

CORRIGENDUM I dated on 06/12/2024

NOTICE FOR PRE- BID MEETING DATED 04.12.2024 FOR INVITATION FOR EXPRESSION OF INTEREST (EOI) FOR SALE OF BANK'S PROPERTY AT CADESTRAL SURVEY NO. 2145 OF GIRGAON DIVISION KNOWN AS DENAWADI PROPERTY LOCATED AT THAKURDUWAR CHARNI ROAD (EAST) MUMBAI MAHARASHTRA 400002

CORRIGENDUM NO. 1 DATE: 06.12.2024

INVITATION FOR EXPRESSION OF INTEREST (EOI) FOR SALE OF BANK'S PROPERTY AT DENAWADI PROPERTY LOCATED AT THAKURDUWAR, CHARNI ROAD (EAST), MUMBAI, MAHARASHTRA

Based on the queries received & discussed in the Pre bid meeting held on 04/12/2024, we are issuing following clarifications/Corrigendum, Common set of conditions for reference and doing the needful.

Sr. No	Queries Raised	Reply
1	It is mentioned that there 161 cases are pending before the Public Premises Eviction (PPE) Cell, what will happedn once the conveyance is given for the property? There are 23 units in possession of the Bank of Baroda, the conveyance will be granted to prospective bidders along with the units /areas which is in the possession of the Bank of Baroda?	The Bank intends to sale the property on "as is what is & as is where is" basis to the H-1 bidder along with all pending cases.
2	In DP remarks, the said property is used for commercial or Residential	Copy of DP enclosed as – Annexure 3 Bidders are advised to take a note of the same and terms of EOI.
3	Please provide details of carpet area of each units	Updated details in Annexure-4 Bidders are advised to take a note of the same and terms of EOI.
4	What would be the legal implication under Notices from the MHADA under 79-A MHAD act 1976	Writ Petition has been filed before the Hon'ble High Court of Bombay. Bank is entitled to sell the subject Land together with the subject building on an " as is where is basis" with due disclosures of all the pending legal proceeding. Bidders are informed to refer EOI for the same. Bidders are advised to take a note of the same and terms of EOI.
5	Share the case no. of Writ petition	Writ Petition No. 4806 of 2024
6	Share the details of all litigation matters for further deep understanding	Details of Summary of litigation (details of legal proceeding and their case status dealing before PPE, small causes court and Honble High court) – Annexure 5



7	Whether any society was formed in the said property? Do the illegal occupants want redevelopment of the the property?	No such formal/redg. society is there in Bank's knowledge. It has been given to understand that present / illegal occupants are in favour of redevelopment, which may be ascertained by the prospective bidders.
8	What are the timelines for complete the process of auction?	The sale process will be done in 2 phases. In current, EOI phase which is a price discovery phase, The Bank is inviting EOI from interested prospective bidders on an "as is where- is basis". In 2 nd phase, Bank will invite final offers through Swiss Challenge or Open Tender or Limited tendering at its own discretion. The Bank intends to expedite the process.

All the other terms and conditions of the tender will remain unchanged.

- All bidders are advised to consider the above points while submitting the applications.
- The above shall be complementary in contents with the existing terms and conditions of the EOI except otherwise explicitly superseded. Other terms and conditions of the EOI shall remain unchanged.
- This Corrigendum shall form part of the EOI. The same shall be treated as acceptance of those conditions without any modifications and submitted along with the EOI. Nonacceptance of the Corrigendum by the Bidder or adding any other condition shall be treated inresponsive

The last date of submission of the EOI shall remain 18/12/2024 upto 1500 hrs and responses shall be opened on the same day @ 1530 hrs.

Sd/-



**General Manager
(Facilities Management, COA,PD&RD)
BCC, Mumbai**

Date 06/12/2024



Brihanmumbai Municipal Corporation

NO. Ch.E./DP34202410111558261 D.P. Rev. dt. Refer Inward Number: C/2024/111558263 Payment Dated 01/10/2024

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. Ankit uttamchand jain
501 ASHISH BUILDING UNDERAI ROAD OPPOSITE SHREENATH TOWER MALAD WEST

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 2145 of BHULESHWAR Division situated in C Ward, Mumbai.

