391/3911

Thursday,February 24 ,2022

7:58 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 4184 दिनांक: 24/02/2022

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-3911-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: नवयोग अपार्टमेंट्स को ऑप हौ सो लि चे चेअरमन ओसबोर्न मोंटेरो

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
एकूण:	रु. 600.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 8:18 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 4

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2402202215846 दिनांक: 24/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013543848202122E दिनांक: 24/02/2022

बँकेचे नाव व पत्ता:

DELIVERED

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३१/१/२५
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CHALLAN
MTR Form Number-6

GRN MH013543848202122E	**BARCODE**	**Date** 23/02/2022-13:03:32	**Form ID** 48(f)

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4		**Full Name**	NAVYOG APARTMENTS CHSL
Location MUMBAI			
Year 2021-2022 One Time		**Flat/Block No. Premises/Building**	NAVYOG APARTMENTS CHSL
Account Head Details	**Amount In Rs.**	**Road/Street**	CTS NO 551/51 VILLAGE NAHUR
0030045501 Stamp Duty	500.00	**Area/Locality**	TALUKA KURLA MUMBAI
0030063301 Registration Fee	100.00	**Town/City/District**	
		PIN	4 0 0 0 8 0
		Remarks (If Any)	SecondPartyName=MS K AJMERA DEVELOPERS~
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

THE SEAL OF THE SUB-REGISTRAR KURLA NO.4 MUMBAI SUBURBAN DIST. (BNADRA)

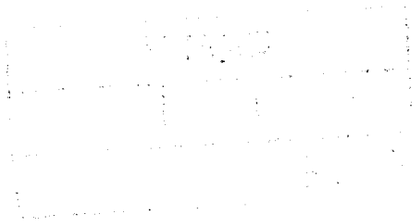
Payment Details IDBI BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022022313912	2731212772
Cheque/DD No.		Bank Date	RBI Date	23/02/2022-13:07:05	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9100000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे. नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 23-02-2022 01:07:16





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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: We (i) **Mr. Osborn Monteiro** Chairman (ii) **Mr. S. Vaidyanathan** Secretary and (iii) **Mr. Raghunath Jog** Treasurer being the authorized signatories of **NAVYOG APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD,** a Co-operative Housing Society duly registered under provisions of The Maharashtra Co-operative Societies Act 1960, bearing Registration No. BOM/HSG/2875 dated 02.04.1971 and having its Registered Office Plot No.14, Vishwakarma Marg, now known as Nahur Road, Mulund (West), Mumbai 400 080SEND GREETINGS :

W H E R E AS:

1. **NAVYOG APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD** is absolutely seized and possessed of or otherwise well and sufficiently entitled to the that piece and parcel of land bearing bearing Survey No. 109, Hissa No. 3 (part) , Survey No. 134, Hissa Nos. 1 to 7(part), Survey No. 144, Hissa No. 11 (part) and Survey No. 144, Hissa No.2 (part) now designated as Plot No. 14 (as per the sub-division and layout of the property sanctioned/ approved by the then Bombay Municipal Corporation as per letter No. CE/ 78/ BST/ L.C.T. dated 2nd April, 1970), now bearing C.T.S. No.551/51 admeasuring 1679.0 sq. mtrs. or thereabout situate, lying and being in Revenue Village Nahur, at Vishwakarma Marg, Mulund (West), Mumbai – 400 080 (hereinafter collectively referred as **'the said Property'**);

2. By and under the Development Agreement dated 24th February 2022 executed and entered into between the said Society i.e. **NAVYOG APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD** (therein referred to as **'the Society'**) of the One Part and **M/s K. Ajmera Developers** a firm registered under the provisions of Indian Partnership Act, 1932 having its registered office Address at Room No. 82, 3rd Floor, Shreenathji Building, 134/150, Kika Street, Gulalwadi, Mumbai 400 004 through its Partner (1) **Mr. Kirti R. Ajmera and** (2) **Mr. Puneet H. Shah** (therein referred to as **'the Developers'** and hereinafter referred to as **'the said Developers'**) of the Other Part, whereby the Society has entrusted the development rights to the said Developers for the redevelopment of the said property more particularly described in the Schedule hereunder written and also, permitted and allowed the said Developers to completion of new building constructed as

