मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
(म्हाडाचा घटक)
MUMBAI BUILDING REPAIRS AND RECONSTRUCTION BOARD
(A MHADA UNIT)

म्हाडा
MHADA

NO OBJECTION CERTIFICATE

No.R/NOC/F-2986/ 7003 /M.B.R.& R. Board-2024
Dated:-
01 AUG 2024

To,
M/s.Shri Nakoda Enterprises.
Plot No.223 of Sion Matunga Estate,
Cadastral Survey No. 523/6 of Sion- Division,
Tamil Sangam Marg, Sion (East),
Mumbai-400 022

Sub: **Redevelopment of property bearing Plot No.223 of Scheme No. of Sion Matunga Estate & bearing Cadastral Survey No. 523/6 of Sion- Division, bearing Ward No.FN-5619(2) & FN-5619(3) known as Navratna Vaibhav Co-Operative Housing So.Ltd.Mumbai situated at Tamil Sangam Marg, Sion (E), Mumbai-22 & Building standing thereon Known as " Navratna Vaibhav"**

Ref.: 1) Your letter dated 19.07.2023.
2) Government in Housing Department's GR dated 05.11.2020 and 05.03.2021.
3) Govt. in Urban Development Department's Notification No.TPB-4320/107/CR-72/ 2020 (Part-I)/ UD-11 dated 08.07.2021

With reference to the above subject matter and letter under reference "No Objection Certificate" is hereby granted for redevelopment of captioned property with FSI 3.00 or the FSI required for rehabilitation of existing occupiers plus **80%** incentive FSI, whichever is higher, in accordance with the modified D.C. Regulation 33(7) and Appendix – III of this Regulation sanctioned by the Govt. in Urban Development Department Mantralaya vide Notification published in Govt. Gazette dated 25th January 1999, Notification No.TPB 4308/ 3224/ CR-268 /08/UD-11 dated 02nd March 2009 Notification No.TPB 4308/ 3224/CR-268 / 2008/A/UD-11 dated 21 May 2011, No. TPB-4312/CR-5/2012/UD-11, dated 14.08.2013 and Notification No.TPB 4317/ 629/ CR-118(III)/2017/ EP(DCPR) /UD-11 dated 21 September 2018, Notification No.TPB 4317/ 629/CR-118(III) / UD-11, dated 12 November 2018 and Notification No.TPB-4320/107/CR-72/ 2020 (Part-I)/ UD-11 dated 08.07.2021 on the following terms and conditions. **The percentage of incentive FSI is worked out on the basis of ratio of LR/RC as per prevailing ASR rates as per Clause 5(a) of Notification dated 08.07.2021.**

1) All the occupants of the old cess building and non-cess building/ structure (prior to 30.09.1969) as certified by M.B.R.& R. Board shall be re-accommodated in the redeveloped building on ownership basis free of cost. Each occupant shall be rehabilitated and given the equivalent carpet area as occupied by him for residential purpose in the old building subject to the minimum carpet area of

27.88 sq.mt. (300 sq.ft. fixed exclusive of free of FSI and fungible area) and/or maximum carpet area 120 sq.mt. (1292 sq.ft.). In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided that if carpet area for residential purpose exceeds 120.00 sq.mt. (1292 sq.ft.) the cost of construction shall be paid by tenant/ occupant to the developer. The cost of construction shall be as per Ready Reckoner rate of that year. However, the carpet area exceeding 120 sq.mt. (1292 sq.ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. In addition to above each occupants shall be eligible for additional rehab carpet area as provided in Clause 5(a) & 5(b) of modified DCR 33(7) dated 21.09.2018, 12.11.2018 **and 08.07.2021**. Provided further the each eligible Residential cum Commercial occupants shall be entitled to a tenement of minimum carpet area of 27.88 sq.mt. (300 Sq.ft.). Accordingly the plans be got approved from M.C.G.M. as per the provisions of the Notifications dated 21.09.2018, 12.11.2018 & 08.07.2021.

2) The tenements in the reconstructed building shall be allotted by the landlords / occupants' co-operative housing society to the occupiers as per the list certified by the Mumbai Building Repairs & Reconstruction Board.

3) In respect of any additional carpet area over & above entitled rehab area if any provided to rehab tenants / occupants, then in that case, the Stamp Duty, registration fees & all other taxes shall have to be paid as per the prevailing rates of the Govt. by the concerned tenants / occupants.

4) The Transfer of Tenancy shall be governed as per Clause 18 of Modified DCR 33(7) which is also confirmed by Hon.'ble High Court Orders dated 07.07.2015 in Writ Petition No.1482 of 2015 & Writ Petition No.186 of 2014 and also confirmed by Government in Housing Department vide GR dated 02.03.2017.

5) The NOC holder will have to pay an expenditure, incurred by the Board towards structural repairs/propping / demolition, processing of reconstruction scheme/ land acquisition etc. at the office of the Asstt. Accounts Officer (Zone-IV) / M.B.R.& R. Board & produce certified xerox copy of receipt of payment to this office before applying for grant of NOC of M.B.R.& R. Board for obtaining Occupation Certificate from MCGM.

6) The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which right is reserved by this office to cancel the NOC. The carpet area certified by M.B.R.& R. Board of each residential/ non-residential occupant shall be clearly shown on the building plan submitted to the Corporation.

7) The NOC holder will have to communicate the actual date of commencement of work and shall submit progress report of the redevelopment scheme every 3 months, till completion of scheme to the Executive Engineer, "F-North" Divn/ M.B.R.& R. Board under intimation to this office. The Executive Engineer, "F-North" Divn./ M.B.R.& R. Board shall supervise the construction work for rehab portion of existing tenants & surplus tenement made available to the Board as per the norms of building bye laws & DCR 33(7). He shall also ensure that the condition No.6 should be strictly adhered to.

8) Recovery of cess shall be discontinued from the date of issue of Commencement Certificate by MCGM. The NOC holder will have to furnish the certificate from the concerned Officer of MCGM to the effect that the repair cess is paid upto that date, before demanding occupation certificate to the newly constructed building.

9) During the period of reconstruction, (i.e. till physically rehabilitating tenants / occupants), it is obligatory and binding on the part of the NOC holder to provide temporary transit accommodation to the occupiers of old building. Such Transit Camps if constructed with permission of MCGM on the same plot should be demolished within one month from the date of Occupation Certificate granted by M.C.G.M. for the reconstructed building.

10) If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right to cancel the NOC is reserved by M.B.R.& R. Board. However, M.B.R.& R. Board may grant extension on merit provided that NOC holder applies to M.B.R.& R. Board with reasoned justification.

11) (a) As per the prescribed percentage of the tentative surplus Built up Area as provided in the Table 3 & 4 of Schedule- III of the MHAD Act 1976, an area admeasuring **Nil m2** if the new building is reconstructed for residential or mix use as per the Provisions of DCR 33(7), Clause 9, shall be made available to the M.B.R.& R. Board for accommodating the occupants in transit camps of cessed buildings which cannot be reconstructed, **free of cost.** Provided that the area equivalent to the market value (as per ASR of that year) of area admissible as per the prescribed percentage of BUA to MHADA can be made available within the same or adjoining municipal ward of MCGM as per Clause 4 of DCR 33(7).

(b) As far as possible provision of tenements of 300.00sq.ft. to 350.00sq.ft. carpet area shall be made in the proposed building plans for handing over to this office on account of surplus Built Up Area to be surrendered to the Board.

(c) The exact surplus built up area if any as prescribed in the IIIrd Schedule of MHAD Act-1976, shall be communicated to you after receipt of the plans duly approved by MCGM and the said surplus area shall be surrendered to M.B.R.& R. Board as per provisions of DCR 33(7) as amended from time to time.

(d) The M.B.R.& R. Board reserves the right to modify the exact Surplus area as communicated above if the NOC holder amends the plan afterwards.

(e) After communicating the exact surplus area to be surrendered to M.B.R.& R. Board as mentioned above 11(c), the NOC holder shall execute & register the agreement for surrendering the said surplus area to M.B.R.& R. Board within 30 days from the receipt of letter communicating the same and prior to issue of M.B.R.& R. Board's NOC for grant of obtaining Commencement Certificate above plinth from MCGM.

12) The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 36 months from the date of issue of Commencement Certificate from MCGM, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee prevailing at that time or as may be decided by M.B.R.& R. Board from time to time.

13) After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap/collapse occurs, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be under taken to avoid mishap/ collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.

14) After issue of NOC & till demolition of old cessed building, it shall be sole responsibility of the NOC holder to carry out repairs to the old cess building at

his/her risk and cost. Further, M.B.R.& R. Board reserve the rights to direct the NOC holder to carry out necessary repairs as deemed fit by M.B.R.& R. Board.

15) The proposal of issue of NOC for obtaining occupation certificate from MCGM to the newly constructed building will have to be submitted in the office of the Executive Engineer, "F-North" Divn/M.B.R.& R. Board alongwith the following documents / information.
   a) Copy of approved plan alongwith copy of IOD & C.C. from M.C.G.M. The name of the occupiers against concerned tenements proposed to be allotted in new building & due surplus area tenements should be clearly shown in the plan alongwith carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area & proposed allotted area.
   b) The concerned Architect & NOC Holder/Developer should give certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of cessed building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
   c) Certified copies of agreements executed & duly registered between the occupiers & NOC Holder/Developer.
   d) Photographs of the newly constructed building taken from various angles.

16) NOC for full and final Occupation Certificate for any free sale building/ component will be given only after all the old occupants, as certified by the Executive Engineer, "F-North" Divn/M.B.R.& R. Board including those who may be staying in the Board's transit camps (provided No Dues Certificate to the effect is granted by Estate Manager (TC)/M.B.R.& R. Board), have been re-housed in the newly constructed building(s) by complying with the requirements as stated in Sr. No.15 (a) to (d) above and only after surrendering surplus built- up area as per IIIrd Schedule of MH&AD Act, 1976, if any as specified in 11 (a) to (e).