Ref : Application u/no. C/2024/111558263 Payment Challan No. DP34202410111558261 Dated 01/10/2024 certifying payment of charges made under Receipt no. 18200079141 Dated 01/10/2024

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CS No.	2145	
Division	BHULESHWAR	
Development Plan 2034 referred to Ward	C	
Zone [as shown on plan]	Residential (R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	ISZ(Other)(2145: 102.36 sqm)	
Existing amenities abutting the Land [as shown on plan]	EE1.2(Primary & Secondary School) and EO1.3+RT1.6+RPU5.2(Municipal Office+Parking Lot+Electricity Transmission & Distribution Facilities)	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000	The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority.	

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CHE/DP34202410111558261/DP/C



As per sanctioned CZMP, HTL/setback lines with map scale(as shown in accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 2145, of village, BHULESHWAR, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

Note:

The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).

Buffer line of Metrorail

The plot abuts the proposed Metro Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 100 mm pipe diameter.

Water supply Tunnel Remark:

No well/borewell shall be dug on the plot as this plot is affected by Water-supply Tunnel Safety band. Similarly, Excavation/Deep foundation by way of blasting shall not be permitted on the plot prior permission shall be obtained from A.E. (C ward) for any work or deepening of existing well/borewell on the plot.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 13073202, 0.00 meters far) has invert level 27.48 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 0.00 meters and maximum 29.60 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing C.S. No.(s) 2145 of Division BHULESHWAR in C ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 29.26mts. i.e. (96.0' approx.) wide Jagganath Shankarseth Road marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):

As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 2145 of Division BHULESHWAR in C ward of B.M.C. as shown bounded blue on accompanying plan.

Acc: As Plan

Note: The above information is as per the data received from concerned BMC Departments.

Validity of this Report is for One Year starting from the report generation date: 01/10/2024

This is electronically generated report. Hence personal signature is not required.



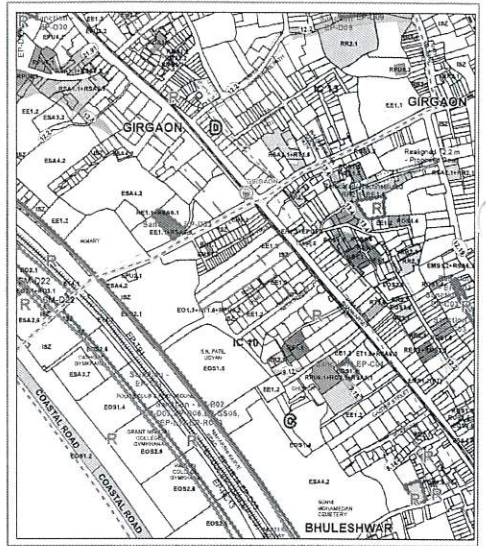
CHE/DP34202410111558261/DP/C

DP 2034 Remarks





BLOCK PLAN
 Scale 1:500
 Land Bearing C.S.No(s) 2145 of BHULESHWAR Division in C Ward



LOCATION PLAN
 Scale 1:4000

Note:
 DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under
 CHE/DP34202410111558261/DP/City/C
 This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), C Ward. Dated: 01/10/2024

