

450/22727

पावती

Original/Duplicate

Thursday, December 15, 2022  
2:12 PM

नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 24462 दिनांक: 15/12/2022

गावाचे नाव: लोअर परेल  
दस्तऐवजाचा अनुक्रमांक: बबई3 -22727-2022  
दस्तऐवजाचा प्रकार : सेल डीड  
सादर करणाऱ्याचे नाव: पारुल समीर रोकाडिया . .

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 600.00  
पृष्ठांची संख्या: 30

**DELIVERED**

एकूण: रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
2:28 PM ह्या वेळेस मिळेल.



सह दुय्यम निबंधक, मुंबई-3

बाजार मुल्य: रु.24791601.45 /-  
मोबदला रु.24000000/-  
भरलेले मुद्रांक शुल्क : रु. 1488000/-

**सह दुय्यम निबंधक,  
मुंबई शहर क्र-३**

- 1) देयकाचा प्रकार: DHC रक्कम: रु.600/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1512202209704 दिनांक: 15/12/2022  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011645821202223M दिनांक: 15/12/2022  
बँकेचे नाव व पत्ता:



15/12/2022

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 22727/2022

नोंदणी :

Regn:63m

## गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	24000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24791601.45
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: युनिट नं- 304, माळा नं: 3 रा मजला, इमारतीचे नाव: टी.वी. इंडस्ट्रीअल इस्टेट, ब्लॉक नं: प्लॉट नं -248, रोड : एस.के.अहिरे मार्ग, बरळी, मुंबई-400030, इतर माहिती: . PUI: GS0405390020000 ( ( C.T.S. Number : 1/1629 ; ) )
(5) क्षेत्रफळ	1) 80.85 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 अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-दीपक पी. शाह एचयुएफ चे कर्ता म्हणून दीपक पी. शाह . . वय:-75; पत्ता:-प्लॉट नं: 501/502, माळा नं: ., इमारतीचे नाव: वंदना अपार्टमेंट, जानकी कुटीर, ब्लॉक नं: ., रोड नं: जुहू चर्च रोड, विलेपार्ले, पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400049 पॅन नं:-AACHD2387M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पारुल समीर रोकाडिया . . वय:-60; पत्ता:-प्लॉट नं: फ्लॅट नं. 2901/02, इरा 4, माळा नं: 29 वा मजला, इमारतीचे नाव: मॅराथोन इरा को.ऑप.हौ.सो, ब्लॉक नं: ., रोड नं: वीर संताजी लेन, जी.के.मार्ग समोर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-ADPR2913B 2): नाव:-पार्थिव समीर रोकाडिया . . वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं. 2901/02, इरा 4, माळा नं: 29 वा मजला, इमारतीचे नाव: मॅराथोन इरा को.ऑप.हौ.सो, ब्लॉक नं: ., रोड नं: वीर संताजी लेन, जी.के.मार्ग समोर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AHQPR6607M
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2022
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2022
(11) अनुक्रमांक, खंड व पृष्ठ	22727/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1488000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनामाठी विचारत 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 वृहन्मुंबई 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 15/12/2022 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARUL SAMIR ROKADIA AND PARTHIV SAMIR ROKADIA	eChallan	00040572022121211276	MH011645821202223M	1488000.00	SD	0006046963202223	15/12/2022
2		DHC		1512202209704	600	RF	1512202209704D	15/12/2022
3	PARUL SAMIR ROKADIA AND PARTHIV SAMIR ROKADIA	eChallan		MH011645821202223M	30000	RF	0006046963202223	15/12/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

07 December 2022,05:21:24 PM

Valuation ID 202212076818

मूल्यांकनाचे वर्ष 2022  
 जिल्हा मुंबई(मेन)  
 मूल्य विभाग 12-लोअर परेल डिव्हिजन  
 उप मूल्य विभाग 12/88भुभाग : दक्षिणेस पाडुरंग बुधकर मार्ग, पूर्वेस 24.40 मीटर विकास योजना रस्ता, पश्चिमेस विभाग हद्द  
 सर्व्हे नंबर /न. भू. क्रमांक : इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका			चौरस मीटर
194470	459010	527860	635800	460300

**बांधीव क्षेत्राची माहिती**

बांधकाम क्षेत्र(Built Up)-	80.85चौरस मीटर	मिळकतीचा वापर-	औद्योगिक गाळा	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	43 वर्षे 3	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					

प्रत्येक मजल्यासाठी ५% वजावट नुसार = 85% apply to rate = Rs.306637/-



घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
 = (( (391255-194470) \* (57 / 100) ) + 194470)  
 = Rs.306637/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 306637 \* 80.85  
 = Rs.24791601.45/-

Applicable Rules = ,20,4

**एकत्रित अंतिम मूल्य**  
 = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 24791601.45 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.24791601.45/-

Home

Print

बबई - ३  
 22/02/2022  
 २०२२

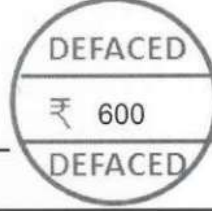


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	1512202209704	Receipt Date	15/12/2022
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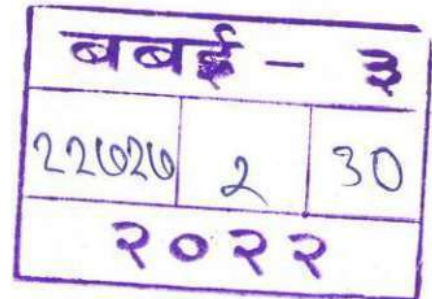
Received from Dhc, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 22727 dated 15/12/2022 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



### Payment Details

Bank Name	HDFS	Payment Date	15/12/2022
Bank CIN	10004152022121509000	REF No.	223495953140
Deface No	1512202209704D	Deface Date	15/12/2022

This is computer generated receipt, hence no signature is required.





