



24/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 10981/2024

नोंदणी :

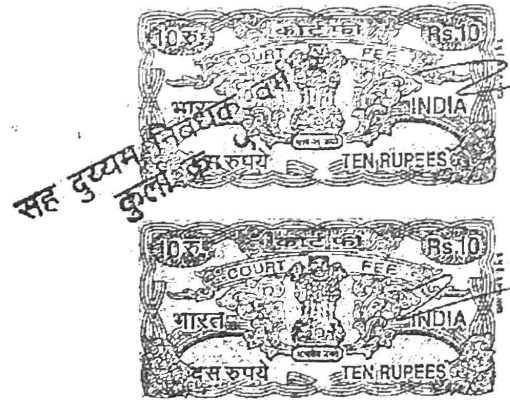
Regn:63m

गावाचे नाव : देवनार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	37791952
(3) वाजारभाव(भाडेपट्ट्याच्या वायतेपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	29415399.29
(4) मू-भापन,पोटहिस्ता व चक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pb. इतर वर्णन :सदनिका नं: फ्लॉट नं. पीडीएम-बी-801, माळा नं: 8 वा मजला, इमारतीचे नाव: विंग बी,पुर्वा क्लेरमोन्ट, ब्लॉक नं: व्ही एन पुरव मार्ग, रोड : चेंबूर,मुंबई 400038, इतर माहिती: एकूण क्षेत्रफळ 90.20 चौ मी देवा कारपेट अधिक 2.34 चौ मी येक एरिया,एक स्टॅक कर पार्कींग सहित,सिटीएस नं. 395 आणि 395/1 ते 395/1C,व्हिलेज - देवनार.((C.T.S. Number : 395 AND 395/1 TO 395/10 ;))
(5) क्षेत्रफळ	1) 101.79 चौ.मीटर
(6) आकारणी किंवा जुडी 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:-पुर्वाकारा लिमिटेड तर्फे ऑथोरिटाईज्ड सिप्रेटरी मिनेश मोहनलाल मेहता तर्फे मुखत्यार न्हणूत निशा निखिल बालन सय:-35; पत्ता:-प्लॉट नं: ऑफिस नं. 804/ए, माळा नं: -, इमारतीचे नाव: लेवल 8, बी विंग, द कॅम्पिटल, ब्लॉक नं: बी ब्लॉक, वांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: वांद्रा पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAACP2550R
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षयी अल्लमसेट्टी वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 5सी - मलयगीरी, ब्लॉक नं: अणुशक्ति नगर, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-ADHPA7019F 2): नाव:-विजया कुमार अल्लमसेट्टी वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 5सी - मलयगीरी, ब्लॉक नं: अणुशक्ति नगर, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-AAHPA0303R
(9) दस्तऐवज करून दिल्याचा दिनांक	24/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/04/2024
(11) अतुक्रमांक,व्हंड व पृष्ठ	10981/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	2267620
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरॉ	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अतुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५



24/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 10981/2024

नोंदणी :

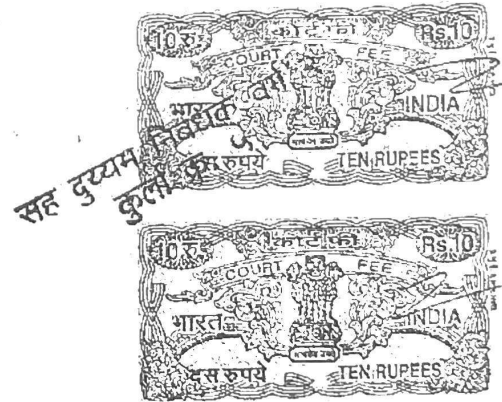
Regn:63m

गावाचे नाव : देवनार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	37791952
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(9) दस्तऐवज करून दिल्याचा दिनांक	24/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	24/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10981/2024
(12)बाजारभावाप्रमाणे-मुद्रांक शुल्क	2267620
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरां	

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 वर्ग 2
कुर्ला क्र. 4

करल - ५
दस्त क्र. १०८१ १२०२४
१९२०

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 24th day of April 2024.

