

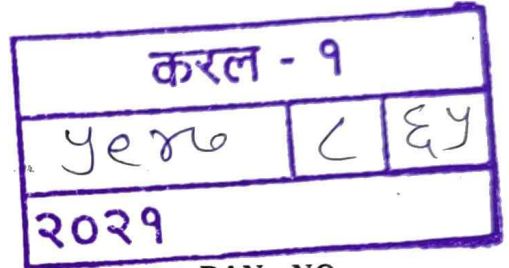
Naina A. Shah

SALE DEED

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THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 31st day of December, 2020.

BETWEEN

MR. DEEPAK NAGJI VIRA, aged 56 years, PAN NO.: AABPV1228N, AADHAAR CARD NO.: 9285 5592 8740, an adult, Indian Inhabitant, residing at 404, Gayatri Dham CHS, Deraser Lane, Rajawadi, Ghatkopar [East], Mumbai 400 077, hereinafter referred to as the "**TRANSFEROR / SELLER**", [which expression unless repugnant to the context or meaning thereof shall mean and include him, his heirs, executors, administrators and assign] of the **ONE PART**;

AND

(1) **MRS. NAINA ASHWIN SHAH**, aged 69 years, PAN NO.: AANPS7442M, AADHAAR CARD NO.: 5189 9158 0925 and (2) **MR. ASHWIN LALBHAI SHAH**, aged 71 years, PAN NO.: AAEPS2218Q, AADHAAR CARD NO.: 3574 2486 1439, both adults, Indian Inhabitants, residing at H. No. 21/24, 2nd Floor, Bldg. No. 3, Lasanwala Chawl, M. G. Road, Rajawadi, Ghatkopar [East], Mumbai - 400 077, hereinafter referred to as the "**TRANSFEREES / PURCHASERS**", [which expression unless repugnant to the context or meaning thereof shall mean and include them, their respective heirs, executors, administrators and assign] of the **OTHER PART**;

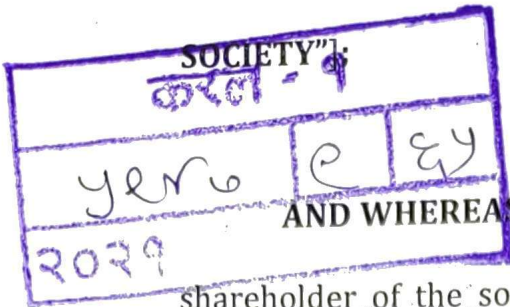


WHEREAS the **TRANSFEROR / SELLER** is the member of the Building known as '**GAYATRI DHAM**' belonging to "**GAYATRIDHAM CO - OPERATIVE HOUSING SOCIETY LIMITED**", a Society registered with Dy. Registrar of Co - Operative Societies at Mumbai, under Maharashtra Co - Operative Societies Act, 1960, having registered No. **BOM / W. N. / HSG (TC)**

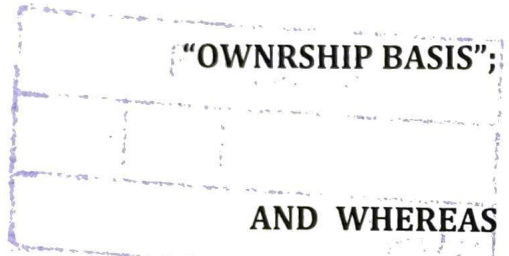
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8310/96; Dated 27/02/1996; [hereinafter referred to as "THE SAID



AND WHEREAS the TRANSFEROR / SELLER by virtue of member and shareholder of the society he become the Owner and otherwise well and sufficiently entitled to a Flat being Flat No. 404, 4th Floor, B - Wing, Building known 'GAYATRI DHAM' belonging to "GAYATRIDHAM CO - OPERATIVE HOUSING SOCIETY LIMITED", situated at M. G. Road, Ghatkopar [East], Mumbai - 400 077, admeasuring 965 Sq. Fts. Built Up Area; more particularly described in the schedule hereunder written [hereinafter referred to as "THE SAID FLAT"] on what is known as



