

पावती Original/Duplicate

पावती क्र.: 39म

Regn.:39M

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Thursday, December

18, 2014

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पावती क्र.: 10607 दिनांक: 18/12/2014

गावाचे नाव: विठेपार

दस्तावेजाचा अर्जक्रमांक: ८८४४-८५३६-२०१४

दस्तावेजाचा प्रकार : पदाची जाहीरात करार

सादर करण्याचा दिनांक : १८/१२ - २०१४

पावतीची किंमत रु. ३००००.००

दस्तावेजाची किंमत रु. १५६०.००

पदाची संख्या: ७८

रु. ३१५६०.००

आपणास असे दस्तऐवज मिळाले आहे की १८/१२/२०१४ ४:३९ PM रोजी वेळीस

मिळाले.

सह दुय्यम निबंधक, अंश-२

मोबादना: रु. २०७००००/-

डॉ. सुधास निंबाळकर, अंश-२

सह दुय्यम निबंधक

वाजार मूल्य: रु. ३५०२०००/-

अंश-२ मधील शुल्क :

रु. १७५१००/-

१) दस्तऐवजाचा प्रकार: eChallan रकम: रु. ३००००/-

डॉ. सुधास निंबाळकर, अंश-२ क्रमांक: MH004436377201415E दिनांक: १२/१२/२०१४

दस्तावेज मालक व पत्ता:

२) दस्तऐवजाचा प्रकार: By Cash रकम: रु. १५६०/-

Notarized Original Document

DELIVERED ON

୧. ଫୁଲଗାଆ ମକର :- ପଥାଘା ଗାଆଆ କାମ
ଅଟୁଅଟୁ କାକା

:- प्रतिपक्ष

३. नारायण :- अथवा

૪. જાણવાલે તારા નામ :- વિલેપાલ (પહે)

১/২৩০ খ্রিষ্টাব্দ : ফাফস লম্বাইলো

3-संख्य प्रविभाग (आ) :- उपविभाग

6. ಶಿಹಕರ್ನಾಟಕ :- ರಾಜ್ಯ ಪ್ರಕಾಶನ ಪ್ರಕಟಿಸಿದ ೨೨ ಭಾಷಾಭಿವೃದ್ಧಿ ಪ್ರತಿ ಪುಸ್ತಕಗಳ ಪೈಕಿ ೧೭ ಭಾಷೆಗಳ ಪುಸ್ತಕಗಳನ್ನು ೨೦೦೩-೦೪

८. दरजान गर्म केल्या शिळकरीचे क्षेपकळ :- ८२.६३ बिन्ट अप चॉ.मीटर

ଉପରୋକ୍ତ ସମସ୍ତ ସ୍ଥାନରେ ଉପସ୍ଥାନ କରି ଉପରୋକ୍ତ କାର୍ଯ୍ୟ ସମ୍ପାଦନ କରିବାକୁ ନିମ୍ନଲିଖିତ ନିର୍ଦ୍ଦେଶ ଦିଆଯାଉଅଛି :-

:- महोदय :- उद्देश :- आदि / वार्ता

:- 11/11/20 :- 11/11/20

13. ଅନୁକ୍ରମିକତା :- ଯଦି ଏକ ଗୁଣର ସମସ୍ତ ମାନ ସମାପ୍ତ ହେବା ପରେ ଅନ୍ୟ ଗୁଣର ମାନ ଆରମ୍ଭ ହୁଏ ତେବେ ତାହାକୁ ଅନୁକ୍ରମିକତା କୁହାଯାଏ ।

উদ্ভিদ - জীব - বিজ্ঞান

21/10/2022 :- 11th Nov 22

उत्तर :- $\therefore$ संयुक्त रूप से

A. विवाही-दिन अथ वै.मीटर

B. निम्नलिखित

C. कल्याणिकर-जी.सी.

D. ପ୍ରତି ଚେନେ କ୍ଷେତ୍ର

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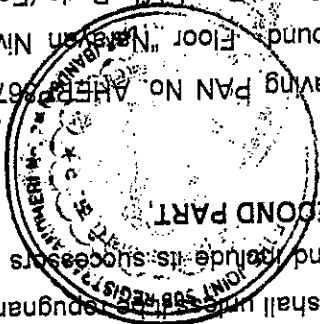
AGREEMENT FOR PERMANENT ALTERNATE ACCOMMODATION

THIS AGREEMENT made at Mumbai this 18 day of December 2014

between (1) M/S. NSB PROPERTIES, a Registered Partnership Firm having its Registered Office at B-7/8, Bageshri Co-operative Housing Society Ltd., Shankar Ghanekar Marg, Prabhadevi, Mumbai - 400 025, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and their heirs, executors and administrators of the last surviving partner, their or his assigns) of the ONE PART,

AND

(2) NARAYAN NIWAS CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No.BOMW/K-E/HSG/TC/10644/99-2000/2000 dated 20/01/2000 having its Registered Office at Subhash Cross Road, Vile Parle (East), Mumbai - 400 057 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) hereinafter referred to as "SOCIETY" of the SECOND PART,



(3) Smt. Nalini Parekh aged about 70 years, having PAN No. AHEB2677K Indian inhabitant having address at Flat No.002, Ground Floor, "Narayan Niwas Co-operative Housing Society Ltd." situate at Subhash Cross Road, Vile Parle (East), Mumbai - 400 057, hereinafter called the "MEMBER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns only) of the THIRD PART.

WHEREAS :

(A) The society is absolute owner of and otherwise well and sufficiently entitled to of all that piece and parcel of land or ground admeasuring about

502.50 sq.mtrs. (as per property card) bearing Plot No.27, Survey No.50(A), Hissa No.1 (Part), C.T.S. No. 162 & 162/1, of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban along with the building known as "Narayan Niwas" consisting of ground plus 3 upper floors having 10 Flats totally admeasuring about 4813.51 sq.ft. Carpet Area (inclusive of balconies) situated at Subhash Cross Road, Vile Parle (East), Mumbai - 400 057 (hereinafter referred to as "the said Property" and more particularly described in the Schedule - I hereunder written and).

(B) Under Development Agreement dated 03/12/2013 executed by and between the Society and the Developers herein, the Society has granted to the

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and conditions of the Development Agreement dated 03/12/2013. The Permanent Alternate Accommodation also includes the additional Carpet Area of 81 sq.ft. agreed to be purchased by the member from the developer. As per the terms and conditions of the Development Agreement dated 03/12/2013 out of the additional Carpet Area 48 sq.ft. (as per allotted by mutual understanding by Society's members) agreed to be purchased by the member at Rs.22,500/- per sq.ft. and remaining 33 sq.ft. carpet area agreed to be purchased by the member at Rs.30,000/- per sq.ft. Thus the Member agrees to pay to the Developer a sum of Rs.20,70,000/- as payment for additional Purchased Area of 81 sq.ft. in the following manner :-

A. Rs.4,14,000/- (20%) on signing of this agreement.

B. Rs.2,07,000/- (10%) on completion of plinth work of the said building.

C. Rs.1,03,500/- (5%) on completion of 1st slab of the said building.

D. Rs.1,03,500/- (5%) on completion of 2nd slab of the said building.

E. Rs.1,03,500/- (5%) on completion of 3rd slab of the said building.

F. Rs.1,03,500/- (5%) on completion of 4th slab of the said building.

G. Rs.1,03,500/- (5%) on completion of 5th slab of the said building.

H. Rs.1,03,500/- (5%) on completion of 6th slab of the said building.

I. Rs.1,03,500/- (5%) on completion of 7th slab of the said building.

J. Rs.1,03,500/- (5%) on completion of brickwork & internal plastering.

K. Rs.1,03,500/- (5%) on completion of internal wiring.

L. Rs.1,03,500/- (5%) on completion of internal plumbing.

M. Rs.1,03,500/- (5%) on completion of flooring.

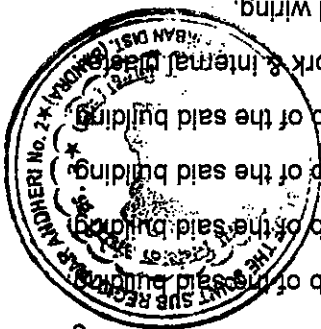
N. Rs.2,07,000/- (10%) on completion of finishing items.