CHALLAN  
MTR Form Number-6



GRN	MH011645821202223M	BARCODE		Date	05/12/2022-12:06:07	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3	PAN No.(If Applicable)	ADRR2913B				
Location	MUMBAI	Full Name	PARUL SAMIR ROKADIA AND PARTHIV SAMIR ROKADIA				
Year	2022-2023 One Time	Flat/Block No.	UNIT 304, 3RD FLOOR, TV INDUSTRIAL				
		Premises/Building	ESTATE PLOT 248, WORLI INDUSTRIAL				

Account Head Details	Amount In Rs.								
0030045501 Stamp Duty	1488000.00	Road/Street	ESTATE, S.K. AHIRE MARG, WORLI						
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI						
		Town/City/District							
		PIN		4	0	0	0	3	0
		Remarks (If Any)	PAN2=AACHD2387M-SecondPartyName=DEEPAK P SHAH HUF--Marketval=24791601						
		Amount In Words	Fifteen Lakh Eighteen Thousand Rupees Only						
Total	15,18,000.00								



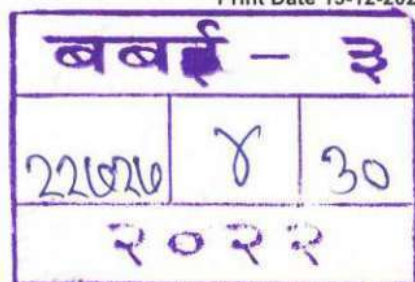
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022121211276	CPACGSWUD0
Cheque/DD No.		Bank Date	RBI Date	12/12/2022-00:00:00	13/12/2022
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	548 , 13/12/2022		

Department ID : **Signature Not Verified** Mobile No. : 0000000000  
 NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चतान केवल नोदणी कार्यालयात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या वस्त्यासाठी वैधित्व कालावधि नाही.

Digitally signed by DS  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURIES MUMBAI 02  
Date: 2022.12.15 15:55:57  
IST  
Reason: GRAS Secure  
Document  
Location: India



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-450-22727	000604696320223	15/12/2022-14:12:46	IGR184	30000.00



GRN : MH011645821202223M Amount : 15,18,000.00

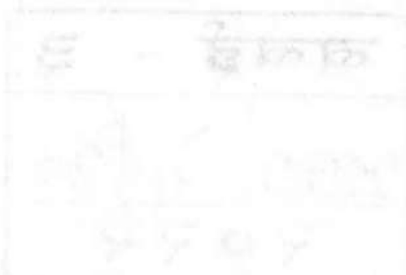
Bank : STATE BANK OF INDIA

Date : 05/12/2022-12:06:07

2	(iS)-450-22727	0006046963202223	15/12/2022-14:12:46	IGR184	1488000.00
<b>Total Defacement Amount</b>					<b>15,18,000.00</b>

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURIES MUMBAI 02  
Date: 2022.12.15 15:55:57  
IST  
Reason: GRAS Secure  
Document  
Location: India





CHALLAN  
MTR Form Number-6



GRN	MH011645821	202223M	BARCODE			Date	05/12/2022-12:06:07	Form ID	25.2
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3			PAN No.(If Applicable)	ADRPR2913B				
Location	MUMBAI			Full Name	PARUL SAMIR ROKADIA AND PARTHIV SAMIR ROKADIA				
Year	2022-2023 One Time			Flat/Block No.	UNIT 304, 3RD FLOOR, TV INDUSTRIAL ESTATE PLOT 248, WORLI INDUSTRIAL ESTATE,				
Account Head Details				Amount In Rs.	Premises/Building				
0030045501	Stamp Duty			1488000.00	Road/Street				
0030063301	Registration Fee			30000.00	Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					PAN2=AACHD2387M SecondPartyName=DEEPAK				
					HUF---Marketval=24791601				
					Amount In				
					Words				
Total				15,18,000.00	Fifteen Lakh Eighteen Thousand Rupees Only				
Payment Details				STATE BANK OF INDIA					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.	000144			Bank CIN	Ref. No.		CPACGSWUD0		
Name of Bank	KOTAK MATHEWAL Bank			Bank Date	RBI Date		Not Verified with RBI		
Name of Branch	ASHOKA Shipping Centre			Bank-Branch	STATE BANK OF INDIA				
				Scroll No. , Date					



बवई - ३

Mobile No. : 0000000000

2022/3/30

२०२२

Department ID :

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

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.





