



**BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**
[CHE/WS/1086/H/337(NEW)/OCC/1/New of 02 January 2023]

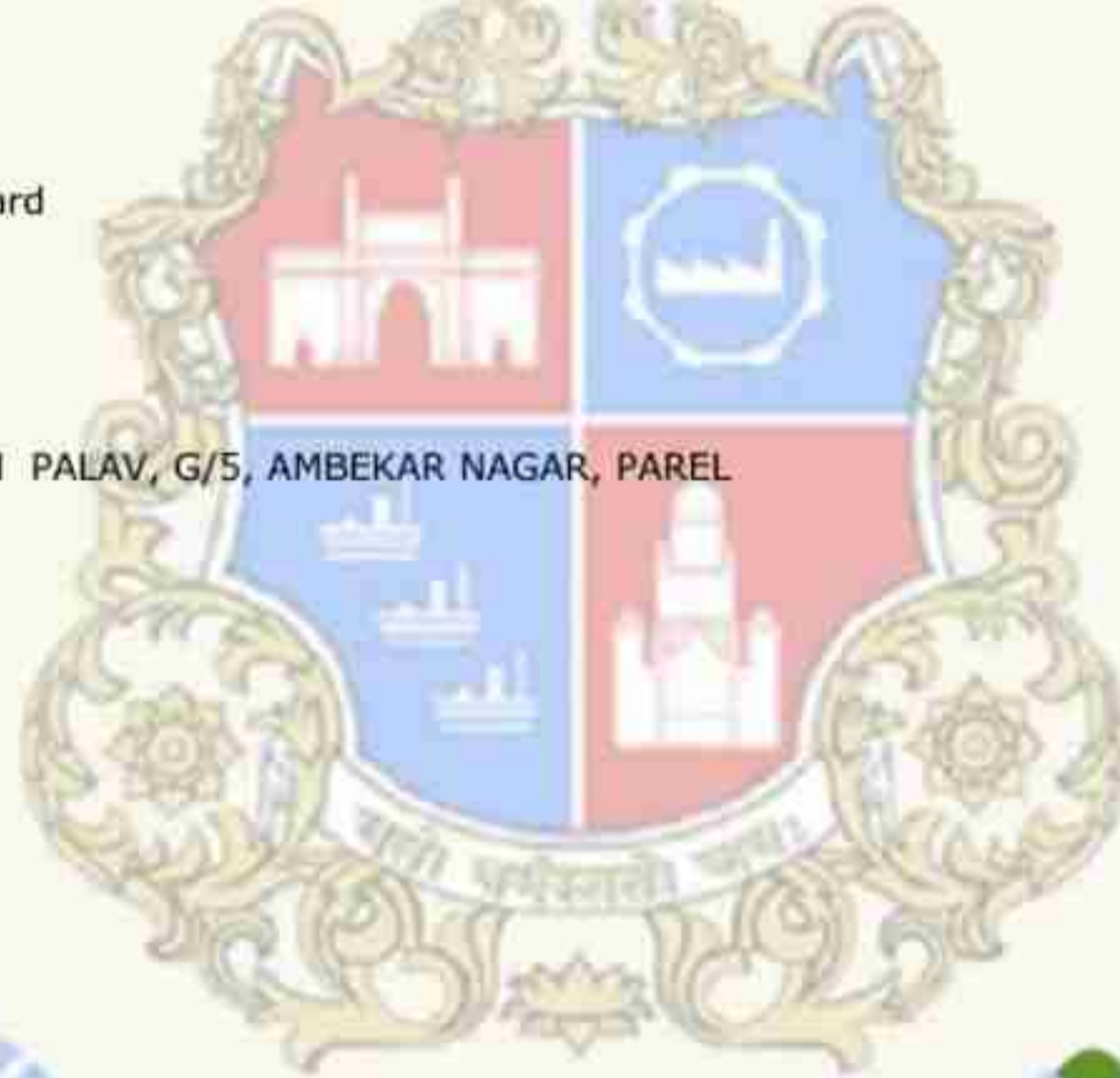
To,
West Avenue Realtors Pvt.Ltd.C.A.The Deluxe Co-Op. Housing Soc.
A-104,Shiv Parvati CHS,MHADA Layout,Four Bungalow,Andheri(W)-53.

Dear Applicant,

The **Part** development work of **Residential** building comprising of **Basement (pt) + stilt +1st & 2nd floor. podium + 3rd to 9th floor (excluding 10th to 12th floor) + LMR & OHT** on plot bearing CTS No. **66/5** of village **BANDRA-EAST** at **NEAR SANTACRUZ EAST STATION** is completed under the supervision of Shri. **SATISH BHAGWAN PALAV , Architect , Lic. No. CA/81/6425** , Shri. **Vatsal H. Gokani** , Structural Engineer, Lic. No. **STR/G/105** and Shri. **Pundalik Mestry** , Site supervisor, Lic.No. **M/412/SS-III** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/WS/1086/H/337(NEW)-CFO/1/New** dated **15 November 2022** .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, H/E Ward
 2. A.A. & C. , H/E Ward
 3. EE (V), Western Suburb I
 4. M.I. , H/E Ward
 5. A.E.W.W. , H/E Ward
 6. Architect, **SATISH BHAGWAN PALAV, G/5, AMBEKAR NAGAR, PAREL**
- For information please



Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
H/E Ward



10/08/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

दस्त क्रमांक : 7009/2021

नोंदणी :