O. Rs.1,03,500/- (5%) before handing over possession.

Total: Rs.20,70,000/- (100%).

Each of the above instalments shall be due and payable by the member to the developer within a period of 30 days of a written notice being given by the developer to the member intimating the completion of the particular stage of work and calling upon the member to make the payment of the instalment due in respect thereof. The Member shall pay to the Developer interest @ 2% per month on the amount defaulted which become due and payable by the Member to the Developer under the terms of this Agreement from the due date till the amounts are paid. The said Permanent Alternate Accommodation is more particularly delineated on the typical plan with individual flats marked in red colour boundary line which is annexed hereto as Annexure "A" to this Agreement and more particularly described in Schedule - II attached hereto.

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basis in lieu of the existing premises of the member. The Developer has agreed to allot area totally admeasuring 741 sq.ft. carpet area consisting of area equivalent to the existing area of 471.25 sq.ft. carpet + 188.5 sq.ft. free additional area of 40% (i.e. inclusive of area available by way off Fungible FSI) + Purchased additional area of 81 sq.ft. carpet. Thus the total area of the Flat No.102, 1st floor shall be 741 sq.ft. carpet along with one still lower car parking space no.9 admeasuring 10.35 sq.mt. in the proposed new building to be constructed on the said property (hereinafter referred to as said New Premises and the same is more particularly described in the Schedule - II hereunder written).

6) It is agreed that Permanent Alternate Accommodation and the said new building shall have the amenities as provided in the Annexure - I of the Development Agreement dated 03/12/2013 which shall be part and parcel of this Agreement which is annexed hereto as Annexure "B".

7) The Developers have got the plans for the proposed new building sanctioned from the MCGM and obtained I.O.D. bearing No. CHEWS/1115/K/337(NEW) of 2014 dated 7/10/2014 which is annexed hereto as Annexure "C", and furnished the certified copy of the IOD, sanctioned plans and the Development permissions to the Society and issued a notice requesting the member to handover the vacant and peaceful possession of existing premises for the purpose of demolition and redevelopment and the said member shall vacate his flat within 30 days from the date of receipt of such a notice of vacating the flat from the Developer subject to the Developer complying all other terms and conditions which are to be complied by the Developer prior to the member vacating his Flats, and hand over vacant and peaceful possession of the said flat to the Society and upon receipt of possession of all the flats, the Society will hand over possession of flats and possession of entire building to the Developers for demolition and redevelopment. If any delay occurs in vacating the premises by the member, then in that event a sum of Rs.14,441/- per day for the period during which the further development is delayed only on account of the member not vacating the existing premises shall be deducted by the Developers from the member's share in the displacement compensation payable to him as stipulated herein.

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8) The Member is at liberty to dismantle and take away her furniture, fittings and fixtures from the Members' Existing Premises. However, doors, doorframes, windows, window frames, grills, electric wiring, pipes, tiles, shall not be removed from the existing Premises. The value realized from the demolition/salvage shall be collected by and shall belong to the Developers alone.

the member will not be liable to refund the advance compensation/return the post dated cheques if due to a term in an existing Leave and License agreement, the member is liable to pay Rent/Compensation for such period.

(12) The Developers also agree that they shall clear all Municipal dues, taxes, water charges etc., up to the date of expiry of the notice period of 30 days of the notice to be issued after obtaining Occupation Certificate as per Clause 11 above in respect of the Permanent Alternate Accommodation to be provided to the members.

(13) The Developers shall be entitled to sell on ownership basis the remaining Flats in the building to be constructed by them on the said property to the prospective purchasers and for that purpose to enter into on their own behalf, risk and responsibility agreements or letter of allotment, Agreement For Sale, Sale Deed or such other writings or documents in their own name.

(14) On and from the date of taking possession of Permanent Alternate Accommodation or on expiry of the notice period of 30 days as stated above the Members shall be bound and liable to pay and shall pay his/her share in the maintenance and other charges in respect of the Permanent Alternate Accommodation including property taxes, water charges, electricity charges, service charges and all other outgoings to the Society.

(15) This Agreement will be treated as Agreement under the provisions of Maharashtra Ownership Flats Act, 1963 and all terms and conditions of the regular Agreement which the Developers enter into with the Flat Purchasers in the new building shall be deemed to have been included and incorporated in these presents and the members as the Purchaser of the new premises shall be bound by the same.

(16) It is agreed that after possession of the Permanent Alternate Accommodation is taken from the Developers the Members shall not do any act or thing which will spoil, change the elevation/exterior of the new building. It is further agreed that under no circumstances the garbage will be thrown or materials for interior work will be stored in the passage, stair case or in the building compound.

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(17) The Members shall not use the said new premises or permit the same to be used for any purpose whatsoever other than the purpose for which it is allotted (residential use only) or allowed by the Municipal Corporation nor for any other purpose which may or is likely to cause hindrance/annoyance to the Developers and Occupiers of the other premises in the said new buildings or to the Developers of the neighboring properties nor for any illegal or immoral purposes.

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being in force, nor any suit/proceedings is pending in any Court against the said property. The Developers on behalf of the Society have obtained the title certificate from M/S. KIRTI NAGDA & ASSOCIATES, Advocates High Court. The copy of the Title Certificate of M/S. KIRTI NAGDA & ASSOCIATES, Advocates High Court is annexed and marked as Annexure "D" and the relevant revenue records/property card of the said property on which the new building and the said flat is to be constructed are annexed and marked as Annexure "E".

24) The stamp duty and registration charges payable on the area of 659.75 sq. ft. carpet to be provided free of cost shall be borne and paid by the developers only.

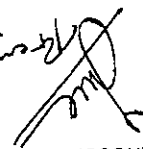
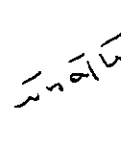
25) The Members shall be liable to pay the Stamp Duty, Registration Charges, VAT, Service Tax or any other local/state or central Govt. levies or taxes applicable at that time on the area of 81 sq.ft. carpet purchased by them for consideration.



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IN WITNESS WHEREOF the parties hereto set and subscribed their hand or the day, month and year first hereinabove written.

