

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

Thursday, July 18, 2013

11:33 AM

पावती क्र.: 8034 दिनांक: 18/07/2013

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल 1-6472-2013

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: आरती आशिष कनोडिया

नोंदणी फी

रु. 10950.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

DELIVERED

एकूण:

रु. 11750.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 11:52 AM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

बाजार मूल्य: रु. 1095000/-

भरलेले मुद्रांक शुल्क: रु. 54750/-

मोबदला: रु. 500000/-

सह दुय्यम निबंधक

कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 1550/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 476060 दिनांक: 15/07/2013

बँकेचे नाव व पत्ता: State Bank Of Mysore

2) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 9400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 128361 दिनांक: 03/07/2013

बँकेचे नाव व पत्ता: Syndicate Bank

3) देयकाचा प्रकार: By Cash रक्कम: रु. 800/-

DELIVERED



करल - १	
६०००	१
२०१३	

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१३

- दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक :- २१ (ब)
- सादरकर्त्याचे नाव :- आरती ए कलोटिया
- तालुका :- मुंबई / अंधेरी / बोरीवली / कूली
- गावाचे नाव :- मुंबई (५)
- नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भुखंड क्रमांक :- १३४ / १ ते ८
- मुख्य दरविभाग (झोन) :- १२४ / ५७२
- मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर :- १९८००
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- — कारपेट / बिल्ट अप चौ. मी. :- —
- कारपार्किंग :- — गच्ची :- ५५.७६ / पोतमाळा :- —
- मजला क्रमांक :- १०० उदयाहन सुविधा आहे / नाही.
- बांधकाम वर्ष :- — घसारा :- —
- बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्थ पक्के / कच्चे
- बाजार मूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- — ज्यान्वये दिलेली घट / वाढ
- भाडेकरू व्यास मिळकत असल्यास :-
1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- —
2. नवीन इमारतीत दिलेले क्षेत्र :- —
3. भाड्याची रक्कम :- —
- लिव्ह अँड लायसन्सचा दस्त :-
निवासी / अनिवासी :-
1. प्रतिमाह भाडे रक्कम :- —
2. अनामत रक्कम / आगाऊ रक्कम :- —
3. कासावधी :- —
- निर्धारित केलेले बाजार मूल्य :- १०९५,०००/-
~~१०९५,००० x ५० x ५५.७६ x ०.६० = १७९,६८०/-~~
- दस्तामध्ये दर्शविलेला मोबदला :- १९८०० x ५० x ५५.७६ x ०.६० = १७९,६८०/-
५,००,०००/-
- देय मुद्रांक शुल्क :- ५७,७५०/- भरलेले मुद्रांक शुल्क :- ५७,७५०/-
- देय नोंदणी फी :- १०९५०/-

लिपीक

सह दुय्यम निबंधक

6
18.7.13

करल - १	
३	३
२०१३	

उभट मुद्राक फ्रँकिंग अल्ट्रा क्वायलेट लॅम्प खाली
तपासले व एस.एम.एस. मेळ बरोवर आढळून आला.

सह दुय्यस निबंधक
कुर्ला - १ (वर्ग-२)
३७५५
१८/७/१३



Aharodia

Aharodia

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai, this day of 18th July, 2013 between SHRI YOGESH MANUBHAIN THAKKAR, aged about 57 years, Proprietor of M/s Bhanumati manubhai & sons and Indian adult Inhabitant having PAN NO: ASQPT0510M at present residing at Flat no. 401, Land mark society, Devi Dayal cross Road, Mulund (west) Mumbai-400080 hereinafter referred to as "THE TRANSFEROR" (Which expression shall mean and include his heirs, legal representatives, executors and administrators) of the first part and (1) SMT. ARTI ASHISH KANODIA aged about 39 years PAN NO. AGNPK 5211 C and (2) SHRI ASHISH DEOKINANDAN KANODIA aged about 40 years, PAN NO. AACPK 0820 A both Indian adult Inhabitants of ROOM NO. 5 1st floor, Hetal Apartment, The new Hetal Apartment Co-operative Housing Society Ltd., Dr. R.P. Road, N.S. road, Mulund (west) Mumbai-400080, hereinafter jointly referred to as "THE TRANSFEREES" (Which expression shall mean and include their respective heirs, legal representatives, administrators and assigns) OF THE SECOND PART;