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per approvals and also, to derive all the benefits of FSI/TDR/Compensatory Fungible FSI etc. which may be available on implementation of new DCPR 2034 or further modification thereof, in order to complete new multi-storeyed building, and to accommodate existing members of the said Society in the respective new flats in the proposed new multi- storeyed building and to sell the remaining constructed area by way of flats in the open market to the prospective buyers and to allot car parking spaces (out of their own share) at their own discretion, upon the terms and conditions as mutually agreed upon, confirmed as recorded therein, which is duly registered with the Joint Sub-Registrar, Kurla - 4 M.S.D. under Serial No. KRL-4/3910/2022 on 24/02/2022

3. Hence, in pursuance of the above recited Development Agreement and for the fulfilment of the purposes contained therein, the said Society i.e. **NAVYOG APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.** has agreed and decided to appoint (1) **Mr. Kirti R. Ajmera and** (2) **Mr. Puneet H. Shah being the Partner of M/s K. Ajmera Developers** jointly and severally as the true and lawful Constituted Attorneys, in order to take necessary steps for the development of the said property more particularly described in the Schedule hereunder written;

NOW KNOW YE ALL MEN BY THESE PRESENTS

WE (i) **(i) Mr. Osborn Monteiro** Chairman **(ii) Mr. S. Vaidyanathan** Secretary and **(iii) Mr. Raghunath Jog** Treasurer all of Mumbai, Indian Inhabitants, of **'NAVYOG APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.'** for and on behalf of the said Society do hereby nominate, constitute and appoint (1) **Mr. Kirti R. Ajmera and** (2) **Mr. Puneet H. Shah being the Partner of M/s K. Ajmera Developers** as the true and lawful Constituted Attorneys, to act on behalf of the Society (hereinafter referred to as **'the said Attorneys'**) and also, to do and execute jointly and severally all or any of the following acts, deeds, matters and things in respect of the said property more particularly described in the Schedule hereunder written i.e. to say :-

1) To enter upon the said property more particularly described in the Schedule hereunder written as the licensees, in order to take the necessary steps for the development of the said property and to commence the construction of the building thereon, in order to accommodate the respective existing bonafide members of the said Society in the respective new

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flats/units having an additional carpet area, in the proposed new building in terms of the Development Agreement executed by and between respective parties.

2) To appear and to act on behalf of the said Society before various authorities such as Municipal Corporation of Greater Mumbai/MHADA and all its departments and before all its officers concerned, for the proposed redevelopment of the said property and to take all steps and to do all things necessary and to sign, present and file any / all forms, statements, returns, applications, declarations, representations, writings, memorandums, appeals, revisions, review, etc. as the said Attorneys may deem fit and proper.

THE SUB REGISTRAR KURLA NO. 4

3) To appoint and/or remove Architects, Engineers, Supervisors, R.C.C. Specialists, Contractors, Workmen, clerks and other persons at their own Cost for the purposes mentioned in these presents.

4) To make and prepare and/or cause to be made and prepared all such plans, subject to society's approval specifications, maps and designs and/or alterations in the existing plans and/or specifications as may be necessary, required and advisable for the purposes of construction of the building/s on the said property, in accordance with prevailing Development Control Regulations.

5) To appear and represent the Society before any and all concerned authorities and parties including the Municipal Corporation of Greater Mumbai/MHADA, Maharashtra Regional & Town Planning Authorities and all other Government Authorities, Departments, etc. for the purposes as set out herein.

6) To attend and represent for and on behalf of the Society in all courts, including the registrar of Co-op Housing Society, High Court either in Original or Appellate Jurisdiction or any other Courts and in all Central and State Government Departments including the Offices of the Collector of Land Revenue or any other Revenue Authority including S.L.R. office, City Survey Office and all the Municipal Offices/MHADA Offices, Town Planning Departments and other local offices or appropriate police stations or police officers or police departments, fire department, electricity department, stamp and valuation department and other tax authorities in relation to the affairs of the said property or any part or portion thereof for any purpose connected with or affecting the said building/s to be constructed on the said property.