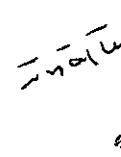
SIGNED SEALED AND DELIVERED by the)
(Withnamed "THE DEVELOPERS"
(M/S. NSB PROPERTIES
(Through its Working Partner
(Mr. Gautam Ekanath Thakur
()
(In the presence of.....)
()

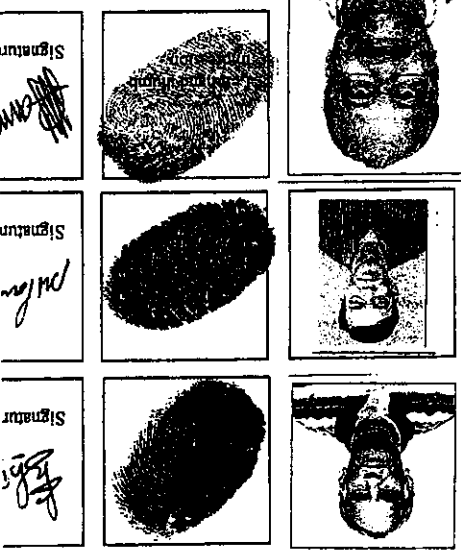
Witness:-
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SIGNED SEALED AND DELIVERED by the)
(Withnamed "THE SOCIETY"
(NARAYAN NIWAS CO-OPERATIVE
(HOUSING SOCIETY LIMITED
()
(Through its
(Chairman - Mr. Shrikant Bhide
(Secretary - Mr. Sushil Pandit
(Treasurer - Mr. Prakash Samant
()
(In the presence of.....)
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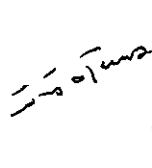
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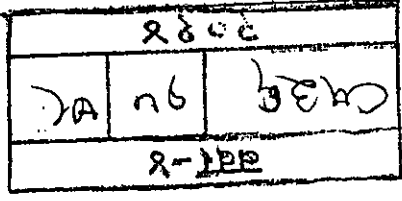
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2. 



SIGNED SEALED AND DELIVERED by)
(the Withnamed "MEMBER"
(Smt. Nalini Parekh
()
(In the presence of.....)
()

Witnesses :-

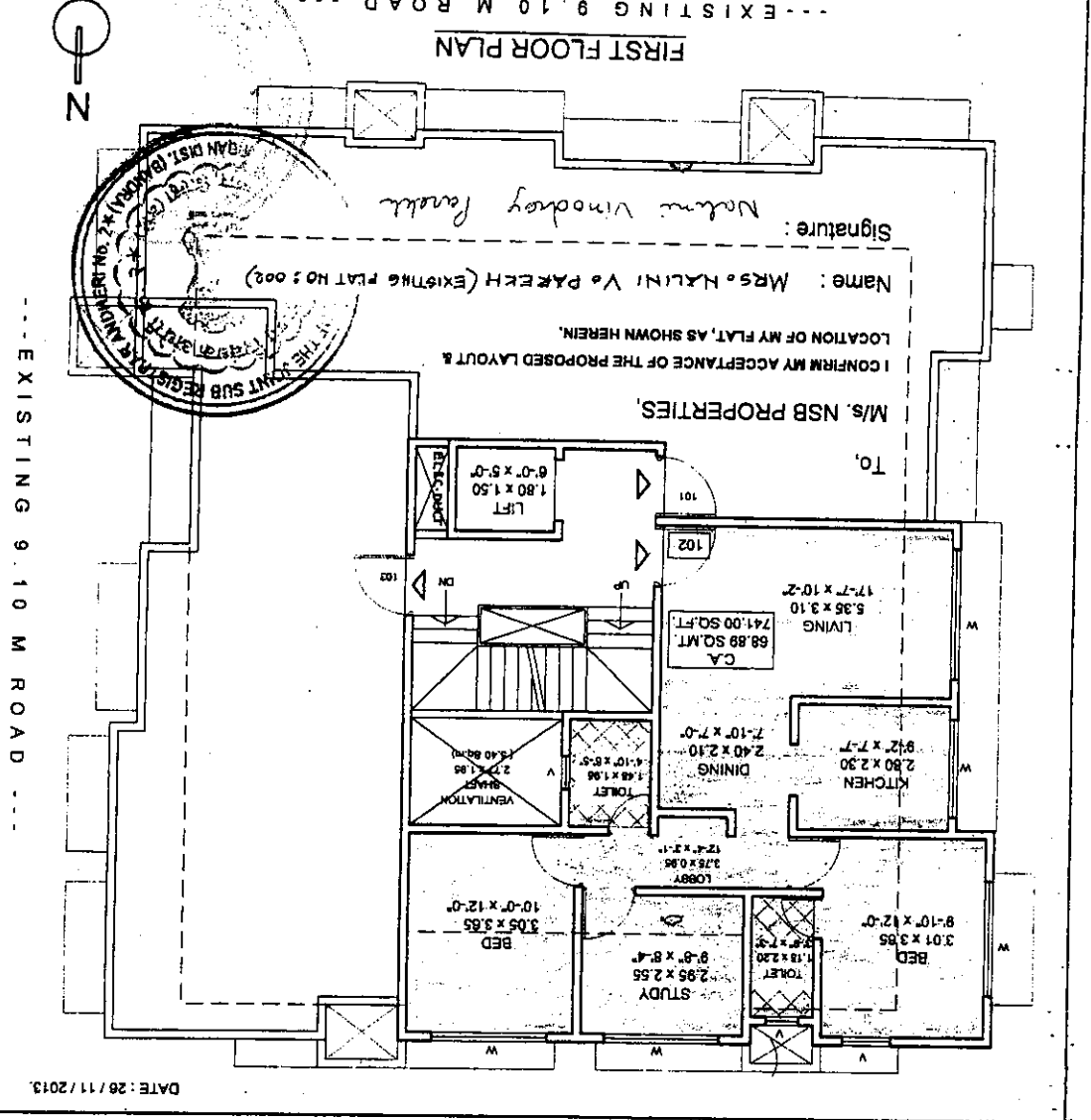
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for Narayan Niwas Co-op. Hsg. Soc. Ltd. S
 Treasurer
 Secretary

AMBER V. NATEKAR
 D. AMBER V. NATEKAR NO. 98, VILE PARLE (E) ROAD, VILE PARLE (E) MUMBAI - 400057.
 Regd. Architect & Hg. Engg.
 1A, G. P. J. Road, VILE PARLE (E), MUMBAI - 400057.
 VILE PARLE (E) MUMBAI - 400057.
 TENTATIVE PLAN SUBJECT TO MUNICIPAL APPROVAL
 ROOM DIMS & SEVEN FEATURES MENTIONED IN THE PLAN ARE SUBJECT TO MINOR VARIATION AS PER THE FINAL PLAN, REC. LAYOUT & APPROVAL FROM MUNICIPALITY.

FIRST FLOOR PLAN



To,
 M/s. NSB PROPERTIES,
 I CONFIRM MY ACCEPTANCE OF THE PROPOSED LAYOUT &
 LOCATION OF MY FLAT, AS SHOWN HEREIN.
 Name: Mrs. HALINI V. PAREKH (EXISTING FLAT NO: 002)
 Signature: *Halini Vinodh Parekh*

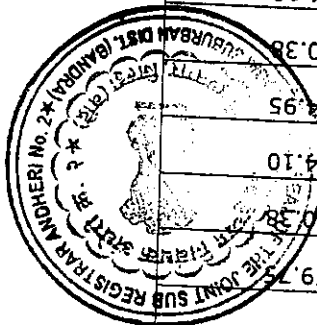
DATE: 26/11/2013

Annexure - "A"

ANNEXURE "F"

List of names of Members of NARAYAN NIWAS CO-OPERATIVE HOUSING SOCIETY LTD., with their Existing Flat numbers, Existing Carpet Areas and the Additional Area receivable by them.

