

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/0282/21-22

Date : 18-6-2021

Report No : 18919

To,  
Bank of Baroda, Bhiwandi Branch

Contact Person :

Contact No :

GSTIN / UIN : 27AAACB1534F2Z5

Sr.No	Particulars	Amount
1	<b>Professional Fees- Services</b> Valuation Report of Flat pertaining to Mr. Mohammed Naseem Mohammed Haroon Ansari at Flat No. 301, 3rd Floor, B-Wing, "Salman Apartment", Municipal House No. 2590, Wafa Complex, Gaibi Nagar, Nagaon, Part-Ii, Bhiwandi, Thane 421 302	2,500.00
2	SGST	225.00
3	CGST	225.00

INR Two Thousand Nine Hundred Fifty Only **TOTAL** 2,950.00

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
998311	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

**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.** : AAF0334G

For PRAKSIS CONSULTANTS & VALUERS PVT. LTD.



*B. Vijay Bayler*  
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

18919/2021



## **VALUATION REPORT**

**MR. MOHAMMED NASEEM MOHAMMED HAROON  
ANSARI**



**FLAT NO. 301, 3<sup>RD</sup> FLOOR, B-WING, "SALMAN APARTMENT",  
MUNICIPAL HOUSE NO. 2590, Wafa Complex, Gaibi Nagar,  
NAGAON, PART-II, BHIWANDI, THANE 421 302**

**FOR**

**BANK OF BARODA, RETAIL BHIWANDI BRANCH,**

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**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

B/312, 3<sup>rd</sup> 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](mailto:praksisconsultants@gmail.com) /[info@praksisconsultants.com](mailto:info@praksisconsultants.com)

**CERTIFICATE**

Date : 16<sup>th</sup> June, 2021

To,  
**Bank Of Baroda,**  
**Bhiwandi Branch,**

We have carried out the valuation of Flat pertaining to **Mr. Mohammed Naseem Mohammed Haroon Ansari** at Flat No. 301, 3<sup>rd</sup> Floor, B-Wing, "Salman Apartment", Municipal House No. 2590, Wafa Complex, Gaibi Nagar, Nagaon, Part-II, Bhiwandi, 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. 17,12,535 /- (Rupees Seventeen Lakhs Twelve Thousand Five Hundred Thirty Five Only)** as on 16<sup>th</sup> 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/18919/2021
1.	Purpose for which valuation made	:	To ascertain present FMV for Bank Of Baroda, Bhiwandi Branch, Flat
2.	Visit date on which valuation made	:	7 <sup>TH</sup> June, 2021 (Er. Suraj ) Along With Umair Ansari
3	Name of the Proposed Owner/Seller/ Purchaser /	:	<b>Mr. Mohammed Naseem Mohammed Haroon Ansari</b>
4	If the property is under joint ownership / share of each Owner. Is the share undivided?	:	100 % Ownership
5	Brief description of property Deed		Flat No. 301, 3 <sup>rd</sup> Floor, B-Wing, "Salman Apartment", Municipal House No. 2590, Wafa Complex, Gaibi Nagar, Nagaon, Part-II, Bhiwandi, Thane 421 302 The Residential property is Flat No. 301, On 3 <sup>rd</sup> Floor situated at above address is 11 Kms 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 Made Between Mr. Shamim Ahmed Ishtiyaque Ahmes Shaikh, Mr. Imran Ahmed Ishtiyaque Ahmes Shaikh, Mr. Rizwan Ahmed Ishtiyaque Ahmed Shaikh & Mr. Irfan Ahmed Shtiyaque Ahmed Shaikh And Mr. Mohammed Naseem Mohammed Haroon Ansari Dated 10/07/2007
	<b>Boundaries</b>	<b>As per Document</b>	<b>As per Building</b>
	<b>East Side</b>	Vacant Land of Owner	Sadaf Building
	<b>West Side</b>	Road Than Adnan Apartment	Road
	<b>North Side</b>	Vacant Land of Owner	A-Wing
	<b>South side</b>	15 Ft. Galli Than Farhan Apartment	Sadaf Building
			<b>As per Flat</b>
			Lobby
			Flat No. 302
			A-Wing Flat
			Open To Air