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7) To derive all the benefits of FSI/TDR/Compensatory Fungible FSI to the extent of 3.24 etc. as per new DCR 2034 or further modification thereof, for obtaining benefits of additional F.S.I. available on account of reservation of the area affected by Road or set-back, if any or to acquire T.D.R. from open market at their own costs and expenses and also, to pay the premium to consume FSI in any form as the case may be, for its' utilisation in the proposed new multi-storeyed building to be constructed on the said Property.

8) To make and prepare and/or cause to be made and prepared all plans, specifications, maps, designs, for construction, reconstruction, additions, alterations, repair, renovation, modification, amendments variation and/or submit the same to appropriate authorities including the Collector, Municipal Corporation of Greater Mumbai/MHADA and all its departments, Town Planning Departments subject to sanction from society and to get the same sanctioned from such authorities and for that purpose to do all acts, deeds, things and matters and sign and execute all papers, documents, deeds, declarations, undertakings, assurances etc.

9) To apply and obtain the FSI in respect of the portion of the said property affected under reservation in the form of FSI from the concerned authorities under the prevailing Development Control Regulations / any other laws for the time being in force and for the purposes to sign and execute necessary applications, agreements, documents, declaration, etc. as may be required.

10) To utilize and to consume FSI/TDR permissible in pursuance of Development Rights Certificate on the said property also, compensatory fungible FSI as may be permissible under the Development Control Regulations and for the said purposes to do all such acts, deeds, matters and things as may be required from time to time.

11) To do all such acts, deeds, matters and things to comply with the conditions prescribed for the issuance of the Development Rights Certificate and also, for utilization of such FSI and/or TDR on the said property under the prevailing Development Control Regulations and/or M.C.G.M./MHADA Norms and to give acknowledgement of the DRC and in that connection to sign and execute all necessary acknowledgements, undertakings, receipts, affidavits, letters, agreements, deed of surrender or transfer, declaration or undertaking or any other documents or document as may be required by the concerned authorities and to deal with TDR/FSI credit under such DRC

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on our behalf and lodge the same with the Sub-Registrar of Assurances and admit execution thereof.

12) To make application and submit the amended or new plans to all authorities concerned including the Municipal Corporation of Greater Mumbai/MHADA, and all its departments, etc. and to get the building plans sanctioned, obtain Intimation of Disapproval and/or Commencement Certificate whether in part or in full by whatever name it may be called and get the same revalidated from time to time and/or get the period stipulated therein extended and to make sign and give such other applications, writings, undertakings, indemnities, declarations, affidavits etc. as may be required or found necessary.

13) To obtain all amenities to the proposed construction of the building/s, in order to accommodate respective bonafide members of the said Society in the respective new flats/units having an additional area in the proposed building as stated above including water connection, drainage connection, electricity supply, electric transformer, telephone cables etc. and for the said purposes or any of them, to provide such facilities on the said property as may be necessary or required.

14) To carry out all the terms and conditions of Intimation of Disapproval (I.O.D.), Commencement Certificate and any other order passed by concerned Authorities, as may be required by such Authorities and for that purpose to do all acts, deeds, things and matters and to sign, execute, deliver any undertaking, declaration, affidavit, bond, deeds, documents etc., as may be required by the authorities concerned.

15) To apply for any permissions, sanctions, No Objection Certificate etc. to all authorities concerned which may be required or necessary whether under any rules, regulations, bye-laws, statutes or otherwise, for the purposes mentioned herein and to obtain the same and for that purpose to do all acts, deeds, things and matters and to sign, execute and deliver any deed, document, writing, undertakings, declarations, affidavit, bond etc. and to pay the stamp duty, if any and get the same registered with the concerned Sub-Registrar of Assurances.

16) To make all payments and deposits as may be required or become necessary and to apply for and obtain refund thereof and to give proper receipt

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and discharge for the same.

17) To get the said property surveyed by all authorities including Surveyors, Architects or District Inspector of Land Records or S.L.R. authorities, the Collector and to represent before those authorities and upon such survey being done to carryout area correction and rectification if required and to bring about necessary changes in the records maintained by the concerned Revenue, City Survey, Municipal Authorities/MHADA Authorities.