Name of the Member	Existing Flat No.	Existing Carpet Area (sqft)	Additional Carpet Area (sqft)	Total Carpet Area of New Flat (sqft)
Mr. Mihir Samant	001	493.75	197.50	691.25
Mrs. Suneta Samant				
Mrs. Nalini Parekh	002	471.25	188.50	659.75
Mrs. Vinaya Shenoy	103	393.13	157.25	550.38
Mr. Rajesh Shenoy				
Rekha Bhide	104	531.50	212.60	744.10
Mr. Shrikant Bhide	105	489.25	195.70	684.95
Mr. Sushil Pandit	206	393.13	157.25	550.38
Mrs. Surekha Pandit				
Mrs. Swati Sardar	207	531.50	212.60	744.10
Mrs. Swati Sardar	208	489.25	195.70	684.95
Mr. Prakash Samant	309	531.50	525.60	1057.10
Mr. Sujay Samant	310	489.25	195.70	684.95
Mr. Prakash Samant				
TOTAL		4813.51	2238.40	7051.91



For NSB PROPERTIES

For M/S. NSB PROPERTIES

PARTNER

Through its Working Partner
Mr. Gautam Ekanath Thakur

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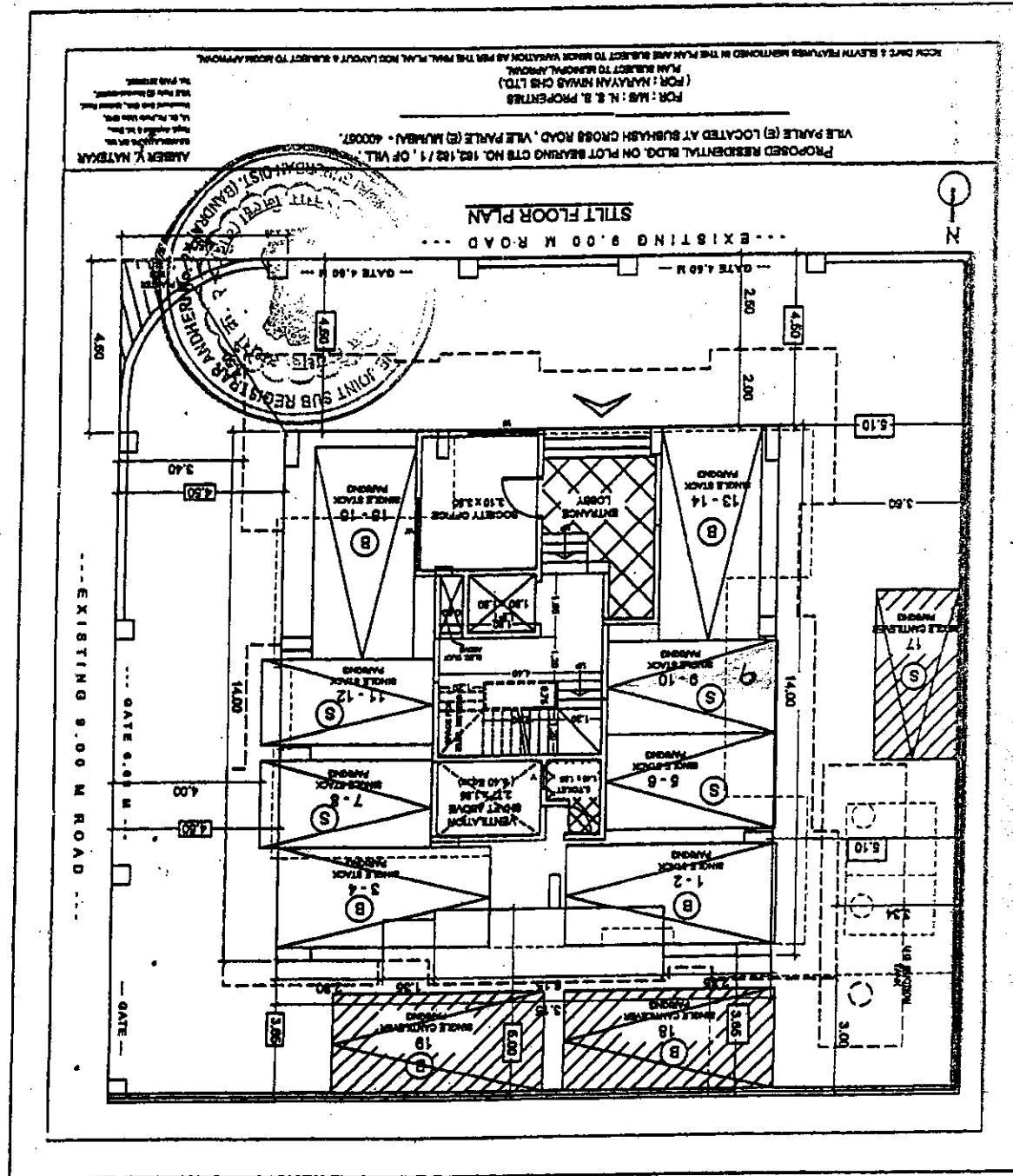


(Secretary/Chairman/Treasurer)

For NARAYAN NIWAS CHS. LTD.

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Annexure - "A"

LIST OF AMENITIES

IN THE LIVING ROOM

A] FLOORING

- Vitrified 2' x 2' size tile Flooring (Marbitto, Marbonite or similar brands, as displayed tiles on site).
- Marbitto/Marbonite tile of size 2' x 2' in Living Room with 4" skirting.

B] WINDOWS

- Aluminium sliding/openable windows 3/4" with approved colour and light tinted glass panes and granite + Marble window sill. Anodized.
- Strong Fixed M.S.-Grills as per approval (Full Grill).
- Extra track & Panel for Mosquito Net for each window.

Specification of Aluminium Anodised Window.

- Jindal or GALCO make 3/4" series heavy section.
- 4 to 5 mm. thick Glass.
- Concealed lock.

C] DOOR AND SHUTTERS

- Main door Decorative T.W. solid core frame 38 mm. thick.
- Decorative Main door shutter with brass fittings and fixtures of approved make.
- M.S./Wooden Safety door for Main door with Godrej/Europa make lock.
- Video-Door-Phone with intercom system inbuilt.
- Main door shutter provided with 1 No. Europa/Godrej make Night latch, peephole and lockable Brass (Silver Plated Aldrop facility).
- Teak wood cover moulding to door frame.
- Brass heavy quality handle from inside.
- Brass hinges of heavy quality.
- Brass Stopper and Kadi from inside.
- 6" long Brass Tower Bolt from inside.
- Flat Nos. in Brass.

D] BRICK WORK/PLASTER/PAINTING

INTERNAL

- Single 4" brick work for internal walls.
- Single Coat Cement smooth plaster for internal walls.
- Two coats of Birla Putty for Internal Walls to give smooth finishing.
- Painting for Internal Walls - Two Coats Oil Bound Distemper (Asian Paints/ICI).

