

Proposed Redevelopment of property at C.S. No. 2196 of Bhuleshwar Division situated at 315/317, J.S.S. Road, Thakurdwar Mumbai - 400002, in 'C' Ward Known as 'Swami Niwas Building' to facilitate or Provide Permanent Alternate Accommodations to Project Affected Persons in 'Metro Line - 3 (Colaba - Bandra Seepz)'.

LIST OF EXISTING TENANTS / OCCUPANTS

Sr. No.	Name of Tenants	Name of Occupants	Floor	Shop / Room No.	Use (R/R/R)	Room carpet Area in Sq. Mtr.	Carpet Area of Balcony	Mezzanine carpet Area	Carpet Area in Sq.Mtr.	Common Carpet Area in Sq.Mtr.	Total Carpet Area in Sq.Mtr.	Total Built up Area in Sq.Mtr.	Whether tenant/ occupant staying in existing building or otherwise (Yes/No)	Whether an irrevocable consent given or otherwise (Yes/No)	Whether room is reflected in MCGM extract of 95-96 (Yes/No)	Whether room is tallying with old building plan (Yes/No)	Whether following documents prior to 13.06.1996 are available & kept on record in respect of room				Any Other Documents Prior to 13.06.1996	Decision for Tenancy Accepted / If Rejected Reason	Remarks	
																	Electric Bill	Ration Card Gumasta Lic	Voter List (1995)	Rent Receipt				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
1	Satish Shamji Dedhia	Satish Shamji Dedhia Ramesh Shamji Dedhia	GR	1	NR	37.09	0.00	0.00	37.09	11.96	49.05	61.50	YES	NA	YES	YES	FDI dt. 19.03.1958, in the name of Shamji Punshi for Gr floor.	Gumasta CW002934/SHOP I (Shamji Punshi & Co) dt. 07.02.1989 dt. 26.05.2017.	-	1371 Dec 1972 Shamji Punshi Dedhia	1.MCGM Letter dt. 07.04.1973. 2.Aadhar Card.3430-1761-1335 (Satish Shamji Dedhia) 3.Aadhar Card.7624-4932-1736 (Ramesh Shamji Dedhia) 4.Death Certificate. Shamji Punshi Dedhia date of death 25.07.2015. 5.MTNL bill dt. 26.05.2017. 6.MTNL Bill dt. 05.05.17 BMC Letter dt. 08.01.1974Shamji Punshi Dedhia. 7.Motorised Indemnity Bond dt. 27.03.2017. 8.Motorised Affidavit of legal heirs for substitution dt. 27.03.2017.	Accepted	27/11/2018 28/3/2018	
2	Ashwini Aroon Parulkar.	Ashwini Aroon Parulkar.	GR	2	NR	53.43	0.00	0.00	53.43	17.22	70.65	88.58	YES	NA	YES	YES	FDI dt. 11.02.1972, in the name of Mr.Aroon Bhalchander. Meter Installation dt.21.04.1986 in the name of Ashwini Aroon Parulkar. (Changed of 18.10.1988). Separate Meter Installation at staircase R- 11.02.1972	-	-	059 31.03.2016 059 31.03.2017 Satish Shamji Dedhia		Accepted		
3	Shallesh S. Chauhan	Shallesh S. Chauhan	GR	3	R	39.02	0.00	0.00	39.02	12.58	51.60	64.70	YES	NA	YES	YES	356-301-057*8 31.03.2017 30.08.2017 in the name of Shamji Punshi	-	-	091 31.03.2017 Aroon Parulkar	1.Pan Card No. AA3PC5222H Shallesh S Chauhan. 2.Mahanager Telephone Nigam Ltd Acknowledgement Slip for registration cum-demand note dt. 06.10.2006. 3.Affidavit and possession taken by landlord in the month of May 2004.	Accepted		
SUB TOTAL (GROUND FLOOR)						129.54	0.00	0.00	129.54	41.76	171.30	214.78												