BETWEEN

Puravankara Limited ("the Company"), (Pan No. [AAACP2550R]) a company incorporated under the provisions of the Companies Act, 1956 and deemed existing under the Companies Act, 2013 having its registered office at 130/1, Ulsoor Road Bangalore-500002 and having a branch office at 804/A, Level 8, B Wing, The Capital, G Block, Bandra Kurla Complex, Bandra (East) Mumbai- 400051 (through its duly Authorized Signatory Mr. Mitesh Mohan Mehta authorized under Board Resolution/POA dated 25.01.2024, hereinafter referred to as the "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE

AND

Mrs. Lakshmi Allamsetty, aged 47 years, W/o. Mr. Vijayakumar Allamsetty, (PAN No. ADHPA7019F), (Aadhar No. 5500 3069 6873) and Mr. Vijayakumar Allamsetty S/o. Mr. Swamy Babu Allamsetty aged 56 years, (PAN No. AAHPA0303R), (Aadhar No. 2289 1873 5401), having his/her/their address at 5C, Malayagiri Building, Anushakti Nagar, Suburban Mumbai - 400094 hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the OTHER PART

WHEREAS:

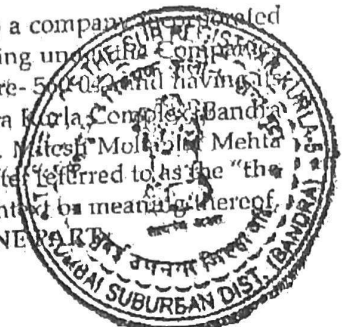
A. By and under a Deed of Conveyance dated 20th October 2018 ("the said Conveyance") executed between Foods and Inns Limited (therein referred to as the Vendor) of the One Part and the Promoter (therein referred to as the Purchaser) of the Other Part and registered with the office of the Sub-registrar of Assurances under Serial No. 12461 of 2018, the Vendor therein sold, granted, conveyed, transferred, released, assured and assigned to the Promoter with a clear and marketable title and free from all encumbrances and claims, all those pieces and parcels of land originally bearing Plot No. 3 forming part of Survey No. 36 Hissa Nos. 1, 2 and 4 admeasuring 8,476.50 square metres (as per the title documents) and now bearing CTS Nos. 395 and 395/1 to 395/10 admeasuring 9,319.60 square metres (as per the Property Register Cards) of Village Deonar, Taluka Ghatkopar, Chembur, Mumbai Suburban District ("Larger Land") and more particularly described in the First Schedule hereunder written and the structures standing thereon together with all the benefits to Plot No.4 as the owner of the Larger Land in the manner as set out in the Plot No.4 Conveyance (as defined therein) including the full, free, uninterrupted and irrevocable right to use Plot No.4 as a roadway and

PROMOTER

ALLOTTEE/S

Lakshmi

A.V.Kumar



Lakshmi

A.V.Kumar

करल - ५

दस्त क्र. 90269 / 2024

vj/9w

C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-2373/2019/(395 And Other)/M/E Ward/DEONAR-E/FCC/2/Amend

COMMENCEMENT CERTIFICATE



To,
Puravankara Limited
804/A Wing B The Capital building, BKC,
Mumbai-51

Sir,

With reference to your application No. P-2373/2019/(395 And Other)/M/E Ward/DEONAR-E/FCC/2/Amend Dated. 29 May 2019 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 29 May 2019 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 395 C, T.S. No. 395, 395/1 to 395/10 Division / Village / Town Planning Scheme No. DEONAR-E situated at 13.4 m wide D.P. Road Road / Street in M/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 form 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 be in no case 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.

The Municipal Commissioner has appointed Shri. Asst.Engineer Bldg Proposal "M" ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

करल - ५
दस्त क्र. 90219 / 2028
This CC is valid upto 17/2/2022



Issue On : 18 Feb 2021

Valid Upto : 17 Feb 2022

Application Number :

P-2373/2019/(395 And Other)/M/E
Ward/DEONAR-E/CC/1/New

Remark :

CC upto 'Top of Plinth' for wing D as per IOD plans dt. 09.03.2020 and as per Phase Programme dated 12.02.2021.

Approved By

Executive Engineer BP ES-I
Executive Engineer

Issue On : 15 Jun 2021

Valid Upto : 14 Jun 2022

Application Number :

P-2373/2019/(395 And Other)/M/E
Ward/DEONAR-E/CC/1/Amend

Remark :

CC up to 'Top of Plinth' for wing A, B, C, and E as per IOD plans dt. 09.03.2020 and as per Phase Programme dated 12.02.2021, CC shall be valid up to 17 Feb 2022.