EXTERNAL

- 6" brick work for external walls with external water proofing.
- Two Coats of sand finishing plaster.
- Painting for external Walls-Cement Paints/Acrylic base Paint as per approved Shade (Asian Paints/ICI).

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E] ELECTRICAL POINTS

- Three light points + Two Fan point + One T.V. point + two Sump points (for set top box & dvd player) + One Internet point + One AC Point + One Electric Door Bell point + One intercom point in each flat from Security cabin or main Entrance lobby of Building.
- Cable Connection.
- ISI-Certified approved quality electrical accessories.
- Anchor-Roma/Crabtree/Elley's fittings.
- Concealed Wiring. Safety electrical devices such as circuit breakers, MCB, ELCB of ISI mark of reputed brand.

> IN THE BED ROOMS

A] FLOORING

- Vitrified 2' x 2' size tile Flooring (Marbita/Marbonite/Asian/ NITCO or similar brands, as displayed tiles on site) with 4" skirting as displayed on site.

B] WINDOWS

- Aluminum sliding/openable windows with approved colour and light tinted glass panes and granite + marble window sill.
- Strong Fixed M.S. Grills as per approval (Full Grill).
- Extra track & Panel for Mosquito Net for each window.

Specification of Aluminium Anodised Window.

- Jindal or GALCO ¾" series heavy section.
- 4 to 5 mm. thick Glass.
- Concealed lock.

C] DOOR AND SHUTTERS

- T.W. solid core frame as per approved.
- Flush door with (Anchor/Kenwood).
- White Oil Paint to give smooth finishing to surface of shutter and frame.
- Round Lock + Tower Bolt+ Stopper + S.S. Hinges.

D] BRICK WORK/PLASTER/PAINTING

INTERNAL

- Single 4" brick work for internal walls.

- Single Coat Cement smooth plaster for internal walls.

- Two coats of Birla Putty for Internal Walls to give smooth finishing. Painting for Internal Walls- Two Coats Oil Bound Distemper. (Asian Paints/ICI)

EXTERNAL

- 6" brick work for external walls with external water proofing.

- Two Coats of sand finishing plaster.

- Painting for external Walls-Cement Paints/Acrylic base Paint as per approved Shade.

2028	CHAG	2028
2028	CHAG	2028



E] ELECTRICAL POINTS

- Two light points + One Fan point + One AC Point + Two 5 Amp. Plug points.
- ISI-Certified approved quality electrical accessories.
- Anchor-Roma/Crabtree/Elley's fittings (Concealed Wiring).
- Parallel telephone point with 5 mp plug point in Master Bedroom.
- Cable Connection in Master Bedroom.

> IN THE KITCHEN

A] FLOORING

- Vitrified 2'X 2' size tile Flooring (Marbilo, Marbonite or similar brands, as displayed tiles on site).

B] WINDOWS

- Aluminum sliding/openable windows 3/4" section with approved colour and light tinted glass panes and granite + Marble window sill.
- Strong Fixed M.S. Grills as per approval.
- Extra track & Panel for Mosquito net for each window.

Specification of Aluminum Anodized Window.

- Jindal or GALCO make 3/4" series heavy section.
- 4 to 5 mm. thick Glass.
- Concealed lock.

C] KITCHEN PLATFORM

- 8 feet Granite kitchen platform with approved quality stainless steel sink "Nirali" and glazed tile. (Imported Ceramic tiles or Sonora/Gold.
- Jaquar or similar quality hard coat CP plumbing fittings. Coin/Kajaria as approved by Architect dado upto 3' height above the platform. Below platform, white glazed tiles of size 8' x 12' will be provided).
- Kitchen platform will be sandwiched type with cuddapah stone/marble and top finished with polished black granite stone slab.
- Provision for Mahanagar gas connection & meter.

D] BRICK WORK/PLASTER/PAINTING

INTERNAL

- Single 4" brick work for internal walls.

2008	2008	2008
2008	2008	2008
2008	2008	2008

- Single Coat Cement smooth plaster for internal walls.
- Two coats of Bitla Putty for Internal Walls to give smooth finishing. (Asian Paints/ICI)
- Painting for Internal Walls-Two Coats Oil Bound Distemper.

EXTERNAL

- 6" brick work for external walls with external water proofing.
- Two Coats of sand finishing plaster.
- Painting for external Walls Cement Paints/Acrylic base Paint as per approved Shade.



E] ELECTRICAL POINTS

- Two light points + One Fan point + One Exhaust Fan Point + One 16 Amp. And Two 5 Amp. Plug points (for Fridge/Microwave/Aquaguard/Mixer Electric Point).
- ISI-Certified approved quality electrical accessories.
- Anchor-Roma/Crabtree/Elley's fittings.

> IN THE TOILETS

A] FLOORING AND DADO

- Imported Glazed tile dado up to door heights in bathroom, W.C. and toilet. As per displayed on site.
- Same matching Ceramic Tile for Flooring (Anti skid).

B] WINDOWS

- Adjustable glazed louvered windows for Toilets/Bath/W.C. fixed on Granite/Marble Frame. (min size 2' x 3' to include the exhaust fan cut out only fitted with glass) as approved.
- Provision for Mosquito Net.

C] DOORS

- 30 mm thick Flush Door with white Paint Baby Latch inside/outside or bakelite sheet with embedded in 1" Aluminium Frame with Baby latch inside/outside fixed on Granite Frame.



D] PLUMBING

- Concealed G.I./P.V.C./U.P.V.C/ CPVC. in Toilet/Bath/W.C. make TATA, Zenith or ASTRAL make Pipe.
- Brass fitting with Chrome plated (Jaguar Continental/Opal Range).
- Single Liver Diverter, Overhead Shower, One Spout, Flush Valve/Flush Tank. (Cera/Euro).
- One Health Faucet attached to two-in-one bib Cock, wall mounted European W.C (Water Closet) (Cera).
- One Ceramic 18" x 14" Wash Basin with bottle Trap, Pillar cock (Cera/Euro).
- One 1 Liter instant Geyser (Racold/Geyco or Bajaj) in Toilet/Bath.
- Toilet and W.C. will have Anglo-Indian (Orissa type) or English commode water closet (Cera/Euro) as per choice of member.
- Water connection for washing machine & outlet in toilet/lobby/kitchen

E] BRICK WORK/PLASTER/PAINTING

89	89	89
89	89	89

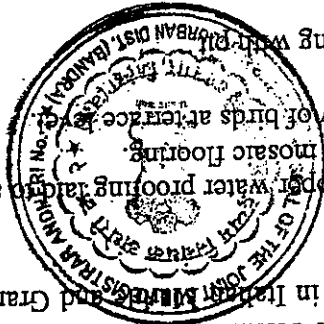
- Single 4" brickwork for internal walls.
- R. C.C. loft over bath and W.C./Toilet as per permissible rules.
- 6" brick work for external walls with external water proofing.
- Single Coat Cement smooth plaster for internal walls.
- Single coat Plaster with Bitla Putty and Two Coats Oil Bound Distemper.

ELECTRICAL POINTS

- One light point in Bath/W.C./Toilet and Toilet Lobby with one No. electrical Geyser connection for Bath/Toilet and one 5 Amp. Plug point in Toilet lobby.
- ISI-Certified approved quality electrical accessories.
- Anchor-Roma/Crabtree/Elley's fittings.
- Exhaust Fan point in Toilets.
- Separate Electric Meter for Each Flat.