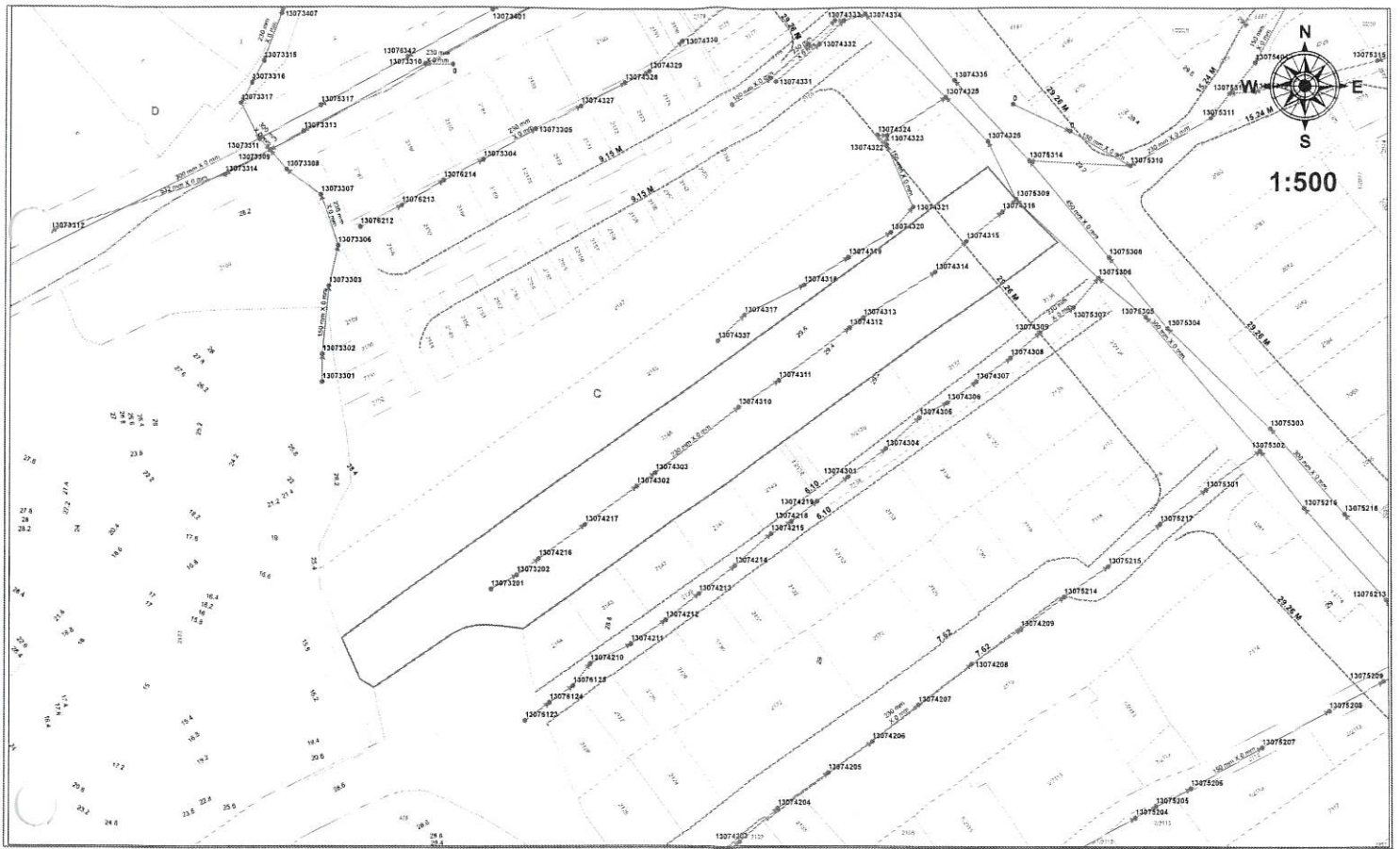


**Brihanmumbai Municipal Corporation
 (Development Plan Department)**

Development Plan 2034

Office of the Chief Engineer (Development Plan),
 5th Floor, Annexe Building,
 Municipal Head Office,
 Mahapalika Marg, Fort, MUMBAI - 400 001.





Land Bearing CTS No(s) 2145 of BHULESHWAR Village in C Ward

This plan is to be read with additional information given in letter no CHE/DP34202410111558261/DP/City/C

Legend

- Sewer Manholes
- SWD Manholes
- Survey Road Lines
- Contours
- Storm Water Drains
- Ward Boundary
- Traffic Road Lines
- Sewer Lines

Generated On: 10/1/2024



Plot Report

Urban, District : Mumbai City, CTSO : Mumbai City, Village : BHULESHWAR,



Scale 1:2000

C.S.No: 2145

Page No: 42

Sheet No: 146

Name of Street or locality: GIRGAUM ROAD

Tenure: L.T.A.

Area in Sq.Meters: 3442.340

Laughton Sruvey No: 8111

Collectors rent roll no: [C.R.R.NO.68]

Ground rent due to govt: 0.00

Grant:

Due: 0.00

Holders history:

(A)-C-[CHUNILAL DEVKARAN]

D-[PRANLAL DEVKARAN][AND]

E-[MANUBHAI DEOKARAN]

(B)-F-DEVKARAN NANJEE BANKING COMPANY LTD.