Approved By

Executive Engineer BP ES-I
Executive Engineer

Issue On : 04 Jan 2023

Valid Upto : 03 Jan 2024

Application Number :

P-2373/2019/(395 And Other)/M/E
Ward/DEONAR-E/CC/1/New

Remark :

Full C.C up to top of 18th upper floor for Wing 'A' as per approved amended plan dtd. 31.01.2022 is granted.

Approved By

Asst.Engineer Bldg Proposal "M"ward

करल - ५
दस्त क्र. १०६९ १२०२४
UNB

Issue On : 08 Feb 2023 Valid Upto : 07 Feb 2024

Application Number : P-2373/2019/(395 And Other)/M/E Ward/DEONAR-E/FCC/1/Amend

Remark : Full C.C for Wing 'B' & Full C.C for wing 'D' as per approved amended plan dtd, 31.01.2022 is granted.

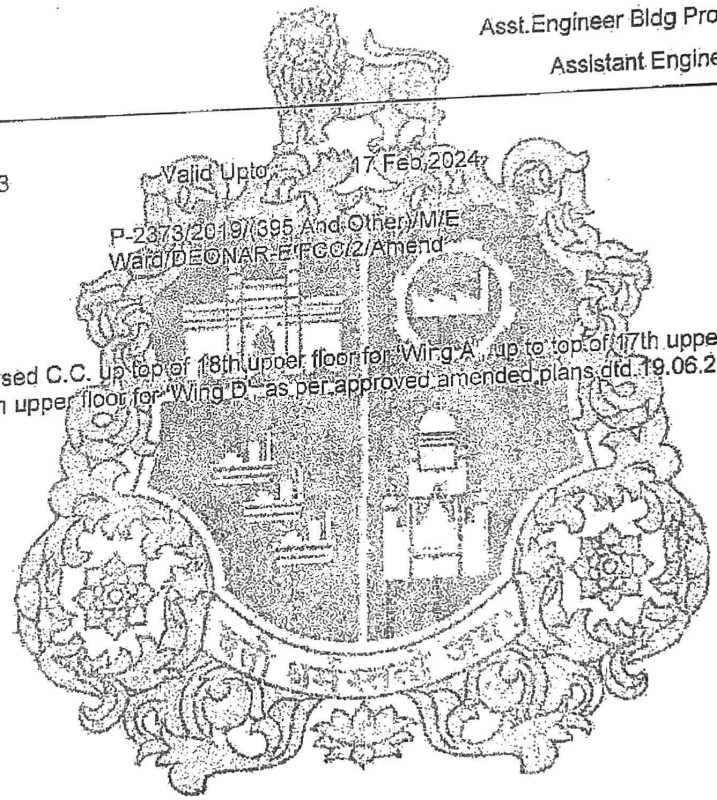


Approved By
Asst. Engineer Bldg Proposal "M" ward
Assistant Engineer (BP)

Issue On : 24 Jul 2023 Valid Upto : 17 Feb 2024

Application Number : P-2373/2019/(395 And Other)/M/E Ward/DEONAR-E/FCC/2/Amend

Remark : As Proposed, re-endorsed C.C. up to top of 18th upper floor for 'Wing A', up to top of 17th upper floor for 'Wing B' and up to top of 16th upper floor for 'Wing D' as per approved amended plans dtd. 19.06.2023.