IN THE COMPOUND WALL/STAIRCASE/LIFT/ENTRANCE LOBBY AND TERRACE

- 1.2 mt. high pucca masonry compound wall with M.S. Openable decorative and attractive compound gate and paved (Chequered Tile or Attractive Tile) compound pavement.
- Adequate lighting to gate and in the Compound.
- Adequate compound lighting around Building.
- One light point in common staircase area on each floor.
- Attractive Lift/elevator as per Site condition and Approved (Kone/Otis/Schindler). Manufacturer. Elevator as per the rules and regulation of MCGM will be provided with automatic floor landing facility.
- Postal delivery boxes for each member at ground floor.
- Lift Machine Room will be provided on the Terrace over the Lift Shaft.
- Elegant main entrance lobby to Building, in Marble and Granite with Intercom System to each flat.
- Adequate lighting in Stilt.
- Terrace finished in Brick bat coba with proper water proofing and adequate slope and finished above with I.P.S./China mosaic flooring.
- Grill over ventilation shaft to prevent entry of birds at terrace.
- Attractive Name Plates.
- Stack Parking Installations, if required along with proper drainage.



OTHER AMENITIES

- R.C.C. water storage overhead tank and underground R.C.C. Suction tank of adequate capacity as per municipal rules, provided with water pumping arrangement with 2 nos. motors.
- Rainwater Harvesting Systems by Approved Consultant with Bore-Well.
- Fire Fighting System by Approved Consultant as per C.F.O. (Chief Fire Officer).
- Society office will be provided with two light points, one fan point and two plug points.
- Approved underground Sewage Stoneware Pipe Lines as per BMC norms.
- Servants Toilet will be provided with Light and Plug Point & 2
- Ceiling Height 9 to 9.6 from Floor Tiles to Ceiling.
- Staircase width minimum 4 to 4.5 ft.
- Full Grill for all the Rooms from Outside.
- Garbage Disposal System as per BMC approval.
- Termite Treatment at foundation level and after completion of structure.
- Separate distribution boards for (1) Connections to flats (2) Common lights

CHB	CHB	CHB
CHB	CHB	CHB
CHB	CHB	CHB

- Electrical equipments like stack parking installations, lifts etc.

Annexure - "C"

In replying please quote No. and date of this letter.

Ex. Engineer Bldg. Proposal (W.S. H and K Wards Municipal Office, R. K. Park Marg Mumbai - 400 050

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/WS/1115/K/337 (NEW) of 20 17 OCT 2014

Municipal Office, Mumbai 20

N.S.B. Properties, C.A. to Narayan Nivas C.H.S. Ltd.

With reference to your Notice, letter No. 814 dated 31/10/2009 and delivered on 2009 and the plans, Sections, Specifications and Description and further particulars of your proposed residential building on plot bearing CTS No. 162, 162/1 of Village Ville Parle and Mumbai, furnished to me under your letter, dated 2009. I have to inform you that I approve the building or work proposed to be erected or executed, and I therefore hereby formally approve to you under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my approval by thereof reasons :-

CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

That the commencement certificate under section 44/69 (1) of the M.B. Act will not be obtained before starting the proposed work.

That the compound wall is not constructed on all sides of the plot clear of the road, widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession or holding as per regulation No. 38(27) before starting the work.

That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murrum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.

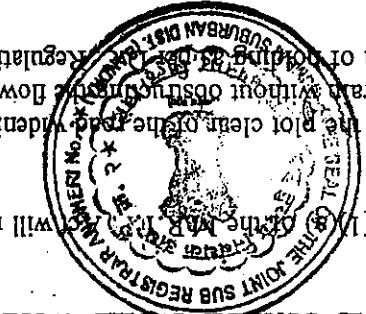
That the Structural Engineer will not be appointed. Supervision shall be per appendix XI (regulation 5(3)(ix)) will not be submitted by him.

That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

CERTIFIED AS TRUE COPY

AMBER V. NATEKAR
 ARCHITECT &
 MR. REGISTRAR



... entered into an agreement with the existing tenant along with the ...

Ex. Engineer Bldg. Proposal (W.S

CHE/WS/1115/K/337 (NEW) H and K Wards
Municipal Office, R. K. Patkar Marg
Mumbai (West), Mumbai - 400 050

17 OCT 2014

1. The design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec. 37(2) of MR&T.P. Act, 1966 under No. TPB-4307/396/CR-24/2007/UD-11 dated 6/2/2007 shall not be submitted.

2. The authorized Pvt. Pest Control Agency to give anti malaria treatment shall not be reported in consultation with P.C.O./K/East Ward].

3. The N.O.C. from E.E. Mech. (E.I) P&D for the provision of artificial light, ventilation and / or A.H.U. shall not be submitted.

4. The sheet piling along with diaphragm wall shall not be constructed taking all the extraordinary measures under the strict supervision of registered Structural Engineer before the work of basement is taken in hand after issue of C.C.

5. The RUT shall not be submitted by the developer to sell the tenements/flats on area basis only and to abide by the provision of MOFA (Act) amended upto date and B. indemnifying the MCGM and its employees from any legal complications arising out of MOFA, will be submitted.

6. The necessary remarks for training of nalla/construction of nalla shall not be obtained from Dy. Ch. Eng. (S&W) City and Central Cell before plan C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.

7. The debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the building area, whichever is less will not be paid before further C.C.

8. The 'Debris Management Plan' shall not be got approved from Dy. Ch. Eng. and the conditions therein shall not be complied with.

9. The N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.

10. Remarks / specifications regarding formation level and construction of road from the Dy. Chief Engineer [Roads] W.S. shall not be obtained before applying for C.C.

11. The labour welfare tax as per circular No. Dy. Ch. Eng. 3663/BP (C.C.) dated 30.9.2011 shall not be paid before asking for C.C.

12. The developer shall not submit the registered undertaking agreeing to comply with & follow the rules, regulations, circulars, directives related to the safety of construction works, issued time to time by the department of building & other construction.

13. Certified as TRUE COPY

AMER V. NATRAJ
MR. ARCHITECT
MR. REGISTERED

That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.

Ownership documents.

Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.

Copies of Soil Investigation Report.

RCC details and canvas mounted structural drawings.

Structural Stability Certificate from Lic. Structural Engineer.

Structural audit reports.

All details of repairs carried out in the buildings.

Supervision certificate issued by Lic. Site Supervisor.

Building Completion Certificate issued by Lic. Surveyor / Architect.

NOC and Completion Certificate issued by C.F.O.

Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

That all the structural members below the ground shall not be designed and constructed in such a manner as to cause the effect of chlorinated water, sulphur water, seepage water, etc. and other corrosive chemical effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.

That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise level levels as per the norms of Pollution Control Board.

CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.

That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work above plinth level and Affidavit-cum-Indemnity Bond as required by U.L.C-10 (2008)/CR-1/2008/U.L.C.R-1 dtd. 01-3-2008 shall not be submitted by developer.

That the debris shall not be transported to the respective Municipal dumping site and chattran to that effect shall not be submitted to this office for record.

That the N.O.C. from A.A. & C. [K/East Ward] shall not be submitted.