AND WHEREAS the TRANSFEROR / SELLER by virtue of being the member of the said society viz., building known as 'GAYATRI DHAM' belonging to "GAYATRIDHAM CO - OPERATIVE HOUSING SOCIETY LIMITED", has been issued Share Certificate No. 19 for 5 [Five] fully paid up Share of Rs. 50/- each amounting to a sum of Rs. 250/- bearing Distinctive Nos. 91 to 95 (both inclusive), Dated 29th Day Of September 2001; (hereinafter referred to "SAID SHARE CERTIFICATE") in the name of present TRANSFEROR / SELLER;

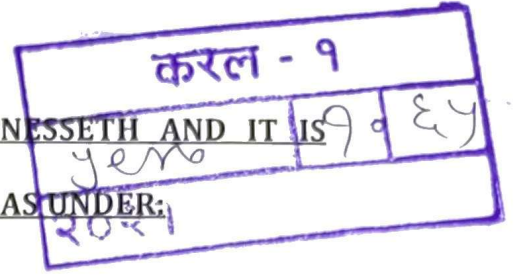


AND WHEREAS the TRANSFEROR / SELLER has represented to the TRANSFEREES / PURCHASERS that he has been holding the membership, said shares, said flat with all credits, funds, deposit and records of the society and he is desirous of disposing off his right, title interest and membership of the said Society to the TRANSFEREES / PURCHASERS and the TRANSFEREES / PURCHASERS are agreeable to purchase the said memberships, said shares,

N.A. Shah

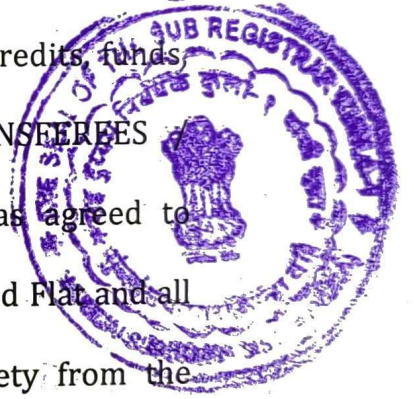
said Flat, alongwith all credits, funds, deposits and all records of the society upon the following terms and conditions as mentioned here under:

NOW THEREFORE THIS SALE DEED WITNESSETH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:



1) The Recitals hereinabove shall be deemed to form an integral and operative part of this Sale Deed.

2) The TRANSFEROR / SELLER hereby transfers and assigns all his right, title and interest in the said **Flat No. 404, 4th Floor, B - Wing, Building known 'GAYATRI DHAM' belonging to "GAYATRIDHAM CO - OPERATIVE HOUSING SOCIETY LIMITED", situated at M. G. Road, Ghatkopar [East], Mumbai - 400 077, admeasuring 965 Sq. Fts. Built Up Area;** alongwith membership, said shares and also all credits, funds, deposits and all records of the society to the TRANSFEREES / PURCHASERS and the TRANSFEREES / PURCHASERS has agreed to acquire and purchase, the said membership, said shares, said Flat and all credits, funds, deposits, etc. and all records of the society from the TRANSFEROR / SELLER.

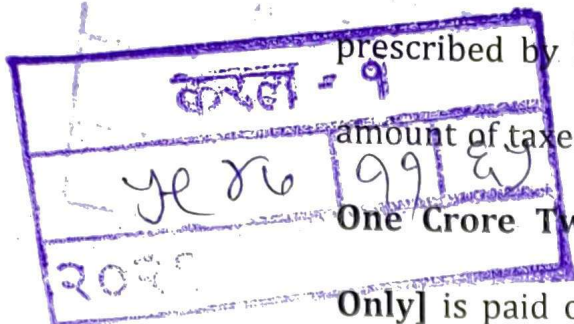


3) The TRANSFEROR / SELLER hereby transfers all his right, title and interest in the above said Flat along with the 5 [Five] Shares and the membership, said shares, said Flat alongwith all credits, funds, deposits and all records of the society for the total monetary consideration of **Rs. 1,25,00,000/- [Rupees One Crore Twenty Five Lakhs Only]** being full and final consideration to the TRANSFEROR / SELLER for the Sale of said Flat and same is payable after deducting T.D.S. as per section 194 IA of the Income Tax Act, 1961, TDS has to be deducted @ of 0.75% of the