Regn:63m

गावाचे नाव : बांद्रा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	18565500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेशार ते नमुद करावे)	18441685.2
(4) घू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 904, माळा नं: 9 वा मजला, इमारतीचे नाव: द डिलक्स को ऑप हाऊसिंग सो ली, ब्लॉक नं: रोड नं 3,सांताक्रूझ पूर्व,मुंबई-400055, इतर माहिती: सोबत एक कार पार्किंग नं 41 पहिला मजला((Final Plot Number : 66/5 ;)
(5) क्षेत्रफळ	1) 79.70 चौ.मीटर
(6)आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मिना प्रकाश आजगांवकर -- वय:-69; पत्ता:-प्लॉट नं: 16, माळा नं: 1 ला मजला , इमारतीचे नाव: द डिलक्स को ऑप हाऊसिंग सो ली,सी विंग, ब्लॉक नं: सांताक्रूझ पूर्व,मुंबई, रोड नं: रोड नं 3, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-ADQPA7516G 2): नाव:-वेस्ट एंवेन्यू रिजल्ट्स प्रा.लि.चे संचालक शरद जाधव तर्फे कुलमुखत्यार शैलेश आजगांवकर -- वय:-44; पत्ता:-प्लॉट नं: ऑफिस 1201 , माळा नं: 12 वा मजला , इमारतीचे नाव: पेनीन्सुला बिजनेस पार्क , ब्लॉक नं: लोअर परेल मुंबई , रोड नं: गणपत कदम मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAACW3287C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण ज्ञानेश्वर शिंदे -- वय:-36; पत्ता:-प्लॉट नं: बी/83/7, माळा नं: -, इमारतीचे नाव: गव्हर्नमेंट कॉलनी , ब्लॉक नं: वेदना कॉलेज समोर,बांद्रा पूर्व,मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BNBPS8187F 2): नाव:-अज्ञता किरण शिंदे -- वय:-36; पत्ता:-प्लॉट नं: बी/83/7, माळा नं: -, इमारतीचे नाव: गव्हर्नमेंट कॉलनी , ब्लॉक नं: वेदना कॉलेज समोर,बांद्रा पूर्व,मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-APAPG2830H
(9) दस्तऐवज करून दिल्याचा दिनांक	10/08/2021
(10)दस्त नोंदणी केल्याचा दिनांक	10/08/2021
(11)अनुक्रमांक,खंड व पृष्ठ	7009/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	928500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक, अंधेरी क्र. २
मुंबई उपनगर जिल्हा



**BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION
UNDER REG. 11(7) /11(8) OF DCPR 2034**

[CHE/WS/1086/H/337(NEW)/OCC/1/New of 18 July 2023]

To,
**West Avenue Realtors Pvt.Ltd.C.A.The Deluxe Co-Op. Housing Soc.
A-104,Shiv Parvati CHS,MHADA Layout,Four Bungalow,Andheri(W)-53.**