SALE DEED

This SALE DEED is made at Mumbai made this 15th day of December 2022

BY AND BETWEEN

**DEEPAK P. SHAH HUF** having PAN NO. AACHD2387M having their address 501/502 Vandana Apartment, Janki Kutir, Juhu Church Road, Vile Parle West, Mumbai 400049, a Hindu undivided family Mr. Deepak Pranjivandas Shah for self as Karta/Member of Hindu Undivided Family representing all other coparceners all constituting a Hindu Undivided Family hereinafter referred to as the "Vendors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all times hereafter all persons being from time to time the coparceners of the said family and their assignees, heirs, executors, administrators, assignees and successors) of the **ONE PART**

AND

(1) **Mrs. PARUL SAMIR ROKADIA**, an adult, Indian Inhabitant, having her address at flat no.2901/02 Era IV, 29<sup>th</sup> floor, Marathon Era co-op housing society, Veer Santaji Lane, off G.K.Marg, Mumbai-400013 and PAN NO ADRPR2913B and (2) **MR. Parthiv Samir Rokadia** an adult, Indian Inhabitant, having his address at 2901/02 Era IV, MARATHON Era Coop Housing society, Veer Santaji Lane, off G.K. Marg, Lower Parel Mumbai 400013 and PAN NO. AHQPR6607M hereinafter collectively referred to as the "Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART**.



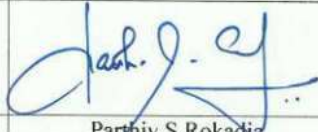
The Vendor and the Purchasers shall hereinafter, for the sake of brevity, collectively be referred to as the "Parties" and individually be referred to as a "Party".

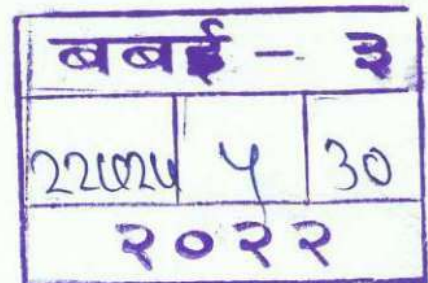
WHEREAS:

A. The Vendor hereby represents and warrants to the Purchasers as follows:

- (i) By and under Indenture of Lease dated 13<sup>th</sup> March, 1975 executed by and between Gujarat Machinery Manufacturers Limited (therein referred to as 'the Lessors') of the one part and Worli Industrial Properties Private Limited (therein referred to as 'the Lessees' and hereinafter referred to as the 'said Company') of the other part and registered with the Sub-Registrar of Assurances under Serial No.897 of 1975, the Lesser therein demised unto the Lessees therein, all that piece and parcel of land admeasuring 5478.33 sq. mtrs. being part of Plot No.248 of the Worli Estate of the Bombay Municipal Corporation ('said Land') for a term of 98 years commencing from 1<sup>st</sup> April 1975 for the rent reserved therein and subject to the terms therein contained;
- (ii) By and under an Agreement for Sale dated 2<sup>ND</sup> JULY 1979 executed by and between the said Company (therein referred to as 'the Party of the First Part') and Deepak P Shah HUF (therein referred to as 'the Party of the Second Part'), the said Company agreed to sell, transfer and assign Unit No.304 on the 3<sup>rd</sup> floor of the building then under construction to be known as 'T.V. Industrial Estate' for the consideration and on the terms and conditions therein contained;

For Deepak P. Shah HUF

 Karta		
Deepak P Shah HUF	Parul Samir Rokadia	Parthiv S Rokadia




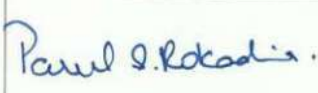
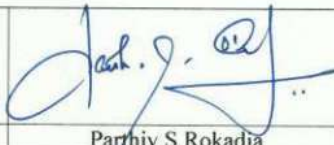


- (iii) The Vendor herein made payment of the entire consideration and complied with all the terms and conditions of the Agreement dated 2<sup>nd</sup> day of July 1979 and were handed over possession of the Unit No.304 on the 3<sup>rd</sup> floor of the building known as 'T.V. Industrial Estate' situated on the said Land;
- (iv) The various unit holders were issued shares of the said Company and accordingly, the Vendor herein was issued 5 (five) shares bearing distinctive nos.611 to 615 (both inclusive) of the said Company represented by Share Certificate No.123 dated 24<sup>th</sup> June, 1993;
- (v) Thereafter, the Vendor herein was issued a further 30 (thirty) shares bearing distinctive nos.4396 to 4425 (both inclusive) of the said Company represented by Share Certificate No.273 dated 29<sup>th</sup> November, 2002;
- (vi) Accordingly, the Vendor is the owner of 5 (five) shares bearing distinctive nos.611 to 615 (both inclusive) of the said Company represented by Share Certificate No.123 dated 24<sup>th</sup> June, 1993 and 30 (thirty) shares bearing distinctive nos.4396 to 4425 (both inclusive) of the said Company represented by Share Certificate No.273 dated 29<sup>th</sup> November, 2002, totally aggregating to 35 shares ('the said Original Shares') and Industrial Unit No.304 admeasuring 870 sq. ft. built up area on the 3<sup>rd</sup> floor of the building known as 'T.V. Industrial Estate' situated on all that piece and parcel of land admeasuring 5478.33 sq. mtrs.being part of Plot No.248 of the Worli Estate of the Bombay Municipal Corporation situated at 248/A, S.K. Ahire Marg, Worli, Mumbai 400025 (hereinafter referred to as 'the said Unit', which is more particularly described in the **First Schedule** hereunder);
- (vii) The Vendor is in possession of the said Original Shares (in physical form) and is completing the necessary formalities for conversion into dematerialized form and has, therefore, approached ICICI Direct (DP) for opening of Demat Account in Central Depository Services Limited (CDSL). As soon as the demat account of the Vendor is opened, the vendor will surrender the Share Certificate No. 123 dated 24<sup>th</sup> June, 1993 and Share Certificate No. 273 dated 29<sup>th</sup> November, 2002 to the said Company;
- (viii) For the sake of brevity and convenience the said Shares and the said Unit are hereinafter collectively referred to as the "**said Premises**";