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N.A. Shah
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consideration i.e. a sum of Rs. 93,750/- [Rupees Ninety Three Thousand Seven Hundred Fifty Only] or such other rate as may be



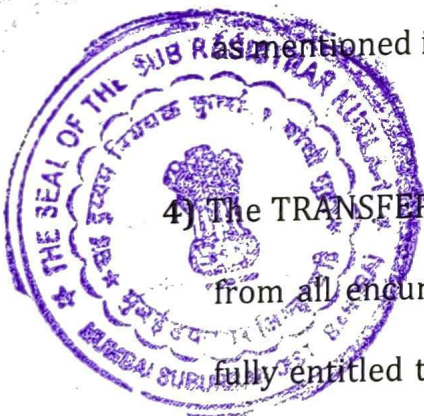
prescribed by Income Tax Authorities from time to time including the amount of taxes, if any and thereby a sum of Rs. 1,24,06,250/- [Rupees One Crore Twenty Four Lakhs Six Thousand Two Hundred Fifty Only] is paid on or before execution and registration of this Sale Deed

and the TRANSFEROR / SELLER admit and acknowledge the receipt of the entire sale consideration paid by the TRANSFEREES / PURCHASERS annexed hereto.

The TRANSFEROR / SELLER have agreed to give peaceful and vacant possession on or before 10/02/2021 of the said Flat to the TRANSFEREES / PURCHASERS after receipt of the entire payment as agreed herein.

The TRANSFEROR / SELLER do hereby admit and acknowledge the receipt of the said consideration from the TRANSFEREES / PURCHASERS

mentioned in **CLAUSE 3** of this Sale Deed.



4) The TRANSFEROR / SELLER does hereby declare that the said Flat is free from all encumbrances, claims and demands whatsoever and that he is fully entitled to deal with or dispose of the same and undertake to keep

the TRANSFEREES / PURCHASERS indemnified in this behalf. The TRANSFEROR / SELLER also agrees to sign and execute all such Transfer Forms, Papers and Documents as may be necessary in favour of the TRANSFEREES / PURCHASERS or their Nominee/s and shall put the TRANSFEREES / PURCHASERS or their Nominee/s in quiet, vacant and peaceful possession of the said Flat on receipt of the full and final consideration mentioned hereinabove.

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N. A. Shah
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5) The TRANSFEROR / SELLER shall delivered to the TRANSFEREES / PURCHASERS the vacant and peaceful possession of the said Flat along with the permanent fixtures and fittings on completion of the Sale of the Flat and request the society to transfer to the TRANSFEREES / PURCHASERS the deposit of sinking fund, water charges and the share money standing to the credit of the TRANSFEROR / SELLER in the books of the said Society, without being requested to pay any extra further or other consideration on such account to the TRANSFEROR / SELLER.

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6) The TRANSFEROR / SELLER will pay and clear off the charges payable to the Society by way of Municipal Taxes and other Dues / Outgoings related to the said Flat as per the Society bills or any other dues in respect of the said Flat till handing over vacant & peaceful possession to the TRANSFEREES / PURCHASERS and hereby agrees to keep the TRANSFEREES / PURCHASERS indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat.



7) The TRANSFEREES / PURCHASERS hereby agrees to pay all the charges payable by way of Municipal Taxes and other Dues/Outgoings related to the said Flat and hereby declares and confirms that they will abide by Bye - Laws of the said Society.