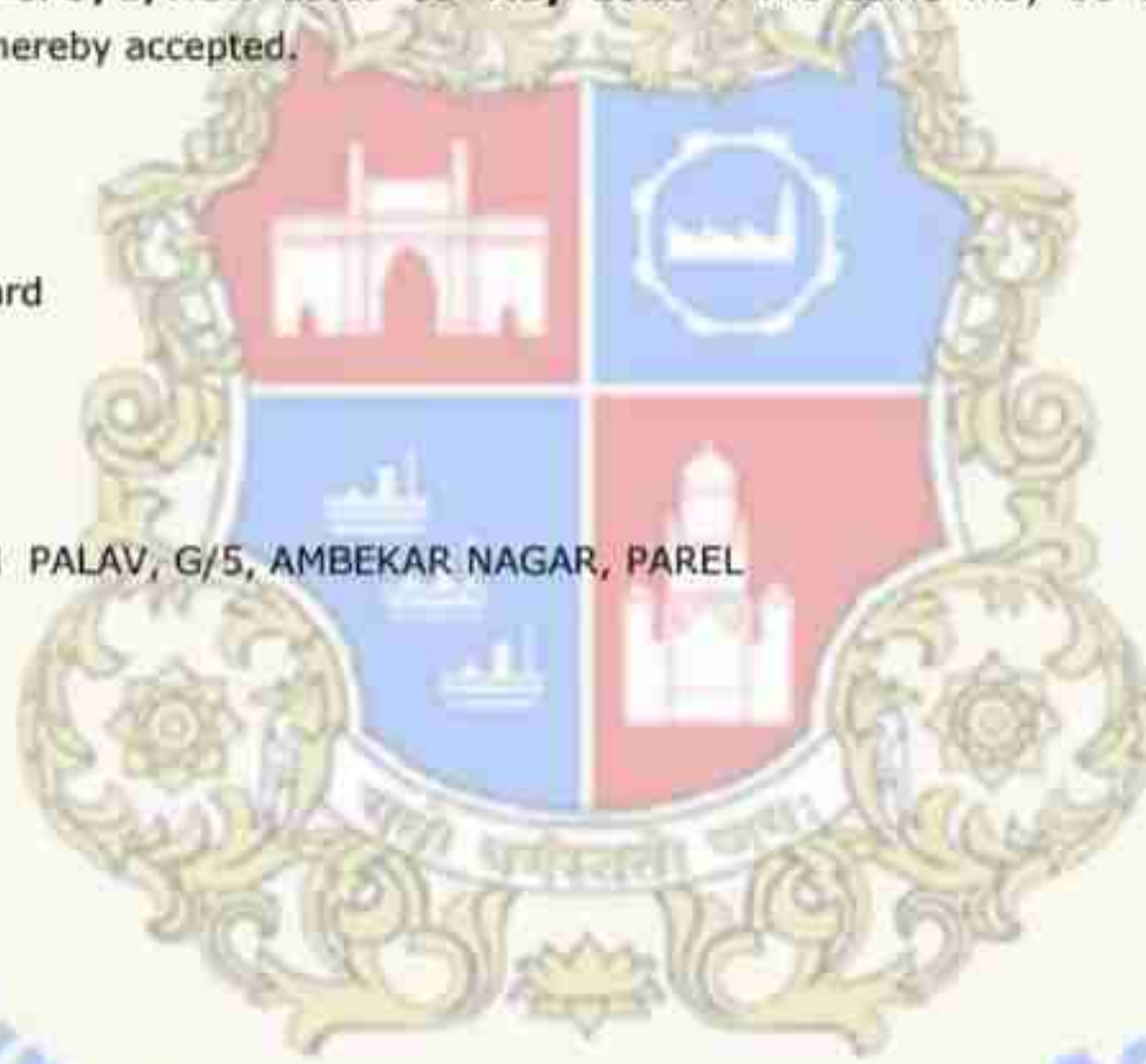
Dear Applicant,

The **Full** development work of **Residential** building comprising of **Balance 10th to 12th floor** in addition to the part **OCC** already granted for **Basement** for utility such as **D.G. Set and Pump Room + Stilt floor** for 3 level stack parking by providing **1 level in Pit + 1st & 2nd floor as podium** for 2 level stack parking accessible by 2 nos. Of car lifts + **3rd to 9th floor for Residential user** on plot bearing CTS No. **66/5** of village **BANDRA-EAST** at **NEAR SANTACRUZ EAST STATION** is completed under the supervision of Shri. **SATISH BHAGWAN PALAV , Architect** , Lic. No. **CA/81/6425** , Shri. **Vatsal H. Gokani** , Structural Engineer, Lic. No. **STR/G/105** and Shri. **Pundalik Mestry** , Site supervisor, Lic.No. **M/412/SS-III** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/WS/1086/H/337(NEW)-CFO/1/New** dated **09 May 2023** , The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, H/E Ward
2. A.A. & C. , H/E Ward
3. EE (V), Western Suburb I
4. M.I. , H/E Ward
5. A.E.W.W. , H/E Ward
6. Architect, **SATISH BHAGWAN PALAV, G/5, AMBEKAR NAGAR, PAREL**

For information please



Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation
H/E Ward

323/7009

पावती

Original/Duplicate

Tuesday, August 10, 2021

नोंदणी क्र.: 39म

5:39 PM

Regn.: 39M

पावती क्र.: 7798 दिनांक: 10/08/2021

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर4-7009-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: किरण ज्ञानेश्वर शिंदे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूट

रु. 31040.00

६२०००

सह दुय्यम निबंधक, अंधेरी-2

बाजार मूल्य: रु.18441685.2/-

मोबदला रु.18565500/-

भरलेले मुद्रांक शुल्क : रु. 928500/-

सह. दुय्यम निबंधक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.1040/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1008202102510 दिनांक: 10/08/2021

बँकेचे नाव व पत्ता:

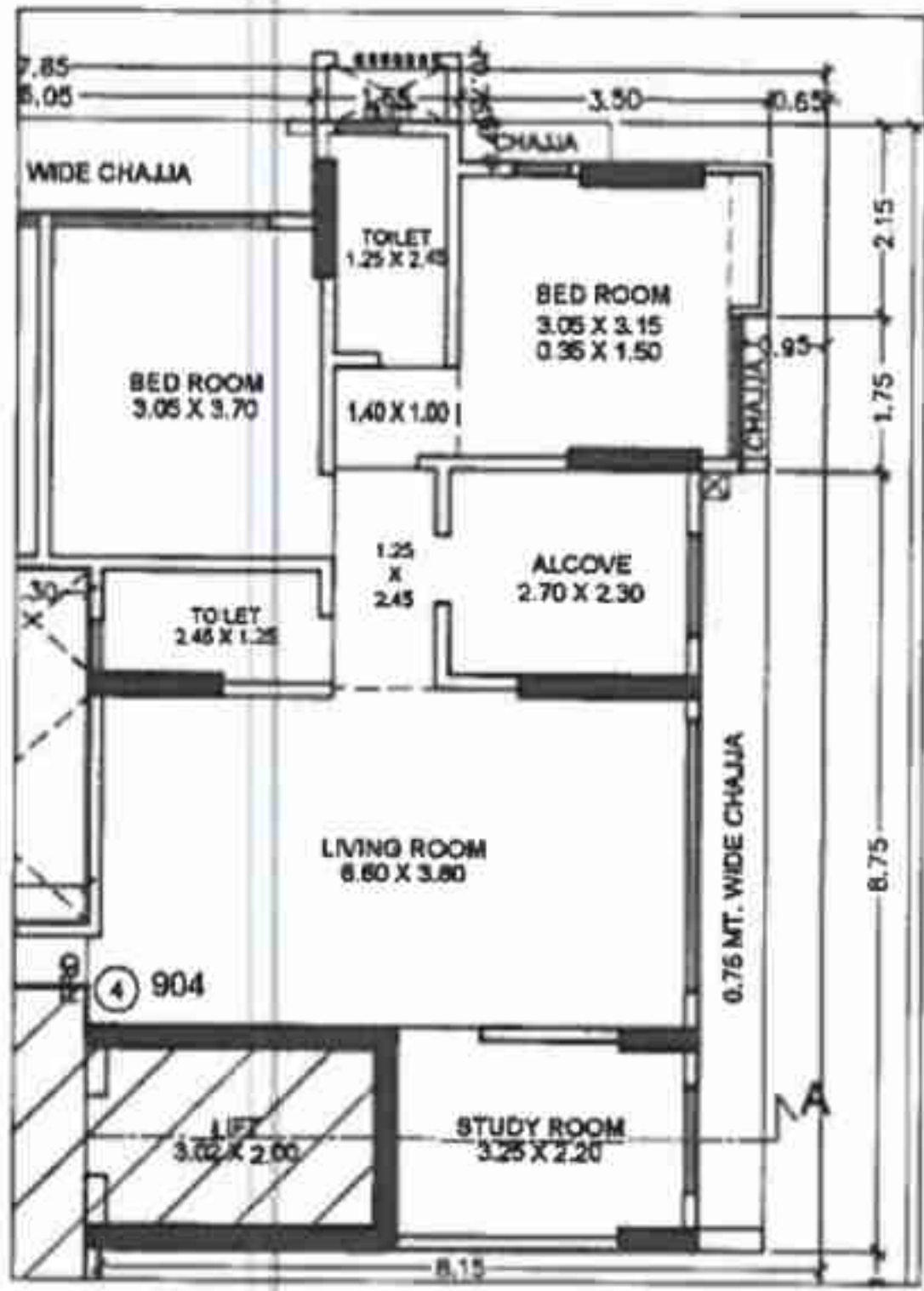
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004653868202122M दिनांक: 10/08/2021