CERTIFIED AS
TRUE COPY

AMBER V. NATKAL

REGD. ARCHITECT &

INT. RESIDENT

CHE/WS/115/K/337 (NEW)
Municipal Office, R. K. Park, Mary
and K. Ward
Engineer, Mary
17 OCT 2014

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DATE: 10/10/68

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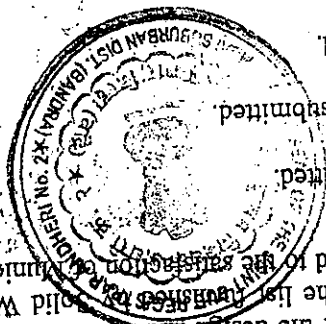
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It shall not be submitted



CERTIFIED AS
 TRUE COPY

 AMBER V. NATERKA
 SEED, ARCHITECT &
 INTL. DESIGN

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CONTENTS OF SHEET

STAMP OF DATE OF RECEIPT OF PLANS

15-2014
 R. Edgar Bittig, Prop. (W.S.) X West
 Barnes Mendel's Publishing, Publisher

REVISION	
----------	--

PROPOSED RES. BUILDING ON PLOT

PARLE (E) MUMBAI-20057

पुस्तकालय - महात्मनगरपालिका,
- कै - विभाग / पुराने
दिनांक 17 OCT 2014
कार्यकारी अधिकारी हुमनाली
हुमनाली (प्रतिष्ठान हुमनाली)

THE SIGNATURE OF ARCHITECT

AMBER V. NATEGAR, MD

02A-ARCH ALIA Cont In PG. DE WNI
Regd. Architect & Engineer, E.C.O.M.
1A G.F.R., Pune Urban Dist.

USE TO ORDER FROM THE FOLLOWING:

Ving Palle (E) Mumbel-40067,
Tel. PRAD 2813 6307.

REV.: _____

KIRTI NAGDA & ASSOCIATES

(ADVOCATES HIGH COURT)

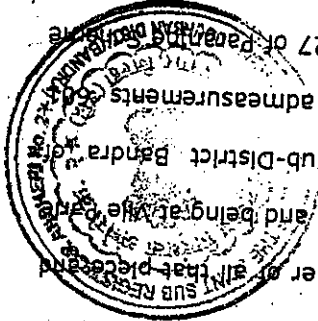
5, Thimrud Krupa Co-Op. Hsg. Soc. Ltd.
Ram Mandir Road, Behind Malviya Road Post Office,
Vile-Parle (East), Mumbai - 400 057.
(O) : 2610 1747 / 1748 • Fax : 2610 1755
E-mail : kirti_nagda@yahoo.com

30/09/2013
Date :

TO WHOMSOEVER IT MAY CONCERN

Sub.: Title Certificate with respect to:-

All that piece and parcel of land or ground admeasuring about 502.50 sq.mtrs. C.T.S. No.162 & 162/1 and original Survey Nos.50 (A), Hissa No.1 (Part) of Village - Vile Parle (East), Taluka - Andheri, Dist. - Mumbai Suburban situated at Subhash Cross Road, Vile Parle (East) Mumbai - 400 057.



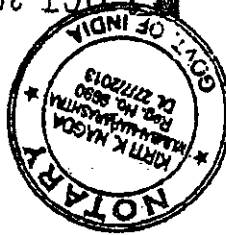
1. One Mr. Gajanan Narayan Samant was owner of all that piece and parcel of plot of land or ground situate, lying and being at Vile Parle in Greater Bombay within registration Sub-District Bandra, District of Mumbai Suburban containing by admeasurements 502.50 Sq.yds. or thereabouts and bearing Plot No.27 of Range 711, bearing CTS No. 162 & 162/1 of Village - Vile Parle (East), Taluka No. B, of Vile Parle and Survey No.50 (A), Hissa No.1 (Part), now

2-220	288	288
288	288	288

2. The said Mr. Gajanan Narayan Samant developed the said plot of land by constructing the building on the said plot of land known as Narayan Niwas consisting of 10 Flats and 1 Garage and sold the flats and other premises on ownership basis under the provisions of Maharashtra Ownership Flats Act - 1963 for consideration under said plot of land).

TRUE COPY

KIRTI K. NAGDA & ASSOCIATES
ADVOCATES & NOTARY PUBLIC
GOVT. OF INDIA
5, Thimrud Krupa Co-Op. Hsg. Soc. Ltd.
Ram Mandir Road,
Vile Parle (E), Mumbai-400 057



1 OCT 2013





578

Public Notice in two News Papers namely Free Press Journal on

perusal of the relevant available documents. We have published

CO-OPERATIVE HOUSING SOCIETY LTD. to the said property by

243C	42	42
NARAYAN NIVAS		

and we rely upon the said entry for the purpose of this title

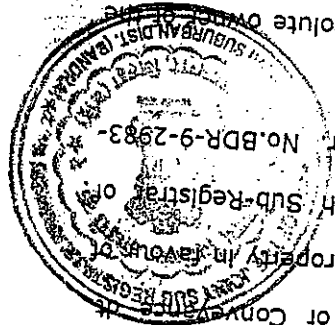
by the City Survey Office on the Property card of the said property,

of Village - Vile Parle (East) as per entry dated 16/07/2013 made

property card of the said Property bearing C.T.S. No. 162 & 162/1,

said Property and the name of the society is also appearing on the

In view of the aforesaid the society became absolute owner of the



Assurance, Andheri Taluka - Mumbai under S. No. BDR-9-2983-

Society and the same is duly registered with Sub-Registrar of

30/03/2011 in respect of transfer of the said property in favour of

Narayan Samant thereafter executed Deed of Conveyance

All the heirs and legal representatives of the deceased Mr. Gajanan

property card of the said property.

The name of the aforesaid heirs was also recorded on the

Name	Relation
Smt. Urmila Gajanan Samant	Wife
Smt. Snehalata Vasant Naik	Married daughter
Mr. Arun Gajanan Samant	Son
Mrs. Shilpa Uday Ajgaonkar	Married Daughter
Mr. Prakash Gajanan Samant	Son

HOUSING SOCIETY LTD. after due investigation of title, as such
 advocate may deem fit.

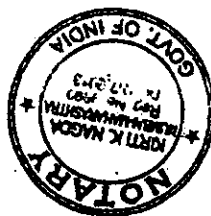
SCHEDULE OF THE PROPERTY

All that piece and parcel of land or ground admeasuring about
 502.50 sq.mtrs. original Survey Nos.50 (A), Hissa No.1 (Part) and bearing



For M/s. Kirti Nagda & Associates

Mr. Kirti K. Nagda
 (Proprietor / Advocate)



Dated this 30th Day of September, 2013.

(East) Mumbai - 400 057.

Dist. - Mumbai Suburban situated at Subhash Cross Road, Vile Parle (East), Taluk of Suburban, Mumbai.