8) The TRANSFEROR / SELLER hereby declares and confirms that the said Flat absolutely belongs to him and that he has not created any gift, pledge, lease, loan, mortgage charge, lien, encumbrances or attachment or any Statutory Authorities or otherwise and there is no Litigation, Stay or any Legal proceedings with regard to the said Flat in any court of Law, Taxing Authorities or with Municipality or Society authorities. The TRANSFEROR

N. Ashok

करल - १		
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:- SCHEDULE :-

Flat No. 404, 4th Floor, B - Wing, Building known 'GAYATRI DHAM' belonging to "GAYATRIDHAM CO - OPERATIVE HOUSING SOCIETY LIMITED", situated at M. G. Road, Ghatkopar [East], Mumbai - 400 077, admeasuring 965 Sq. Fts. Built Up Area; the building is constructed in the year 1988, the Building is Ground + 7 Floors with lift, bearing CTS No. 5290 to 5320 of Village: Ghatkopar Kirol, Taluka: Kurla, under the Municipal of "N" Ward, in the Registration District of Mumbai Suburban District.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and year first hereinabove mentioned.



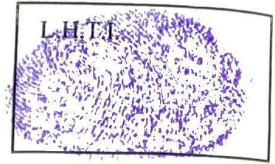
SIGNED, SEALED AND DELIVERED by the)
 within named "TRANSFEROR / SELLER")
MR. DEEPAK NAGJI VIRA)
 PAN NO.: AABPV1228N)
 AADHAAR CARD NO.: 9285 5592 8740)
 The party of the First Part,)
 in the presence of

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1. *HP Gosar*
MR. HEMANT PREMJI GOSAR)
(Broker From seller)
2. **MR. MANOJ HIMATLAL PANCHAMIA**)
M-H. Panchamia
(Broker From Buyer)

केंद्र = 9
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SIGNED, SEALED AND DELIVERED by the)
 within named "TRANSFEREES / PURCHASERS")

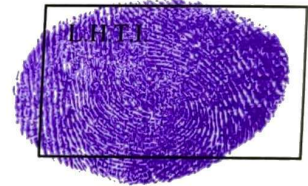
(1) MRS. NAINA ASHWIN SHAH)
 PAN NO.: AANPS7442M)
 AADHAAR CARD NO.: 5189 9158 0925)

Naina A. Shah

AND)



(2) MR. ASHWIN LALBHAI SHAH)
 PAN NO.: AAEPS2218Q)
 AADHAAR CARD NO.: 3574 2486 1439)



Ashwin

The parties of the Second Part,)
 in the presence of)

1. MR. HEMANT PREMJI GOSAR)
HP. Gosar

*(Broker)
 From seller*

2. MR. MANOJ HIMATLAL PANCHAMIA)

M. H. Panchamia

*(Broker)
 From Buyers.*



Gayatri Dham Co-op. Housing Society Ltd.

Reg. No. : BOM / WN / HSG (T-C) 8310 OF 1996.

Gayatri Dham, 77, M. G. Road, Ghatkopar (East), Mumbai - 400 077.

करल - १		
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TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. DEEPAK N.VIRA is bonafied member of our society and residing at flat no-~~6~~-404. built up area of flat is 965 sq.ft. Building was constructed in the Year 1988 building is having Ground + 7(seven) storied with lift.

All Dues are clear up to date and soc. is having NO OBJECTION for selling this flat by him.



Smitin
SATISH KAKADE
Authorised Officer

Gayatri Dham Co-op. Hog. Soc. Ltd
Gayatri Dham, 77, M.G. Road,
Ghatkopar (E), Mumbai-400077

GAYATRIDHAM CO. OP. HSG. SOCIETY LTD

Mahatma Gandhi Road, Ghatkopar (E), Mumbai - 400 077.

REGD. ADDRESS :- Survey No. 256, Hissa No. 7, C.T.S.Nos. 5290 to 5320,
77, Mahatma Gandhi Road, Ghatkopar (E),
Mumbai - 400 077.

(Registered Under M.C.S. Act, 1960)

Regd. No. BOM/W.N./HSG (TC) 8310/96 Dated 27-2-1996

**AUTHORISED SHARE CAPITAL OF RS 1,00,000/- DIVIDED
INTO 2000 SHARES OF RS 50/- EACH**

करल - 9
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3039

THIS IS TO CERTIFY that the person(s) named in the Certificate is/are the Registered Holder(s) of the within-mentioned share(s) bearing the distinctive number(s) herein specified in the above Society subject to Bye Laws of the said society and that the amount endorsed* hereon has been paid-up on each such share.