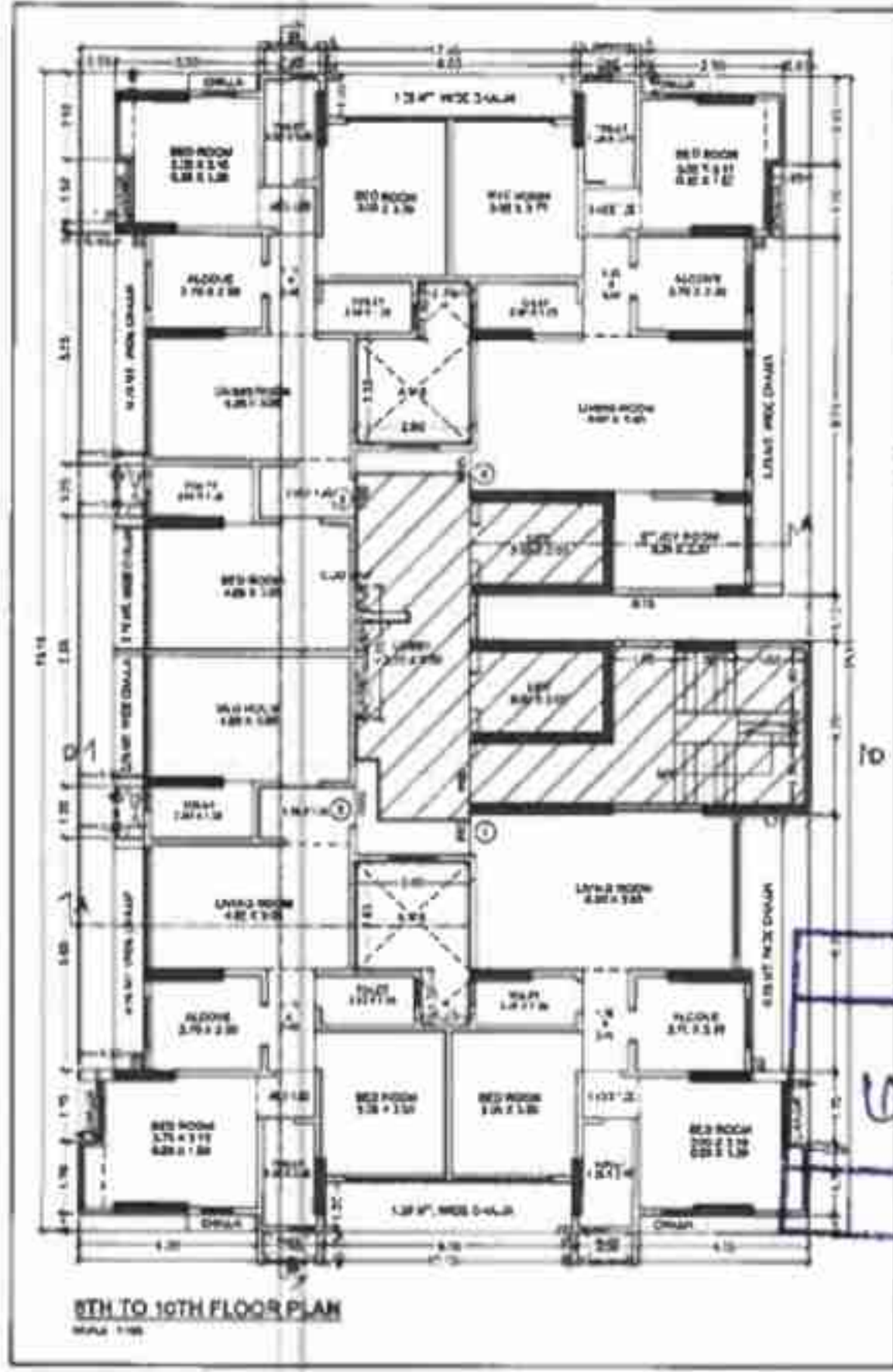
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8/10/2021