*Wade*  
DEVELOPER

*PTM*  
ARCHITECT  
CONSULTANTS  
MUMBAI  
CATALINA

*De*  
DEPUTY ENGINEER  
"CI" - DIVISION

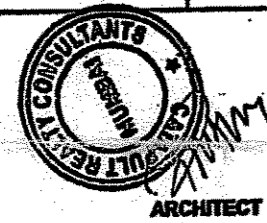
*De*  
EXECUTIVE ENGINEER  
"CI" - DIVISION

T10 @ Sr. no. 7 & 8 (2 nos.)  
Verified by me.  
*Wade*  
DEPUTY CHIEF ENG. ZONE II

**Proposed Redevelopment of property at C.S. No. 2196 of Bhuleshwar Division situated at 315/317, J.S.S. Road, Thakurdwar Mumbai - 400002. In 'C' Ward Known as 'Swami Niwas Building' to facilitate or Provide Permanent Alternate Accommodations to Project Affected Persons in 'Metro Line - 3 (Colaba - Bandra Seepz)'.  
LIST OF EXISTING TENANTS / OCCUPANTS**

Sr. No.	Name of Tenants	Name of Occupants	Floor	Shop /Room No.	Use (RMR)	Room carpet Area in Sq. Mtr.	Carpet Area of Balcony	Mezzanine carpet Area	Carpet Area in Sq.Mtr.	Common Carpet Area in Sq.Mtr.	Total Carpet Area in Sq.Mtr.	Total Built up Area in Sq.Mtr.	Whether tenant/ occupant staying in existing building or otherwise (Yes/No)	Whether an irrevocable consent given or otherwise (Yes/No)	Whether room is reflected in MCGM extract of 95/96 (Yes/No)	Whether room is falling within old building plan (Yes/No)	Whether following documents prior to 13.06.1996 are available & kept on record in respect of room				Any Other Documents Prior to 13.06.1996	Decision for Tenancy Accepted / If Rejected Reason	Remarks	
																	Electric Bill	Ration Card Gumasta Lic	Voter List (1995)	Rent Receipt				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
4	Manisha Madhusudan Nimkar	Manisha Madhusudan Nimkar	1st	4	R	60.72	0.00	0.00	60.72	3.44	64.16	81.67	YES	NA	YES	YES	FDI dt. 19.11.1999 in the name of Madhusudan Ramchandra Nimkar. For premises A-1	-	-	0	1. Pan Card. (AAWPN8038K Manisha Madhusudan Nimkar) 2. Aadhar Card. (8620-1495-6921 Manisha Madhusudan Nimkar) for R No.1 3. Death Certificate. (Madhusudan R. Nimkar) 755627509 date of death 04/02/2012. 4. Affidavit Cum No objection from Pradeep Madhusudan Nimkar & Rashmi Limaye dt. 26.07.2013 to admit my name in rent receipt.	Room No.4 & 5 Clubbed and Accepted		
														As per work order No. UOR/TPB/431/680 AD.OMM/2016 DT.1.12.2016			358-301-0174 1.02.2017 Madhusudan Ramchandra Nimkar at 1st Floor	169/29 21.07.2012 Nimkar Manisha Madhusudan	061 31.03.2016 M. M. Nimkar 094 31.03.2017 M. M. Nimkar					