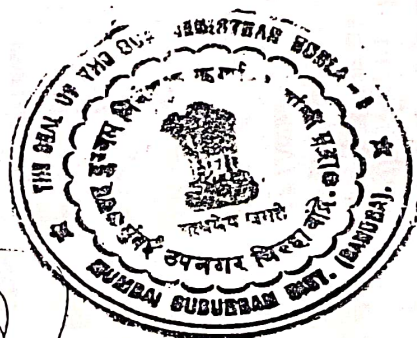
Whereas the Transferors is well seized and possessed of or otherwise lawfully entitled to a premises called and known as "TERRACE" situated above shops and abutting to Room No. 5 on First floor admeasuring about 600 sq. ft. in the said Hetal Apartment Building facing Dr. R. P. Road, Mulund (west)

For Thane Bharat Sahakar Bank Ltd.

Authorized Signatory

Mr. Prashant R. Jadhav
Jr. Clerk

Thane Bharat Sahakar Bank Ltd.,
Mulund Branch, Keshav Bhawan,
M. C. Road, Near Railway Station,
Mulund (W), Mumbai - 400 080
D-5/STP(V)/C.R. 1005/03/05/724-727



Aharodia

Aharodia

INDIA

STAMP DUTY MAHARASHTRA



भारत 74791
115703
R.00470001-PB5246
JUL 02 2013
11:21

करल - १	
२०१३	

Mumbai-400080 and more particularly described in the schedule herein under written and herein after for brevity's sake referred to as "THE SAID PREMISES" by virtue of his being a member of the said the New Hetal Apartment CO- operative Housing Society Ltd. A registered Housing Society, bearing Registration No. MUM/WT/HGS/T.C)/ 9861/09-10 and having registered office at Hetal Apartment, N.S.Road, Mulund (west) Mumbai-400080 and herein after for brevity's sake referred to as "THE SAID SOCIETY" and whereas the said Terrace premises is accessible from the Room No. 5 on 1st floor now in lawful possession of the Transferees from the 1st floor as well as from the electric Meter Room on the Ground floor and whereas the Transferor has with written consent and permission of the said Society has already sold, transferred and assigned all his right title and interest into the inner portion of the above said premises viz. Shops No. 2-A , 2-B and 3-C on ground floor to different parties recently and prior thereto the above said No. 5 to the predecessors in title of the transferees here has till date continued to be possession, use and enjoyment of the said Terrace premises only above the shops premises as above said as the sole and absolute owner there of lawfully entitled to deal with and dispose of the same and whereas the said Hetal Apartment Building is being assessed since prior to 1961-1962 by municipal Authorities as it being more than 60 years old building , a copy of the Assessment bill issued by the T Ward office of the M.C.G.M is annexed herewith and whereas al though the above said society is duly Registered as above said , no shares Certificates are so far issued to its Members by the said Society and whereas the Transferor has approached and offered to the Transferee for the absolute sale of his above said Terrace premises free from all encumbrances by making the above said representations, along with his membership rights into the above said Society and whereas the Transferees have by relying upon the above said representation of the Transferor to be true and correct have agreed to purchase and acquire from the Transferor his rights, title, interest and claim in respect of the above said Terrace premises along with his interest into the above said society for the valuable consideration and terms and conditions mutually agreed and appearing herein after :