- B. The Vendor herein has agreed to sell the said Premises to the Purchasers and the Purchasers hereby agree to acquire from the Vendor all the right, title and interest of the Vendor in the said Premises free from encumbrances with clear and marketable title together with all rights and deposits, if any for the total consideration of Rs.2,40,00,000/- (Rupees Two Crore and forty Lakhs only) payable to the Vendor in the manner hereinafter contained;
- C. The Vendor made an application dt.30/11/2022 to the said Company for its No Objection certificate and the said company not yet issued the said NOC till the time of registering the document(copy annexed)
- D. The Parties hereto are desirous of recording the terms and conditions of their agreement in writing.

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




11. The recitals hereinabove shall be deemed to form part of the operative portion of this Sale Deed.

For Deepak P. Shah HUF  Karta	 Parul Samir Rokadia	 Parthiv S Rokadia
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2. The Vendor doth hereby assign, convey and transfer to the Purchasers and the Purchasers hereby acquire, free from encumbrances with clear and marketable title the said Premises being (i) 35 (thirty five) shares of Worli Industrial Properties Limited and (ii) Industrial Unit No. 804 admeasuring 870 sq. ft. built up area on the 3<sup>rd</sup> floor of the building known as 'T.V. Industrial Estate' situated on all that piece and parcel of land admeasuring 5478.33 sq. mtrs. being part of Plot No. 248 of the Worli Estate of the Bombay Municipal Corporation situated at 248/A, S.K. Ahire Marg, Worli, Mumbai 400025 together with all rights and benefits incidental thereto and all deposits of the Vendor with the said Company at or for lump-sum consideration of Rs. **2,40,00,000/- (Rupees Two Crore Forty Lakhs only) ("the Consideration")** to be paid to the Vendor in the manner hereinafter provided.
3. The Purchasers have, on the date hereof, paid the entire Consideration of Rs. **2,40,00,000/- (Rupees Two Crore Forty Lakhs only)** subject to deduction of tax at source under the provisions of the Income Tax Act, 1961 in full consideration of the sale of the said Premises in the manner appearing in the receipt hereunder and the receipt whereof the Vendor does hereby admit and acknowledge.
4. The Vendor has simultaneously with the execution hereof, handed over peaceful and vacant possession of the said Unit absolutely and forever to the Purchasers and undertakes to forthwith deliver irrevocable and unconditional delivery instruction to the Vendors depository participant to transfer the said Shares to the account of the Purchasers.
5. The Vendor hereby covenants with the Purchasers as follows:
  - (a) The Vendor has good right, full power and absolute authority to grant, convey, transfer and assure the said Premises unto and to the use of the Purchasers in the manner herein provided;
  - (b) The title of the Vendor to the said Premises is free from encumbrances and is clear and marketable;
  - (c) The Vendor is the sole and absolute legal and beneficial owner of the said Premises and no other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage (equitable or otherwise), pledge, charge, gift, trust, license, lien, or otherwise howsoever in the said Premises;
  - (d) The right, title and interest of the Vendor in the said Premises is free from encumbrances of any nature whatsoever and the same is not attached either before or after judgment or at the instance of any taxation authority or any other authorities and the Vendor has not given any undertaking to the taxation authorities so as not to deal with or dispose of its right, title and interest in the said Premises and that the Vendor has full and absolute power to deal with the same;
  - (e) Upon completion of the transfer, the Purchasers shall be entitled to quietly and peaceably possess, occupy and enjoy the said Premises without any hindrance, denial, interruption or eviction from any person claiming through, under or in trust for the Vendor;
  - (f) There is no suit, proceeding or litigation pending in any court of law in respect of the said Premises and further there is no attachment or prohibitory order issued by any competent authority or court prohibiting the Vendor from dealing with, selling or transferring its interest in the said Premises;