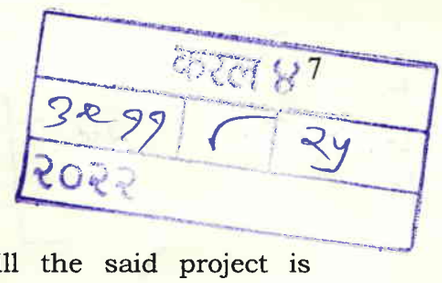
18) To apply for and obtain the Completion Certificate and/or Occupation Certificate including part Occupation Certification from the authorities concerned.

19) To pay, settle, adjust, deduct and allow all accounts, claims and demands for assessment and other outgoing in respect of the said property.

20) To make necessary applications for procuring permits and quotas for cement, steel and other building material and for the purpose to sign and execute such applications, affidavits, undertakings, indemnities, bonds and such documents etc. as may be required and to represent before the concerned authorities and to receive the same and make payments for such permits, quotas, etc.

21) To commence, prosecute, compromise, settle, institute, defend, oppose, appear or represent in all actions and other legal proceedings in respect of or pertaining or touching the said property whether pending at present or which may be filed or taken hereafter including the appeals and revisions whether civil, criminal, original or appellate and also, including all proceedings before the Tribunals, Collector or Additional or Deputy Collector of Land Revenue, Tahsildar or Municipal or MHADA, Maharashtra Regional & Town Planning Authority, Police, Revenue, Stamp, Public Works and Registration Authorities and before all tax authorities and also, before all Magistrate or Judicial and Revenue Officers and to issue or accept service of all summons, writs or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also, if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited.

22) To pay taxes, assessments, levies, rates, charges, expenses and other outgoing in respect of the said property.



23) This Power of Attorney shall remain valid till the said project is complete and/or till validity as per Development agreement whichever is earlier in all respect, however the same is co-extensive in terms of the aforesaid Development Agreement executed by and between the respective parties and strict compliance of the terms and conditions contained therein and it is specifically agreed that the powers and authorities conferred upon shall be exercised by our said Attorneys in respect of the said Property more particularly described in the Schedule hereunder written and solely at their own costs and responsibility.



24) Subject to what is stated hereinabove, we hereby agree and undertake to allow, ratify and confirm all and whatever the said Attorneys shall lawfully do or cause to be done.

25) All costs, charges and expenses of and incidental to any act, deeds, matter or things done or caused to be done by the said Attorneys in or about or by virtue of the powers and authorities herein conferred shall be borne and paid by and provided by the said Attorneys only and the said Attorneys only shall be responsible for the same and the said Attorneys for and on behalf of (1) **Mr. Kirti R. Ajmera and** (2) **Mr. Puneet H. Shah** being the Partner of **M/s K. Ajmera Developers** indemnify and keep indemnified the said Society and its office bearers/members, from and against the payment of the aforesaid costs, charges and expenses and from and against any loss and damage that may be caused to them by reason of the said Attorneys doing or causing to be done any acts, deeds, matters or things or things by virtue of these presents.

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IN WITNESS WHEREOF, we (i) **Mr. Osborn Monteiro** Chairman (ii) **Mr. S. Vaidyanathan** Secretary and (iii) **Mr. Raghunath Jog** Treasurer all of Mumbai, Indian inhabitants, for and on behalf of **'NAVYOG APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.,'** have hereunto set and subscribed our hands and seal at Mumbai this 24th day of February 2022.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground bearing Survey No. 109, Hissa No.3 (Part), Survey No. 134, Hissa Nos. 1 to 7(Part), Survey No. 144, HissaNo.11(Part) and Survey No.144, Hissa No.2(Part) now designated as Plot No.14 (as per the sub-division and layout of the property sanctioned / approved by the then Bombay Mumbai Municipal Corporation as per Letter No. CE/78/BST/L.O.T. dated 02.04.1970) now bearing CTS No. 551/51, admeasuring ,1679 sq. mtrs. as per PRC and 1582.75 as per Physical survey or thereabout together with existing building known as **"Navyog Apartments Co-operative Housing Society Ltd."** standing thereon situate, lying and being in the Revenue Village Nahur, Taluka : Mulund, Mumbai Suburban District at Vishwakarma Marg also known as Nahur Road, Mulund (West), Mumbai 400 080, in the Registration District and Sub-District Mumbai City and Mumbai Suburban, and bounded as follows, that is to say :

On or towards the North	:	By land bearing CTS Nos. 551/38 & 551/39.
On or towards the South:		By land bearing CTS No. 551 / 58.
On or towards the East	:	By existing Road.
On or towards the West	:	By land bearing CTS No. 551 / 22.