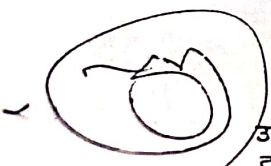
Mr. Prashant R. Jadhav
Jr. Clerk
Authorised Signatory
For Thane Bharati Sahakar Bank Ltd

Thane Bharati Sahakar Bank Ltd.,
Mulund Branch, Keshav Bhuvan,
M. C. Road, Near Railway Station,
Mulund (W), Mumbai - 400 080
D-5/STP(V)/C.R.1005/03/05/724-727

5
18.13

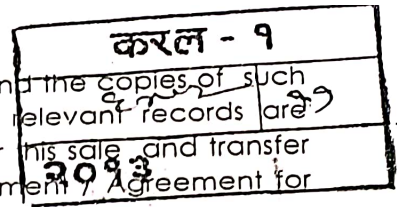
Alauvalia

भारत 76072
116702
R.00077504-PB524
JUL 13 2011
MAHARASHTRA
STAMP DUTY
INDIA

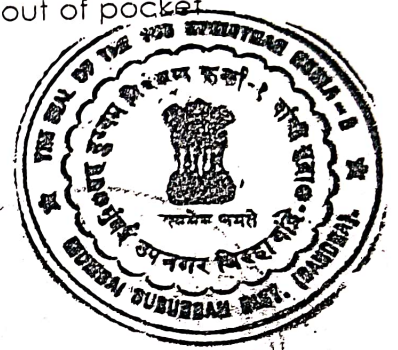


उभट मुद्रांक फ्रँकिंग अल्ट्रा व्हायलेट लॅम्प खाली
तपासले व एस.एम.एस. मेळ वरोवर आढळून आला.

M.C.G.M and such other relevant records and the copies of such relevant records and the copies of such relevant records are annexed herewith, which are necessary for this sale and transfer as well as for the Registration of this Document Agreement for sale.



- 6- The Transferees do hereby agree to apply for and become the member of the said society in respect of the said Terrace premises if necessary and required and shall comply with the rules, and bye - laws of the said society including payment of use and occupation prorata charges payable separately for the same if any.
- 7- Both parties here to declare that price consideration herein mentioned is the present market value and accordingly the necessary stamp duties are assessed and being paid, since the said Building is more than 60 years old and without any lift facility as it being ground +3 upper floors building only.
- 8- That the stamp Duty and registration charges and out of pocket expenses shall be borne and paid by transferee.



SCHEDULE ABOVE SAID

All that open Terrace portion and premises admeasuring 600 sq. foot or thereabouts constructed above said shops on the ground floor and abutting to the Room No. 5 on the first floor and facing Dr. Rajendra Prasad Road in the building known as Hetal Apartments in the new Hetal Apartment Co-operative Housing Society Limited Situated at Plot No. 543 -B, Survey No. 1000, C.T.S No. 834/1 to 4 lying and being at Netaji Subhash Road in South and Dr. Rajendra Prasad Road, in north in Mulund (west) Mumbai-400080. Village Mulund(w), Tal. Kurla with in Registration Sub strict of Mumbai Suburban District within limits of T ward of Municipal Corporation of Greater Mumbai. The construction of the said building is completed prior to 1961-62 under M.T. 1206 543A and the said building consists of Ground plus three upper floors without lift facilities.

SIGNED

Alauvalia

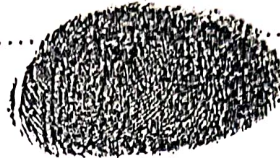
Alauvalia

In witness whereof the parties have to have hereunto set and subscribed their respective hands seals and signatures at Mumbai on the day and year first herein above written.

करल - १	
महाराष्ट्र	१३
२०१३	

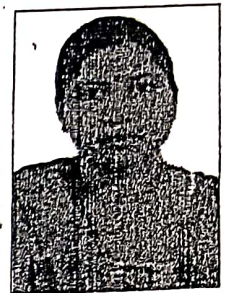
SIGNED, SEALED AND DELIVERED by the with named Transferor Mr. SHREE YOGESH MANUBHAI THAKKAR proprietor of M/s Bhanumati manubhai & sons in the presence of

1).....
2).....