करल - ५
दस्त क्र. ५०२९ / २०२४
७६१९०

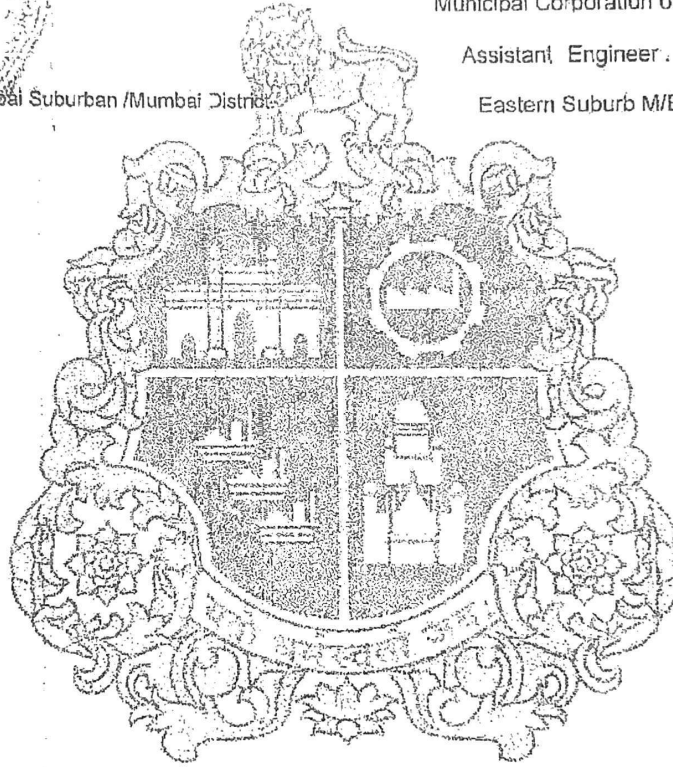


✓
Digitally signed by NANAJIHB RAMJIHB KENSALLE
Date: 24 Jul 2023 19:16:17
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer, Building Proposal

Eastern Suburb M/E Ward Ward



करल - ५
दस्त क्र. १०८९ / २०२४
०२/१०



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notasheet

Application Number : P-2373/2019/(395 And
Other)/M/E
Ward/DEONAR-
E/FCC/2/Amend

Ward Name :

M/E Ward

Zone Name : Eastern Suburb

Inward Date :

29 May 2019

Architect/LE/SE Name : SHASHIKANT LAXMAN
JADHAV

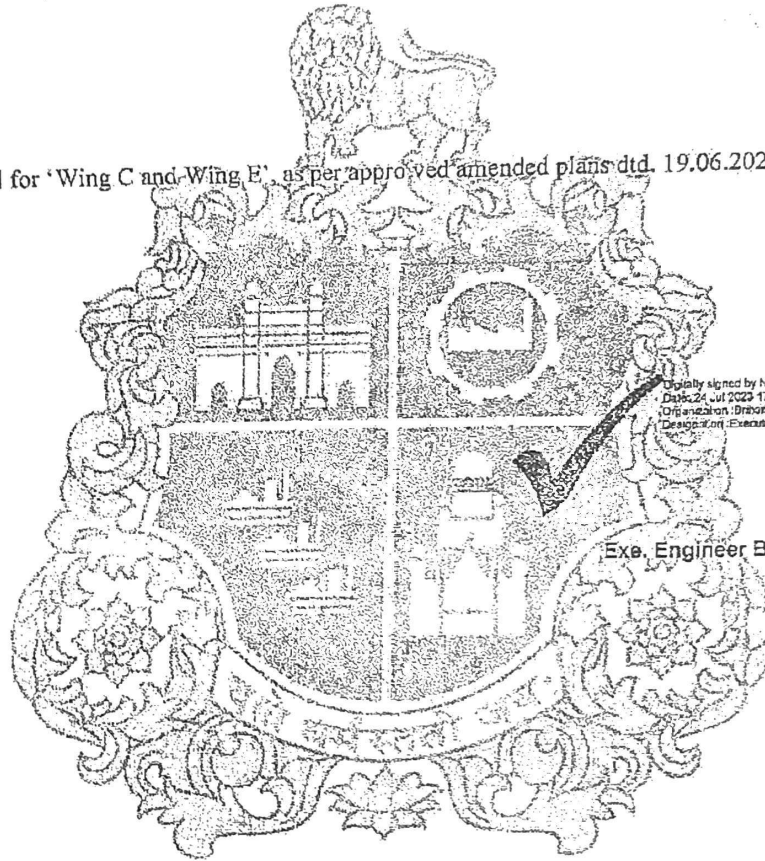
Issued On :

24 Jul 2023



Authority Remark:

C.C. upto plinth level for 'Wing C and Wing E', as per approved amended plans dtd. 19.06.2023. is Approved
as Proposed



Digitally signed by NARENDRA MADHUKAR KOTKAR
Date: 24 Jul 2023 17:58:02
Office: District, District Municipal Corporation,
District: Executive Engineer

Exe. Engineer BP ES-I

करल - ५
दस्ता क्र. १०२६१ / २०२४
५२५०

Annexure D
(RERA Certificate)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number :

१५१८०००२४०७

Project: Purva Chemoni Wing B , Plot Bearing / CTS / Survey / Final Plot No. : ३९५, ३९५/१, ३९५/२, ३९५/३, ३९५/४, ३९५/५, ३९५/६, ३९५/७, ३९५/८, ३९५/९, ३९५/१० at Mumbai, Mumbai Suburban, ४०००८६;

Puravankara Limited having its registered office / principal place of business at Tehsil: District: Bangalore, Pin: ५६००४२.