5	Chandrika Nanji Gala	Chandrika Nanji Gala	1st	5	R	92.22	0.00	0.00	92.22	5.23	97.45	124.05	YES	NA	YES	YES	FDI dt. 13.10.1981 in the name of Chandrika nanji gala for 1st floor.	-	-	387 1.11.1999 C. N. Gala	1.M.C.G.M water Dep dt. 07.12.1999. 2.Aadhar Card. (6786-2875-4402 Chandrika nanji gala 03/07/2013). 3.Pan Card. (AMYPG6200C Chandrika nanji gala). 4.Telephone Bill dt. 26.07.2017.			
														As per work order No. UOR/TPB/431/680 AD.OMM/2016 DT.1.12.2016			358-301-0436 31.03.2017 Chandrika Nanji Gala for 1st floor	320855 13.10.2009 Nanji Velji Gala	093 31.03.2017 C. N. Gala					
<b>SUB TOTAL (FIRST FLOOR)</b>						<b>152.94</b>	<b>0.00</b>	<b>0.00</b>	<b>152.94</b>	<b>8.67</b>	<b>161.61</b>	<b>205.72</b>	<b>YES</b>	<b>NA</b>	<b>YES</b>	<b>NO</b>								
6	Prema Ramkrishna Satghar	Kept in Abeyance	2nd	6	R	60.69	0.00	0.00	60.69	3.46	64.15	81.11	YES	NA	YES	NO	FDI dt. 13.10.1981. In the name of Prema Ramkrishna Satghar for 2nd floor.	-	Sr.No.2184/157 For R.No.8 at second floor Satghar Ramkrishna Gojagan	-		Kept in Abeyance		
														As per work order No. UOR/TPB/431/680 AD.OMM/2016 DT.1.12.2016										
7	Kishorkumar Mohantal Jain	Kishorkumar Mohantal Jain	2nd	7	R	93.16	2.05	0.00	95.21	5.31	100.52	127.10	YES	NA	YES	YES	Meter installation dt. 20.04.1979. In the name of Kishorkumar Mohantal Jain for R-AT 2nd floor.	-	-	193 02.10.1995 Mohantal Chandanlal Jain	1.Aadhar Card.(2444-6700-7980 Kishorkumar Mohantal Jain) Room No. 6 2.Union Bank. 319802918617261 Kishorkumar Mohantal Jain) Room No. 6 3.Pan Card. AAAPJ6465G Kishorkumar Mohantal Jain) 4. Agreement of Tenancy Akhil Aroon Parulkar dt. 17.10.2010. 5.Tenancy Agreement Dt. Jan 2010 passion receipt. 6.Election Card, in the name of Kishorkumar Mohantal Jain No. IVV532023 dt. 05.04.2014	Accepted	Only 50% of Balcony area is considered as reflected in old building plan 1996 balcony is not in existence at the time of inspection	
														As per work order No. UOR/TPB/431/680 AD.OMM/2016 DT.1.12.2016			358-301-0047 31.03.2017 Kishorkumar Mohantal Jain	016914 29.02.2009 Kishorkumar Mohantal Jain	095 31.03.2017 Kishorkumar Mohantal Jain					
<b>SUB TOTAL (SECOND FLOOR)</b>						<b>153.85</b>	<b>2.05</b>	<b>0.00</b>	<b>155.90</b>	<b>8.77</b>	<b>164.67</b>	<b>208.21</b>	<b>YES</b>	<b>NA</b>	<b>YES</b>	<b>YES</b>								