17) If it is subsequently found that the documents/information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences/losses, if any thereof if arises in future. If authenticity of no. of occupants prior to 13.06.1996 as per list found fake or bogus the surplus area will be worked out accordingly & the same will be binding on NOC holder. In such cases the NOC holder have to make good the losses if any to the Board.

18) In case of mix of the structure i.e. cessed & non cessed structure and if the area of non cessed structure existing prior to 30.09.1969, area of land component under non-cessed structure works out upto a limit of 45% of plot area, then FSI shall be considered on total plot area. If this area exceeds 45% of the total area, then area above 45% shall be deducted from plot area. FSI for deducted area shall be as per Regulation No.30 and the FSI for the remaining plot area shall be as per 33(7). Provision of clause No.2 of amended DCR 33(7) shall be made applicable to non-cessed occupier.

   Provided that the 45% land component of non-cessed structures will be eligible for FSI as per Regulation 33(7) only.

19) Necessary trial pits/trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. consultant/structural Engineer, registered with MCGM.

20) As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder has to form the independent Co.Op.Hsg. Society for rehab building of tenants as well as for free sale component after giving possession to the existing tenants & prospective buyers.

21) If any tenant/occupant of existing building is staying in M.B.R.& R. Board's Transit Camp then it shall be binding on the NOC holder to shift them from Transit Camp and provide them suitable alternate accommodation from the date of issue of NOC till rehabilitating them in newly constructed building at his risk and cost. The rent for tenant / occupant staying in Board's Transit Camp shall be paid as per the prevailing policy of MHADA from the date of NOC till occupant is rehabilitated in the new redeveloped building.

22) The NOC holder shall execute, enter into & duly registered the agreement for Permanent Alternative Accommodation with all the tenants / occupants certified by M.B.R.& R. Board on the terms & conditions as agreed by & between NOC holder & tenants / occupants. The copy of such registered Permanent Alternative Accommodation agreements shall be submitted to M.B.R.& R. Board before applying for grant of NOC from M.B.R.& R. Board for obtaining Commencement Certificate above plinth from MCGM.

23) If the NOC holder proposes to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of all rehab buildings reached above plinth.

24) A corpus fund is to be created by the developer which will take care of the maintenance of the new building. The amount of Corpus fund to be provided to the eligible occupants by the developer is being decided by MHADA. However till the same is decided developer shall create the amount of corpus fund as amicably decided between the occupants and developer.

25) **The NOC holder will have to engage experienced contractor to carry out the construction work of new building.**

26) **The NOC holder after obtaining IOD and before demolition of old cess building will have to deposit 10% amount of rehab component construction cost worked out as per prevailing construction cost mentioned in Ready Reckoner. The said 10% amount shall be in the form of Bank Guarantee or Fix Deposit Receipt of any Nationalized Bank for a period of 5 years in the name of Chief Officer / M.B.R.& R. Board and same shall be deposited in the office of Chief Account Officer/ M.B.R.& R. Board and receipt of same shall be submitted to the office of Resident Executive Engineer/MBRRB. It will be responsibility of the NOC holder to renew the Bank Guarantee or Fix Deposit Receipt one month prior to expiry date. If the NOC holder fails to do so then the amount of the Bank Guarantee or Fix Deposit Receipt will be deposited in the account of M.B.R.& R. Board. If the NOC holder fails to renew Bank Guarantee or Fix Deposit Receipt till the date of expiry then M.B.R.& R. Board will charge penalty of 12% interest per year for first 3 months and thereafter will charge 18% interest per year till completion of project. The Bank Guarantee or Fix Deposit Receipt shall be released with interest to the NOC holder by Chief Officer / M.B.R.& R. Board after completion of rehab component or completion of project.**

The MCGM shall not grant Commencement Certificate till said condition is fulfilled by NOC holder and letter to that effect is issued by M.B.R.& R. Board.

27) **The NOC holder after obtaining approval to IOD/plans from MCGM and before demolition the old cess building / non-cess building shall open Escrow Account and deposit amount equivalent to 12 months rent to be given to all the**

tenants/occupants for temporary alternative accommodation prior to obtaining Commencement Certificate from MCGM. Further 12 months rent shall be deposited in Escrow Account 02 months prior to expiry of 12 months. The said procedure shall be continued till the tenants/occupants are rehabilitated in the newly constructed building. The NOC holder shall submit the proof of depositing the rent amount in Escrow Account every year to M.B.R.& R. Board and MCGM. The concerned Executive Engineer /M.B.R.& R. Board shall ensure that the NOC holder has deposited the rent amount in Escrow Account every year till all the tenants / occupants are rehabilitated.

28) **In order to ensure the progress of scheme and quality of construction of rehab tenements a Committee of following officials and persons is formed as under:**

- **i) Concerned Executive Engineer /M.B.R.& R. Board.**
- **ii) Concerned Deputy Engineer/ M.B.R.& R. Board.**
- **iii) Any 03 certified tenants/occupants of old cess/non-cess building suggested by majority of the certified tenants / occupants.**
- **iv) Architect appointed by the NOC holder.**

The above said Committee shall inspect the site and verify the progress of scheme as well as quality of construction, once in every 03 months. The concerned Executive Engineer/M.B.R.& R. Board shall submit the inspection report within 15 days from the date of inspection to this office.

29) In order to complete the redevelopment project in time and to avoid dispute between tenants / occupants and Landlord / NOC Holder/ Developer with regard to Redevelopment as well as rent for temporary alternative accommodation. This office reserves right to incorporate additional conditions as and when required.

30) As per the provisions of amended DCR 33(7) dated 21.09.2018, 12.11.2018 **and 08.07.2021** M.B.R.& R. Board has considered total rehab carpet area of each occupant while calculating surplus area required to be surrendered to M.B.R.& R. Board as per 3rd schedule of MHAD Act. The total rehab carpet area is including of existing carpet area + proportionate common carpet area + balcony carpet area (wherever existing in old building). The NOC holder is required to get the plans of proposed new building approved from MCGM accordingly.

31) Necessary trial pits/trial bores shall be taken at the said property to ascertain the bearing capacity of the soil, prior to commencement of the redevelopment work.

32) The captioned property belongs to MCGM and given on lease hence applicant shall have to obtain necessary permission for redevelopment from concerned Department of MCGM.

33) The applicant is required to update & obtain Property Card in their name and submit the copy of same to M.B.R.& R. Board

Encl.: List of certified tenants.

Approved by Hon'ble Vice President & C.E.O/Authority

Sd/-
(Milind Shambharkar)
Chief Officer,
M.B.R.& R.Board, Mumbai.

Copy submitted to Hon. Principal Secretary/Housing Department, 3rd floor Mantralaya, Mumbai-400 032, for favour of information please.

Copy forwarded to the Executive Engineer, Building Proposals (City-II), New Building, C.S.No.355, Bhagavan Valmiki Chowk, Opp. Hanuman Temple, Vidhyalankar Marg, Antop Hill, Wadala (E), Mumbai-400 037 for information.

Full occupation certificate for the free sale building will not be granted to the NOC holder under any circumstances till he rehouses all the occupants of old cessed buildings and surplus area if any is surrendered to Board. Further bearing capacity of the soil and R.C.C. design shall also be ascertained prior to issue of commencement certificate for the redevelopment work.

Commencement Certificate upto to plinth shall not be issued unless Condition No.26 & 27 are complied and a letter to that effect is issued by MHADA.

Further Commencement Certificate shall not be issued unless Condition No.11 & 22 are complied and a letter to that effect is issued by MHADA.

Copy forwarded to the Asstt. Assessor & Collector, "F/North" Ward, MCGM bldg., Plot No. 96, Bhau Daji Road, Matunga (East), Mumbai 400 019, for information..

You are requested to recover the upto-date repair cess in respect of the captioned property from the NOC holder and inform this office accordingly. However recovery of cess shall be discontinued from the date of issue of Commencement Certificate by MCGM as per the letter of Government in Housing Department dated 19.05.2011.

Approved by Hon'ble Vice President & C.E.O/Authority

(**Milind Shambharkar**)
Chief Officer,
M.B.R.& R.Board, Mumbai.