**SHARES EACH OF RUPEES 50.00
AMOUNT PAID TO 5 SHARE RUPEES 250.00**

Regd. Folio No.	019	Certificate No.	19
Name(s) of Holder(s)	MR. NARESHBHAI GANGJI SHAH & MRS. KASTURBEN NARESH SHAH		
No. of. Share(s) held	5 (FIVE)		
Distinctive No. (s)	91 TO 95		



GIVEN under the Common Seal of the Society this day of 1996

[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Member of Committee

Note : No transfer of any of the shares comprised in this Certificate will be registered unless accompanied by this certificate

S.NO.OF TRANSFER	DATE OF GENERAL BODY MEETING AT WHICH TRANSFER WAS APPROVED.	TO WHOM TRANSFERRED	SR. NO. IN THE SHARE REGISTER AT WHICH THE TRANSFER OF SHARES HELD BY THE TRANSFEROR IS REGISTERED.	SR. NO. IN THE SHARE REGISTER AT WHICH THE NAME OF THE TRANSFEREE IS RECORDED.
1	2	3	4	5
	29-09-2001	MR. DEEPAK NAGJI VIRA	17	5
	<div data-bbox="143 515 662 795" data-label="Text"> <p>कल = 9 1 येरु 28/09 2029 CHAIRMAN</p> </div>	<div data-bbox="670 638 1165 795" data-label="Text"> <p><i>[Signature]</i> HON. SECRETARY</p> </div>		COMMITTEE MEMBER
2	CHAIRMAN	HON. SECRETARY		COMMITTEE MEMBER
3	<div data-bbox="263 1131 646 1534" data-label="Image"> </div>	HON. SECRETARY		COMMITTEE MEMBER
4	CHAIRMAN	HON. SECRETARY		COMMITTEE MEMBER
5	CHAIRMAN	HON. SECRETARY		COMMITTEE MEMBER

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

copy



सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक NX0202890230000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201910BIL11006084 201920BIL11006085	देयक दिनांक 01/01/2020
पत्रकाराचे नाव व पत्ता : SECY.GAYATRI DHAM CO.OP. HSG.SOC.LTD. GAYATRI DHAM,77, M.G.ROAD, GHATKOPAR(E), MUMBAI 400 077.		प्रेषक - सहा. क.व सं./ विभाग: Asstt. Assessor & Collector/N-Ward Assessment & Collection Deptt. N-Ward Office Bldg., 3rd floor, Jawahar Road, Ghatkopar(East), Mumbai-400 077.	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस.क. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमतेचे वर्णन, करदात्यांची साने N 710-12-12(1A) 77A M G ROAD HOUSE THE TRUSTEES BAI KABIBAI & HAN SRAJ MORARJI CHARITY TRU, ST			
प्रथम करनिर्धारण दिनांक: 01/04/1989	एकूण भांडवली मूल्य.		
एकूण भांडवली मूल्य: ₹ Nine Crore Ninety Four Lakh Fifty Nine Thousand Three Hundred Ninety Only			
दि.31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0		दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाकी ₹ 0	
देयक कालावधी: 01/04/2019 ते 31/03/2020	(सर्व रकम रुपयांमध्ये)		

