Arrears (Torrent Power Limited) / वकबाकी (Torrent Power Limited)	3.54
Prompt Payment Discount / तत्पर देयकरणा सुट	215.83
Amount Upto Discount Date / सबलतीच्या तारखेपर्यंतची रक्कम	24615.03
Amount Upto Due Date / मुदतीच्या तारखेपर्यंतची रक्कम	24830.86
Delayed Payment Charge After Due Date / मुदतीच्या तारखेनंतरचा विलंब आकार	310.34
Amount After Due Date / मुदतीच्या तारखेनंतरची रक्कम	25141.20

Arrears (MSEDCL) Payable additionally / वकबाकी (MSEDCL) अतिरिक्तारिण्यावेने 438851.36

Billing is done as per revised tariff rates w.e.f. 1-Apr-2021 as per Hon. MERC Order in case no 322 of 2019. Tariff order is available on connect.torrentpower.com
FAC for the month of May-21 is awaited, so it is not levied in this bill.
As per GOM Directives: EC@Rs 2.49 /unit, FC@Rs 318 per month.
Current Bill Subsidy : 34771.73

METER & BILLING DETAILS / मीटर व देयकचे विवरण

Meter No./ मीटर क्र.	B45239797
Present Reading / वास्तु रीडिंग	214432.00
Past Reading / मागील रीडिंग	205892.00
Multiplying Factor / मीटरला उंचकर	1.00
Units Consumed / उपभोगलेली युनिट्स	8540.00
a) Fixed Charges / निरंतर आकार	318.00
b) Energy Charges / वीज आकार	21264.60
c) Wheeling Charge / वहन आकार	0.00
d) Fuel Surcharge / इंधन समावेजन आकार	0.00
e) Other Charges / इतर आकार	0.00
f) Electricity Duty / वीज शुल्क	1618.70
g) Tax On Sale / वीजविक्री कर	1626.02

CONSUMPTION INFORMATION / मागील वीज वापर

Month / महिना	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21
Unit / युनिट्स	9051	10647	9407	9771	9248	8801	8540

Service Number / ग्राहक क्रमांक
13012534331

Amount Upto Discount Date / सबलतीच्या तारखेपर्यंतची रक्कम	24620
Discount Date / सबलतीची तारीख	20-05-21
Amount Upto Due Date / मुदतीच्या तारखेपर्यंतची रक्कम	24830
Bill Due Date / देयकच्या मुदतीची तारीख	28-05-21
Amount After Due Date / मुदतीच्या तारखेनंतरची रक्कम	25140

Tariff Category / दरसंकेत श्रेणी	Power loom
Electricity Duty % / वीज शुल्क %	7.50
Phase / फेज	POLY
Sanctioned Load / मंजूर भार	26.04 HP
Connected Load / संलग्न भार	26.04 HP
Reading Date / रीडिंग दिनांक	07-05-21
Past Reading Date / मागील रीडिंग दिनांक	07-04-21
Bill Date / देयकदिनांक	14-05-21
Billing Mode / विलींग मोड	30
Connection Date / पुरवठे दिनांक	27-06-03
Last Payment Date / मागील पारलेली दिनांक	22-04-21
Last Paid Amount / मागील पारलेली रक्कम	27280.00
Security Deposit (Rs.) / सुरक्षा देव (रु)	16200.00

वेळेवर माहिती मिळविण्यासाठी,
ग्राहकांना आमच्या ग्राहक सेवा केंद्रावर
त्यांचे पूर्णपत्ता व मोबाईल नंबर
देण्याबद्दल नम्र विनंती.

बिल रक्कम सोयीसाठी पूर्णांकित
दर्शविलेली आहे, समायोजित रक्कम
पूढील देयकमध्ये समाविष्ट केली जाईल.



Help line : 02522-676767 / 1800 267 2255 / connect.bhw@torrentpower.com*

Please attach this coupon with cheque for payment at drop box.



BU/PC	Service No	Discount Date	Amt Upto Discount Date	Due Date	Amt Upto Due Date	Amt After Due Date
4147 / 1	13012534331	20-05-21	24620	28-05-21	24830	25140

TORRENT POWER LIMITED Regd. Office: "Sambharav" ...