List of members/occupants of property bearing Plot No. 223 of Scheme No. VI of Sion Matunga Estate and bearing Cadastral Survey No. 523/6 of Sion Division, F/North Ward, bearing ward No.F-5619(2) situate, lying and being at Navratna Vaibhav Co-operative Housing Society Limited, Mumbai Tamil Sangam Marg, Sion (East), Mumbai – 400022 and structure standing thereon known as "Navratna Vaibhav" building

Sr. No.	Name of the Members	Name of the occupants	Floor	Shop/ Room No.	User (R/NR)	Carpet Area in Sq. Mtrs.				Built Up Area in Sq. Mtrs.				Whether Occuant stayinging in bldg. or otherwise (Yes/No.)	Whether Irrevocable Consent given or otherwise (Yes/No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether room tallied with old Building plan (Yes/No)	Whether following documents prior to 13.06.95 are available & kept on record in respect of this room			Whether any other documents prior to 13.06.96 is available	Decision For Tenancy Accepted. If rejected with reason	Remark
						Carpet Area in Sq. Mtrs.	Common Carpet Area in Sq. Mtrs.	Balcony Carpet Area in Sq.Mtrs.	Total Carpet Area in Sq.Mtrs.	Built Up Area in Sq. Mtrs.	Common Built-up Area in Sq.mtrs	Balcony Built-up Area in Sq.mtrs.	Total Built-up Area in Sq. Mtrs.					Electrical bill	Ration Card	Voter List / Election I.D.			
1	2	3	4	5	6	7	7A	8	9	9A	10	10A	11	12	13	14	15	16			17	18	19
	FN-5619(2)																						
	GROUND FLOOR																						
1	Pradip Tapidas Parekh Falguni P. Parekh Mansi M. Mehta	Pradip Tapidas Parekh Falguni P. Parekh Mansi M. Mehta	GR	1	R	54.19	5.92	0	60.11	62.24	6.8	0	69.04	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727063 issued by BEST in the name of Pradeep Tapidas Parekh, showing meter installation date 18.10.1957 2)New E.B. dt. 20.07.2023 in the name of Pradeep Tapidasbhai Parekh			1) Share Certificate No. 01 dt. 01.05.1974, in the name of Taraben Jeshinglal Mehta, which is later on transferred in the name of Pradip T. Parekh, Falguni P. Parekh, Mansi M. Mehta. 2) Maintenance Bill No. 1849 dt.01.01.1998 in the name of Sumanben S. Mehta. 3) Maintenance Bill No. 1100 dt.28.02.2022 in the name of Pradeep Tapidas Parekh. 4) Agreement for Sale dt. 29.04.98 between Sumanben Shantilal Mehta & Pradeep Tapidas Parekh. 2) Aadhaar Card No.327113256936 of Pradip Tapidas Parekh 4) Aadhaar Card No. 690795095956 of Falguni Pradip Parekh 5) Passport No. U4356290 date of issue 12.02.2020 of Falguni Pradip Parekh 6) Copy of Pan Card No.AVAPP7373G of Mansi Mihir Mehta. 7) Copy of Marriage Certificate dt. 03.12.2017 in the name of Mrs. Mansi Pradip Parekh	Accepted	
2	Mahesh C. Shah Priti M. Shah	Mahesh C. Shah Priti M. Shah	GR	2	R	63.43	6.93	0	70.36	72.85	7.96	0	80.81	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727077 issued by BEST in the name of Anil N. Talsania, showing meter installation date 19.08.2012. 2) New E.B. dt. 22.05.2018 in the name of Anil N. Talsania 3) NewE.B. dt. 23.08.2021 in the name of Anil N. Talsania			1) Share Certificate No. 29 dated 01.05.1974 in the name of Narottamdas Chunilal Talsania, which is later on transferred in the name of Mr. Mahesh C. Shah & Mrs. Priti M. Shah on 17.03.2009. 2) Maintenance Bill No. 2 dated 01.04.1975 in the name of Narotamdas Chunilal. 3) Maintenance Bill No. 152 dated 03.10.2005 in the name of Anil N. Talsania. 4) Maintenance Bill No. 902 dated 01.10.2020 & Bill No. 1327 dt. 01.07.2023 in the name of Mahesh C. Shah. 5) Copy of registered Agreement registered under No. dt. 11.04.1974 executed between Jasumati B. Patel, Chandrakant M. Patel & Damayanti C. Patel AND Tapidas Hanlal Parekh. 6) Copy of notarized Affidavit dt. 07.01.1991 from Pramila N. Talsania, Sudhir N. Talsania & Anil N. Talsania in favour of Pramila N. Talsania. 7) Copy of Registered Agreement for Sale dt. 04.02.08 between Anil Narotamdas Talsania AND Mahesh Chimanlal Shah & Priti Mahesh Shah. 8) Copy of Pan Card No. AAZPS6973M of Mahesh Chimanlal Shah 9) Copy of Death Certificate of Shri.Narottamdas Chunilal Talsania date of issue 18.05.1989 showing address of Flat No.2, Navratna Vaibhav Chs.	Accepted	
3	Mahesh C. Shah Priti M. Shah	Mahesh C. Shah Priti M. Shah	GR	3	R	57.72	6.3	2.09	66.11	66.29	7.24	2.44	75.97	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727053 issued by BEST in the name of Sunil C. Shah, showing meter installation date 18.10.1957. 2) New E.B. Dt. 24.08.2023 in the name of Sunil C. Shah	Ration Card No. 493585 Dt. 24.03.2000 in the name of Shah Mahesh Chimanlal, wherein the name of Priti is found reflected as his wife	1. Copy of Voter ID No. MT/06/035/195385 dt. 20.11.1994 of Shah Mahesh Chimanlal showing addres as Navratan Bldg. 2. Copy of Voter ID No. MT/06/035/195386 dt. 20.11.1994 of Shah Preeti Mahesh showing addres as Navratan Bldg. 3. The name of Mahesh C. Shah & Priti M. Shah are found reflected at Sr. No. 65 & 66 in the Voter List of 01.01.1995. 4. New Voter ID No. SAV4020608 dt. 17.01.2011 of Mahesh C. Shah	1) Copy of Share Certificate No. 03 dated 01.05.1974 in the name of Mulji Shivji Shah, which is later on transferred in the name of Mr. Mahesh C. Shah & Mrs. Priti M. Shah on 25.07.2021. 2) Maintenance Bill No.1003 dated 01.04.2021 in the name of Sunilkumar C. Shah. 3) Maintenance Bill No.1328 dated 01.07.2023 in the name of Mahesh C. Shah/Mrs. Priti M. Shah 4) Copy of Agreement dt. 02.07.1985 executed between Mulji Shivji Shah AND Sunil C. Shah & Meena S. Shah. 5) Registered Deed of Gift dt. 03.12.2020 between Sunil Chimanlal Shah (Donor) AND Mahesh Chimanlal Shah (Donee) 6) Copy of Aadhaar Card No. 530373125000 dt.25.01.2012 of Mahesh Chimanlal Shah as showing address as ground Floor, Navranta Bldg. 7) Copy of Aadhaar Card No. 332645804780 dt.02.01.2012 of Priti Mahesh Shah as showing address as ground Floor, Navranta Bldg. 8) Copy of Passport No. M8573915 dt.01.05.2015 of Priti Mahesh Shah Showing address as ground Floor, Navranta Bldg. 9) Copy of Mahanagar Gas Limited dt. 08.08.2009 in the name of Mr.Shah Mahesh Chimanlal. 10) Mahanagar Gas Limited dt. 08.04.2022 in the name of Mr.Shah Mahesh Chimanlal. 11) Copy of Driving License date of issue 20.10.1973 of Mahesh Shah	Accepted	

For Shri Nakoda Enterprises

Partner

Owner / Developer

Architect

Dy. Engineer -IV, FN-Div.
M.B.R.&.R..Board

Executive Engineer,
FN-Div. / M.B.R.&.R..Board

Dy. Chief Engineer/Zone-IV
M.B.R.&.R..Board

List of members/occupants of property bearing Plot No. 223 of Scheme No. VI of Sion Matunga Estate and bearing Cadastral Survey No. 523/6 of Sion Division, F/North Ward, bearing ward No.F-5619(2) situate, lying and being at Navratna Vaibhav Co-operative Housing Society Limited, Mumbai Tamil Sangam Marg, Sion (East), Mumbai – 400022 and structure standing thereon known as "Navratna Vaibhav" building

