

OK  
47/65

B. J. Marg,

Proposed Redevelopment of the Property at C.S.No. 1 of Girgaum Division situated at, 218-20-20A, ~~45-9 Road~~, Thakurdwar, Mumbai - 400004 in 'D' Ward known as New Chandra Mahal. to facilitate to provide 'Permanent Alternate Accommodation to Project Affected Persons in the Project 'Metro Line -3 Colaba - Bandra - Seepz.

**LIST OF EXISTING TENANTS / OCCUPANTS**

Sr. No.	Name of Tenant	Name of Occupant	Floor	Shop/Room No.	User R / NR	Individual Carpet area in Sq. Mt.				Individual BUA In Sq. Mt.				Whether Occupant staying in bldg. or otherwise	Whether Consent given or otherwise	Whether Room is reflected in MCGM extract of 95-96 Yes/ No	Whether room tally with old bldg plan Yes / No	Whether following documents prior to 13.06.96 are available & kept on record in respect of room				Current Documents / Whether any other documents	Decision for Tenancy accepted / If rejected with reason.	Remark
						Flat	Common	Balcony / covered area	Total	Flat	Common	Balcony / covered area	Total					Electricity Bill	Voter Card	Shop License	Rent Receipt No. & Date			
Building No. 218-20-20A																								
Ground Floor																								
1	Shamji Shivji	Monaram Samnaji Mewada	Gr	1	NR	22.39	0.47	-	22.86	30.69	0.64	-	31.34	YES	NA	YES	YES	445-001-060*6 17.01.1985 & 23.02.1992 (Chheda Dhirajlal Shamji)	Nil	Nil	1026 November 1976 for Shop No. 1 & 2 372 April 1981 for Shop No. 1 & 2 576 January 1993 for Shop No. 1 & 2 (All in the name of Shamji Shivji)	1.BEST Bill No. 445-001-060*6 dt. 08.01.2018 & 11.02.2001 Monaram Samnaji Mewada. 2.PAN Card No. AAJPM7935K Monaram Samnaji Mewada. 3.Small Causes Court at Mumbai RAD Suit No. 1810 of 1904 (Mewada Vs Maneckji Nawroji Trust). 4.Notorised Affidavit executed by Monaram Samnaji Mewada dt. 18.01.2018. 5.Notorised Indemnity Bond executed by Monaram Samnaji Mewada dt. 18.01.2018. 6.Shop & Establishment No. D009807 /SHOP I dt. 29.12.2017	Tenant is eligible but occupancy is kept in <u>Eligible</u> Abyeance.	There is dispute between Mewaram Samnaji Mewada & Mrs. Lilavanti Jadavji Chheda & have filed Suit in Small Causes Court. Hence proposed to be kept in Abyeance till final outcome of the court case.
																		Meter Installation Account no. 445001060 dt. 01.11.1983	Nil	Nil	Nil			
2	Shamji Shivji	Lilavanti Jadavji Chheda	Gr	2	NR	30.36	0.63	-	30.99	41.62	0.86	-	42.48	YES	NA	YES	YES	445-001-097*7 03.11.1981	Nil	Registration No. 1285 dt. 06.02.1989 Shamji Shivji & Co No. 54520 dt. 30.01.1978	1026 November 1976 for Shop No. 1 & 2 372 April 1981 for Shop No. 1 & 2 576 January 1993 for Shop No. 1 & 2	1.Rent Receipt No. 022 dt. 21.03.2007 Lilavanti Jadavji Chheda. 2.BEST Bill No. 445-001-097*7 dt. 08.01.2018 Jadavji Shamji (Shop 1/2) 3.Death Certificate of Jadavji Shamji Chheda date 30.10.1993. 4.Small Causes at Mumbai RAD Suit No. 1999 of 2004 against occupant of shop no.1 (Lilavati Chheda Vs Khodadad R. Cama & others 5.Notorised Declaration Cum Indemnity Bond executed by Lilavanti Jadavji Chheda dt. 23.02.2018. 6.Notorised Affidavit executed by Lilavanti Jadavji Chheda dt. 23.02.2018 7.Shop & Establishment No. 000285 dt. 22.12.16	Eligible	There is dispute between Mrs. Lilavanti Jadavji Chheda & previous landlord & have filed Suit in Small Causes Court. Hence proposed to be kept in Abyeance till final outcome of the court case.
																		Meter Installation Account No. 445001097 dt. 22.01.1941	Nil	Nil	Nil			

The Tenant's/ Occupant's list as certified shall be applicable/ considered subjected to compliance of conditions of N.O.C. for Redevelopment letter issued by M.B. R. & R. Board.