5.2	<b>Accommodation:-</b>	1 Living Room 1 Kitchen 1 Bedroom 1 Bathroom 1 Balcony
	<b>This Flat has Following Amenities:-</b>	
	1] Flooring	Polished Kotah & White Marble
	2] Door	Wooden Door With M.S. Grill Sliding
	3] Windows	Aluminum Sliding Windows
	4] Walls Internally	Dry Distemper Oil Bond
	5] Walls Externally	Sand Faced
	6] wiring	Concealed
	7] Plumbing	Concealed
	8] Flooring WC/Bath	Ceramic
	9] Kitchen Flooring	Granite
	10] Lift	No
	11] Structure	RCC framed
	12] Roof	False Ceiling -POP
	13] Other	N.A.
	14] Pavement Building	Yes
	15] Compound wall	Yes
	16] Amenities	N.A.
	Area of Property as per document	<b>Built Up Area = 57.87 Sq. Mt. = 622.74 Sq. Ft. As Per Agreement Given By Bank</b>
	Area of Property as per site measurement	<b>Carpet Area = 484 Sq. Ft. As Per Site Measurement</b>

**Note: Approved Plan & Occupation 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 as per judgment given by the MRTP commission.



18919/2021

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.	:	Flat No. 301, 3 <sup>rd</sup> Floor, B-Wing, "Salman Apartment", Municipal House No. 2590, Wafa Complex, Gaibi Nagar, Nagaon, Part-II, Bhiwandi, Thane 421 302
7	Landmark	:	Siddiqua Masjid, Amjadiya Urdu & High School
8	Survey / Plot No of Land	:	S. No. 98, H. No. 14 Paiki + S. No. 98, H. No. 14 Paiki of Village Nagaon
9	Freehold & Leasehold ?	:	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	:	Salman Apartment
17	Share Certificate No and Face Values	:	-
18	Maha Rera No.	:	N.A.



### 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



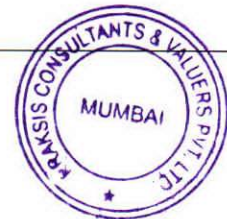
**II. SALES AND MARKETABILITY:-**

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 Agreement	Site Measurement
	<b>Built Up Area</b> = 57.87 Sq. Mt. = 622.74 Sq. Ft. <b>As Per Agreement Given By Bank</b>	<b>Carpet Area</b> = 484 Sq. Ft
	<b>Built Up Area = 622.74 Sq. Ft.</b>	
Rate adopted for valuation	<b>RS. 2,750/- X 622.74 SQ. FT.</b> <b>RS. 17,12,535 /-</b>	
<b>Market Value</b>	<b>Rs. 17,12,535 /-</b> (Rupees Seventeen Lakhs Twelve Thousand Five Hundred Thirty Five Only)	
<b>Realisable Sale Value:-</b>	<b>Rs. 15,41,281/-</b> (Rupees Fifteen Lakhs Forty One Thousand Two Hundred Eighty One Only)	
<b>Distress Sale Value</b>	<b>Rs. 13,70,028/-</b> (Rupees Thirteen Lakh Seventy Thousand Twenty Eight Only)	
<b>Govt. Rate</b>	<b>Rs. 32,000/- Sq. Mt.</b> <b>Rs. 2,973/- Sq. Ft.</b>	





**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		<b>Built Up Area = 57.87 Sq. Mt.</b> <b>= 622.74 Sq. Ft.</b> <b>As Per Agreement Given By Bank</b>  <b>Carpet Area = 484 Sq. Ft.</b> <b>As Per Site Measurement</b> <b>Built Up Area = 622.74 Sq. Ft.</b>
3	Year of Construction	:	2001
4	Estimated future life	:	40 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 )	:	Wooden Door With M.S. Grill Sliding & Aluminum Sliding Windows
9	Flooring ( floor-wise)	:	Polished Kotah & White Marble
c	Finishing and Maintenance	:	Ok
11	Roofing and terracing	:	False Ceiling -POP Roof
12	Special architectural or decorative features	:	Ok
13	a) Internal wiring - surface or conduit	:	Concealed
	b) Class of flitting superior / ordinary poor	:	Ok
14	a) Sanitary installations	:	Ordinary
	b) Class of fittings superior colored / superior white / ordinary	:	Ok
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
	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	:	-



**VALUATION RATE:-**

THIS FLAT IS ON 3<sup>RD</sup> FLOOR IN GROUND + 4 UPPER FLOORS BUILDING WITH NO LIFT AND IS 11 KM. AWAY FROM KALYAN RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM **RS. 2,250/- TO RS. 3,250/- SQ. FT.**