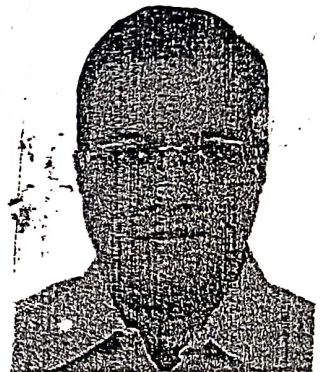


SIGNED, SEALED AND DELIVERED by the with named Transferees (1) SMT. ARTI ASHISH KANODIA AND (2) SHRI ASHISH DECKINANDAN KANODIA in the presence of

1).....
2).....



1) Name: Vijay S. Pagare
Add: Pagare Nilwan, Milind Nagar
Gandhinagar Road, Bhandup
(W) M-78



Sign:

2) Name: RAJESH C. KOTHARI
Add: A-24 EKTA APARTMENT
LBS ROAD MULUND (W)
MUMBAI (86)

Sign:



RECEIPT

करल - ९
२०१३
२०१३

Received of and from the within named TRANSFEREES (1) SMT. Arti Ashish Kanodia (2) Ashish Deokinandan Kanodia, a sum of rupees.

2, 00,000/- (Rupees two lakhs only) by RTGS dt 20-05-13

UTR No. IDIBH131810751321

And

3, 00,000/- (Rupees three lakhs only) by cheques/ D.D. no. / RTGS. UTR NO - IDIBH131855-06836

 dated 04-07-13 drawn on Indian bank Mulund branch
 towards the sale price of Terrace in the Hetal Apartments Building as stated herein above, to be payable by them to me in full and final consideration as agreed herein above.

WITNESS

I SAY RECEIVED - RS. 5, 00,000/-

(SHRI YOGESH M. THAKKAR TRANSFEROR.)

M/s Bhanumati Manubhai & sons

- 1)
- 2)



INDIAN BANK
MULUND BRANCH

Date 04.07.2013

Transfer Rs. **3,00,000/-** through RTGS / NEFT to the Account No. **154100100140449** of IFSC Code **SRCB0000154** (11 DIGIT CODE) with **Saraswat co Op Bank**

IDIBH13185506836



Wednesday, February 02, 2011

11:17:50 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 820

दिनांक 02/02/2011

गावाचे नाव मुलुंड

दस्तऐवजाचा अनुक्रमांक

वदर 7 - 00812 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: आरती आशिष कनोडीया -

DELIVERED

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

740.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (37)

एकूण

रु.

30740.00

आपणास हा दस्त अंदाजे 11:32AM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबधक

कुर्ला 2 (विक्रोळी)

बाजार मुल्य: 4494500 रु.

मोबदला: 5000000 रु.

भरलेले मुद्रांक शुल्क: 232600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा मुं;

डीडी/धनाकर्ष क्रमांक: म954123; रक्कम: 30000 रु.; दिनांक: 01/02/2011

समाशोधन

मूल्यांकन पत्रक

२०८७/८९२/२०९९

२०११

दिनांक २/२/२०११

मुंबई(उपनगर)

- १२३-मुलुंड (प) - कुलो

- १२३/५६७ -भूभाग: एल.बी.एस.मागे व रेल्वे लाईन मधील विभाग क्रमांक
१२३/५६८ मधील मिळकती सोडून उर्वरीत सर्व मिळकती

सि.टी.एस. नंबर -- ८३४

मुंबई(उपनगर)

बांधीव

वर्ग-१०
८९२ ९
२०११

निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
६२,०००	८५,७००	१०७,२००	६२,०००