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10.12.2010 Agreement/Development
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Annexure - "E"

CERTIFIED AS
TRUE COPY

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१. श्री. अ. विनोदजी

~~CONFIDENTIAL~~

~~Handwritten text, possibly a signature or name, with some illegible characters.~~

- Disruptive Entry

1202/70/22
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1202/70/22

श्री. श्री. लालू प्रसाद मिश्र एवं - २ (अर्थात्) जहाँ २५ मार्च, १९७० ई. के र.प्र. BHD-२०१४/१६ के १२/२६८ अर्थात् २५ मार्च १९७० ई. के अधिनियम १९७० के अन्तर्गत निर्माण किया गया है।

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 ॥ श्रीगणेशाय नमः ॥

Abstract

पञ्चमः (५) विष्णु धर्म (५)
चतुर्थः (४) विष्णु धर्म (४)
तृतीयः (३) विष्णु धर्म (३)
द्वितीयः (२) विष्णु धर्म (२)
प्रथमः (१) विष्णु धर्म (१)

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[सि.सं.नं. ६६२ प्रमाण]

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श्री. लालचंद गौड़गुप्त साहू
बसंत वि. सं. १९७२ मण्डल

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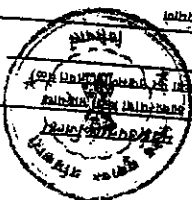
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Income Tax PAN Service Unit, NSDL
 1st Floor, Jyoti Tower,
 Kamla Mill Compound,
 S. B. Marg, Lower Ground Floor - 400 013,
 Tel: 91-22-2493 0664
 email: bhain@nsdl.co.in

Please confirm / return to:
 The Joint Sub Registrar
 Income Tax, 1st Floor, Jyoti Tower, Kamla Mill Compound,
 S. B. Marg, Lower Ground Floor - 400 013,
 Tel: 91-22-2493 0664

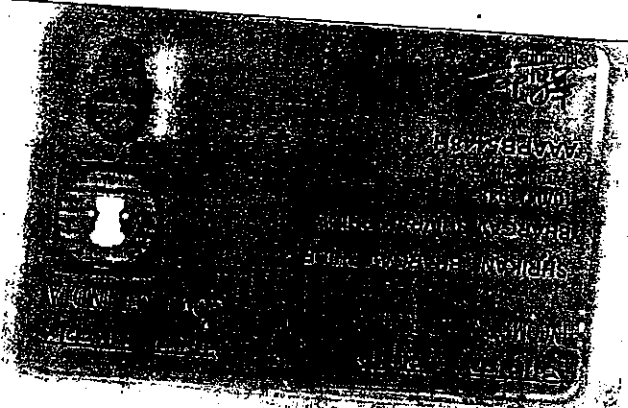
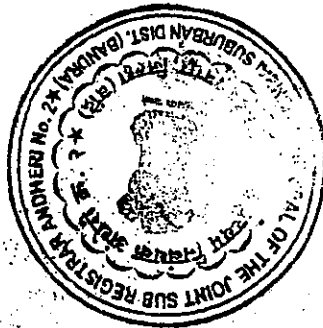
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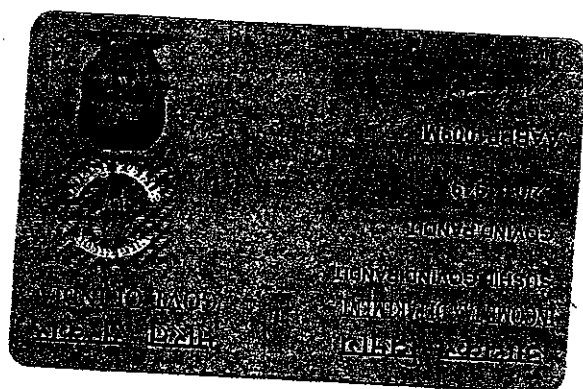
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DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर निदेशक (प्रणाली)

[Signature]

02-09-1952

जन्म तिथि / DATE OF BIRTH

GAJANAN SAMANT
पिता का नाम / FATHER'S NAME

PRAKASH GAJANAN SAMANT

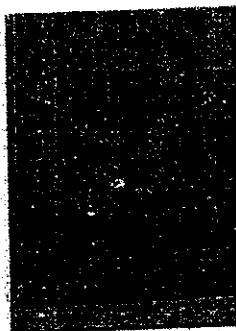
नाम / NAME

AABPS7668D

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER



हस्ताक्षर / SIGNATURE



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The undersigned is a member of the Joint Registrar, Andheri No. 24, Suburban Dist. (Bandra).
 He is authorized to issue the following certificates:
 1. Certificate of Birth
 2. Certificate of Marriage
 3. Certificate of Death
 4. Certificate of Residence
 5. Certificate of Nationality
 6. Certificate of Citizenship
 7. Certificate of Indian Origin
 8. Certificate of Indian Blood
 9. Certificate of Indian Descent
 10. Certificate of Indian Ancestry
 11. Certificate of Indian Heritage
 12. Certificate of Indian Culture
 13. Certificate of Indian Religion
 14. Certificate of Indian Language
 15. Certificate of Indian Literature
 16. Certificate of Indian Art
 17. Certificate of Indian Music
 18. Certificate of Indian Dance
 19. Certificate of Indian Sport
 20. Certificate of Indian Games
 21. Certificate of Indian Festivals
 22. Certificate of Indian Customs
 23. Certificate of Indian Traditions
 24. Certificate of Indian Values
 25. Certificate of Indian Principles
 26. Certificate of Indian Beliefs
 27. Certificate of Indian Attitudes
 28. Certificate of Indian Behaviors
 29. Certificate of Indian Habits
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 31. Certificate of Indian Etiquettes
 32. Certificate of Indian Decorums
 33. Certificate of Indian Proprieties
 34. Certificate of Indian Decencies
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 36. Certificate of Indian Virtues
 37. Certificate of Indian Graces
 38. Certificate of Indian Charms
 39. Certificate of Indian Beauties
 40. Certificate of Indian Perfections
 41. Certificate of Indian Excellences
 42. Certificate of Indian Superiorities
 43. Certificate of Indian Preeminences
 44. Certificate of Indian Dominances
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 48. Certificate of Indian Baronies
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 52. Certificate of Indian Medals
 53. Certificate of Indian Decorations
 54. Certificate of Indian Titles
 55. Certificate of Indian Degrees
 56. Certificate of Indian Orders
 57. Certificate of Indian Chivalries
 58. Certificate of Indian Gallantries
 59. Certificate of Indian Braveries
 60. Certificate of Indian Valour
 61. Certificate of Indian Heroism
 62. Certificate of Indian Gallantry
 63. Certificate of Indian Daring
 64. Certificate of Indian Intrepidity
 65. Certificate of Indian Fearlessness
 66. Certificate of Indian Courage
 67. Certificate of Indian Bravery
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 69. Certificate of Indian Firmness
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 71. Certificate of Indian Determination
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 74. Certificate of Indian Endurance
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PERMANENT ACCOUNT NUMBER		NAME		GADAM EKANATH TRAKUR		DATE OF FATHER'S NAME		EKANATH KESHAV TRAKUR		DATE OF BIRTH		03-07-1968		SIGNATURE		<i>[Signature]</i>	
AMAP 1968D		NAME		GADAM EKANATH TRAKUR		DATE OF FATHER'S NAME		EKANATH KESHAV TRAKUR		DATE OF BIRTH		03-07-1968		SIGNATURE		<i>[Signature]</i>	



दत्त गौबारा भाग-2

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दत्त गौबारा भाग - 2

अनु. क्र. प्रमाणपत्र नं. व. पत्ता

1. नाव. नाविका - पं. व.

पत्ता. - गौबारा निवास को-ऑपरेटिव हाउसिंग सोसायटी बीबीड, विरवार पं. मुंबई, महाराष्ट्र, राज. -

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