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF **RS. 2,750/- SQ. FT.**

**VALUATION**

**RS. 2,750/- X 662.74 SQ. FT.**

**RS. 17,12,535 /-**

<b>MARKET VALUE</b>	<b>RS. 17,12,535 /-</b>
<b>REALISABLE SALE VALUE:-</b>	<b>RS. 15,41,281/-</b>
<b>DISTRESS SALE VALUE:-</b>	<b>RS. 13,70,028/-</b>
<b>INSURANCE VALUE:-</b>	<b>RS. 6,22,740/-</b>
<b>GOVT. VALUE:-</b>	<b>RS. 14,80,876/-</b>



18919/2021

This Is To Certify That The Present Market Value of Flat No. 301, 3<sup>rd</sup> Floor, B-Wing, "Salman Apartment", Municipal House No. 2590, Wafa Complex, Gaibi Nagar, Nagaon, Part-II, Bhiwandi, Thane 421 302 Is **Rs. 17,12,535 /-** (Rupees Seventeen Lakhs Twelve Thousand Five Hundred Thirty Five 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 16<sup>TH</sup> JUNE, 2021  
PLACE: MUMBAI

  
**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**  
**AUTHORISED SIGNATORY**

D ON SERVER/MANISHA/BOB/18919-2021



**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: 2021/2022 Language: English

Selected District: ठाणे  
Select Taluka: भिवंडी  
Select Village: गावाचे नाव : नागाव (भिवंडी निवाणपूर महानगरपालिका)

Search By:  Survey No  Location

Enter Survey No: 98 Search

उपविभाग	भूमी मधील	निवासी मरनिहा	जॅंटीस	दुकाने	श्रेणीगत	एकूट (Rs.)	AllRights
4/45-वर्षी इ. 10/1) नागाव न. पु. इ.	6900	32000	38900	46200	38900	बो. मीटर	सर्वे नंबर



**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. 1036/07/05/1728 - 31/05

(Customer Copy)

Date 7/7/07

Deposit Br. Bhivandi, Thane

Pay to Bombay Mercantile Co-operative Bank Ltd.  
Stamp Duty

Franking Value Rs. 5740/-  
 Service Charges Rs. 10/-  
 Total Rs. 5750/-

Name of Stamp Duty paying party  
Mr. Mohammed Naseem  
Mohammed Hassan  
Ansari

DD / Cheque No. \_\_\_\_\_

Drawn on Bank & Branch \_\_\_\_\_

Tran ID \_\_\_\_\_

Franking Sr. No. 30359

Officer \_\_\_\_\_

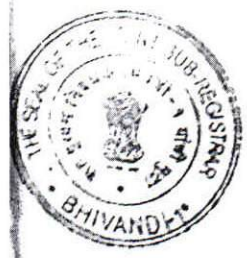
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 २००७  
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FOR BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.

AUTHORIZED SIGNATORY  
 BHIVANDI BRANCH

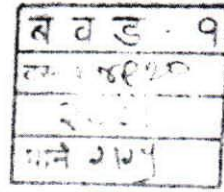
**AGREEMENT FOR SALE**

Valuation for Stamps : Rs.438000/00  
 General Stamps Affixed : Rs.5740/00  
 Actual Transaction For : Rs.311370/00  
 Actual Area sold : 622.74 Sq.fis Builtup  
 area.



Bombay Mercantile Co-operative Bank Ltd.,  
 Bhivandi Branch,  
 30, Keshavnagar,  
 Bhivandi-421 307.  
 D-5/STP(V)/C.R. 1036/07/05  
 1728 31/05

31121 30359  
 132600  
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 JUL 07 2007  
 10:38  
 INDIA STAMP DUTY MAHARASHTRA



THIS AGREEMENT FOR SALE is made entered into and executed here at BHIWANDI, DIST : THANE. on this 10<sup>th</sup> day of JULY 2007.

**BETWEEN**

- 1) MR SHAMIM AHMED ISHTIYAQUE AHMED SHAIKH.
- 2) MR IMRAN AHMED ISHTIYAQUE AHMED SHAIKH.
- 3) MR RIZWAN AHMED ISHTIYAQUE AHMED SHAIKH.
- 4) MR IRFAN AHMED ISHTIYAQUE AHMED SHAIKH.