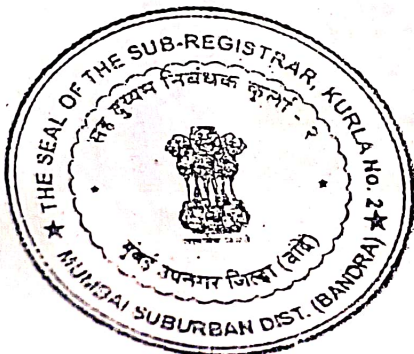
७२.४९	चौरस मीटर	बांधकामाचे वर्गीकरण	१-आर सी सी
निवासी सदनिका		उद्वाहन सविधा	आहे
० TO २	(Rule 5)	मजला	१

मिळकतीचे वय

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * घसारा टक्केवारी	(Rule 5 or 8)
प्रति चौ. मीटर मुल्यदर	=	६२,०००.०० * १००.०० /१००	
	=	६२,०००.००	

मुख्य मिळकतीचे मुल्य	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र	* मजला निहाय घट/वाढ	(Rule 19 or 20)
	=	६२,०००.००	* ७२.४९	* १००.०० /१००
	=	४,४९४,३८०.००		

$$\begin{aligned}
 &= \text{मुख्य मिळकतीचे मुल्य} + \text{तळघराचे मूल्य} + \text{पोटमाक्याचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \\
 &\quad \text{बंदिस्त वाहन तळाचे मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य} \\
 &= A + B + C + D + E + F + G + H \\
 &= 4,494,380.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 \\
 &= 4,494,380.00
 \end{aligned}$$



सह दुय्यग निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा



बंदर-७	
८९२	३
२०११	

AGREEMENT FOR SALE

This agreement for sale is made and entered into at Mumbai on this 1st day of February, 2011, BETWEEN

(1) MR. RAJENDRA J. AGARWAL KARTA OF RAJENDRA J. AGARWAL Hindu Undivided Family

(HUF), aged about 60 years, residing at A-3, Surbhi Model Town, Mulund (West), Mumbai – 400 080, and

(2) MR. SUBHASH R. MITTAL KARTA OF SUBHASH R. MITTAL Hindu Undivided Family

(HUF), aged about 57 years, residing at 1201, Marathon Galaxy, L.B.S. Marg, Mulund (West), Mumbai – 400

080 hereinafter jointly referred to as the “THE

VENDORS” (which expression shall unless it be

repugnant to the context or meaning thereof it be

repugnant to the context or meaning thereof shall mean

and include their respective karta, co-parceners their

heirs, executors, administrators and assigns) of the ONE

No.AGNPK5211C, and (2)

बदर-७	
८९२	४
SHRI? ASHISH	

DEOKINANDAN KANODIA, aged about 38 years, date of birth 05.12.1972, PAN No.AACPK0820A both adult, Indian Inhabitants, residing at 10-B, Ekta Apartment, LBS Marg, Mulund (W), Mumbai - 400 003, hereinafter jointly referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof it be repugnant to the context or meaning thereof shall mean and include their respective karta, co-parceners their heirs, executors, administrators and assigns) of the **SECOND PART**;



WHEREAS the Vendors have represented and declared that they are the **Purchasers** herein as follows:-

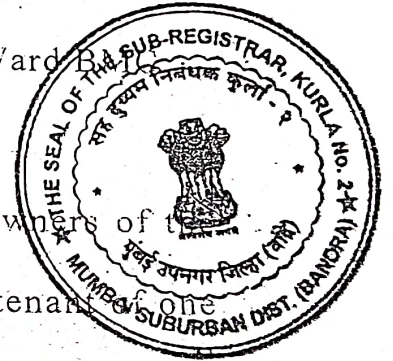
I (a) That the Vendors are the present owners and in lawful seized and possessed of a residence premises being Room No.5 admeasuring 650 sq. ft. carpet area on the First Floor of the building known as "Hetal Apartment" situated at Plot No.543B, N.S. Road, Mulund (West), Mumbai - 400 080 and more particularly described in the Schedule written hereunder and hereinafter for

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brevity's sake referred to as "the said premises" by virtue of their being the members of The New Hetal Apartment Co-operative Housing Society Limited.