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Common Seal of By THE WITHIN NAMED)

SOCIETY:- NAVYOG APARTMENT)

CO-OPERATIVE HOUSING SOCIETY LTD.

Through its Authorized Representatives



Mr. Osborn Monteiro Chairman



Mr. S. Vaidyanathan Secretary



Mr. Raghunath Jog Treasurer)

In the Presence of)

1. Lakshmi Vaidyanathan

2. K. P. Ajmera)

We agree & accept:

M/s K. Ajmera Developers

Through its Partners



1. Mr. Kirti R. Ajmera

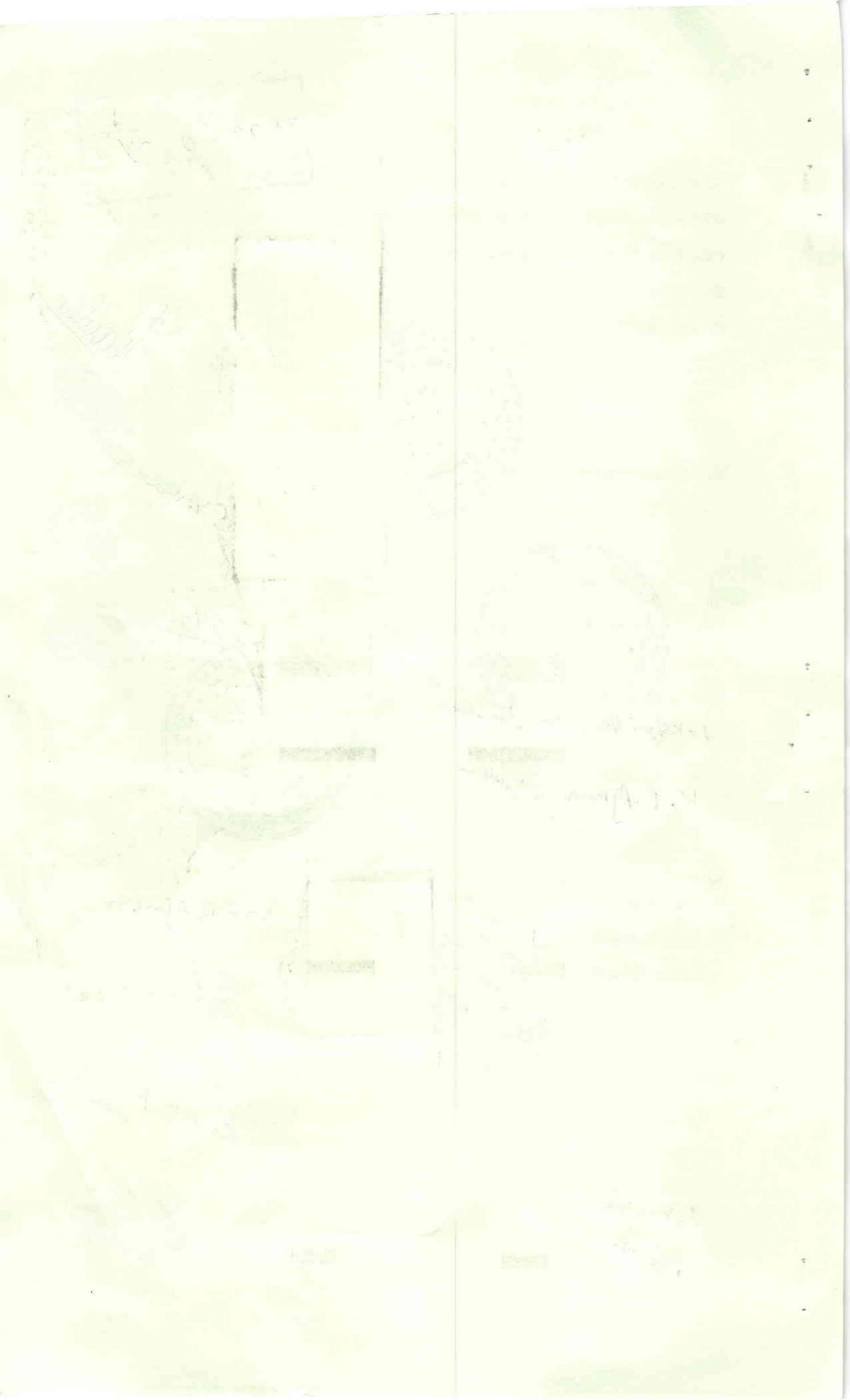


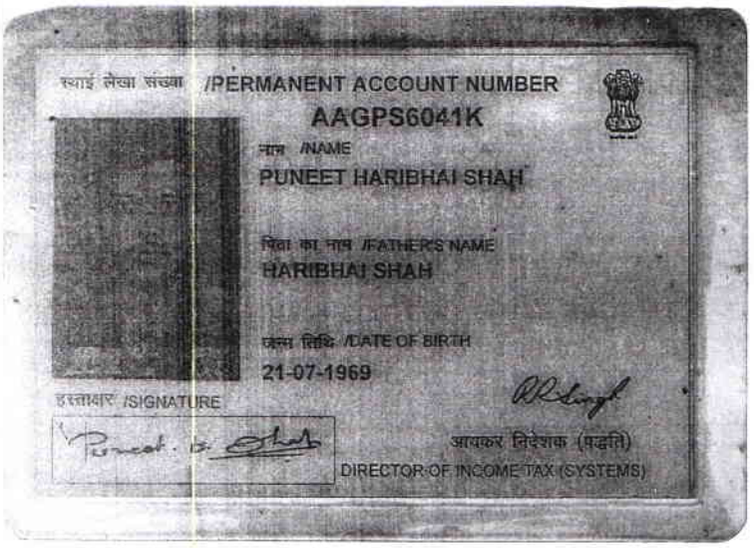
2. Mr. Puneet H. Shah

In presence of .....