Sr. No.	Name of the Members	Name of the occupants	Floor	Shop/ Room No.	User (R/NR)	Carpet Area in Sq. Mtrs.				Built Up Area in Sq. Mtrs.				Whether Occuant stayinging in bldg. or otherwise (Yes/No.)	Whether Irrevocable Consent given or otherwise (Yes/No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether room tallied with old Building plan (Yes/No)	Whether following documents prior to 13.06.96 are available & kept on record in respect of this room			Whether any other documents prior to 13.06.96 is available	Decision For Tenancy Accepted. If rejected with reason	Remark
						Carpet Area in Sq. Mtrs.	Common Carpet Area in Sq. Mtrs.	Balcony Carpet Area in Sq.Mtrs.	Total Carpet Area in Sq.Mtrs.	Built Up Area in Sq. Mtrs.	Common Built-up Area in Sq.mtrs	Balcony Built-up Area in Sq.mtrs.	Total Built-up Area in Sq. Mtrs.					Electrical bill	Ration Card	Voter List / Election I.D.			
1	2	3	4	5	6	7	7A	8	9	9A	10	10A	11	12	13	14	15	16			17	18	19
4	Yomesh K. Shah Jay K. Shah Rajiv K. Shah	Yomesh K. Shah Jay K. Shah Rajiv K. Shah	GR	4	R	52.86	5.77	3.82	62.45	60.71	6.63	4.53	71.87	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727049 issued by BEST in the name of K.D. Shah ESQ., showing meter installation date 18.10.1957. 2)New E.B. dt. 20.07.2023 in the name of K.D. Shah ESQ.	Ration Card No. 0510981 Dt. 20.09.2000 in the name of Dr. Kishor D.Shah, wherin the name of Yomesh is found reflected as his son	1) Copy of Voter ID No. MT/06/035/195097 dt. 20.11.1994 of Shah Yomesh, showing addres as Navratan Bldg. 2) Copy of Voter ID No DCF120054 dt. 17.11.2007 of Shah Yomesh showing addres as Navratan Bldg. 3) The name of Yomesh, Rajiv & Jay are found reflected at Sr. No. 69, 70 & 72 respectivly in the Voter List of 01.01. 1995	1) Copy of Share Certificate No. 04 dated 1.05.1974 in the name of Dr. Kishore Dhanjibai Shah & Hemlata Kishor Shah, which is later on transferred in the name of Mr. Yomesh K. Shah, Mr. Jay K. Shah & Mr. Rajiv K. Shah on 08.04.2008. 2) Maintenance Bill No.1329 dated 01.07.2023 in the name of Yomesh K. Shah 3) Copy of notarized Affidavit dt. 17.03.2007 from Yomesh K. Shah, Jaybhai K. Shah & Rajiv K. Shah for transfer shares in their joint name. 4) Copy of POA dt. 13.04.2023 from Jay K. Shah in favour of Yomesh K. Shah 5) Copy of Pan Card No. AYWPS3374F of Jay K. Shah. 6) Copy of Aadhaar Card No. 399124993911 dt.16.10.2011 of Yomesh Kishore Shah as showing address as ground Floor, Navranta Bldg. 7) Copy of Aadhaar Card No. 360796438177 dt.02.10.2011 of Rajiv Kishore.. (for Identity purpose only). 8) Copy of Passport No. A2639411 dt.05.06.2017 of jay Kishore Shah. 9) Copy of Driving Licence dt.20.05.1976 in the name of Mr. Yomesh Kishor Shah. 10) Copy of Death Certificate of Kishore D. Shah (father of claimants) date of issue 20.07.1999 showing address as ground Floor, 4, Navranta Bldg. 11) Copy of Death Certificate of Hemlata Kishore Shah (mother of claimants) date of issue 25.12.1995 showing address as ground Floor, 4, Navranta Bldg.	Accepted	
5	Suman B. Parekh	Suman B. Parekh	GR	5	R	34.21	3.74	2.85	40.8	39.29	4.3	3.47	47.06	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727061 issued by BEST in the name of S.B. Parekh, L.K. Parekh, showing meter installation date 18.10.1957. 2)New E.B. dt. 21.06.2023 in the name of S. B. Parekh & L.K. Parekh	1. Copy of Old Ration Card No. 669332 dt. 17.03.76 in the name of Suman B. Parekh showing address as Room No.05, Ground Floor Navraratna Bldg. 2. Copy of Ration Card No. 0510995 Dt. 20.09.2000 in the name of parekh Suman Balchand showing address as Room No.05, Ground Floor Navraratna Bldg.	1) Copy of New Voter ID No. MT/06/035/195507 dt. 29.11.2007 of Suman B.Parekh showing addres as Navratan Bldg. 2) The name of Suman B. Parekh is found reflected at Sr. No. 73 in the Voter List of 01.01. 1995 against Room No. 4 at ground floor	1. Copy of Share Certificate No. 5 dated 01.05.1974 in the name of Smt. Lata Kantilal Parekh & Suman Balchand Parekh. 2. Maintenance Bill No.1160 dated 01.07.2022 in the name of Lataben K. Parekh & Shri. Suman B.Parekh. 3) Copy of Passport No.S2787507 of Sumanlal Balchand Parekh, date of issue 08.05.2018. 4) Copy of Driving License No. MH01 20070072921 of Suman Parekh, date of issue 30.05.1969. 5) Copy of S.E.O. Identity Card of Suman B. Parekh, date of issue 28.12.2009. 6) Copy of Aadhaar Card No.3514 0632 8139 of Suman Balchand Parekh. 7) Copy of PAN Card No. AGKPP1885G of Suman Balchand Parekh. 8) Copy of Death Certificate of Lata Kantilal parekh, date of registration 13.03.2018.	Accepted	
6	Paresh N. Shah	Paresh N. Shah	GR	6	R	44.9	4.9	3.76	53.56	51.57	5.63	4.83	62.03	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727001 issued by BEST in the name of Pushpaben H. Shah, showing meter installation date 18.10.1957. 2) New E.B. dt. 22.03.2021 in the name of Pushpaben H. Shah	1. Copy of Ration Card No. 493734 in the name of Hema Dilip Shah, wherein the name of Paresh as brother-in-law of her	1. Copy of New Voter ID No. DCF2602399 dt. 06.05.2016 of Paresh Shah . 2. The name of Paresh is found reflected at Sr. No. 81 in the Voter List of 01.01. 1995	1) Copy of Share Certificate No. 6 dated 01.05.1974 in the name of Smt. Pushpaben Hansraj , which is later transferred in the name of Mr. Paresh Nanalal Shah on 12.06.2008 2) Maintenance Bill No.1331 dated 01.07.2022 in the name of Paresh N. Shah. 3) Copy of Passport No. P5564477 of Paresh Nanalal Shah, date of issue 02.12.2016. 4) Copy of Aadhaar Card No. 5810 3289 5570 of Paresh Nanalal Shah	Accepted	
	A) Total of Ground Floor					**307.31**	**33.56**	**12.52**	**353.39**	**352.95**	**38.56**	**15.27**	**406.78**										

For Shri Nakoda Enterprises

Partner

Owner / Developer

Architect

Dy. Engineer-IV, FN-Div.
M.B.R.&.R..Board

Executive Engineer,
FN-Div. / M.B.R.&.R..Board

Dy. Chief Engineer/Zone-IV
M.B.R.&.R..Board

List of members/occupants of property bearing Plot No. 223 of Scheme No. VI of Sion Matunga Estate and bearing Cadastral Survey No. 523/6 of Sion Division, F/North Ward, bearing ward No.F-5619(2) situate, lying and being at Navratna Vaibhav Co-operative Housing Society Limited, Mumbai Tamil Sangam Marg, Sion (East), Mumbai – 400022 and structure standing thereon known as "Navratna Vaibhav" building

Sr. No.	Name of the Members	Name of the occupants	Floor	Shop/ Room No.	User (R/NR)	Carpet Area in Sq. Mtrs.				Built Up Area in Sq. Mtrs.				Whether Occuant stayinging in bldg. or otherwise (Yes/No.)	Whether Irrevocable Consent given or otherwise (Yes/No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether room tallied with old Building plan (Yes/No)	Whether following documents prior to 13.06.96 are available & kept on record in respect of this room			Whether any other documents prior to 13.06.96 is available	Decision For Tenaincy Accepted. If rejected with reason	Remark
						Carpet Area in Sq. Mtrs.	Common Carpet Area in Sq. Mtrs.	Balcony Carpet Area in Sq.Mtrs.	Total Carpet Area in Sq.Mtrs.	Built Up Area in Sq. Mtrs.	Common Built-up Area in Sq.mtrs	Balcony Built-up Area in Sq.mtrs.	Total Built-up Area in Sq. Mtrs.					Electrical bill	Ration Card	Voter List / Election I.D.			
1	2	3	4	5	6	7	7A	8	9	9A	10	10A	11	12	13	14	15	16			17	18	19
	FIRST FLOOR																						
7	Hasmukh V. Kawa	Hasmukh V. Kawa	1ST	7	R	52.63	5.5	0	58.13	60.2	6.29	0	66.49	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727010 issued by BEST in the name of Hasmukh Velji Kawa, showing meter installation date 13.03.1973. 2) Old E.B. dt. 11.10.1995 in the name of Velji Lalji Kawa. 2)New E.B. dt. 20.07.2023 in the name of Hasmukh Velji Kawa	1. Copy of Ration Card No. 493623 Dt. 06.08.1982 in the name of Veljibahi L. Kawa, wherin the name of Hasmukh is found reflected as his son	1. The name of Hasmukh is found reflected at Sr. No. 84 in the Voter List of 01.01. 1995	1) Copy of Share Certificate No. 7 dated 01.03.1995 in the name of Velji Lalji Kawa, which is later on transferred in the name of Hasmukh V. Kawa on 12.11.2009. 2) Copy of Old Maintenance Bill No. 1531 dated 15.10.1995 in the name of Velji Lalji Kawa. 3) Copy of New maintenance Bill No. 1005 dt. 03.05.2023 in the name of Hasmukh V. Kawa. 4) Copy of Aadhaar Card No.8799 6199 7644 of Hasmukh Velji Kawa. 5) Copy of Death Certificate of Veljibhai Laljibhai Kawa, registration date 22.03.2023.	Accepted	
8	Manharlal Talakchand Shah Chirag Manharlal Shah	Manharlal Talakchand Shah Chirag Manharlal Shah	1ST	8	R	59.79	6.24	5.95	71.98	68.38	7.14	7	82.52	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727007 issued by BEST in the name of Manharlal T. Shah, showing meter installation date 26.07.1962. 2) New E.B. dt. 24.08.2023 in the name of Manharlal T. Shah		1. Copy of New Voter ID No. DCF2602761 dt. 25.11.2007 of Manharlal Talakchand Shah showing addres as 9-8, Navratan Bldg. 2. Copy of New Voter ID No. DCF2606895 dt. 15.07.2008 of Chirag Manharlal Shah showing addres as Navratan Bldg.	1) Copy of Share Certificate No. 08 dated 01.05.1974 in the name of Ramanlal Talakchand Shah, which is later on transferred on 29.01.2023 in the name of Mr. Manharlal Talakchand Shah & Mr. Chirag Manharlal Shah. 2) Copy of New maintenance Bill No. 1163 dt. 01.07.2023 in the name of Manharlal T. Shah. 3) Copy of maintenance receipt No.881 dt. 13.06.2022 in the name of Manharlal T. Shah. 4) Copy of Passport No. J946979 of Chirag Manhar Shah, date of issue 06.08.1995. 5) Copy of Members Passbook for the year 1977-78 in the name of Manharlal Talakchand Shah.	Accepted	
9	Mitesh Chandulal Shah Aparna Mitesh Shah	Mitesh Chandulal Shah Aparna Mitesh Shah	1ST	9	R	62.33	6.51	2.64	71.48	71.29	7.45	3.45	82.19	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727004 issued by BEST in the name of Mitesh Chandulal Shah, showing meter installation date 13.07.1967. 2) New E.B. dt. 25.05.2023 in the name of Mitesh Chandulal Shah	1. New R.C. No. WA-493614 in the name of Mitesh C.Shah, wherein the name of Aparna is found reflected as his wife	1. Copy of New Voter ID No. MT/06/035/195692 dt. 20.11.1994 of Mitesh Chandulal Shah. 2. Copy of New Voter ID No. MT/06/035/195691 dt. 20.11.1994 of Aparna Mitesh Shah. 3. The name of Mitesh & Aparna are found reflected at Sr. No. 93 & 94 in the Voter List of 01.01. 1995.	1) Copy of Share Certificate No. 09 dated 01.05.1974 in the name of Hansaben Chandulal Shah, which is later on transferred in the name of Mitesh C. Shah & Aparna M. Shah on 29.01.2023. 2) Copy of Maintenance Bill No. 1164 dt. 01.07.2022 in the name of Mitesh C. Shah 3) Copy of Aadhaar Card No. 7367 3270 8773 dt. 19.04.2013 of Mitesh Chandulal Shah. 4) Copy of Aadhaar Card No. 7092 2789 9002 dt. 27.06.2013 of Aparna Mitesh Shah. 5) Copy of Old Passport No. U94592 of Mitesh Chandulal Shah, date of issue 11.08.1995. 6) Copy of New Passport No. N5222307 of Mitesh Chandulal Shah, date of issue 10.12.2015. 7) Copy of Death Certificate of Hansaben Chandulal Shah (Mother of Mitesh), registration date 07.01.2014, showing addres as Navratan Bldg.	Accepted	
10	Pradip Tapidas Parekh Falguni P. Parekh Mansi M. Mehta	Pradip Tapidas Parekh Falguni P. Parekh Mansi M. Mehta	1ST	10	R	52.2	5.45	3.73	61.38	59.7	6.23	4.5	70.43	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c 659727003 issued by BEST in the name of T.H. Parekh, showing meter installation date 18.10.1957. 2) New E.B. dt. 20.07.2023 in the name of T.H. Parekh	1. Copy of Old RC No. 669414 dt. 21.02.94 in the name of Tapidas H. Parekh, wherein the name of Pradip, Falguni & Mansi as his Son, Daughter-in-law and grand daughter respectively, showing address as First floor Navraratna Bldg. 2. Copy of New Ration Card No. 493594 in the name of Parekh Tapidas Harilal, wherein the name of Pradip, Falguni & Mansi as his Son, Daughter-in-law and grand daughter respectively.	1. The name of Pradip & Falguni are found reflected at Sr. No. 98 & 99 in the Voter List of 01.01. 1995	1) Copy of Share Certificate No. 10 dated 01.05.1974 in the name of Tapidas Harilal Parekh, which is later transferred in the name of Pradip T. Parekh, Falguni P. Parekh & Mansi Mihir Mehta on 09.12.2022 2) Copy of Maintenance Bill No. 1335 dt. 01.07.2023 in the name of Pradeep T. Parekh 3) Copy of Driving License No. MH0119870024960 of Pradip Tapidas Parekh, date of issue 27.07.1987. 4) Copy of Aadhaar Card No.327113256936 of Pradip Tapidas Parekh (for identity purpose only). 5) Copy of Aadhaar Card No. 690795095956 of Falguni Pradip Parekh (for identity purpose only). 6) Copy of Pan Card No.AVAPP7373G of Mansi Mihir Mehta. (for identity purpose only)	Accepted	