(b) That the said "Hetal Apartment" is more than 50 years old building and being assessed by Municipal Authorities since prior to 1961-62, hereto annexed as Annexure-I is a copy of one of such assessment bill issued by the T-Ward



(c) That prior to the Vendors becoming owners of the said premises, they were the monthly tenants of one M/s. Bhanumati Manubhai & Sons, since long and subsequently their said monthly tenancy was converted into ownership by the said landlords under the registered agreement dated 22nd November, 2007 upon the terms and conditions and consideration more particularly mentioned and agreed therein.

(d) The ownership rights granted by the said landlords to the Vendors as their tenants were under the provisions of Maharashtra Ownership Flats Act,

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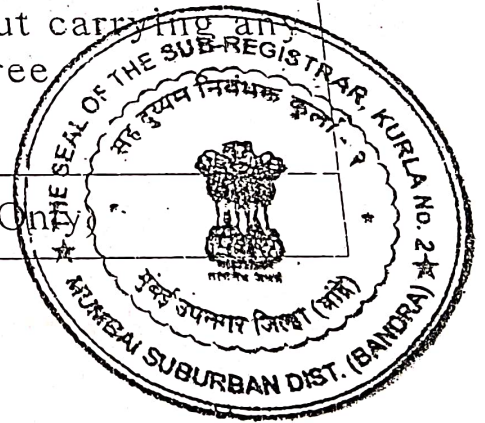
have agreed to purchase and acquire the same from the Vendors accordingly for the said lumpsum price consideration of a sum of Rs.50 lacs (Rupees Fifty Lakhs Only), by relying upon the representations of the Vendors as mentioned hereinabove in recital part of this agreement.

2. That the Purchasers have therefore consideration of the above said agreement agreed to pay to the Vendors the said consideration of a sum of Rs.50 lacs (Rupees Lakhs Only), which is agreed to pay by the transferees as under :-



1.	Rs.2,50,000/-	By cheque No.500167 on Bank of Baroda, Veena Nagar Branch, Mulund on 19.07.2010 issued in favour of Rajendra Agarwal.
2.	Rs.2,50,000/-	By cheque No.500168 on Bank of Baroda, Veena Nagar Branch, Mulund on 19.07.2010 issued in favour of Subhash R. Mittal.
3.	Rs.5,50,000/-	By RTGS No.UBINH10342077822, Union Bank of India, Mulund (W), on 08.12.2010 issued in favour of Rajendra Agarwal HUF.
4.	Rs.5,50,000/-	By RTGS No.UBINH10342082805, Union Bank of India, Mulund (W), on 08.12.2010 issued in favour of Rajendra Agarwal HUF.

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5.	Rs.6,00,000/-	By cheque No.243815 on Bank of Baroda, Veena Nagar Branch, Mulund on 02.02.2011 issued in favour of Subhash R. Mittal.HUF
6.	Rs.3,00,000/-	By cheque No.243816 on Bank of Baroda, Veena Nagar Branch, Mulund on 02.02.2011 issued in favour of Subhash R. Mittal. HUF
7.	Rs.11,50,000/- in the name of Rajendra Agarwal HUF. Rs.13,50,000/- in the name of Subhash R. Mittal.HUF	Will be paid by the Transferees to the Transferor after sanctioning of loan from Bank authorities within 15 days from the date of registration as FULL AND FINAL PAYMENT. All the papers are here by attached with said agreement at the time of registration and if the transferees fails to pay the said amount within the time limit prescribed, the said agreement will be treated as cancelled and part payment amount will be returned without carrying any interest to the Transferee
	Rs.50,00,000/-	Total (Rupees Fifty Lacs Only)