करल - 9
ये 89459390
2029

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
सर्वसाधारण कर			64736			64736
जल कर			0			0
ललाभ कर			40657			40657
मलनिःसारण कर			6634			6634
मलनिःसारण लाभ कर			25262			25262
म.न.पा. शिक्षण उपकर			23678			23678
राज्य शिक्षण उपकर			20152			20152
रोजगार हमी उपकर			1502			1502
वृक्ष उपकर			1182			1182
पय कर			29974			29974
कलम 152 अ नुसार दंडाची रकम			0			0
परताव्यावरील व्याजाची वसुली			213777			213777
एकूण देयक रकम			0			0
अर्ली बर्ड योजनेनुसार लाभानी रकम			0			0
अर्ली बर्डच्या लाभान्यतिरिक्त समायोजित केलेली रकम			0			0
आगाऊ अधिदानाचे समायोजन			213777			213777
भरावयाची निव्वळ रकम			0			0
प्रतिदानाची निव्वळ रकम			206139			206139
*31/01/2020 पर्यंत भरावयाची निव्वळ रकम			209958			209958
29/02/2020 पर्यंत भरावयाची निव्वळ रकम						
अक्षरी रुपये	₹ Two Lakh Thirteen Thousand Seven Hundred Seventy Seven Only			₹ Two Lakh Thirteen Thousand Seven Hundred Seventy Seven Only		
अंतिम देय दिनांक	31/03/2020			31/03/2020		



Handwritten signature and initials.

"To make payment through NEFT: IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTNX0202890230000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे".
सदर करदेयकांत, मालमतेमधील ४६.४५ चौ. मी. (५०० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवासी सदनिकांशी संबंधित असलेल्या मालमत्ता कराचा अंतर्भाव करण्यात आलेला नाही. अनवधानाने या सदनिकांना कर आकारणी झाली असल्यास त्या सदनिकेचा कर वगळून मालमत्ता कराचे अधिदान करण्यात यावे व सदर बाब संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyaccomp.ac@mcgm.gov.in या ईमेल आयडी वर कळविण्यात यावी.

लोकशाही पंधरवडा :- २६.०१.२०२० ते १०.०२.२०२०
माझा देश, माझी लोकशाही...
टिकवीन ती, बोटाला लावून शाई.

Handwritten signature and date 20/1/20.



सं. रा. हसनोके
डॉ. संगिता हसनोके
करनिर्धारक व संकलक (प्र)





05/04/2021

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. कुर्ला 1

दस्त क्रमांक : 5947/2021

नोंदणी :

Regn 63m

गांधीवारा : किरोल

(1)विनेखाचा प्रकार	मेल डीड
(2)मोबदला	12500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	12318624.16
(4) भू-मापन,पोटहिम्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: प्लॉट नं. 404,बी-विंग,गायत्री ग्राम, माळा नं: चौथा मजला, इमारतीचे नाव: गायत्रीधाम को-ऑप हौ सोसा लि, ब्लॉक नं: घाटकोपर पूर्व, मुंबई-400077, रोड : एम. जी. रोड, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 965 चौ. फूट विल्टअप एरिया: PUI: NX0202890230000 ((C.T.S. Number : 5290 to 5320 ;))
(5) क्षेत्रफळ	1) 107.62 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:-दीपक नागजी वीरा वय:-56; पत्ता:-प्लॉट नं: 404, माळा नं: , इमारतीचे नाव: गायत्री ग्राम को-ऑप हौ सोसा लि, ब्लॉक नं: राजावाडी, घाटकोपर पूर्व, मुंबई, रोड नं: डेगमर नेन, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AABPV1228N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नैना अश्विन शाह वय:-69; पत्ता:-प्लॉट नं: एच. नं. 21/24, माळा नं: दुसरा मजला, विल्डिंग नं. 3, इमारतीचे नाव: लसनवाला चाळ, ब्लॉक नं: राजावाडी, घाटकोपर पूर्व, मुंबई, रोड नं: एम. जी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400077. पॅन नं:-AANPS7442M 2): नाव:-अश्विन लालभाई शाह वय:-71; पत्ता:-प्लॉट नं: एच. नं. 21/24, माळा नं: दुसरा मजला, विल्डिंग नं. 3, इमारतीचे नाव: लसनवाला चाळ, ब्लॉक नं: राजावाडी, घाटकोपर पूर्व, मुंबई, रोड नं: एम. जी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AAEPS2218Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2021
(11)अनुक्रमांक,खंड व पृष्ठ	5947/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	250000
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 02/04/2021) toMunicipal Corporation of Greater Mumbai.