For Shri Nakoda Enterprises

Partner

Owner / Developer

Architect

Dy. Engineer -IV, FN-Div. M.B.R.&.R..Board

Executive Engineer, FN-Div. / M.B.R.&.R..Board

Dy. Chief Engineer/Zone-IV M.B.R.&.R..Board

List of members/occupants of property bearing Plot No. 223 of Scheme No. VI of Sion Matunga Estate and bearing Cadastral Survey No. 523/6 of Sion Division, F/North Ward, bearing ward No.F-5619(2) situate, lying and being at Navratna Vaibhav Co-operative Housing Society Limited, Mumbai Tamil Sangam Marg, Sion (East), Mumbai – 400022 and structure standing thereon known as "Navratna Vaibhav" building

Sr. No.	Name of the Members	Name of the occupants	Floor	Shop/ Room No.	User (R/NR)	Carpet Area in Sq. Mtrs.				Built Up Area in Sq. Mtrs.				Whether Occuant stayinging in bldg. or otherwise (Yes/No.)	Whether Irrevocable Consent given or otherwise (Yes/No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether room tallied with old Building plan (Yes/No)	Whether following documents prior to 13.06.96 are available & kept on record in respect of this room			Whether any other documents prior to 13.06.96 is available	Decision For Tenancy Accepted. If rejected with reason	Remark
						Carpet Area in Sq. Mtrs.	Common Carpet Area in Sq. Mtrs.	Balcony Carpet Area in Sq.Mtrs.	Total Carpet Area in Sq.Mtrs.	Built Up Area in Sq. Mtrs.	Common Built-up Area in Sq.mtrs	Balcony Built-up Area in Sq.mtrs.	Total Built-up Area in Sq. Mtrs.					Electrical bill	Ration Card	Voter List / Election I.D.			
1	2	3	4	5	6	7	7A	8	9	9A	10	10A	11	12	13	14	15	16			17	18	19
11	Ila H. Shah Hasmukh K. Shah	Ila H. Shah Hasmukh K. Shah	1ST	11	R	34.74	3.63	9.55	47.92	39.73	4.15	10.96	54.84	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727013 issued by BEST in the name of Pushpa & Haresh Kantilal Shah, showing meter installation date 18.10.1957. 2) New E.B. dt. 24.06.05 in the name of Kantilal A. Shah 3) New E.B. dt. 24.08.2023 in the name of Pushpa & Haresh Kantilal Shah.			1) Copy of Share Certificate No. 11 dated 01.05.1974 in the name of Kantilal Amarchand Shah, which is later on transferred in the name of Hasmukh K. Shah & Ila H. Shah on 30.03.2023. 2) Copy of Old Maintenance Bill No. 1420 dt. 01.07.1994 in the name of Kantilal A. Shah. 3) Copy of Maintenance Bill No. 1336 dt. 01.07.2023 in the name of Hasmukh K. Shah. 4) Copy of MTNL Bill dt. 15.11.1995 in the name of Kantilal Amarchand. 5) Copy of Regitered Deed of Transfer and Sale dt. 30.03.2022 executed between Jagruti Raju Shah AND Hasmukh Kantilal Shah vide which he has transferred 25% share to each i.e. Ila Hasmukh Shah and Hasmukh K.Shah respectively and 50% share to Haresh K. Shah. 6) Copy of Registered Gift Deed dt. 28.03.2023 executed between Haresh Kantilal Shah (Donor) AND Hasmukh Kantilal Shah (Donee) vide which he hs transferred his 50% share to Hasmukh K. Shah. 7) Copy of AAadhaar Card No. 8369 3951 8839 of Ila Hasmukh Shah. 8) Copy of AAadhaar Card No. 3031 8316 0789 of Hasmukh Kantilal Shah. 9) Copy of Death Certificate issue dt. 15.11.2008 of Pushpaben K. Shah, showing address of flat No. 11.	Accepted	
12	Atul J. Janani Pallavi A. Janani Jai A. Janani	Atul J. Janani Pallavi A. Janani Jai A. Janani	1ST	12	R	49.29	5.15	2.6	57.04	56.38	5.89	3.32	65.59	YES	YES	YES	--	1) Load Certificate dt.26.08.2022 for A/c No. 659727011 issued by BEST in the name of Atul J. Janani, showing meter installation date 18.10.1957. 2) New E.B. dt. 20.07.2023 in the name of Atul J. Janani	1. Copy of Ration Card No. 019066 Dt. 17.04.2001 in the name of of Atul J. Janani, wherein the name of Pallavi & Jay are found reflected as his wife and son respectively	1. Copy of New Voter ID No. SAV4657862 dt. 20.01.2014 of Atul Jamnadas Janani showing addres as Navratan Bldg. 2. Copy of New Voter ID No. SAV4s657847 dt. 20.01.2014 of Jay Atul Shah showing addres as Navratan Bldg. 3. The name of old occupants are found reflected at Sr. No. 100 & 101 in the Voter List of 01.01. 1995	1) Copy of Share Certificate No. 12 dated 01.05.1974 in the name of Maya Yogesh Nagar, which is later on transferred in the name Atul J. Janani, Pallavi A. Janani & Jai A. Janani on 24.01.2023. 2) Copy of Maintenance Bill No. 1111 dt. 20.01.2022 in the name of Atulkumar J. Janani 3) Copy of AAadhaar Card No. 4284 1221 8883 dt. 04.11.2012 of Atul Jamnadas Janani. 4) Copy of AAadhaar Card No. 9628 7139 7401 of Pallavi Atul Janani. 5) Copy of Aadhaar Card No. 9359 8084 9144 dt. 03.11.2012 of Jay Atul Janani. 6) Copy of Passport No. L7120540 date of issue 13.02.2014 of Atul Jamnadas Janani 7) Copy of Passport No. X8604492 date of issue 09.05.2023 of Pallavi Atul Janani. 8) Copy of Passport No. U4641565 date of issue 02.03.2020 of Jay Atul Janani. 9) Copy of Agreement for Sale dt. 22.06.1986 between Mayaben Yogeshbhai Nagar AND Devendra D. Mehta & Pranita D. Mehta. 10) Copy of Agreement for Sale dt. 13.04.1997 beteen Amrish R. Bhuva & Ragini A. Bhuva AND Atul J. Janani & Pallavi A. Janani.	Accepted	
	A) Total of First Floor					**310.98**	**32.48**	**24.47**	**367.93**	**355.68**	**37.15**	**29.23**	**422.06**										
	SECOND FLOOR																						
13	Induben T. Chheda	Induben T. Chheda	2ND	13	R	52.99	5.66		58.65	61.57	6.58	0	68.15	YES	NO	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727037 issued by BEST in the name of Indu T & T.K. Chheda, showing meter installation date 18.10.1955. 2) New E.B. dt.21.11.2019 in the name of Indu T & T. K. Chheda	1. Copy of Ration Card No. 0510877 in the name of Chheda Talakashi Khetshi, wherein the name of Induben T. Chheda is found reflected as his wife	1. Copy of New Voter ID No. DCF2605269 dt. 01.12.2007 of Indu Talakshi Chheda showing addres as Navratan Bldg. 2. The name of Indu Talakshi Chheda is found reflected at Sr. No. 103 in the Voter List of 01.01. 1995 .	1) Copy of Share Certificate No. 13 dated 01.05.1974 in the name of Prataprai Manilal Shah, which is later on transferred in the name Indubai T. Chheda, Trupti S. Shah & Hetal G. Gogri. on 24.01.2023. 2) Copy of Maintenance Bill No. 788 dt. 01.08.2019 & Bill No. 1112 dt. 20.01.2022 in the name of Indubai T. Chheda. 3) Agreement dt. 10.03.1988 executed between M/s. Ruby Builders AND Indu T. Chheda & Talakshi K. Chheda. 4) Copy of New MTNL Bill dt. 07.08.2020 in the name of Talakshi Khetshi Chheda. 5) Copy of Mahanagar Gas Ltd. Bill dt. 08.12.2019 in the name of Indu T. Chheda. 6) Copy of Aadhaar Card No. 5926 4588 5225 of Indu T. Chheda. 7) Copy Death Certficate issue dt. 08.06.2022 of Talakshi K. Chheda, showing address of flat No.13.	Accepted	
14	Priti R. Shah Yomesh K. Shah	Priti R. Shah Yomesh K. Shah	2ND	14	R	56.75	6.07	6.03	68.85	65.94	7.05	7.42	80.41	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727009 issued by BEST in the name of Jigar Lalit Mehta & Neeta Lalit Mehta, showing meter installation date 18.10.1957. 2) New E.B. dt.20.07.2023 in the name of Jigar Lalit Mehta & Neeta Lalit Mehta		1. The name of Mehta family (old occupants) are found reflected at Sr. No. 105 to 108 in the Voter List of 01.01. 1995	1) Copy of Share Certificate No. 14 dated 01.05.1974 in the name of Mahendra Narbheram Mehta, which is later on transferred in the name Priti Rajiv Shah & Yomesh Kishor Shah on 13.11.2019. 2) Copy of Maintenance Bill No.1339 dt. 01.07.2023 in the name of Priti R. Shah / Yomesh K. Shah. 3) Copy of Agreement dt. 25.10.1978 executed between Mahendra Narberam Mehta AND Lalit Narebheram Mehta. 4) Copy of Registered Deed of Tranfser dt. 29.09.2019 between Neeta Lait Mehta & Jigar Lalit Mehta AND Priti Rajiv Shah & Yomesh Kishore Shah	Accepted	