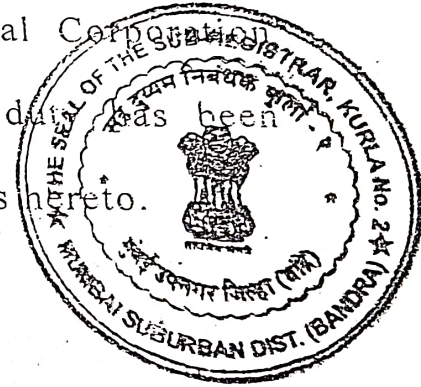
the receipt whereof the Vendors do hereby jointly and severally admit and acknowledge and exonerate the Purchasers herein jointly and severally there from forever.

3. That in consideration of the above said sale price received by the Vendors from the Purchasers, the

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shall be liable to obtain the same at the earliest if so required.

12. That all the stamp duty and registration charges shall be borne and paid by the transferee and the Vendors do hereby agreed to attend before the Sub-Registrar of Assurance at Mulund Registration office for the registration of this Agreement.
13. That the said Hetal Apartment building is more than 50 years old and the same is being assessed by the T-Ward office of Municipal Corporation and therefore, appropriate stamp duty has been paid on this document by the parties hereto.



SCHEDULE

ALL THAT the said premises bearing Room No.5 admeasuring 650 sq. ft. carpet area on the First Floor of the building known as "Hetal Apartment" in The New Hetal Apartment Co-operative Housing Society Limited, situated at Plot No.543B, Survey No.1000, C.T.S. No.834/1 to 4, Netaji Subhash Road, Mulund (West), Mumbai - 400 080, Village Mulund, Taluka Kurla, District Mumbai Suburban Registration District and

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Sub-District of Mumbai City and Mumbai Suburban
District within the limits of "T" Ward.

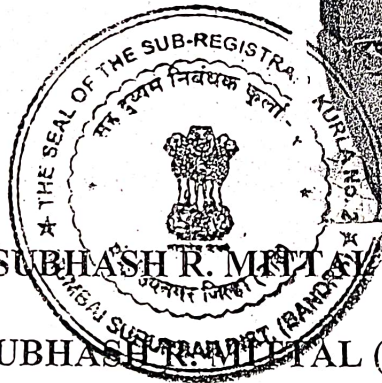
IN WITNESS WHEREOF the parties hereto have set
and subscribed their respective hands seals and
signatures hereunto on the day and year first
hereinabove written.

SIGNED, SEALED & DELIVERED by)

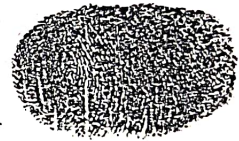
the within named VENDORS)

(1) MR. RAJENDRA J. AGARWAL KARTA)

OF RAJENDRA J. AGARWAL (HUF))

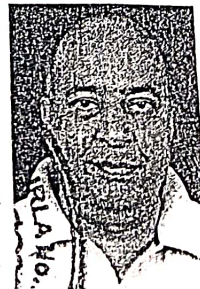


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(2) MR. SUBHASH R. MITTAL KARTA)

OF SUBHASH R. MITTAL (HUF),)



Mittal



the Parties of the FIRST PART)

i) in the presence of)

Bhushan Kojas Musale
718, Dinkar Poth Chaul
Ambarnath (E)

Panchal

in the presence of)

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SIGNED, SEALED & DELIVERED by)

the withinnamed PURCHASERS

(1) SMT. ARTI ASHISH KANODIA,

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) Kanodia



(2) SHRI. ASHISH DEOKINANDAN KANODIA)

the Parties of the SECOND PART)

2) in the presence of ... *Pandey*)

Rajendra Jairam Pandey
102, SL-1, Shrimangal Co-op Hsh. SOC
Newampada Mumbai (E)
Mumbai - 400081

in the presence of ... *Sharma*)