*Warade*

Developer  
Acquiring Body, MMRCL  
(Smt. Sangita Warade)  
Deputy General Manager (R&R)



Architect

*Abhyawanshi*

Dy. Engineer/ D-1 Div.  
M. B. R & R. BOARD

*Abhyawanshi*

Ex. Engineer/ D-1 Div.  
M. B. R & R. BOARD

*[Signature]*

Dy. Chief Engineer (Zone-II)  
M. B. R & R. BOARD

4/67

B. T. Marg

**Proposed Redevelopment of the Property at C.S.No. 1 of Girgaum Division situated at, 218-20-20A, J.C.S. Road, Thakurdwar, Mumbai - 400004 in 'D' Ward known as New Chandra Mahal, to facilitate to provide 'Permenant Alternate Accommodation to Project Affected Persons in the Project 'Metro Line -3 Colaba - Bandra - Seepz.**

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						Flat	Common	Balcony / covered area	Total	Flat	Common	Balcony / covered area	Total					Electricity Bill	Voter Card	Shop License	Rent Receipt No. & Date				F. D. I No. & Date
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19 A	19 B	19 C	19 D	20	21	22	
3	Lilavanti Jadavji Chheda	Lilavanti Jadavji Chheda	GR	Panpatti	NR	0.47	0.00	-	0.47	0.00	0.00	-	0.00	YES	NA	NO	NO	Nil	Nil	Nil	Nil	Non tallying portion. Not in Building line. Not eligible. Hence area not included anywhere. Neither in BUA or Carpet.	In -Eligible.	Non tallying portion & no proofs prior to 13/06/1996.	
4	Shantilal A. Kapadia	Lilavanti Jadavji Chheda	Gr	1	R / Usc	2.22	0.05	-	2.27	3.04	0.07	-	3.11	YES	NA	YES	YES	445-001-015*1 20.02.1990 (C. D. Shamji)	Nil	Nil	846 Sep 1976 0682 Feb 1993	1.BEST Bill No.445-001-015*1 dt. 08.01.2018 (Lilavanti Jadavji Chheda) (Residential) 2.Small causes at mumbai RAD Suii No. 734 of 2014 Vasav Enterprises Vs Lilavanti J. Chheda. 3.Notorised Affidavit excuted by Lilavanti Jadavji Chheda dt. 23.02.2018. 4.Notorised Declaration Cum Indemnity Bond excuted by Lilavanti Jadavji Chheda dt. 23.02.2018.	Eligible	Though FDMI indicates Commercial connection, present BEST bill is Residential. In this matter Court case No.7034 of 2018 between Vasav Enterprises & Lilavanti J. Chheda exists.	
5	Anisha A. Nawal	Anisha Ashok Nawal	GR	SH-3	NR	16.36	0.34	-	16.70	22.43	0.47	-	22.89	YES	NA	YES	YES	Nil	Nil	Nil	001093 02.04.1996 for godown no.3/4 A.V. Pilankar	1.Best Bill No. 445-001-217*2 dt. 22.06.1996 (Thakurdwar Brass) 2.Best Bill No. 445-001-017*5 dt. 08.01.2018, Anisha Ashok Nawal. 3.Rent Receipt No. 778 dt. 27.01.2018, Anisha Ashok Nawal for shop no.3 only. 4.Gumasta Lic, In the name of Anisha Ashok Nawal Reg No. 762187515 / Commercial II dt. 21.06.2017 for shop no.3 only. 5.Notorised Declaration Cum Indemnity Bond Anisha A. Nawal dt. 16.01.2018. 6.Affidavit Anisha A. Nawal dt. 16.01.2018. 7.Reg Tenancy Agreement dt 22.03.2017 under no. 88E2 - 3842-2017	Eligible		
6	Neha Kalani	Neha Kalani	GR	SH-4	NR	16.36	0.34	-	16.70	22.43	0.47	-	22.89	YES	NA	YES	YES	445-001-217*2 22.06.1996 (Thakurdwar Brass)	Nil	Nil	001093 Jan 1996 for shop 3/4 (A. V. Pilankar)	1 Best Bill No. 445-001-019*9 dt. 07.09.2017. 2.Rent Receipt No. 639 dt. 2/3/2017. 3.Gumasta Lic, In the name of Ketan Vasant Tarkar & Anuja Ketan Tarkar Reg No. 760029068 dt. 28.11.2007 valid upto 31.12.2009. 4.Affidavit in the name of Neha Kalani dt. 16.01.2018. 5.Declaration Cum Indemnity Bond dt. 16.01.2018 from Neha Kulkarni. 6.Tenancy Agreement dt. BBE 2 -3571-2017 dt.17/3/2017. 7.Meter installation Account No. 445001019 dt. 04.05.2017 Neha Satishchandra Kalani for R.no.4 8. New Shop & Establishment Certificate No.762187958 dt.30/3/2017	Eligible		
SUB TOTAL (Ground floor)						88.16	1.83	0.00	89.99	120.21	2.51	0.00	122.72												