For Shri Nakoda Enterprises

Owner / Developer Partner

Architect

Dy. Engineer -IV - FN-Div. M.B.R.&R..Board

Executive Engineer, FN-Div. / M.B.R.&R..Board

Dy. Chief Engineer/Zone-IV M.B.R.&R..Board

List of members/occupants of property bearing Plot No. 223 of Scheme No. VI of Sion Matunga Estate and bearing Cadastral Survey No. 523/6 of Sion Division, F/North Ward, bearing ward No.F-5619(2) situate, lying and being at Navratna Vaibhav Co-operative Housing Society Limited, Mumbai Tamil Sangam Marg, Sion (East), Mumbai – 400022 and structure standing thereon known as "Navratna Vaibhav" building

Sr. No.	Name of the Members	Name of the occupants	Floor	Shop/ Room No.	User (R/NR)	Carpet Area in Sq. Mtrs.				Built Up Area in Sq. Mtrs.				Whether Occuant stayinging in bldg. or otherwise (Yes/No.)	Whether Irrevocable Consent given or otherwise (Yes/No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether room tallied with old Building plan (Yes/No)	Whether following documents prior to 13.06.96 are available & kept on record in respect of this room			Whether any other documents prior to 13.06.96 is available	Decision For Tenancy Accepted, If rejected with reason	Remark
						Carpet Area in Sq. Mtrs.	Common Carpet Area in Sq. Mtrs.	Balcony Carpet Area in Sq.Mtrs.	Total Carpet Area in Sq.Mtrs.	Built Up Area in Sq. Mtrs.	Common Built-up Area in Sq.mtrs	Balcony Built-up Area in Sq.mtrs.	Total Built-up Area in Sq. Mtrs.					Electrical bill	Ration Card	Voter List / Election I.D.			
1	2	3	4	5	6	7	7A	8	9	9A	10	10A	11	12	13	14	15	16			17	18	19
15	Sarita Mahendra Pasad	Sarita Mahendra Pasad	2ND	15	R	61.14	6.53	2.66	70.33	71.04	7.59	3.45	82.08	YES	YES (not verified)	YES	–	1) Load Certificate dt. 26.08.2022 for A/c No. 659727012 issued by BEST in the name of Sarita Mahendra Pasad, showing meter installation date 25.01.2002. 2) New E.B. dt. 29.09.2014 in the name of Vinodbhai M. Mehta. 3) New E.B. dt.29.09.2014 & 20.07.2023 in the name of Sarita M. Pasad		1. The name of Mehta family (old occupants) are found reflected at Sr. No. 109 to 112 in the Voter List of 01.01. 1995	1) Copy of Share Certificate No. 15 dated 01.05.1974 in the name of Vinod Narbheram Mehta, which is later on transferred in the name Sarita Mahendra Pasad on 13.11.2019. 2) Copy of Maintenance Bill No. 1170 dt. 01.07.2022 in the name of Sarita Mahendra Pasad. 3) Copy of Regd. Sale Deed dt. 03.07.2019 executed between Ajay V. Mehta, Chandrika V. Mehta, Nilesh V. Mehta, Jasmina R. Shah & Minal N. Mehta AND Sarita M. Pasad. 4) Copy of Aadhaar Card No. 4838 9960 9114 of Sarita Mahendra Pasad (for Identity purpose only). 5) Copy of PAN Card No. ACFPP8023P of Sarita Mahendra Pasad. 6) Copy of D.C. issue dt. 13.04.2012 of Vinodrai N. Mehta, showing address of Flat No. 15.	Accepted	
16	Chandrakant R. Shah	Chandrakant R. Shah	2ND	16	R	52.52	5.61	4	62.13	61.03	6.52	4.49	72.04	YES	YES	YES	–	1) Load Certificate dt. 26.08.2022 for A/c No. 659727019 issued by BEST in the name of Chndrakant R. Shah, showing meter installation date 18.10.1957. 2) New E.B. dt. 24.08.2023 in the name of Chandrakant R. Shah.			1) Share Certificate No. 16 dt. 01.05.1974 in the name of Gangaben Mahendra Nagar which is later on transferred in the name Chandrakant Ramanlal Shah, on 08.02.1990. 2) Old maintenance Bill No. 1386 dt. 30.06.1990 in the name of Chandrakant R. Shah. 3) New maintenance Bill No. 1115 dt. 20.01.2022 in the name of Chandrakant R. Shah 4) Deed of Transfer dt. 02.07.1990 executed between Kishore Durlabhji Doshi AND Chandrakant Ramanlal Shah. 5) Mahanagar Gas Ltd. Bill dt. 08.08.2023 in the name of Chandrakant Ramanlal Shah. 6) Aadhaar Card No. 5661 0934 3746 of Chandrakant Ramanlal Shah (for Identity purpose only)	Accepted	
17	Kalpana V. Koradia Minesh V. Koradia	Kalpana V. Koradia Minesh V. Koradia	2ND	17	R	35.56	3.8	8.94	48.3	41.32	4.42	10.89	56.63	YES	YES	YES	–	1) Load Certificate dt. 26.08.2022 for A/c No. 659727006 issued by BEST in the name of Kalpana Vijay Koradia, showing meter installation date 18.10.1957. 2) New E.B. dt. 01.12.2014 in the name of Surajben Manilal Doshi 3) New E.B. dt. 31.12.2014 & 24.11.2021 in the name of Kalpana Vijay Koradia. 4) Demand Notice for Additional Security Deposit dt. 23.12.2022		1) The name of Surajben Manilal Doshi (old Member) is found reflected at Sr. No. 113 in the Voter List of 01.01. 1995	1) Share Certificate No.17 dt. 01.05.1974 in the name of Surajben Manilal Doshi, which is later on, transferred in the name Mrs. Kalpana V. Koradia and Mr. Minesh V. Koradia, on 12.02.2011. 2) New maintenance Bill No. 691 dt. 20.02.14, Bill No. 017 dt. 24.05.2014, Bill No. 1017 dt. 01.04.2021 & Bill No. 1317 dt. 01.04.2023 in the name of Kalpana V. Koradia 3) Registered Agreement for Sale dt. 15.11.2003 executed between Nandish C. Doshi AND Praksh Indulal Sanghavi & Nikita P. Sanghvi. 4) Regd. Agreement for Sale dt. 16.12.2005 executed between 1) Prakash I. Sanghavi & Nikita P. Sanghavi AND Chandresh J. Mody & Priti C. Mody. 5) Regd. Sale Deed dt. 10.10.2013 executed between Chandrash J. Mody & Priti C. Mody AND Kalpana V. Koradia & Minesh V. Koradia 6) Mahanagr Gas Bill dt. 09.12.014, 08.08.21, 08.02.23, & 08.04.2023 in the name of Kalpana Koradia.	Accepted	
18	Yogesh T. Thakkar Pankti T. Das	Yogesh T. Thakkar Pankti T. Das	2ND	18	R	45.13	4.82	4.22	54.17	52.44	5.6	4.94	62.98	YES	YES	YES	–	1) Load Cerificate dt. 26.08.2022 for A/c No.659727014 issued by BEST in the name of Yogesh Tulsidas Thakkar, showing meter installation date 18.10.1957. 2) New E.B. dt. 22.04.2022. 21.06.2023 & 20.07.2023 in the name of Yogesh Tulsidas Thakkar		1. The name of Mansukh Jay Shah (old Member) is found reflected at Sr. No. 116 in the Voter List of 01.01. 1995	1) Share Certificate No. 18 dt. 01.05.1974 in the name of Mansukhlal Jaipal Shah, which is later on transferred in the name, Mr. Yogesh T. Thakkar and Mrs. Pankit T. Das, on 25.07.2021 2) New maintenance Bill No. 1343 dt. 01.07.2023 in the name of Yogeshbhai Thakkar. 3) Regd. Deed of Release dt. 11.06.2012, Sonal D.Shah release and relinquished her share in favour of Mr. Hemant M. Shah. 4) Regd. Sale Deed dt. 21.05.2021 between Rekha Hemant Shah & Hema Shah AND Yogesh T. Thakkar & Pankti Tushar Das. 5) PAN Card No. AAAPT5933 of Yogesh Tulsidas Thakkar. 6) Aadhaar Card No. 5272 6176 7703 of Yogesh Tulsidas Thakkar (For identity pupose only) 7) Aadhaar Card No. 5360 0444 5185 of Pankti Tushar Das (For identity pupose only) 8) Form No.4 dt. 15.06.2021 to Society from Yogesh Tulsidas Thakkar & Pankti Tushar Das.	Accepted	
A) Total of Second Floor						**304.09**	**32.49**	**25.85**	**362.43**	**353.34**	**37.76**	**31.19**	**422.29**										