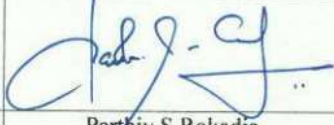
For Deepak P. Shah HUF  Deepak P. Shah HUF	 Parul Samir Rokadia	 Parthiv S Rokadia
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- (g) Neither the Vendor nor any one on its behalf has done, committed or omitted to do or commit any act, deed, matter or thing whereby their rights and benefits in respect of the said Premises are or may be prejudicially affected in any manner whatsoever except as stated herein;
- (h) the Vendor has not taken any loans and/or advances from any other person or persons, banks, financial institutions or any other third party by mortgaging its interest in the said Premises or any part thereof and/or against collateral security thereof;
- (i) There are no prohibitory orders or any attachment orders including under section 281 of the Income Tax Act, 1961 or otherwise nor are there any liabilities in respect of the said Premises whereby the rights of the Vendor are affected;
- (j) No insolvency or bankruptcy proceedings have been commenced against the Vendor and no receiver, liquidator, trustee, administrator, custodian, insolvency professional or similar official has been appointed in respect thereof;
- (k) The Vendor has paid up-to-date its proportionate contribution of the municipal taxes, property taxes, water, electricity and maintenance and all other charges and outgoings in respect of the said Premises and shall continue to do so till the date of the sale;
- (l) The recitals above record the accurate and complete facts regarding the Premises and the Vendor has not omitted to disclose to the Purchasers any material fact, in respect of the Premises, which is within the knowledge of the Vendor.
6. The Purchasers hereby covenant with the Vendor that the Purchasers shall, on getting exclusive possession of the said Premises, regularly pay to the said Company their proportionate contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable in respect of the said Premises.
- i. The Vendor has simultaneously with the execution of this Sale Deed, handed over to the Purchasers all the original documents of title in relation to the said Premises listed in the **Second Schedule**.
7. The Vendor is aware of the fact that the Purchasers have agreed to acquire the said Premises and pay the Consideration to the Vendor under these presents relying upon the correctness of the several statements as set forth above and the Vendor does hereby repeat the correctness thereof and from the date of completion of the sale doth hereby agree to indemnify and keep indemnified the Purchasers against all losses, damages, litigations, claims, demands and costs that may be made and/or raised by any one or incurred by the Purchasers as a result of any defect in the title of the Vendor to the said Premises and/or by reason of the statements, representations, assurances, confirmations herein contained being willfully made found to be misleading, untrue or incorrect.
8. The transfer fees to the said Society and/or any authority, by whatever name called, for the transfer of the said Premises in favour of the Purchasers has and shall be borne by the Vendor/purchaser equally.
9. Stamp Duty and registration charges, if any, payable on this Sale Deed and any other document to complete this transaction, shall be borne and paid by the Purchasers alone.

For Deepak P. Shah HUF

		
Deepak P Shah HUF	Parul Samir Rokadia	Parthiv S Rokadia





10. The vendor has deposited interest free security deposit towards leave and license of Rs.50,000/- to the said Company Worli Industrial Properties Ltd., and the said deposit is not yet returned by the said company and the Vendor alone entitled to receive the said deposit from the company

**THE FIRST SCHEDULE ABOVE REFERRED TO**




Description of the 'said Unit'

Industrial Unit No.304 admeasuring 870 sq. ft. built up area on the 3<sup>rd</sup> floor of the building known as 'T.V. Industrial Estate' situated on all that piece and parcel of land admeasuring 5478.33 sq. mtrs. being part of Plot No.248 of the Worli Estate of the Bombay Municipal Corporation situated at 248/A, S.K. Ahire Marg, Worli, Mumbai 400025 on land bearing C.S. No.1/1629 of Lower Parel Division (Zone 12/88)

**THE SECOND SCHEDULE ABOVE REFERRED TO**

List of title documents

1. Agreement for Sale dated 2<sup>nd</sup> July 1979 executed by and between the said Company and Deepak P. Shah HUF

		
Deepak P Shah HUF	Parul Samir Rokadia	Parthiv S Rokadia

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

For Deepak P. Shah HUF

SIGNED AND DELIVERED by the )

Within named VENDOR

Deepak Pranjivandas Shah (HUF)

Self as Karta of Hindu Undivided family

Representing all coparceners

in the presence of :

1. *BS Mandskar*
2. *K.A. J.*

*Deepak P. Shah*

Karta



SIGNED AND DELIVERED

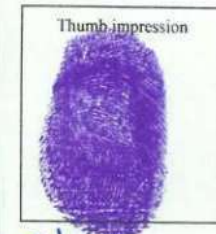
by the withinnamed PURCHASER

(1) MRS. PARUL SAMIR ROKADIA

in the presence of

- 1.
- 2.

*Parul S. Rokadia*



SIGNED, SEALED AND DELIVERED

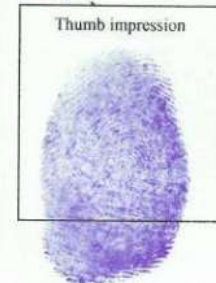
by the withinnamed PURCHASER

(2) MR. PARTHIV SAMIR ROKADIA

in the presence of

1. *BS Mandskar*
2. *K.A. J.*

*Parthiv S. Rokadia*



For Deepak P. Shah HUF

<i>Deepak P. Shah</i> Karta	<i>Parul S. Rokadia</i>	<i>Parthiv S. Rokadia</i>
Deepak P Shah HUF	Parul Samir Rokadia	Parthiv S Rokadia



**RECEIPT**

RECEIVED in pursuance of this Deed on the day and the year first hereinabove written from the withinnamed Purchaser, a sum Rs. 2,40,00,000/- (Rupees Two Crore and Forty Lakhs only) as and by way of full and final payment of the Consideration payable by the Purchasers to the Vendor for the purchase of the said Premises, details whereof as under:

PAYMENT DETAILS	PAYER	AMOUNT
Cheque No.000005 dated 11 <sup>th</sup> NOV, 2022 drawn on HDFC Bank, YASHODAM Branch MUMBAI	MR. PARTHIV S. ROKADIA	Rs.5,00,000/-
Cheque no. _____ DD/No. <u>035340</u> RTGS UTR No. <u>KOTAK MAHENDRA BANK</u>	MR.PARTHIV S.ROKADIA	Rs.1,13,80,000/-
Cheque no. _____ DD No. <u>135748</u> RTGS UTR No. <u>KOTAK MAHENDRA BANK</u>	MRS.PARUL S.ROKADIA	Rs.1,18,80,000/-
TDS	PARUL S.ROKADIA	Rs.1,20,000/-
TDS	PARTHIV S.ROKADIA	Rs.1,20,000/-
<b>Total</b>		<b>Rs.2,40,00,000/-</b>

Witness:

1. Bhaskar  
2. Shah

I say Received

Deepak P. Shah  
Deepak P. Shah (HUF)

Karta



<u>Deepak P. Shah</u>	<u>Parul S. Rokadia</u>	<u>Parthiv S. Rokadia</u>
Deepak P Shah HUF	Parul Samir Rokadia	Parthiv S Rokadia



Share Certificate No. 123

-FIVE- Ordinary Shares

Reg. Folio -123-

# WORLI INDUSTRIAL PROPERTIES LIMITED

(INCORPORATED UNDER THE COMPANIES ACT 1956)

Regd. Office : Gr. Floor, T. V. Ind. Estate, 248/A, S. K. Ahire Marg, Worli, Bombay-400 025.

AUTHORISED CAPITAL RS. 1,00,000/-

DIVIDED INTO 1000 EQUITY SHARES OF RS. 100/- EACH



This is to Certify that SHRI. DEEPAK .P. SHAH

of BOMBAY is/are the Registered Holder/s of -FIVE-

Equity Shares Numbered -611- to -615- inclusive, in

WORLI INDUSTRIAL PROPERTIES LIMITED Subject to the Memorandum and Articles of Association thereof and that the sum of Rs. One hundred only has been paid up upon each of the said Shares.

GIVEN UNDER THE COMMON SEAL OF THE COMPANY THIS 24TH.....DAY OF JUNE.....19.93.....



D. A. Kulkarni  
[Signature]  
[Signature]

} DIRECTORS.

[Signature]  
 AUTHORIZED SIGNATORY.

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# WORLI INDUSTRIAL PROPERTIES LIMITED

(INCORPORATED UNDER THE COMPANIES ACT 1956)

Regd. Office : Gr. Floor, T. V. Ind. Estate, 248/A, S. K. Ahire Marg, Worli, Mumbai- 400 025.

This is to certify that the person (s) named in this Certificate is/are Registered Holder(s) of the within-mentioned share(s) bearing the distinctive number(s) herein specified in the above Company subject to the Memorandum and Articles of Association of the Company and that the amount endorsed hereon has been paid up on each share.

EQUITY SHARES EACH OF RUPEES HUNDRED ONLY  
 AMOUNT PAID UP PER SHARE RUPEES HUNDRED ONLY

Regd. Folio No. 123

Certificate No. 273

Name(s) of Holder(s)

SHRI DEEPAK P. SHAH

No. of Shares held 30 ( THIRTY ONLY

Distinctive No.(s) 4396 to 4425



Given under the Common Seal of the Company this 29th day of May 2022 at Mumbai.



D. A. Kelkar  
 \_\_\_\_\_  
 \_\_\_\_\_

DIRECTORS.

AUTHORISED SIGNATORY.

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# WORLI INDUSTRIAL PROPERTIES LTD.

Gr. Floor, T. V. Industrial Estate, Plot No. 248/A, S. K. Ahire Marg, Behind Glaxo Lab, Worli, Mumbai - 400 030.

No. 2164

Date: 15/11/2022

Received with thanks

from M/s. Shri/Smt. Dipak P. Shah  
the sum of Rupees fourteen thousand five hundred fifty six & paise 66 only  
by Cash/Cheque/DD No. 260061 dated 15/11/2022 drawn on CBE  
Bank

in part / Full Payment on  
account of Maintenance charges / Heavy Repair Fund / Misc. Charges / In respect of  
Unit No. 304 Period 1/10/2022 to 31/12/2022 at

**T. V. INDUSTRIAL ESTATE** at plot No. 248 / A at Junction of Worli Road and  
Sudam Kalu Ahire Marg, Worli, Mumbai - 400 030.

Unit No. 304 Rs. 14556.66

No. \_\_\_\_\_ Rs. \_\_\_\_\_

No. \_\_\_\_\_ Rs. \_\_\_\_\_

For WORLI INDUSTRIAL PROPERTIES LTD.