All Adult, All at Present residing at 675/A, Gaibi Nagar, Nagaon-II, Bhiwandi, Dist : Thane, all the four persons being the Owners and partner of a Partnership firm in the name and style M/s Wafa BUILDERS AND DEVELOPERS Through Their Power Of Attorney Holder, Mr Ansari Shah Faisal Mohd Haroon, Age Adult, Occ : Business, R/at : H.No.1114, Punjabi Compound, 4<sup>th</sup> Nizampura, Bhiwandi, Dist : Thane, hereinafter called and referred to as the "BUILDERS/VENDORS" (which expression shall it to repugnant to context and meaning thereof shall mean and include the partners or partner for the time being of the said firm and the survivors or Survivors of them and their heirs executors & administrators of such Survivors etc.) being the party of the **FIRST PART**.

**AND**

**MR MOHAMMED NASEEM MOHAMMED HAROON ANSARI.**  
Age : 45 Years, Occupation : Business, R/at : M.H.No.2111, Flat No.203, B-wing, Farhan Apartment, Wafa Complex, Nagaon, Bhiwandi, Dist : Thane, hereinafter called and referred to as the "PURCHASER" (which expression shall unless it to be repugnant to context and meaning thereof shall mean and include his legal heirs executors & administrators, assigns, etc) being the party of the **SECOND PART**.

**WHEREAS** the BUILDERS/VENDORS are the absolute owner and seized and Possessed of and sufficiently entitled to the piece and parcel of N.A. land bearing Survey No. 98 Hissa No.14 Paiki + Survey No. 98 Hissa No.14 Paiki admeasuring 7340.00 Sq.Mtrs, at Mouje : Nagaon, Part - II, Bhiwandi, District : Thane.



ब व ड - १
दस्ता क ४२२०
२००७
पाने ६५

or R.C.C. pardis or other structural members of the Flat without the prior written permission of the Vendor.

e) Not to throw dirt, rubbish, rages, garbage, or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in which the Flat are situated.

15) That Builders/Vendors shall have all the rights and shall be at the liberty to carry out any additional construction/s floor/s etc. on the existing structure of the said building .

16) That the Purchaser shall have no right to take objection on the construction of further storey in the building as well as if any additional FSI is available to the Vendor the same shall be of the Vendor and the Vendor shall have right to use it to raise further storey in the building by using the said available FSI or otherwise to construct further or to extend the said building and the Purchaser shall have no right to take any objection for such construction against the Vendor or any persons if the builder may sell out such FSI or right of development or extension.

17) This Agreement for sale shall always be subject to **Maharashtra Flat Ownership Act 1963** and the provision contains in the Maharashtra Apartment Ownership Act 1970 or any other provision of law applicable hereto.

### SCHEDULE OF THE LAND

**ALL THAT** piece and parcel of Non – Agricultural land bearing Survey No. 98 Hissa No.14 Paiki + Survey No. 98 Hissa No.14 Paiki admeasuring about 7340.00 Sq. Mtrs or thereabout bearing N.A. Permission No. MEHSUL/K-1/T.8/NAP/SR-8/2001 vide N.A order dated 6/06/2001 from Zilla AdhiKari Office, of Thane which is lying and being at Mouje : Nagaon, Part : II, Bhiwandi in the District of Thane is bounded as under.

TOWARDS NORTH : Vacant Land of Owners.  
TOWARDS SOUTH : 15 Feet galli than Farhan Apartment.  
TOWARDS EAST : Vacant Land of owners.



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दस्ता नं ४९००
२००६
पाने ११५

TOWARDS WEST : Road than Adnan Apartment

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

#### SCHEDULE OF THE FLAT

ALL THAT **Flat No.301** on the Third Floor in the **B - Wing**, admeasuring about 622.74 Sq.fts Built up area or i.e Equivalent to about 57.87 Sq.Mtrs Built up area of the Building, Commonly Known as "**SALMAN APARTMENT**" bearing **Municipal House No.2590**, situated at Wafa Complex, Gaibi Nagar, Nagaon, Part - II, Bhiwandi, Dist :Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands at Bhiwandi the day and year first hereinabove written.