For Shri Nakoda Enterprises

Partner

Owner / Developer

Architect

Dy. Engineer -IV, FN-Div.
M.B.R.&.R..Board

Executive Engineer,
FN-Div. / M.B.R.&.R..Board

Dy. Chief Engineer (Zone-IV
M.B.R.&.R..Board

List of members/occupants of property bearing Plot No. 223 of Scheme No. VI of Sion Matunga Estate and bearing Cadastral Survey No. 523/6 of Sion Division, F/North Ward, bearing ward No.F-5619(2) situate, lying and being at Navratna Vaibhav Co-operative Housing Society Limited, Mumbai Tamil Sangam Marg, Sion (East), Mumbai – 400022 and structure standing thereon known as "Navratna Vaibhav" building

Sr. No.	Name of the Members	Name of the occupants	Floor	Shop/ Room No.	User (R/NR)	Carpet Area in Sq. Mtrs.				Built Up Area in Sq. Mtrs.				Whether Occuant stayinging in bldg. or otherwise (Yes/No.)	Whether Irrevocable Consent given or otherwise (Yes/No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether room tallied with old Building plan (Yes/No)	Whether following documents prior to 13.06.96 are available & kept on record in respect of this room			Whether any other documents prior to 13.06.96 is available	Decision For Tenancy Accepted. If rejected with reason	Remark
						Carpet Area in Sq. Mtrs.	Common Carpet Area in Sq. Mtrs.	Balcony Carpet Area in Sq.Mtrs.	Total Carpet Area in Sq.Mtrs.	Built Up Area in Sq. Mtrs.	Common Built-up Area in Sq.mtrs	Balcony Built-up Area in Sq.mtrs.	Total Built-up Area in Sq. Mtrs.					Electrical bill	Ration Card	Voter List / Election I.D.			
1	2	3	4	5	6	7	7A	8	9	9A	10	10A	11	12	13	14	15	16			17	18	19
	THIRD FLOOR																						
19	Nirav D. Mota	Nirav D. Mota	3RD	19	R	54.51	5.65	0	60.16	60.78	6.3	0	67.08	YES	YES	YES	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727039 issued by BEST in the name of Nirav Dhirendra Mota, showing meter installation date 18.10.1957. 2)New E.B. dt. 20.07.2023 in the name of Nirav Direndra Mota		New Voter ID No. SAV5215751 dt. 01.10.2014 of Nirav Dhirendra Mota	1) Share Certificate No. 19 dt. 01.05.1974 in the name of Manilal Jamnadas Shah & Mrs. Kanta Manilal Shah, which is later on transferred in the name, Nirav D. Mota, on 24.01.2023. 2) New Maintenance Bill No. 292 dt. 08.10.2006, Bill No. 302 dt. 29.11.2006 in the name of Kamlaben M. Shah. 3) New maintenance Bill No. 1344 dt. 01.07.2023 in the name of Nirav D. Mota & Dhirendra K. Mota. 4) Registered Agreement of Transfer dt. 22.12.2006 Between Kanta Manilal Shah AND Nirav Dhirendra Mota & Dhirendra Karamshi Mota. 5) Mahanagar Gas Ltd. Bill dt. 08.08.2023 in the name Nirav Dhirendra Mota. 6) Aadhaar Card No. 5434 7410 5717 of Nirav Dhirendra Mota. 7) Driving License No. MH01 20100054622 of Nirav Dhirendra Mota, date of issue 04.12.1997. 8) Death Certificate of Dhirendra Karamshi Mota, registration date 24.08.2020.	Accepted	
20	Champaklal T. Shah Kiran C. Shah	Champaklal T. Shah Kiran C. Shah	3RD	20	R	54.25	5.66	5.65	76.76	71.64	7.43	7.02	86.09	YES	YES	YES (reflected as single unit)	--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727005 issued by BEST in the name of Champaklal T. Shah, showing meter installation date 07.04.1986. 2) Old E.B. dt. 09.02.1992 in the name of Champaklal T. Shah. 3) New E.B. dt. 21.06.2023 in the name of Champaklal T. Shah			1) Share Certificate No.20 dt. 01.05.1974 in the name of Damyanti Chandrakant Patel, which is later on transferred in the name Mr. Champaklal T. Shah and Mrs. Kiran C. Shah, on 24.01.2023. 2) New maintenance Bill No. 1345 dt. 01.07.2023 in the name of Champaklal T. Shah. 3) Copy of Agreement dt. 1985 between Damayanti C. Patel AND Champaklal T. Shah & Kiran C. Shah. 4) Form of Acknowledgement of documents S.No. 124298 dt. 29.07.1985 for Agreement for Sale between Damayanti C. Patel AND Champaklal T. Shah & Ano. 5) Application dt. 12.07.1985 from Champaklal T. Shah for share certificate & Flat No.20 for transfer in their joint names viz. Champakal T. Shah & Kiran C. Shah. 6) Mahanagar Gas Ltd. Bill dt. 08.04.2023 in the name of Champaklal Talakchand. 7) Aadhaar Card No. 4366 0468 2523 of Champaklal T. Shah. 8) Passport No. U948030 date of issue 17.08.1995 of Kiran Champaklal	Accepted	
21	Himmatmal L. Kothari Leela H. Kothari	Himmatmal L. Kothari Leela H. Kothari	3RD	21	R	61.69	6.39	3.47	71.55	68.78	7.12	4.34	80.24	YES	YES		--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727002 issued by BEST in the name of Himmatmal Laxmilalji Kothari, showing meter installation date 12.10.1957. 2)New E.B. dt. 09.12.2005 in the name of Kirit N. Mehta 3) New E.B DT.24.08.2023 in the name of Himmatmal Laxmilalji Kothari	1) New R.C. No. WA-493719 dt. 19.07.2012 in the name of Himmatmal L. Kothari, wherein the name of Leela is found reflected as his wife	1) New Voter ID No. SAV4507596 dt. 20.01.2013 of Himmatmal L. Kothari. 2) New Voter ID No. SAV4507604 of Leela Himmatmal Kothari. 3) The name of Kirit N. Mehta & Jyostna K. Mehta (old occupants)are found reflected at Sr. No. 120 & 121 in the Voter List of 01.01. 1995 .	1) Share Certificate No. 22 dt. 17.09.1976 in the name of Jasumati Bhadriklal Patel, which is later on transferred in the name of Himmatlal L. Kothari & Leela H. Kothari on 26.04.2012. 2) New maintenance Bill No. 195 dt.01.01.2003 in the name for Kirtikumar N. Mehta. 3) New maintenance Bill No. 834 dt. 01.06.2012, Bill No. 1009 dt. 10.05.2023 in the name of Himmatmal L. Kothari. 4) Agreement dt. 29.05.1985 between Jasumati B. Patel AND Kirit N. Mehta & Jyotsna K. Mehta. 5) Regd. Agreement dt. 30.01.2006 between Kirit N. Mehta & Jyotsna K. Mehta AND Mahesh C. Shah & Priti M. Shah. 6) Regd. Agreement for Sale dt. 14.02.2012 between Mahesh C. Shah & Priti Mahesh Shah AND Himmatlal L. Kothari & Leela H. Kothari. 7) Mahanagar Gas Ltd. Bill dt. 08.08.2023 in the name of Himmatmal L. Kothari. 8) Aadhaar Card No. 2057 7440 7705 of Himmatmal L. Kothari. 9) Aadhaar Card No. 9319 5068 2632 of Leela H. Kothari. 10) Passport No. K8177187 date of issue 21.01.2013 of Himmatmal L. Kothari. 11) Passport No. K8176398 date of issue 21.01.2023 of Leela H. Kothari.	Accepted	
22	Pravinchandra Parekh	Pravinchandra Parekh	3RD	24	R	53.74	5.57	3.97	63.28	59.92	6.21	4.5	70.63	YES	YES		--	1) Load Certificate dt. 26.08.2022 for A/c No. 659727023 issued by BEST in the name of Saroj P. Parekh, showing meter installation date 04.11.1974. 2) New E.B. dt.20.02.2023 in the name of Saroj P. Parekh.		1. The name of Pravinbhai Khimchand Parekh is found reflected at Sr. No. 122 in the Voter List of 01.01.1995	1) Share Certificate No. 24 dt. 01.05.1974, in the name of Bhogilal Zaverchand Vasa, which is later on transferred in the name of Pravinchandra K. Parekh on 15.04.2010. 2) New maintenance Bill No. 1123 dt. 20.01.2023 in the name of Pravinchandra Parekh. 3) Agreement dt. 09.07.1986 between Bhogilal Z. Vasa AND Saroj Pravinchandra Parekh. 4) Aadhaar Card No. 2774 4830 5071 of Pravinchandra K. Parekh. 5) MTNL Bill dt. 12.07.2023 in the name of Praveen K. Parekh. 6) Mahagar Gas Ltd. Bill dt. 08.12.2019 in the name of Saroj P. Parekh.	Accepted	