Rs. 14556.66/-

Subject to realisation of Cheque

*[Signature]*  
Director



No. 3/7530/A

Dated: 12-11-50

M. S. Y. Shah & Associates,  
Manufacturers,  
Bapat Road, Fort,  
Bombay-1.

Subj: Proposed service Industrial Estate, Site No. 128-A, North Scheme-58, O/S, South



Ref: Your letter No. KVA/170 of 25.10.50

By directions, this is to inform you that this is in relation to occupy the ground + 3 floors of the subject to following conditions -

- 1. Ventilation mentioned in No. 10, Green Chapter Officer shall be completed with.
  - 2. Remaining work shall be completed expeditiously.
  - 3. Copy of all required plans shall be handed over to this office.
  - 4. Certificate of Completion (C.O.C.) is obtained from Hydraulic Engineering Department.
- This cooperation is granted without prejudice to the right of the Corporation of Greater Bombay to take any action as may be deemed fit under the provisions of B.M.C. Act, if found necessary.

Yours faithfully,  
Sd/-  
Executive Engineer  
Municipal Corporation (City)

12/11/50  
A.N.R.F.C./South  
H.E.(Y)  
A.L. & C.O./South

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**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलन खाते**

L  
400013 04.10.2021  
0915 00024642

भारत INDIA  
POSTAGE  
**₹5.00**

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 मध्ये न्यायव्यवहारात आलेले मालमत्ता

P689316

लेखा क्रमांक <b>GS0405390020000</b>	मालमत्ता करवर्ष <b>2021-2022</b>	देयक क्रमांक <b>202110BIL13389101 202120BIL13389102</b>	देयक दिनांक <b>01/09/2021</b>
पत्रकाराचे नाव व पत्ता: <b>MANAGER OF THE T V</b>		प्रेषक - <b>Asstt. Assessor &amp; Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013.</b>	
<b>INDUSTRIAL ESTATE,OPP HIND CYCLE,S K AHIRE MARGBEHIND GLAXO LAB 3RD FLR NO 311 WORLI MUMBAI 25</b>		ईमेल - <b>aacgs.ac@mcgm.gov.in</b> दूरध्वनी क्र. <b>022 2422 6907</b>	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ग, करदात्यांची नावे. <b>GS-14/21(1)-470-470AB,WORLI ROAD,HOUSE AS INDUSTRIAL E STATE S.H.SHAH,K.H.SHAH AND V.H. S. SHAH.</b>			
प्रथम करनिर्धारण दिनांक: <b>01/04/1961</b>	जमजोडणी क्रमांक :	एकूण भांडवली मूल्य: <b>₹ 2885498790</b>	
एकूण भांडवली मूल्य: <b>₹ Two Hundred Eighty Eight Crore. Fifty Four Lakh Ninety Eight Thousand Seven Hundred Ninety Only</b> (अमरी)			
दि.31/03/2010 वा तारखेपर्यंतची बकबाकी <b>₹ 0</b>	दि. 01/04/2021 ते 31/03/2021 वा तारखेपर्यंतची बकबाकी <b>₹ 62830</b>		
एक कामावधी:	<b>01/04/2021</b>	ते	<b>31/03/2022</b>

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			547227			547227
जल कर			0			0
जल लाभ कर			344561			344561
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			212812			212812
म.न.पा. शिक्षण उपकर			202675			202675
राज्य शिक्षण उपकर			162137			162137
रोजगार कमी उपकर			40530			40530
वृक्ष उपकर			10138			10138
पथ कर			263489			263489
एकूण देयक रक्कम			1783569			1783569
कलम 152 अ नुसार वंडाची रक्कम			0			0
परताब्यावरील व्याजाची बसुली			0			0
आवाऊ अधिदानाचे समायोजन			0			0
परावयाची निव्वळ रक्कम			1783569			1783569
अतिदानाची निव्वळ रक्कम			0			0
अमरी रुपये	<b>₹ Seventeen Lakh Eighty Three Thousand Five Hundred Sixty Nine Only</b>			<b>₹ Seventeen Lakh Eighty Three Thousand Five Hundred Sixty Nine Only</b>		
अंतिम देय दिनांक	<b>₹ Paid.</b>		<b>30/11/2021</b>	<b>31/12/2021</b>		



"To make payment through NEFT:  
IFSC - SBIN0003300, Beneficiary A/C No:- MCGMPTGS0405390020000, 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"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंबय नगरपालिका अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीतील लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर वा घटकात 5% ते 15% सवलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 152(अ) वा अंतर्भाव होण्या सापेक्ष जाही करण्यात येत आहे.



**बबई - 3**  
22/02/20 92 30  
R. R. R.

(विश्वराम पां. मोटे)  
करनिर्धारक व संकलक

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AACHD2387M

नाम / NAME  
DEEPAK P SHAH HUF

निगमन / बनने की तिथि / DATE OF INCORPORATION/FORMATION  
ANCESTRAL



आयकर आयुक्त (कम्प्यूटर केन्द्र)  
Commissioner of Income-tax (Computer Operations)

CERTIFIED TRUE COPY

B.D. DUBEY  
Advocate & Notary  
Reg. No. 10137  
Gr. Mumbai



इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयकर आयुक्त (कम्प्यूटर केन्द्र),  
सी-13, प्रत्यक्षकर भवन,  
बान्द्रा-कुर्ला कॉम्प्लेक्स,  
मुंबई - 400 051.