*Wahade*  
DEVELOPER

  
ARCHITECT

  
DEPUTY ENGINEER  
"C" - DIVISION

  
EXECUTIVE ENGINEER  
"C" - DIVISION

T/O @ Sr. no. 7 (one no.)  
Verified by me.  
*M. M. Nimkar*  
DEPUTY ENGINEER

Proposed Redevelopment of property at C.S. No. 2196 of Bhuleshwar Division situated at 315/317, J.S.S. Road, Thakurdwar Mumbai - 400002. In 'C' Ward Known as 'Swami Niwas Building' to facilitate or Provide Permanent Alternate Accommodations to Project Affected Persons in 'Metro Line - 3 (Colaba - Bandra Seepz)'.

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																	Electric Bill	Ration Card Gumasta Lic	Voter List (1995)	Rent Receipt			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
8	Ramesh Chandra Lodha	Ramesh Chandra Lodha	3rd	9	R	61.78	0.00	0.00	61.78	3.49	65.27	81.88	YES	NA	YES	YES	Water installment dt. 02.06.1981. For R- at 3rd floor	-	Sc.no 21/84/199 for old R.No. 9 at second floor Ramesh Chandra Lodha	058 01.12.1998 M.G. Adhikari Desai	1. Pan Card (ABWPL2303A Ramesh Chandra Lodha) 2. Aadhar Card. 5584-8411-1381 Ramesh Chandra Lodha. 3. Affidavit Cum Declaration dt. 29.06.2010. 4. Election Card, In the name of Ramesh Chandra Lodha No. MT/84/02/249315 dt. 26.01.1995.	Accepted	
9	Chandrasingh Sohanlal Porwal	Chandrasingh Sohanlal Porwal	3rd	8	R	98.36	1.33	0.00	94.69	5.28	99.97	125.41	YES	NA	YES	YES	FDI dt 19.03.1998, in the name of C.S. Porwal for 3rd floor.	-	-	-	1. Aadhar Card. (7938-3936-5283 Chandra Singh Porwal) 3rd floor 2. Pan Card. (AABPP6206C Chandra Singh Porwal) 3. MTNL Bill dt 07.04.2017 in the name of Ashadevi. 4. Passport No. K5669512 of Chandra Singh 3rd floor. 5. Notarised Affidavit - Cum Declaration Usha Vinayak (Sambhavi) dt. 21.05.2004.	Accepted	Only 60% of Balcony area is considered as reflected in old building repair plan 1996 balcony is not in existence at the time of inspection
SUB TOTAL (THIRD FLOOR)						155.14	1.33	0.00	156.47	8.77	165.24	207.29	-	-	-	-	-	-	-	-	-	-	-

28/03/2018

28/3/18

*Wahade*  
DEVELOPER

  
ARCHITECT

*Devi*  
DEPUTY ENGINEER  
"C1" - DIVISION

*Prakash*  
EXECUTIVE ENGINEER  
"C1" - DIVISION

T/O @ Sr. no. 8 (one no.)  
verified by me.  
*Wahade*  
DEPUTY CHIEF ENG. ZONE(I)