For Shri Nakoda Enterprises

Partner

Owner / Developer

Architect

Dy. Engineer -IV, FN-Div.
M.B.R.&.R..Board

Executive Engineer,
FN-Div. / M.B.R.&.R..Board

Dy. Chief Engineer/Zone-IV
M.B.R.&.R..Board

List of members/occupants of property bearing Plot No. 223 of Scheme No. VI of Sion Matunga Estate and bearing Cadastral Survey No. 523/6 of Sion Division, F/North Ward, bearing ward No.F-5619(2) situate, lying and being at Navratna Vaibhav Co-operative Housing Society Limited, Mumbai Tamil Sangam Marg, Sion (East), Mumbai – 400022 and structure standing thereon known as "Navratna Vaibhav" building

Sr. No.	Name of the Members	Name of the occupants	Floor	Shop/ Room No.	User (R/NR)	Carpet Area in Sq. Mtrs.				Built Up Area in Sq. Mtrs.				Whether Occuant stayinging in bldg. or otherwise (Yes/No.)	Whether irrevocable Consent given or otherwise (Yes/No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether room tallied with old Building plan (Yes/No)	Whether following documents prior to 13.06.96 are available & kept on record in respect of this room			Whether any other documents prior to 13.06.96 is available	Decision For Tenancy Accepted. If rejected with reason	Remark
						Carpet Area in Sq. Mtrs.	Common Carpet Area in Sq. Mtrs.	Balcony Carpet Area in Sq.Mtrs.	Total Carpet Area in Sq.Mtrs.	Built Up Area in Sq. Mtrs.	Common Built-up Area in Sq.mtrs	Balcony Built-up Area in Sq.mtrs.	Total Built-up Area in Sq. Mtrs.					Electrical bill	Ration Card	Voter List / Election I.D.			
1	2	3	4	5	6	7	7A	8	9	9A	10	10A	11	12	13	14	15	16			17	18	19
23	Surbhi J. Bhutta Bhavna S. Vora Hiral J. Mehta	Surbhi J. Bhutta Bhavna S. Vora Hiral J. Mehta	3RD	22	R	38.13	3.95	9.06	51.14	42.51	4.4	10.87	57.78	YES	YES	YES	–	1) Load Certificate dt. 26.08.2022 for A/c No. 659727035 issued by BEST in the name of Bhuta Dolatrai Shamadas, showing meter installation date 18.01.1957. 2) Old E.B. dt. 08.04.1990 in the name of Dolatrai S. Bhuta. 3) New E.B. dt. 07.12.1998 & dt. 21.06.2023 in the name of Dolatrai S. Bhuta	1. New R.C. No. WA-493603 in the name of Krishna D.Shmaldas, wherein the name of Surbhi & Hiral is found reflected as her daughter-in-law & daughter respectively	1. The name of old Krishna Daulatrai Bhuta (mother & mother –in-law respectively) is found reflected at Sr. No. 128 in the Voter List of 01.01. 1995	1) Share Certificate No. 21 dt. 01.05.1974 in the name of Dolatrai Shamaldas Bhuta, which is later on transferred in the name of Surbhi J. Bhutta, Bhavna S. Vora & Hiral J. Mehta. 2) Old maintenance Bill No. 1113 dt.05.12.1992 in the name of Dolatrai S. Bhutta. 3) New maintenance Bill No. 1347 dt. 01.07.2023 in the name of Surbhi Bhuta. 4) Aadhaar Card No. 4613 5052 9799 of Surbhi J. Bhuta (for indentity purpose only). 5) Aadhaar Card No. 2692 7893 8603 of Bhavna Sanjay Vora (for indensity purpose only) 6) Aadhaar Card No. 9646 5734 6253 of Hiral J. Mehta (for indentity purpose only).	Accepted	
24	Sunita A. Desai	Sunita A. Desai	3RD	23	R	45.23	4.69	4.27	54.19	50.43	5.23	5.2	60.86	YES	YES	YES	–	1) Load Certificate dt. 26.08.2022 for A/c No. 659727031 issued by BEST in the name of Sunita Abhay Desai, showing meter installation date 18.10.1957. 2) New E.B. dt. 11.03.2008 in the name of Anil J. Shah		1) New Voter ID No. SAV46557755 of Sunita Abhay Desai. 2) The name of Anil J. Shah (old Member) is found reflected at Sr. No. 131 in the Voter List of 01.01. 1995	1)Share Certificate No. 23 dt. 01.05.1974, in the name of Anilkumar Jagjivan Shah, which is later on transferred in the name of Sunita Abhay Desai 2) New maintenance Bill No. 469 dt. 29.09.2008 & Bill No. 1323 dt. 01.04.2023 in the name of Sunita Abhay Desai 3) Copy of Regd. Deed of Transfer dt. 22.01.2008 excuted between Anilkumar J. Shah AND Sunita Abhay Desai. 4) Aadhaar Card No. 8684 3505 4191 of Sunita Abhay Desai.	Accepted	
	A) Total of Third Floor					317.55	32.91	26.62	377.08	354.06	36.69	31.93	422.68										
	Total of Cess Structure bearing ward No. FN-5619(2)					1,239.93	131.44	89.46	1,460.83	1,416.03	150.16	107.62	1,673.81										
	FN-5619(3)																						
	GROUND FLOOR-GARAGE																						
25	Kept in abeyance	M/s. India Autombiles.	GR	Garage	NR	13.86	0	0	13.86	17.9	0	0	17.9	YES	NO	YES	–	1) Copy Load Certificate dt. 26.08.2022 for A/c No. 659727075 issued by BEST in the name of M/s. India Automobiles. showing meter installation date 12.10.1984. 2) New E.B. dt. 21.06.2021, Con. No. 659-727-075*8 in the name of M/s. India Autombiles.			2) New maintenance Bill No. 1350 dt. 01.07.2023 in the name of India Automobiles. 3) Copy of registered Indenture dt. 11.04.1974 executed between Jasumati widow of Bhadriklal Maneklal Patel, Chandrakant Maneklal Patel & Damaynti wife of Chandrakant Maneklal Patel (The Assignor) AND Tapidas Harilal Patekh (Confirming Party) AND Navratna Vaibhav Co-Op. Hsg. Society Ltd. (The Assignees), wherein in the Arinexure i.e. list of Flat owners, the name of Smt. Jasumati Bhadriklal Patel is found, reflected against Garage. 4) Copy of Agreement dt. 17.02.1997 between Smt. Lata Kantilal Parekh (Vendor) AND M/s. India Automobiles a registered partnership firm through its patners (1) Shri Balbirshing Nanaksingh Gujral & (2) Shri Balkrishna Inderlal Lamba (Purchasers) 5) Copy of SPOA dt.26.11.2011 from M/s. India Automobiles a registered partnership firm through its patners (1) Mr. Balbirshing Surinder Singh Gujral & (2) Mrs. Harvinder Haur Balbir Singh Gujral in favour of Mr. Balbir Singh Surinder Singh Gujral for completion of the sale Transaction of NR with Purchaser viz. Mr. Milan Dilip Shah & Mrs. Hema Dilip Shah. 6) Copy of death certificate of Milan Dilip Shah date of Registration 14.03.2020. 7) Copy of First Date of Assessment report issued by Asstt. Assessor & Collector F/North Ward/MCGM vide letter No. AAC/FN/118/2023-24 dated 08.05.2023, wherein the First Date of Assessment of the said structure is found reflected as prior to 61-62.	Accepted, however the name of Member is kept in abeyance	
	Total of Cess Structure bearing ward No. FN-5619(3)					13.86	0.00	0.00	13.86	17.90	0.00	0.00	17.90										
	GRAND TOTAL OF BEARING WARD NO. FN-5619(2) & FN-5619(3)					1,253.79	131.44	89.46	1,474.69	1,433.93	150.16	107.62	1,691.71										

NOTE: -

1) Total Built up Area is verified & certified.
2) The Carpet Area of the tenement are verified.
3) Irrevocable consent and documents submitted by the members/occupants and applicant are physically verified on site.
4) This Certified List is subjected to Modifications, if any as per approved N.O.C. for redevelopment by M. B. R. & R. Board .
5) This Member /occupant List shall be read with this office Note vide no. EE/FN Ward/DE-IV/Office Note/ 753 /2023 dtd. 30 / 08 /2023.

Sl. No. 04, 05, 06, 09 & 10 of EE/FN's tenant/occupant list are verified.

For Shri Nakoda Enterprises

Partner
Owner / Developer

Architect

Dy. Engineer -IV, FN-Div.
M.B.R.&.R..Board

Executive Engineer,
FN-Div. / M.B.R.&.R..Board

Dy. Chief Engineer/Zone-IV
M.B.R.&.R..Board