The Tenant's/ Occupant's list as certified shall be applicable/ considered subjected to compliance of conditions of N.O.C. for Redevelopment letter issued by M.B. R. & R. Board.

*Warade*  
Developer



Architect

*N. B. Jayawanti*  
Dy. Engineer/ D-1 Div.  
M. B. R & R. BOARD

*N. B. Jayawanti*  
Ex. Engineer/ D-1 Div.  
M. B. R & R. BOARD

*[Signature]*  
Dy. Chief Engineer (Zone-II)  
M. B. R & R. BOARD

Acquiring Body, MMRCL  
(Smt. Sangita Warade)  
Deputy General Manager (R&R)

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						Flat	Common	Balcony / covered area	Total	Flat	Common	Balcony / covered area	Total					Electricity Bill	Voter Card	Shop License	Rent Receipt No. & Date			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19 A	19 B	19 C	19 D	20	21	22
<b>First Floor</b>																								
7	Anisha Ashok Nawal	Anisha Ashok Nawal	1st	R-1	R	65.53	6.08	10.67	71.61	81.17	7.53	13.22	88.70	YES	NA	YES	YES	445-001-187*8 22.11.1994	MT/04/023/219218 13.01.1995	Nil	833 December 1994	1.Rent Receipt No. 821 dt. 06.04.2018. 2.Ration Card No. 558365 dt. 29.04.2018 3.Possession Letter dt. 06.04.2018 4.Letter of Surrender dt. 06.04.2018. 5.Transfer of Tenancy Agreement BBE2-4192-2018 dt. 06.04.2018. 6.PAN Card No. ADXPN5697C Anisha Ashok Nawal	Eligible.	-----
																		Meter Installation Account No. 445001187 dt. 08.04.1939	No.151 Anant Vishwanath Pilankar	Nil	Nil			
8	Yashwant M. Rele	Divyakant Yeshwant Rele & Veerkant Yeshwant Rele	1st	R-2	R	50.71	4.71	-	55.42	62.81	5.83	-	68.65	YES	NA	YES	YES	445-001-141*6 24.09.1995	MT/04/023/219218 13.01.1995 Divyakant Y.Rele	Nil	028 21.03.1996 Deposit Receipt No. 83 29.03.1939	1.Rent Receipt No. 730 dt. 09.11.2017, Yashwant M. Rele. 2.BEST Bill No. 445-001-141*6 dt. 05.02.2018 Yashwant M. Rele 3.Death Certificate, In the name of Manorama Yeshwant Rele death of date 31.01.1990. 4.Death Certificate. of Yeshwant Moreshwar Rele date 24.03.1982. 5.Aadhar Card No. 4684-8468-8869 Divyakant Yeshwant Rele. 6.PAN Card No. (ARBPR4724L) Divyakant Yeshwant Rele. 7.Notarised Affidavit executed by Divyakant Yeshwant Rele dt. 23.02.2018. 8.Notarised Declaration Cum Indemnity Bond executed by Divyakant Yeshwant Rele. 9.Ration Card No. 376104 dt. 05.07.2000	Eligible.	-----
																		Meter Installation Account No. 445001141 dt. 08.04.1939	No. 152 to 155	Nil	Nil			
<b>SUB TOTAL (First floor)</b>						<b>116.24</b>	<b>10.79</b>	<b>10.67</b>	<b>127.03</b>	<b>143.99</b>	<b>13.37</b>	<b>13.22</b>	<b>157.36</b>											
<b>Second Floor</b>																								
9	Prithviraj R. Bhatia	Prithviraj R. Bhatia	2nd	R-3	R	65.06	6.08	10.39	71.14	81.10	7.58	12.95	88.68	YES	NA	YES	YES	445-001-161*1 25.05.1996 M. R. Bhatia	MT/04/023/219435 13.01.1995 Prithviraj R. Bhatia	Nil	1585 07.07.1996 (M. R. Bhatia)	1 Best Bill No. 445-001-161*1 dt. 05.02.18 (P. R. Bhatia) 2.Rent Receipt No. 632 dt 07.12.2016, Prithviraj R. Bhatia. 3.Rent Receipt No. 977 dt 15.10.2000, Prithviraj R. Bhatia 4.Aadhar Card, In the name of Prithviraj R. Bhatia (5500-3267-0745) 5.Notarised Declaration Cum Indemnity Bond executed by Prithviraj R. Bhatia dt. 21.02.2018. 6.Notarised Affidavit executed by Prithviraj R. Bhatia dt. 21.02.2018. 7.MTNL Bill no. 23880114 dt. 07.04.2017 8.Ration Card No. WA 837762 dt. 02.02.2010 Bhatia Ratan Ramsharan. 9. Old Ration Card No. 0481082 dt.13.01.1999	Eligible.	-----
																		Meter Installation Account no. 445001161 dt. 08.04.1939	No. 156 to 159 (Bhatia family)	Nil	Nil			