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																	Electric Bill	Ration Card / Gumatia Lic	Voter List (1995)	Rent Receipt			
10	Krishnaji Moreswar Shembavnekar (Dead)	Shrikant Shembavnekar Adwait Shembavnekar	4th	10	R	61.70	0.00	0.00	61.70	3.71	65.41	79.58	YES	NA	YES	YES	356-301-041*2 02.05.1996 & Krishnaji Moreswar Shembavnekar	-	Sr.No 2184/165 Laxman Krishnaji Shembavnekar for old R.No. 12 at four floor	699 1.6.1996 & Krishnaji Moreswar Shembavnekar	1.Death Certificate Laxman Krishna Shembavnekar 16.01.2005 2.Death Certificate.Urnila Laxman Shembavnekar 22.06.2016 & also admit card hospital dt. 05.12.1985.(St.Jeorge). 3.Aadhar Card. 2284-8085-4726 dt. 04.01.2012 4.FDI dt. 03.05.1930 in the name of Krishnaji Moreswar Shembavnekar for 4th floor. 5.Death Certificate. Krishnaji Shembavnekar 20.10.1965. 6.Hindustan Petroleum Corporation Ltd.Subscription Voucher Consumers Copy dt. 02.02.1985. 7.LPG Consumer Transfer Advice dt. 07.03.1993. 8.KDD6581920 dt. 28.12.2007. 9.Election Card No. MT/04/021/249561 dt. 26.01.1995. 10.Notorised Affidavit dt. 26.02.2018.	Accepted	Area under Attice having head room 1.50 M and above is only considered.
			Attic Floor	-	-	15.54	0.00	0.00	15.54	0.00	15.54	17.11	-	-	-	-	356-301-041*2 31.03.2017 28.12.2017 Krishnaji Moreswar Shembavnekar	323731 20.06.2005 Laxman Shembavnekar	100 31.03.2017 Krishnaji Moreswar Shembavnekar 112 01.11.17 in the name of K.M.Shembavnekar				
11	Dattatray Ganesh Joshi (Dead)	Vishwas Dattatray Joshi & Vasundhara Madhukar Joshi	4th	11	R	97.34	3.53	0.00	100.87	6.86	106.93	130.10	YES	NA	YES	YES	356-301-003*5 02.05.1996 Dattatray Ganesh Joshi ESQ.	384/28 26.01.2009 Vishwas Dattatray Joshi	Sr.No. 2084/167 Vasundhara Madhukar Joshi for R.No. 10 only at Four floor	645 01.12.1995 & D. G. Joshi  636 01.11.1995 D. G. Joshi  655 07.01.1996 in the name of D.G.Doshi	1.Death Certificate. ( Dattatraya Ganesh Joshi ) Death certificate no. 017240 Date Of Death 07/09/1982) . 2.Death Certificate. (Savitri: D. Joshi) Death Certificate no.278154 Death Of Death 02/06/1990. 3.Pan Card.Joshi Vasundhara Madhukar (ADXPJ1136P) 4.Pan Card. Vishwas Dattatraya Joshi (AJSPJ4848A) 5.Aadhar of Vishwas D. Joshi (8630-3911-1126) for 4th floor. 6.Aadhar of Vasundhara M. Joshi (5617-3448-4041) for 4 th floor. 7.Passport No. G9109913 dt. 04.06.2008 for 4th floor of Vasundhara M. Joshi. 8.Pan Card Vasundhara Madhukar Joshi (ADXPJ1136P) 9.Aadhar Card. In the name of Raj Madhukar Joshi (3285-1473-2456). 10.Passport No. H5405050 dt of issue 07.05.2009 to dt of expiry 06.05.2019 Vishwas D. Joshi. 11.Election Card, in the name of Vishwas D Joshi No. MT/04/021/249258 dt. 26.01.1995 . 12.Election Card, in the name of Vasundhara M Joshi No. MT/04/021/249366 dt. 26.01.1995 . 13.Election Card, in the name of Vishwas Dattatray Joshi No. MT/04/021/249304 dt. 26.01.1995	Accepted	Only 60% of Balcony area is considered as reflected in old building repair plan 1986 balcony is not in existence at the time of inspection
			Attic Floor	-	-	28.45	0.00	0.00	28.45	0.00	28.45	31.33	-	-	-	-	356-301-003*5 31.03.2017 Dattatray Ganesh Joshi	-	-	699 31.03.2017 D.G.Doshi			Area under Attice having head room 1.50 M and above is only considered.
<b>SUB TOTAL (FOURTH FLOOR &amp; ATTICE FLR.)</b>						<b>203.03</b>	<b>3.53</b>	<b>0.00</b>	<b>206.56</b>	<b>9.77</b>	<b>216.33</b>	<b>258.12</b>											
<b>GRAND TOTAL -&gt;</b>						<b>794.50</b>	<b>6.51</b>	<b>0.00</b>	<b>801.41</b>	<b>77.74</b>	<b>879.15</b>	<b>1094.12</b>											

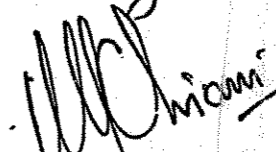
**NOTE :**

- This Statement Shall be read alongwith this office note no. \_\_\_\_\_ dated \_\_\_\_\_ and certified plain copy.
- The Irrevocable Consents are not verified since the tenants/occupants are Project Affected Persons.
- 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.
- For document means - Rent Receipt, Passport, Telephone Bill, Driving Licence, Ration Card, Electricity Bill, Voter List. Please appropriate name of the documents in column no.16
- Total Occupants on per flat are 3 (R) + 10 (R) = Total 13 Nos.

*Wakade*  
  
 ARCHITECT

*Dain*  
 DEPUTY ENGINEER  
 'C' DIVISION

*[Signature]*  
 EXECUTIVE ENGINEER

T/O @ Sr.No. 7 & 8 (2 Nos)  
 verified by me.  
  
 DEPUTY CHIEF ENG. ZONE 3

*SL Ambekar*  
 29-3-2018

*UJL*  
 28-3-18