JMBAI METRO RAIL CORPORATION LTD.
(AREA 179.00 SQ.METERS)-



Details of Carpet area of units

Annexure- 4

Sr No.	Particulars	Carpet Area Bank Occupied (Sq.ft)	Carpet Area Occupied by various tenants(sq.ft)
1	Branch Building and Store Room		
	Ground	948.14	975.59
2	Satya Sadan		
	Ground	208.12	1918.63
	First		2126.75
	Second		2412.37
3	Shree Sadan		
	Ground		2266
	First	3094.46	2039.4
	Second		2266
4	Sukh Sadan		
	Ground	62.73	1638
	First		1638
	Second		1638
5	Shubh Sadan		
	Ground		1735.06
	First		1735.06
	Second		1985.17
	third	1230.98	3509.41
6	Shanti Sadan		
	Ground		1943.63
	First		1943.63
	second		1943.63
7	Shiv Sadan		
	Ground	452.8	3321.12



ANNEXURE-5

PPE CASES				
SR NO.	NATURE OF PREMISES	BUILDING NAME	PREMISES DETAILS (ROOM NO)	PPE CASE NO.
1	RESIDENTIAL	SATYA SADAN (DENAWADI)	11	29 of 2013
2	RESIDENTIAL	SATYA SADAN (DENAWADI)	23	30 of 2013
3	RESIDENTIAL	SATYA SADAN (DENAWADI)	28	31 of 2013
4	RESIDENTIAL	SATYA SADAN (DENAWADI)	30	32 of 2013
5	RESIDENTIAL	SATYA SADAN (DENAWADI)	8	33 of 2013
6	RESIDENTIAL	SATYA SADAN (DENAWADI)	3	34 of 2013
7	RESIDENTIAL	SATYA SADAN (DENAWADI)	4	35 of 2013
8	RESIDENTIAL	SATYA SADAN (DENAWADI)	1	36 of 2013
9	RESIDENTIAL	SATYA SADAN (DENAWADI)	10	37 of 2013
10	RESIDENTIAL	SATYA SADAN (DENAWADI)	16	38 of 2013
11	RESIDENTIAL	SATYA SADAN (DENAWADI)	19	39 of 2013
12	RESIDENTIAL	SATYA SADAN (DENAWADI)	29	40 of 2013
13	RESIDENTIAL	SATYA SADAN (DENAWADI)	33	41 of 2013
14	RESIDENTIAL	SATYA SADAN (DENAWADI)	32	42 of 2013
15	RESIDENTIAL	SATYA SADAN (DENAWADI)	31	43 of 2013
16	RESIDENTIAL	SATYA SADAN (DENAWADI)	27	44 of 2013
17	RESIDENTIAL	SATYA SADAN (DENAWADI)	24	45 of 2013



18	RESIDENTIAL	SATYA SADAN (DENAWADI)	26	46 of 2013
19	RESIDENTIAL	SATYA SADAN (DENAWADI)	20	47 of 2013
20	RESIDENTIAL	SATYA SADAN (DENAWADI)	18	48 of 2013
21	RESIDENTIAL	SATYA SADAN (DENAWADI)	17	49 of 2013
22	RESIDENTIAL	SATYA SADAN (DENAWADI)	14	50 of 2013
23	RESIDENTIAL	SATYA SADAN (DENAWADI)	12	51 of 2013
24	RESIDENTIAL	SATYA SADAN (DENAWADI)	13	52 of 2013
25	RESIDENTIAL	SATYA SADAN (DENAWADI)	7	53 of 2013
26	RESIDENTIAL	SATYA SADAN (DENAWADI)	6	54 of 2013
27	RESIDENTIAL	SATYA SADAN (DENAWADI)	5	55 of 2013
28	RESIDENTIAL	SATYA SADAN (DENAWADI)	2	56 of 2013
29	RESIDENTIAL	SATYA SADAN (DENAWADI)	21	57 of 2013
30	RESIDENTIAL	SATYA SADAN (DENAWADI)	37 & 38	58 of 2013
31	RESIDENTIAL	SATYA SADAN (DENAWADI)	15	59 of 2013
32	RESIDENTIAL	SATYA SADAN (DENAWADI)	22	60 of 2013
33	RESIDENTIAL	SATYA SADAN (DENAWADI)	25	61 of 2013
34	RESIDENTIAL	SATYA SADAN (DENAWADI)	8	64 of 2013
35	RESIDENTIAL	SATYA SADAN (DENAWADI)	9	65 of 2013
36	RESIDENTIAL	SATYA SADAN (DENAWADI)	10	66 of 2013
37	RESIDENTIAL	SATYA SADAN (DENAWADI)	11	67 of 2013
38	RESIDENTIAL	SATYA SADAN (DENAWADI)	12	68 of 2013
39	RESIDENTIAL	SATYA SADAN (DENAWADI)	13	69 of 2013
40	RESIDENTIAL	SATYA SADAN (DENAWADI)	14	70 of 2013
41	RESIDENTIAL	SATYA SADAN (DENAWADI)	15	71 of 2013