2. This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 02/03/2021 and ending with 30/08/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities;
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 08-09-2021 15:21:24

Dated: 08/09/2021
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

REF: CM/BARC/2024-2025

Date: 14th May 2024

The Assistant General Manager
State Bank of India
RACPC Sion
Kurla Mumbai

Dear Sir,

LOAN FILE SOURCING

With reference to above, we hereby forward you the application of **Home Loan** Purposes.

Sr. No.	Name	Loan Type	Amount
1.	LAKSHMI ALLAMSETTY & VIJAYA KUMAR ALLAMSETTY	Home Loan	Rs. 2,50,00,000/-

Yours faithfully



Chief Manager

 bank.sbi



☎ 022 - 2559 2781
022 - 2550 5487
☎ 022 - 2550 5328
✉ sbi.01268@sbi.co.in

भाभा अॅटोमिक रिसर्च सेन्टर
सेन्टर अॅडमिनिस्ट्रेटर बिल्डिंग,
मोडलॅब च्या जवळ, ट्रोम्बे,
मुंबई - 400085.

भाभा अॅटोमिक रिसर्च सेन्टर
सेन्टर अॅडमिनिस्ट्रेटर बिल्डिंग,
मोडलॅब के पास, ट्रोम्बे,
मुंबई - 400085.

Bhabha Atomic Research Centre
Central Administrative Bldg.,
Behind Modlab, Trombay.
Mumbai - 400085.
Branch Code : 01268

cit- 85653836960

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name: LAKSHMI ALLAMSETTY
 Salutation: Mrs. Ms. Dr. Other
 Gender: Female Male Transgender
 Marital Status: Married Unmarried Other
 Name of Spouse: VIDYAKUMAR ALLAMSETTY
 Date of Birth: 18-05-1976
 No. of Dependents: No. of Children: 02
 Name of Father: BASAVARAJU KONDAVETI
 Mother's Maiden Name: VENKAYAMMA K
 Nationality: INDIAN
 Residential Status: Resident NRI / PIO
 Religion: HINDU
 Place of Birth: KASAM
 Photo Identification (ID): Type: ADHAR
 Photo Identification (ID): Number: 550030696873
 Driving Licence No.:
 Driving Licence Valid Upto:
 PAN No./GIR No.: ADHPA7019P
 Passport No.:
 Passport Valid Upto:
 Highest Qualification Attained: BACHELOR OF ENGG
 Qualifying Year: 01-06-1997



Present Address: Staying at the present address for the past 06 Years and Months. Type of Residence: Owned Rented Allotted by employer Other

House /Flat / Apartment No. or Name: SC, MALAYAGIRI
 Street Name & No. and Area/Location: ANUSHAKTI NAGAR
 Landmark:
 City: MUMBAI District: MUMBAI Pin Code: 400094
 State: MAHARASHTRA Country: INDIA
 Telephone (Landline): 022 25566223 Mobile (Primary): 9930674931 Mobile (Secondary):
 Email (Personal): lakshmi2000allamsetti@gmail.com

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House /Flat / Apartment No. or Name:
 Street Name & No. and Area/Location:
 Landmark:
 City:
 District:
 State:
 Country:
 Telephone (Landline 1):
 Telephone (Landline 2):

Office / Business Address:

Name of Org/Employer, Dept. & Floor: deloitte shared services india LLR
 Street Name & No. and Area/Location: one international center, tower 3,
 Landmark: senapati Bapat Marg, Elphinstone Road
 City: MUMBAI District: MUMBAI Pin Code: 400013
 State: MAHARASHTRA Country: INDIA
 Telephone (Landline):
 Fax:
 Mobile (Secondary):
 Email (Organizational): lallamsetty@deloitte.com

Repayment Mode: Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank: Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):

Name: K. K. Bhuyan Address: Seismology, BARC, Trombay, Mumbai - 400088 Email: kabin@barc.gov.in Tel: 022 69294573 Mob: 9326692563	Name: Ashish gupta Address: Seismology, BARC, Trombay, Mumbai - 400088 Email: a-gupta@barc.gov.in Tel: 022 69294055 Mob: 9820191428
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