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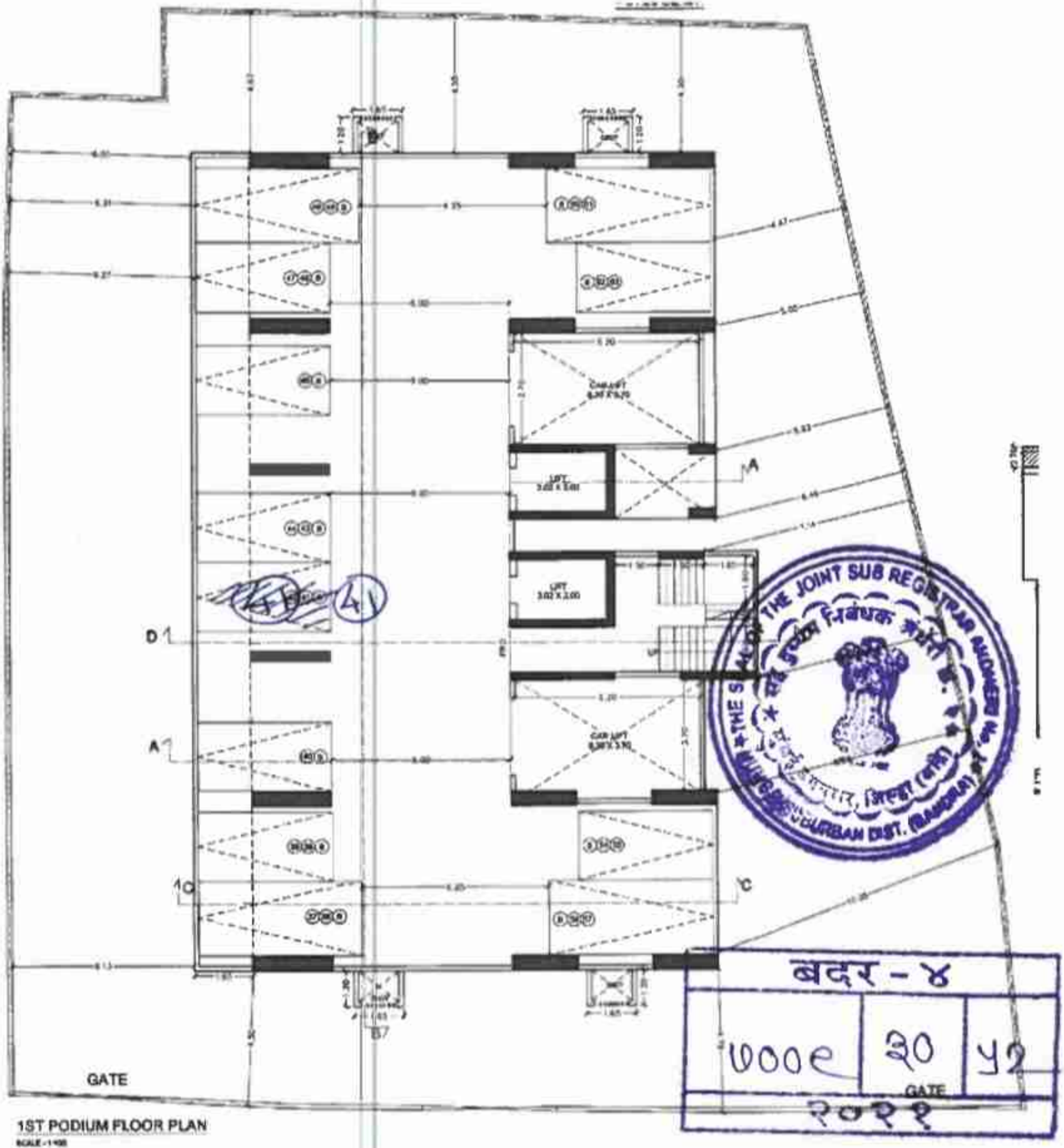


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कोटिंग - ४
 000e 2e 42
 2022