42	RESIDENTIAL	SATYA SADAN (DENAWADI)	16	72 of 2013
43	RESIDENTIAL	SATYA SADAN (DENAWADI)	17	73 of 2013
44	RESIDENTIAL	SATYA SADAN (DENAWADI)	18	74 of 2013
45	RESIDENTIAL	SATYA SADAN (DENAWADI)	19	75 of 2013
46	RESIDENTIAL	SATYA SADAN (DENAWADI)	22	77 of 2013
47	RESIDENTIAL	SATYA SADAN (DENAWADI)	23	78 of 2013
48	RESIDENTIAL	SATYA SADAN (DENAWADI)	24	79 of 2013
49	RESIDENTIAL	SATYA SADAN (DENAWADI)	21	80 of 2013
50	RESIDENTIAL	SATYA SADAN (DENAWADI)	1	81 of 2013
51	RESIDENTIAL	SATYA SADAN (DENAWADI)	3	82 of 2013
52	RESIDENTIAL	SATYA SADAN (DENAWADI)	4	83 of 2013
53	RESIDENTIAL	SATYA SADAN (DENAWADI)	5	84 of 2013
54	RESIDENTIAL	SATYA SADAN (DENAWADI)	6	85 of 2013
55	RESIDENTIAL	SATYA SADAN (DENAWADI)	7	86 of 2013
56	RESIDENTIAL	SATYA SADAN (DENAWADI)	8	87 of 2013
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62	RESIDENTIAL	SATYA SADAN (DENAWADI)	15	93 of 2013
63	RESIDENTIAL	SATYA SADAN (DENAWADI)	16	94 of 2013
64	RESIDENTIAL	SATYA SADAN (DENAWADI)	18	95 of 2013
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66	RESIDENTIAL	SATYA SADAN (DENAWADI)	20	97 of 2013
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86	RESIDENTIAL	SATYA SADAN (DENAWADI)	14	116 of 2013
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88	RESIDENTIAL	SATYA SADAN (DENAWADI)	18	118 of 2013
89	RESIDENTIAL	SATYA SADAN (DENAWADI)	19 & 20	119 of 2013



90	RESIDENTIAL	SATYA SADAN (DENAWADI)	21	120 of 2013
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114	RESIDENTIAL	SATYA SADAN (DENAWADI)	17 & 17A	145 of 2013
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147	RESIDENTIAL	SATYA SADAN (DENAWADI)	44	178 of 2013
148	RESIDENTIAL	SATYA SADAN (DENAWADI)	45	179 of 2013
149	RESIDENTIAL	SATYA SADAN (DENAWADI)	46	180 of 2013
150	RESIDENTIAL	SATYA SADAN (DENAWADI)	47	181 of 2013
151	RESIDENTIAL	SATYA SADAN (DENAWADI)	48	182 of 2013
152	RESIDENTIAL	SATYA SADAN (DENAWADI)	49	183 of 2013
153	RESIDENTIAL	SATYA SADAN (DENAWADI)	7	1 of 2014
154	RESIDENTIAL	SATYA SADAN (DENAWADI)	27	2 of 2014
155	RESIDENTIAL	SATYA SADAN (DENAWADI)	26	3 of 2014
156	RESIDENTIAL	SATYA SADAN (DENAWADI)	25	4 OF 2014
157	RESIDENTIAL	SATYA SADAN (DENAWADI)	13	5 of 2014
158	RESIDENTIAL	SATYA SADAN (DENAWADI)	6	7 of 2014
159	RESIDENTIAL	SATYA SADAN (DENAWADI)	40	8 of 2014
160	RESIDENTIAL	SATYA SADAN (DENAWADI)	31	9 of 2014
161	RESIDENTIAL	SATYA SADAN (DENAWADI)	9	10 of 2014



SMALL CAUSES COURT				
SR NO.	NATURE OF PREMISES	BUILDING NAME	PREMISES DETAILS (ROOM NO)	CASE NO.
1	Residential	SHREE SADAN (DENAWADI)	17	RAD SUIT NO 96 of 2016
HIGH COURT				
SR NO.	NATURE OF PREMISES	BUILDING NAME	PREMISES DETAILS (ROOM NO)	CASE NO.
1	RESIDENTIAL	SUBH SADAN	ROOM NO 6	Civil Revision Application No. 388 of 2017