Scanned with CamScanner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



महाराष्ट्र MAHARASHTRA

A 214610

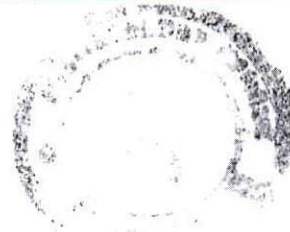
विक्री: तहसिल कार्यालया जवळ भिवंडी, किं २१०००/-

परवाना क्र. ४२५ अजं ११८७ दिनांक २८/११/२००६

नांव: मोहंमद नसीम मोहंमद इब्राहीम अन्सारी, घुंघटनगर,

हस्त: _____ १२३६-

Masum *JCKawale*
मुद्रांक विक्रीत
जि.सी. कॉन्ट्रोलर



S. W.
उप-कोषागार अधिकारी, भिवंडी

29 NOV 2006

ब व ड - १
दस्त क्र ५३३२
२००६
पाने २/१४

{ २ }

लिहून देणार:-

श्री. मोहंमद नसीम मोहंमद हारुन अन्सारी, वय वर्षे ४५,
घंदा व्यापार, राहणार:- २९१, घुंघटनगर, भिवंडी, जिल्हा ठाणे.

यांना,

लिहून देणार:-

श्री. मोहंमद दाऊद मोहंमद इब्राहीम अन्सारी, वय वर्षे ४०,
घंदा व्यापार, राहणार:- खंडुपाडा, नागांव, भिवंडी, जिल्हा ठाणे.

संमती देणार:-

श्री. मोहंमद जुबेर मोहंमद इब्राहीम अन्सारी, वय वर्षे ४५,
घंदा व्यापार, राहणार:- खंडुपाडा, नागांव, भिवंडी, जिल्हा ठाणे.

कारणें कायम फरोक्तखत लिहून देतो जे :-

मौजे नागांव, तालुके भिवंडी, जिल्हा ठाणे, येथील, खालील परीशिष्ट (अ) मधील चतुःसीमेचे
आंतील जमीन, ही आम्ही लिहून देणार व संमती देणार असे दोघांचे समाईक मालकीची असुन,



10-C



ब व ड - १
२००३
पाने २१५६

{ १ }

सदर जमीनीस चतुःसीमा :- पुर्वेस- प्लॉट नं. २ पैकी श्री. मो. साकीर यांची जमीन, पश्चिमेस- प्लॉट नं. १ पैकी श्री. एहसान यांची जमीन, उत्तरेस- स. नं. १/४ ची जमीन, दक्षिणेस- ले आऊट प्लॉटस मधील रस्ता.

परीशिष्ट (ब) :-

वरील परिशिष्ट (अ) मधील चतुःसीमेचे आतील जमीनीमधील लिहून देणार यांचे निम्मे हिश्याची व मालकीची व वाटणीप्रमाणे कबजा वहीवाटीची व ते तुम्हांस या स्वतःने कायम विकत देत आहेत ती जमीन खाली लिहील्यप्रमाणे

मर्के नंबर	हिस्सा नंबर	ले आऊट प्लॉटनंबर	क्षेत्रफळ (चौ.घार)	क्षेत्रफळ (चौ.मीटर)
१	३	१	२ १	१३३-०
१	६	१	२ १	१११-२०
१	७			

(क्षेत्र एकूण अकरा पॉईंट बीस चौरसमीटर बिनशेती जमीन)