1. Lakshmi Vaidyanathan

2.





स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAGPS6041K

नाम /NAME

PUNEET HARIBHAI SHAH

पिता का नाम /FATHER'S NAME

HARIBHAI SHAH

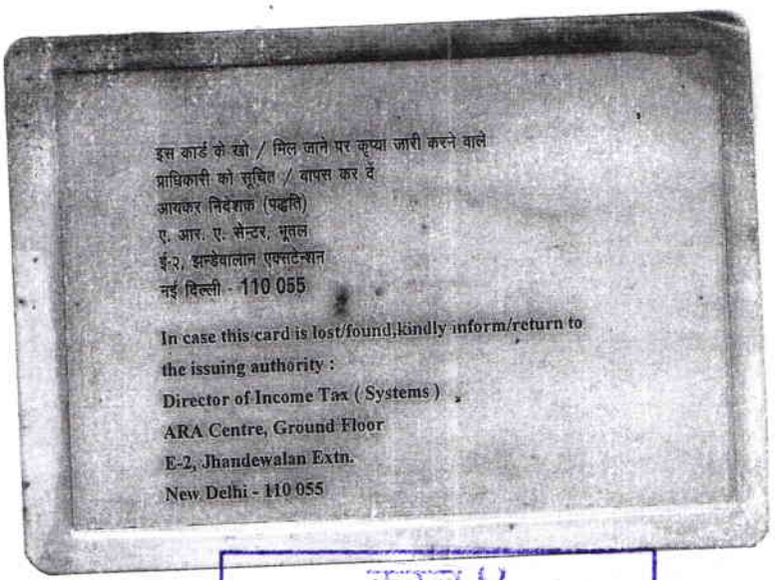
जन्म तिथि /DATE OF BIRTH

21-07-1969

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

आयकर निदेशक (पद्धति)

ए. आर. ए. सेन्टर, भूतल

ई-2, झान्डेवालान एक्सटेन्शन

नई दिल्ली - 110 055

In case this card is lost/found,kindly inform/return to the issuing authority :

Director of Income Tax (Systems)

ARA Centre, Ground Floor

E-2, Jhandewalan Extn.