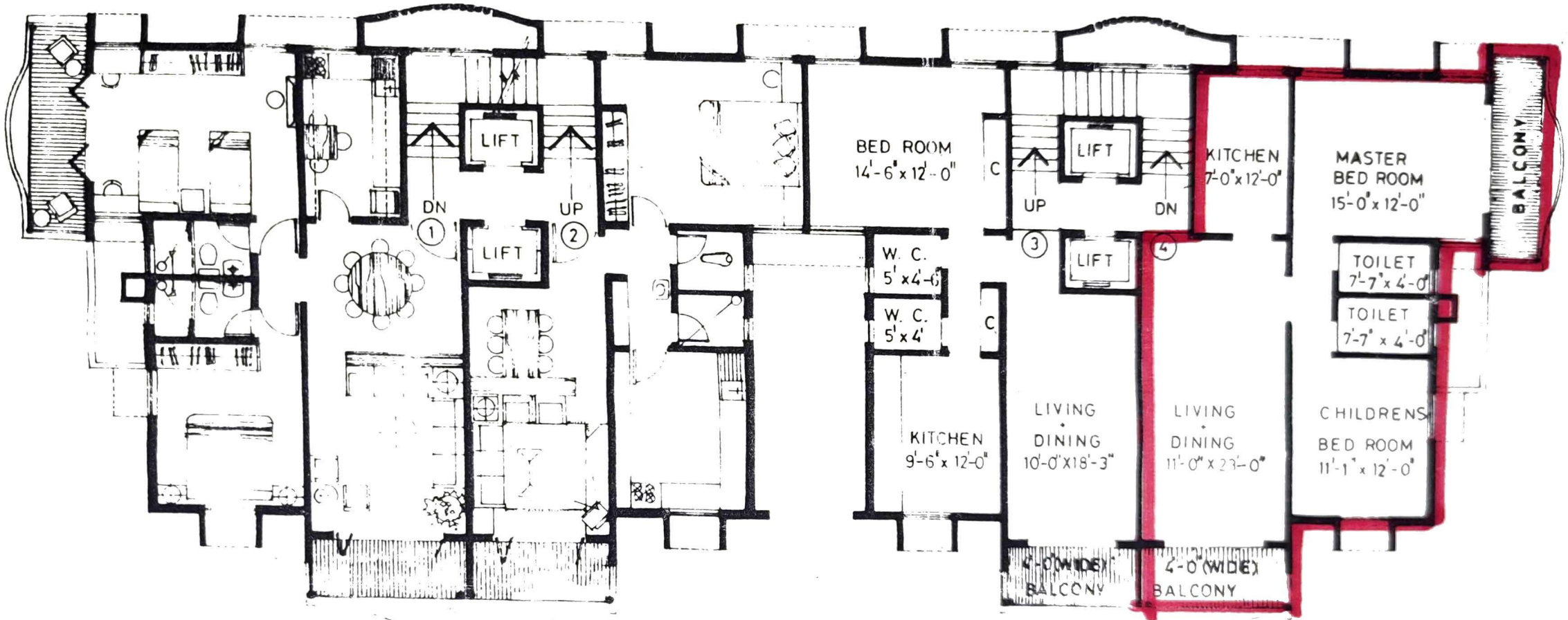
No need to spend your valuable time and energy to submit this documents in person.



GAYATRI DHAM

PROJECT OF SATELLITE GROUP

JASMINE BUILDERS PVT. LTD.



DERA SAR LANE

PRANESHWAR TEMPLE LANE

PLAN OF FLAT NO. **404** ON **4th** FLOOR AGREED TO BE ACQUIRED BY THE PURCHASER SHOWN IN RED COLOUR

TYPICAL FLOOR PLAN

for JASMINE BUILDERS PVT.

[Signature]
Director. 42-132 52212112

MAHATMA GANDHI ROAD

KARANI & SANGHOI ASSOCIATES REGISTERED ARCHITECTS
14/1, CALICAT STREET BOMBAY-400033 TEL. 200982 - 200979