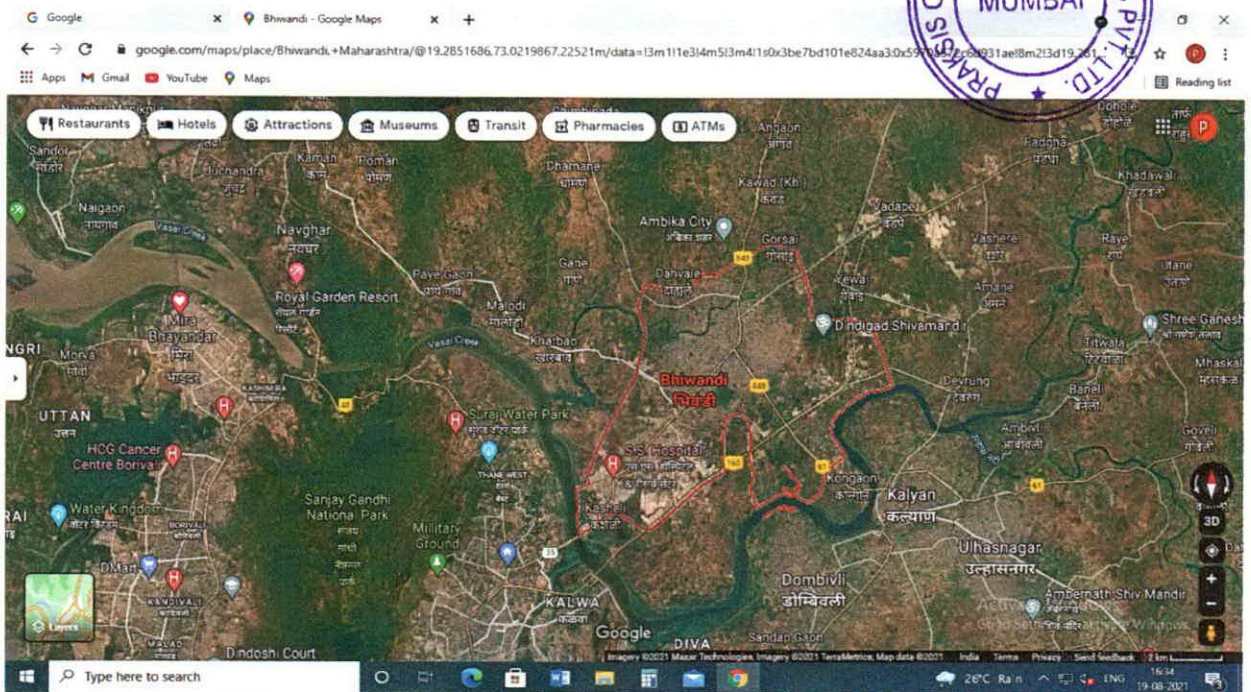
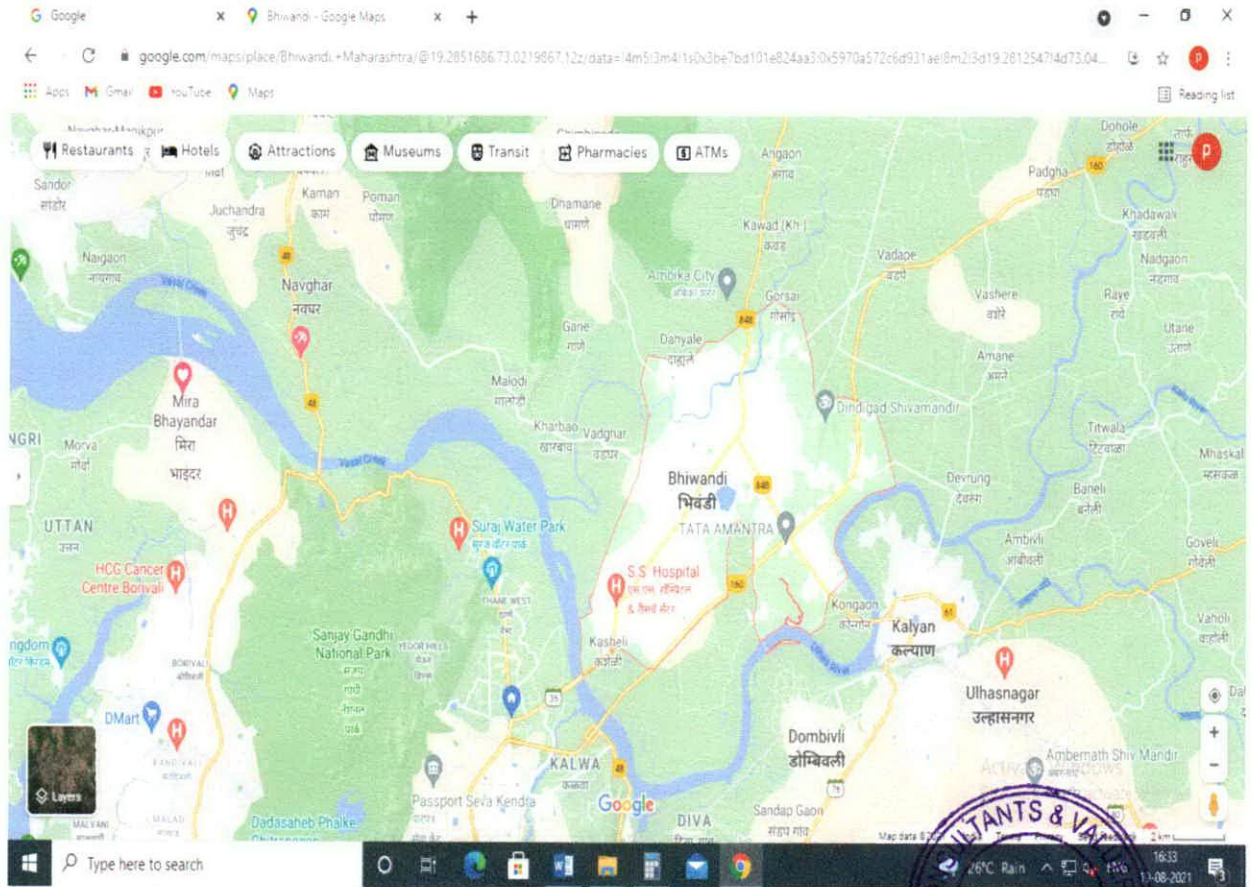
सदर जमीनीस चतुःसीमा :- पुर्वेस- याच प्लॉट नं. २ पैकी श्री. मो. नईम यांची जमीन, पश्चिमेस- प्लॉट नं. १ पैकी श्री. एहसान यांची जमीन, उत्तरेस- स. नं. १/४ ची जमीन, दक्षिणेस- याच प्लॉट नं. २ पैकी संमती देणार श्री. मो. जुबेर यांची शिल्लक जमीन.