1ST PODIUM FLOOR PLAN
SCALE - 1/40

2 Jigank

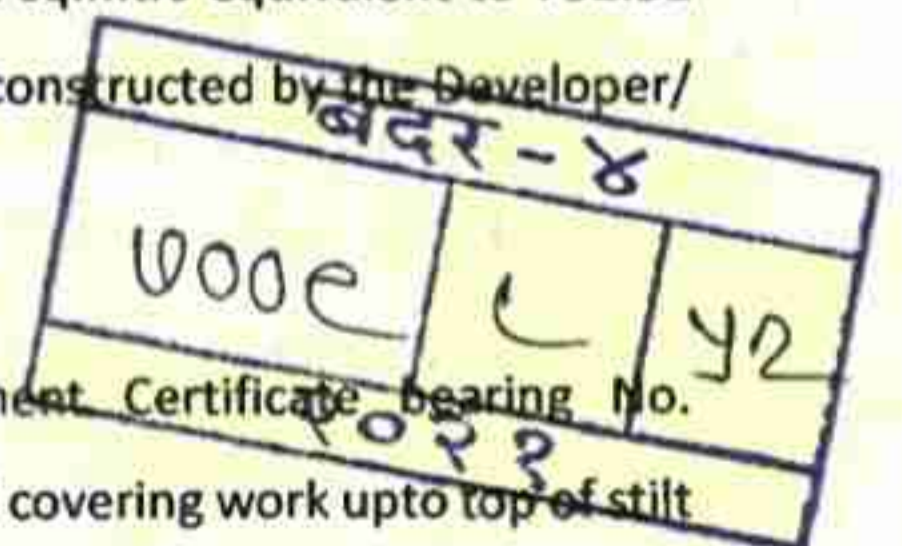
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E. By a Development Agreement dated 22nd May 2013, entered into between the said Society and West Avenue Realtors Pvt. Ltd. being the Developers abovenamed, and registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22nd May 2013 under Sr. No. BDR1-5437-2013, the Society appointed West Avenue Realtors Pvt. as the developer for the redevelopment of the captioned property. The Society also executed in favour of the said Developer a power of attorney dated 22nd May 2013 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22nd May 2013 under Sr. No. BDR1-5438-2013 in furtherance of the said development agreement. Also, for extending the time for obtaining sanction of the building plans from Municipal Corporation of Greater Mumbai, the Society executed in favour of the Developer a Deed of Addendum dated 17th November 2014 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 17th November 2014 under Sr. No. BDR1- 8859-2014.



F. With the intention of developing the said property the Developer abovenamed has submitted building plans to the Municipal Corporation of Greater Mumbai ('Municipal Corporation of Greater Mumbai'). The Municipal Corporation of Greater Mumbai has issued IOD bearing No. CHE/WS/1086/H/337(NEW) dated 5th August 2015 and has sanctioned the building plans submitted by the Promoter for part basement, Stilt, two podiums and 6 upper floors. Thereafter the Promoter submitted revised building plans. Municipal Corporation of Greater Mumbai thereafter has issued revised IOD bearing No. CHE/WS/1086/H/337(New) dated 16th August 2016 and has sanctioned the revised building plans submitted by the Promoter for part basement, Stilt, two podiums and 6 upper floors.

G. In the Special General Body Meeting held on 23rd August 2016, the said Society has allotted flat No. 904 on 9th floor admeasuring 69.91 sq.mtrs equivalent to 752.51 sq.ft. of BMC carpet area in the new building to be constructed by the Developer/ Confirming party herein to the Assignor herein.



H. MCGM has also issued a building Commencement Certificate bearing No. CHE/WS/1086/H/337 (New) dated 21st October 2016 covering work upto top of stilt level which was extended upto top of 8th floor on 25th October 2017.

20/10/17
 Jijoonk
 [Signature]
 [Signature]



AGREEMENT FOR ASSIGNMENT

THIS TRIPARTITE AGREEMENT FOR ASSIGNMENT is made and entered into at Mumbai this 10th day of August in the year of Two Thousand Twenty One

BETWEEN

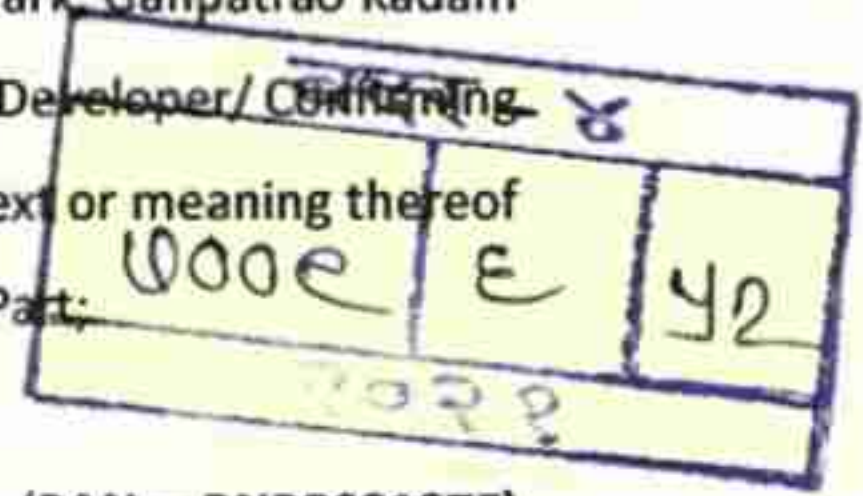
MRS. SMITA PRAKASH AJGAONKAR, aged about 70 years, Indian Inhabitant, holder of Income Tax PAN (PAN ADQPA7516G) residing at Flat No. 2502, 25th floor, Vision Crest, D.S. Babrekar Marg, Dadar (West), Mumbai-400 028, hereinafter called as 'THE ASSIGNOR' (which expression shall unless it be repugnant to the context or meaning thereof shall always mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the First Part;

AND

WEST AVENUE REALTORS PVT.LTD. (CIN No. U70100MH1999PTC118190) (PAN: AAACW3287C) a company registered under the provisions of Companies Act, 1956 and having its registered office at 1201 Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 013, hereinafter called "the Developer/Confirming Party" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns) of the Second Part;

AND

MR. KIRAN DNYANESHWAR SHINDE, aged about 36 years, (PAN – BNBPS8187F) AND MRS. AKSHATA KIRAN SHINDE, aged about 36 years, (PAN : APAPG2830H) of Indian inhabitant residing at B/83/7, Government Colony, Opp. Chetana College, Bandra East, Mumbai – 400 051, hereinafter called as 'THE ASSIGNEE' (which expression shall unless it be repugnant to the context or meaning thereof shall always mean and include his / her / their heirs, executors, administrators, legal representatives, successors and assigns) third Part ;