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The original documents of tenant/occupant at Sr. no-8 and 9 are checked at site.

*Warade*  
**Developer**



**Architect**

*Bojawanaki*  
**Dy. Engineer/ D-1 Div.  
 M. B. R & R. BOARD**

*Bojawanaki*  
**Ex. Engineer/ D-1 Div.  
 M. B. R & R. BOARD**

*[Signature]*  
**Dy. Chief Engineer (Zone-II)  
 M. B. R & R. BOARD**

**Acquiring Body, MMRCL  
 (Smt. Sangita Warade)  
 Deputy General Manager (R&R)**

1/10

B.T. Mary,

Proposed Redevelopment of the Property at C.S.No. 1 of Girgaum Division situated at, 218-20-20A, J.S.S Road, Thakurdwar, Mumbai – 400004 in 'D' Ward known as New Chandra Mahal, to facilitate to provide 'Permenant Alternate Accommodation to Project Affected Persons in the Project 'Metro Line -3 Colaba - Bandra – Seepz.

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						Flat	Common	Balcony / covered area	Total	Flat	Common	Balcony / covered area	Total					Electricity Bill	Voter Card	Shop License	Rent Receipt No. & Date			
						7	8	9	10	11	12	13	14					F. D. I No. & Date	Sr. No. of Voter List of Jan-1995	Ration card	Telephone Bill			
10	SureshKumar Chandanmal Parmar	SureshKumar Chandanmal Parmar	2nd	R-4	R	50.39	4.71	-	55.10	62.81	5.87	-	68.68	YES	NA	YES	YES	Nil	Nil	Nil	Nil	1. Best Bill No. 445-001-037*0 dt. 08.06.2005 SureshKumar Chandanmal Parmar. 2. Best Bill No. 445-001-037*0 dt. 05.02.2018, SureshKumar Chandanmal Parmar. 3. Rent Receipt No. 657 dt. 13.01.2002, SureshKumar Chandanmal Parmar 4. Rent Receipt No. 724 dt. 9.10.2017, SureshKumar Chandanmal Parmar 5. Aadhar Card, In the name of Suresh Chandanmalji Parmar (2398-6122-5719). 6. Notorised Affidavit dt. 20.02.2001 from smt. Nirmala D. Lalwani to Mr. SureshKumar Chandan Parmar. 7. Notorised Affidavit executed by Sureshkumar C. Parmar dt. 21.02.18. 8. Notorised Declaration executed by Sureshkumar C. Parmar dt. 21.02.18 9. Meter Installation Account No. 445001037dt. 25.03.2004	Eligible	No proofs prior to 13/6/1996, but structure is physically distinct & mentioned separately in Inpsection extract of 1995-96.
SUB TOTAL (Second floor)						115.45	10.79	10.39	126.24	143.91	13.45	12.95	157.36											
Third Floor																								
11	Bharatkumar K. Prajapati & Pyaribai B. Prajapati	Bharatkumar K. Prajapati & Pyaribai B. Prajapati	3rd	R-5	R	65.93	6.08	8.80	72.01	81.12	7.48	10.83	88.60	YES	NA	YES	YES	Nil	Nil	Nil	Nil	1. Best Bill No. 445-001-014* dt. 12.04.2017, Bharatkumar K. Prajapati. 2. Best Bill No. 445-001-014* dt. 05.02.2018, Bharatkumar K. Prajapati. 3. Rent Receipt No. 634 & 790 dt. 06.02.2017 & 05.02.2018, Bharatkumar K. Prajapati & Pyaribai B. Prajapati 4. Ration Card No. 558013 dt. 21.04.2017 Bharatkumar K. Prajapati. 5. Aadhar Card, Bharatkumar Khimaramji Prajapati (5649-7980-1849) 6. Aadhar Card, Pyaribai Bharatkumar Prajapati (7234-1815-4355) 7. Notorised Declaration Cum Indemnity Bond dt. 21.02.18. 8. Notorised Affidavit dt. 21.02.18. 9. Reg. Agreement For Transfer Of Tenancy dt. BBE2-3843-2017 DT. 22.03.2017 in the name of both tenant & occupant. 10. MTNL Bill No. 23825454 dt. 05.02.2018	Eligible	