येणेप्रमाणे परीशिष्ट (ब) मधील लिहून देणार यांचे हिश्याची व वाटणीप्रमाणे कबजा वहीवाटीची जमीन, त्यातील वहीवाडा, द्राढझाडोरा, वहीवाटीचे सर्व हक्कामुद्धा, याची जागे-येणेचे व रस्त्याने जाणेयेणेचे वापराचे निरंतरचे हक्कामुद्धा, बिनशेती व ले आऊट मंजुरीचे सर्व हक्कामुद्धा व शर्तीमुद्धा, तदंगभूत वस्तुसहीत व आजदिनपर्यंत घातून आलेले सर्व वहीवाटीचे हक्कामुद्धा, तीत लिहून देणार यांचे कोणत्याही प्रकारचे स्वत्व राखून न ठेवता, तुम्हांस वरील किंमतीस विकत देऊन आजरोजी मालक म्हणून तुमचे कबजात दिली आहे.

आता परीशिष्ट (ब) मधील लिहून देणार यांचे हिश्याचे जमीनीचा उपभोग तुम्ही तुमचे मर्जीप्रमाणे, वंशपरंपरेने व पुत्रपौत्रादी पाहीजे तसा निरंतर घ्यावा. आता सदर जमीनीवर लिहून देणार यांचा, त्यांचे भाऊबंध व वालीवारस यांचा, त्यांचे ईस्टेटवारस यांचा, त्यांचे एकत्रीक्युटर्स व असायनीज यांचा, त्यांचे मृत्युपत्रान्वये हक्क प्राप्त होणारे यांचा व हक्क-दावा-हितसंबंध व वारसा हितसंबंध सांगणारे ईतर कोणाचा, ईत्यादिकांचा, कोणत्याही प्रकारचा हक्क, दावा



GOOGLE MAP



VALUATION REPORT OF HOUSE AT
HOUSE NO. 2248, BHUSAWAL MOHALLA, NAGAON II, BHIWANDI, TALUKA
BHIWANDI, DISTRICT THANE 421 302

1) APPROACH ROAD



2) SHED



3) INTERNAL VIEW 1



4) INTERNAL VIEW 2

VALUATION REPORT OF HOUSE AT
HOUSE NO. 2248, BHUSAWAL MOHALLA, NAGAON II, BHIWANDI, TALUKA
BHIWANDI, DISTRICT THANE 421 302

5) INTERNAL VIEW 3



6) SELFI