[Handwritten signatures and initials of the parties]

WHEREAS :-

A. By an Indenture of Conveyance dated 18th April 1960 and made between one Mrs. Amtuzerbai Hassanally wife of Ahmedally Mulla (therein referred as the Vendors), Mr. Gangaram Assudomal Merani (therein referred as the "Confirming Party") and one De-luxe Co-Operative Housing Society Limited (therein referred as the "Society") the said Vendors conveyed unto the Society ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and altogether now admeasuring at or about 1162.20 square meters and hereinafter called "the said land". The said Indenture has been registered in the office of the Sub-Registrar of Assurances, Mumbai under Sr. No. 797/1960 dated 8th April 1960. The said land stands in the name of the Society in the relevant property register cards and hereto annexed and marked and Annexure -"A" is the copy of the said property register card.

B. The said Society in accordance with the building plans approved by the Municipal Corporation of Greater Mumbai under No. GB/9302/ A of 1963-1964 dated 6th August 1963, duly constructed on the said land a structure having three wings (Wing-A, Wing-B and Wing-C) each having ground + two upper floors and comprising consisting of total 18 residential flats and allotted the said flats to its members hereinafter referred to as the said building). The said structure was duly assessed for the payment of municipal taxes by the Municipal Corporation of Greater Mumbai under the Municipal Assessment New No. 00209757.

C. The Assignor is a bonafide member of the said Deluxe Co-operative Housing Society and is holding 5 (five) equity shares of the Society each for the sum of Rs. 50/- and bearing share nos. 6 to 10 and comprised in Share Certificate No.3 dated 3rd July 1959. The Assignor is owner of Flat admeasuring 510 square feet of carpet area or thereabouts i.e. 47.39 sq. mtrs bearing flat No. 16 situated on the First floor of C wing of the building of the said Society (hereinafter referred to as the "Old Flat").

D. The structure of the said building became dilapidated due to passage of time and hence, after following the applicable lawful procedure and acts, deeds, matters and things, the Society appointed the Developer abovenamed as its developer to redevelop the said property of the Society.

John Dill

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20/10/2011

SIGNED SEALED AND DELIVERED)
by the withinnamed ' ASSIGNOR')
MRS.SMITA PRAKASH AJGAONKAR)
in the presence of

) *Smita Ajgaonkar*)
Assignor)



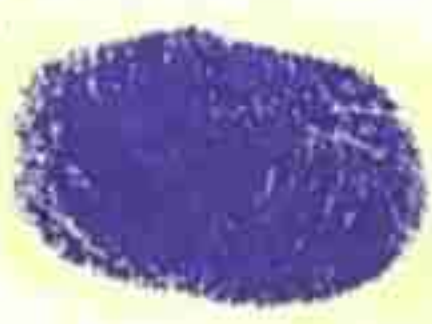
- 1. *[Signature]*
- 2. *J.B. [Signature]*



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER/
CONFIRMING PARTY)

WEST AVENUE REALTORS PVT. LTD.
By the hands of its Director
Mr. SHARAD RAQMCHANDRA JADHAV

) For West Avenue Realtors Pvt. Ltd.
)
) *Sharad Jadhav*
) Director



In the presence of:

- 1. *[Signature]*
- 2. *J.B. [Signature]*



SIGNED SEALED AND DELIVERED
by the withinnamed ' ASSIGNEE'
MR. KIRAN DNYANESHWAR SHINDE

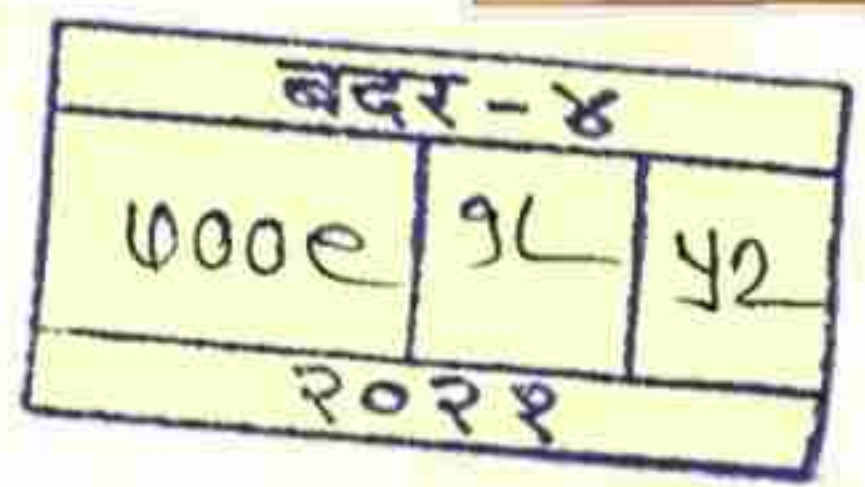
) 
) *Kiran Shinde*
) 
) *[Signature]*



MRS. AKSHATA KIRAN SHINDE
in the presence of

) Assignee

- 1. *[Signature]*
- 2. *J.B. [Signature]*





MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHEWS/1086/H/337(NEW)/FCC/4/Amend

COMMENCEMENT CERTIFICATE

To,
West Avenue Realtors Pvt.Ltd.C.A.The Deluxe
Co-Op. Housing Soc.
A-104,Shiv Parvati CHS,MHADA Layout,Four
Bungalow,Andheri(W)-53