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 Developer  
 Acquiring Body, MMRCL  
 (Smt. Sangita Warade)  
 Deputy General Manager (R&R)



  
 Dy. Engineer/ D-1 Div.  
 M. B. R & R. BOARD

  
 Ex. Engineer/ D-1 Div.  
 M. B. R & R. BOARD

  
 Dy. Chief Engineer (Zone-II)  
 M. B. R & R. BOARD

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B. J. Mang,

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12	Uttamchand Chunilalji Sanghvi	Uttamchand Chunilalji Sanghvi	3rd	R-6	R	51.17	4.71	-	55.88	62.96	5.80	-	68.75	YES	NA	YES	YES	445-001-147*7 19.11.1986 (U. C. Sanghvi)	MT/04/023/219540 13.01.1995 Uttamchand Chunilalji Sanghvi	Nil	91 July 1986	1.Best Bill No. 445-001-147*7 dt 05.02.2018, Uttamchand Chunilalji Sanghvi. 2.Rent Receipt No. 729 dt. 23.10.2017, Uttamchand Chunilalji Sanghvi. 3.Raion Card No. WA.No.282239 dt. 24.08.2000. 4.Voter ID. MT/04/023/0219540 dt.20.01.2014. 5.Notorised Affidavit Uttamchand Chunilalji Sanghvi dt.22.02.2018 6.Notorised Declaration Cum Indemnity Bond dt. 22.02.2018 7.MTNL Bill no. 23821745 dt. 07.01.2018 in the name of Sanghvi Vimladevi U.	Eligible	-----	
SUB TOTAL (Third floor)						117.10	10.79	8.80	127.89	144.08	13.28	10.83	157.35												
GRAND TOTAL---						436.95	34.20	29.86	471.15	552.19	42.61	37.00	594.80												

**NOTE :**

- This Statement Shall be read alongwith this office note no. 3088 dated 11/7/18 and certified plan copy.
  - Total Built up area is verified and certified.
  - The carpet area of the tenement and tenant/occupant are verified and certified on the basis of the documents submitted by the architect and physical verification of the site.
  - Irrevocable consents are verified.
  - Total Occupants as per list are 4 (NR) + 7 (R) = Total 11 Nos.
- \* Any other documents means Rent Receipt (RR), Shop License (SL), Election ID Card (EC), Share Certificate (SC) , Telephone Bill (TB)

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Architect

  
Dy. Engineer/ D-1 Div.  
M. B. R & R. BOARD

  
Ex. Engineer/ D-1 Div.  
M. B. R & R. BOARD

  
Dy. Chief Engineer (Zone-II)  
M. B. R & R. BOARD

Acquiring Body, MMRCL  
(Smt. Sangita Warade)  
Deputy General Manager (R&R)

The original documents of tenant / occupant at sr. no- 12 are checked. on site.