New Delhi - 110 055



भारत सरकार

किर्ती रसिकलाल अजमेरा

Kirti Rasiklal Ajmera

DOB: 03-09-1961

Gender:Male

8525 0064 2770

आधार - आम आदमी का अधिकार

करल ४

३०/११/११ २५

२०२२



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

8,तुलसी महल, राघवजी रोड, गोवालिया टैंक, ऑगस्त क्रांती मार्ग, कुंबाल्ला हिल, कुंबाल्ला हिल, मुंबई, मुंबई, महाराष्ट्र, 400026

Address:
8, Tulsi Mahal, Raghavji Road, Gowalia Tank, Agust Kranti Marg, Cumballa Hill, Cumballa Hill, Mumbai, Mumbai, Maharashtra, 400026

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 4

उपनगर जिल्हा (वांद्रे)

MUMBAI SUBURBAN DIST. (BANDRA)



भारत सरकार

पुनीत हरीभाई शाह

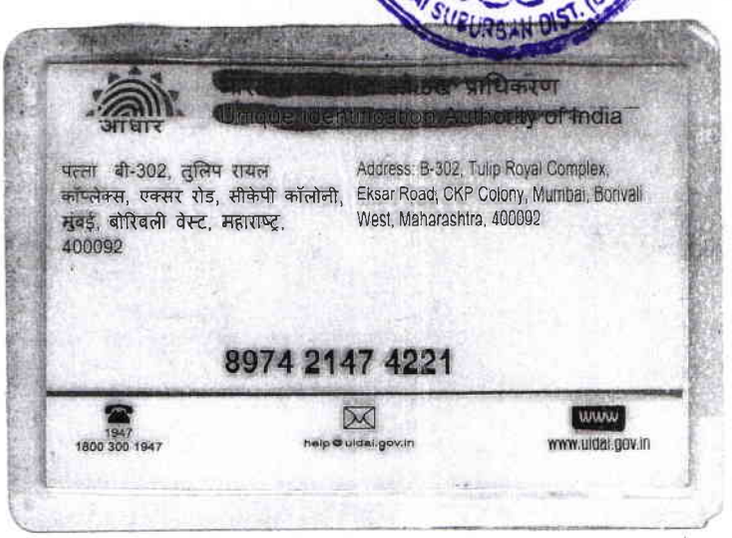
Puneet Haribhai Shah

जन्म वर्ष / Year of Birth : 1969

पुरुष / Male

8974 2147 4221

आधार - सामान्य माणसाचा अधिकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पत्ता बी-302, तुलिप रायल कॉम्प्लेक्स, एक्सर रोड, सीकेपी कॉलोनी, मुंबई, बोरिवली वेस्ट, महाराष्ट्र, 400092

Address: B-302, Tulip Royal Complex, Eksar Road, CKP Colony, Mumbai, Borivali West, Maharashtra, 400092

8974 2147 4221

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in





भारत सरकार
GOVERNMENT OF INDIA

वैद्यनाथन सुब्रमनिअन
Vaidyanathan Subramanian
जन्म वर्ष / Year of Birth : 1955
पुरुष / Male

2977 7489 7266

आधार — सामान्य माणसाचा अधिकार

केरल ४
३०/१२/२५
२०२२

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 4 उप निबंधक कुर्ला ४ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O सुब्रमनिअन, मोडेल कॉ-ओप बँक समोर, बी-६, नवायोग, जे.एन.रोड, मुलुंड वेस्ट म.ऑ, मुंबई, महाराष्ट्र, 400080

Address: S/O Subramanian, OPP. MODEL CO-OP BANK, B-6, NAVYOG, J.N.ROAD, Mulund West S.O, Mumbai, Maharashtra, 400080

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAYPV3150G



नाम /NAME

SUBRAMANIAN VAIDYANATHAN

पिता का नाम /FATHER'S NAME

RAMASWAMY SIVARAMAKRISHNAN SUBRAMANIAN

जन्म तिथि /DATE OF BIRTH

01-11-1955

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

कुरला ४

३९९/२३ २५

२०२२

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4

सह दुय्यम निबंधक कुर्ला - ४

मुंबई उपनगर जिल्हा (जि.)

MUMBAI SUBURBAN DIST. (BANDRA)