Sir,

With reference to your application No. **CHEWS/1086/H/337(NEW)/FCC/4/Amend** Dated. **07 Oct 2017** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **07 Oct 2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **66/5** C.T.S. No. **66/5** Division / Village / Town Planning Scheme No. **BANDRA-EAST** situated at road Road / Street in **H/E Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall be the part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall not exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



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The Municipal Commissioner has appointed Shri. **AE(B.P) H/East ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

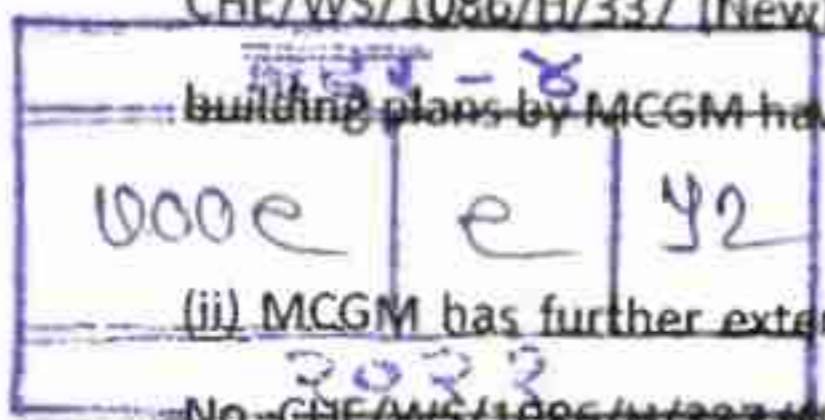
[Handwritten signatures and initials]

J. Thereafter by and under an Agreement of Assignment of Permanent Alternate Accommodation dated 02-08-2021 and registered under serial no. BDR4-7007-2021 and made and executed by and between West Avenue Realtors Pvt. Ltd. therein referred to as the Developer, Deluxe CHS Ltd. therein referred to as the Society/ Confirming Party and the Assignor therein referred to as the Existing Member, the Assignor being the Existing Member of the said Society, had been allotted residential flat No. 904 on 9th floor, admeasuring BMC carpet area of 69.93 sq. mtrs i.e. 752.51 square feet and RERA carpet area of 72.46 Sq. Mtrs. i.e. 779.95 Sq. ft. , in the building of the Society to be known as Deluxe Apartments to be situated on plot bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III admeasuring at or about 1162.20 square meters City Survey Bandra Taluka Andheri MSD located at Santacruz (East) in the Registration District and Sub District of Mumbai Suburban and Andheri (Bandra) and which is more particularly described in the schedule hereunder written (hereinafter referred to as the said Flat). A copy of the Share Certificate standing in the name of the Assignor is annexed hereto and marked as Annexure



K. In the resolution passed in the Special General Body Meeting held on 2nd September 2020 the members including the Assignor herein have given up their claims towards the displacement compensation and Hardship Compensation. Accordingly the Assignor is not entitled to any payment and or compensation.

L. (i) The Municipal Corporation of Greater Mumbai has issued amended IOD bearing No. CHE/WS/1086/H/337(NEW)337 /5/Amend dated 14th October 2020 for the further four upper floors. A copy of the Intimation of Disapproval IOD bearing No. CHE/WS/1086/H/337 (New) dated 14th October 2020 evidencing the approval of building plans by MCGM have been annexed hereto and marked as Annexure 'C'.



(ii) MCGM has further extended the building Commencement Certificate bearing No. CHE/WS/1086/H/337 (New)/FCC/4/Amend on 13th November 2020 upto top of the 11th floor. The copy of Commencement Certificate bearing No. CHE/WS/1086/H/337 (New)/FCC/4/Amend dated 13th November 2020 is annexed hereto and marked as Annexure-'D'.

N. The Developer/ Confirming Party has commenced the activities of construction of the said building on the said property upon demolition of the old building of the said society in accordance with the building plans sanctioned by Municipal Corporation for Greater Mumbai.

[Handwritten signature]

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- (d) the Assignee shall not carry out alteration in the said Flat and/or any part thereof including any internal walls and structure for any purpose whatsoever without prior written permission on that behalf having been issued by the Developers and the Developers reserve the right to refuse the said permission or to grant the same on such terms and conditions as may be deemed fit and proper by them. The Assignee shall abide by the rules and regulations stipulated by the said Society.
13. The Assignee shall bear and pay the stamp duty and registration fees as well as the other charges in respect of this Agreement.

20/56



SCHEDULE OF THE SAID FLAT

ALL THAT residential flat under construction 904 on 9th floor, admeasuring ~~700~~ measuring BMC carpet area of 69.91 sq. mtrs i.e. 752.51 square feet and RERA carpet area of 72.46 Sq. Mtrs. i.e. 779.95 Sq. ft. to be situated in the new building of the Society to be known as Deluxe Apartments and to be constructed on the plot of land bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III admeasuring at or about 1162.20 square meters City Survey Bandra Taluka Andheri MSD located at Road No. 3, Santacruz (East), Mumbai 400 055 in the Registration District and Sub District of Mumbai Suburban and Andheri (Bandra) TOGETHERWITH the benefit of one Car Park No. 41 on First Podium Floor TOGETHERWITH the benefit of membership of the said Society and benefits of five shares of Rs. 50 each bearing Distinctive Nos. 6 to 10 (both inclusive) held under Share Certificate No. 3 dated 03-07-1989.

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

2 *[Signature]*

[Signature]

[Signature]

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