**SIGNED AND DELIVERED** by the }  
 Within named "**BUIDERS/VENDORS**" }  
 Mr Shamim Ahmed Ishtiyaque Ahmed Shaikh }  
 Mr Imran Ahmed Ishtiyaque Ahmed Shaikh }  
 Mr Rizwan Ahmed Ishtiyaque Ahmed Shaikh }  
 Mr Irfan Ahmed Ishtiyaque Ahmed Shaikh }  
 Through their Power of Attorney Holder }  
**Mr Ansari Shah Faisal Mohammed Haroon** }

*[Handwritten Signature]*

**SIGNED AND DELIVERED** by the }

Within named "**Purchaser**" }

**Mr Mohammed Naseem Mohammed Haroon Ansari** }

*[Handwritten Signature]*

WITNESSES:

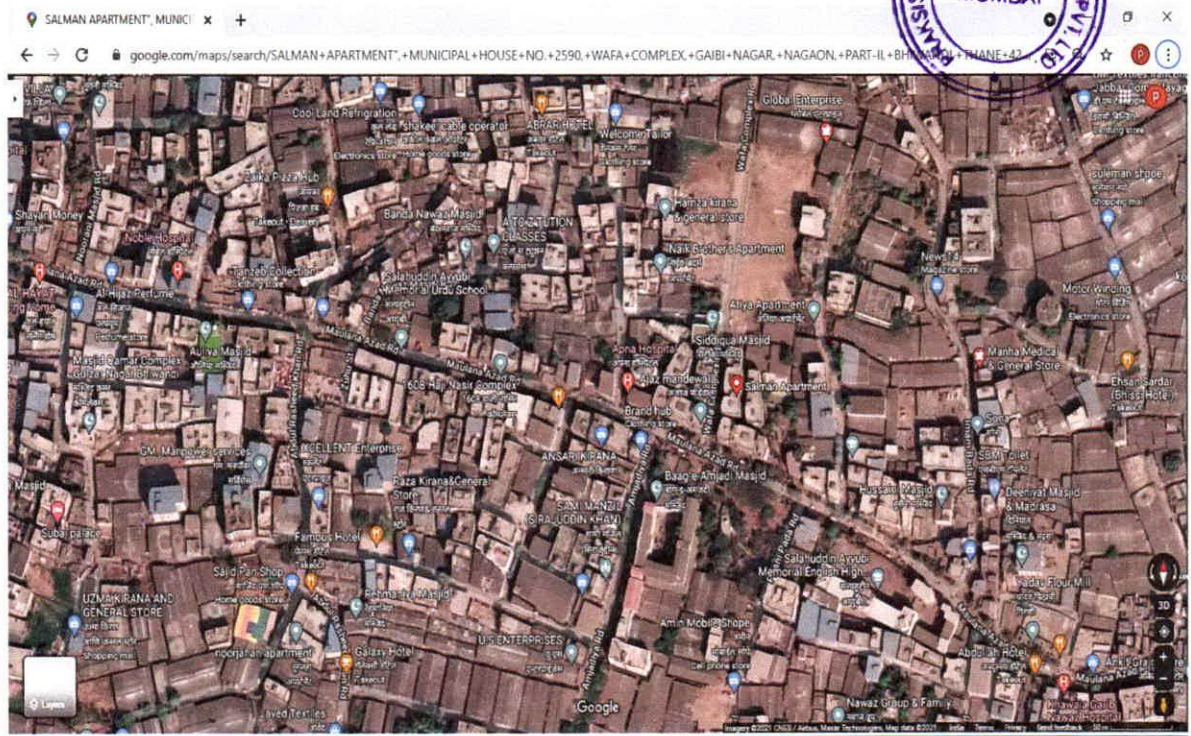
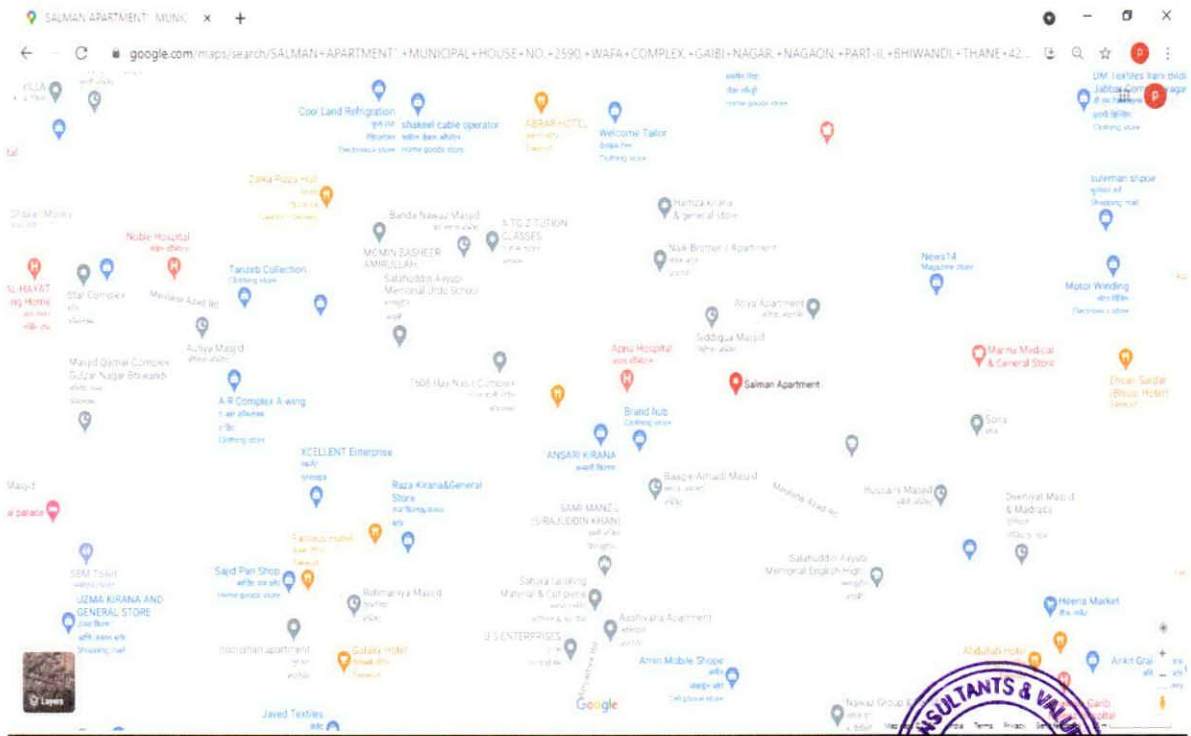
1. *[Handwritten Signature]*

2. *[Handwritten Signature]*





### GOOGLE MAP



**VALUATION REPORT OF FLAT AT**  
FLAT NO. 301, 3<sup>RD</sup> FLOOR, B-WING, "SALMAN APARTMENT", MUNICIPAL HOUSE NO.  
2590, WAFI COMPLEX, GAIBI NAGAR, NAGAON, PART-II, BHIWANDI,  
THANE 421 302

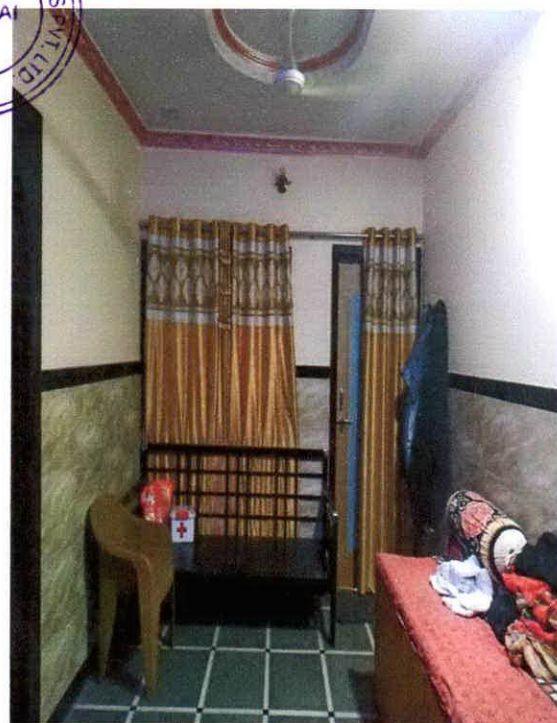
**1) BUILDING**



**2) BUILDING ENTRANCE**



**3) MAIN DOOR**



**4) LIVING ROOM**



**VALUATION REPORT OF FLAT AT**  
FLAT NO. 301, 3<sup>RD</sup> FLOOR, B-WING, "SALMAN APARTMENT", MUNICIPAL HOUSE NO.  
2590, WAFA COMPLEX, GAIBI NAGAR, NAGAON, PART-II, BHIWANDI,  
THANE 421 302

**5) KITCHEN**



**6) BEDROOM**