*Handwritten signature*

In case this card is lost/found, kindly inform/return to  
the issuing authority:  
Commissioner of Income-Tax (Computer Operations),  
C-13, Pratyakshakar Bhavan,  
Bandra-Kurla Complex,  
Mumbai - 400 051.

For Deepak P. Shah HUF

*Handwritten signature*

Karta

बबई - ३		
22020	90	30
२०२२		











# To Whomsoever it may concern

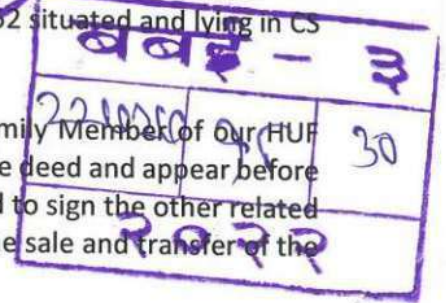
## Authority Cum Consent

We, the members of 'Deepak P. Shah HUF' have agreed to enter into sale deed to be executed with Mrs. Parul Samir Rokadia and Mr. Parthiv Samir Rokadia (Purchasers) in respect of Unit No. 304 admeasuring 870 sq. ft. area in T.V. Industrial Estate, S. K. Ahire Marg, Worli, Mumbai 400030 all that piece and parcel of land bearing plot No.248(A) Worli Scheme 52 situated and lying in CS No.1/1629 village Lower Parel registration district Mumbai.

Mr. Deepak P. Shah is self as Karta/member of one of the Hindu Family Member of our HUF family and we all hereby authorise him to sign the above mentioned sale deed and appear before the sub Registrar of Assurances for registering the above sale deed and to sign the other related documents and to do all such acts as may be necessary in respect of the sale and transfer of the said premises and the said shares in favour of the Purchasers.

Mr. Deepak P. Shah for himself as Karta /Member of Deepak P. Shah HUF representing all other following members/co-parceners of Deepak P. Shah HUF:

HUF Member's name	Signature/s	PHOTO.
1. Mrs. Shilpa Deepak Shah		
2. Mr. Bimal Deepak Shah		
3. Mrs. Lakshmi Bimal Shah		
4. Master. Dev Bimal Shah (Grandson - Mr. Bimal Shah)		
5. Mrs. Komal Niraj Bhukhanwala		



From

Deepak P Shah

dt.30/11/2022

Janki Kutir, Vandana apartment,  
Flat no.501/502 near Juhu Church Road  
Vile Parle(West) Mumbai 400050

To

The Directors  
Worli Industrial Properties Ltd.,  
Ground floor T.V.Industrial Estate,  
Worli, Mumbai 400030.



Sub: Your conditional NOC for sale of unit No.304.

Dear Sirs

I intend to sell my above unit to Mrs.Parul Samir Rokadia and Mr.Parthiv Samir Rokadia residing at 2901/02 Era IV 29<sup>th</sup> floor Marathan Era Cooperative HSG Ltd Mumbai 400013. I therefore request you to kindly issue me your conditional NOC for sale of the above premises to the above intended purchasers. We will abide the rules and regulations of the Company for such sale of premises. I have paid the maintenance dues till 31/12/2022.

Kindly issue the said NOC at the earliest.

Thanking you,

Yours faithfully

  
Deepak P.Shah.









भारत सरकार

Government of India



दीपक शाह  
Deepak Shah

जन्म तारीख / DOB : 01/10/1947

पुरुष / Male



7051 0067 9826

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India

पत्ता वडिलाचे/आईचे नाव: प्रजीवदास  
शाह, 501/502, वंदना अपार्टमेंट  
सीएचएसएल, जानकी कुटीर, पृथ्वी  
थियेटर जवळ, जुहू, विले पार्ले वेस्ट,  
मुंबई, जुहू, मुंबई, महाराष्ट्र, 400049

Address: S/O: Pranjivandas Shah,  
501/502, Vandana Apartment CHSL, Janki  
Kutir, Near Prithvi Theatre, Juhu, Vile Parle  
West, Mumbai, Juhu, Mumbai,  
Maharashtra, 400049

7051 0067 9826



1947



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WWW

www.uidai.gov.in

बबई - ३

22/02/20

29

30

२०२२



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DEEPAK P SHAH  
P V SHAH

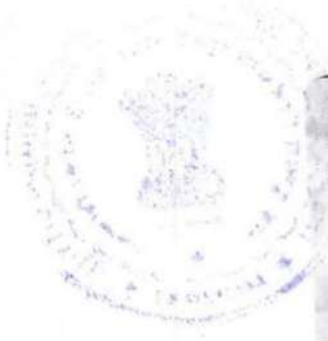
01/10/1947  
Permanent Account Number  
AMYPS5101N

*Deepak P Shah*  
Signature of Taxpayer



*Deepak P Shah*

बर्बर - ३		
१२०२००	२२	८०
२०२२		



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाए  
 आयकर पैन सेवा इकाई, एन एस डी एल  
 5 वी नजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
 मोडल कॉलोनी, दीप बंगला चौक के पास,  
 पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
 please inform / return to :*  
 Income Tax PAN Services Unit, NSDL,  
 5th floor, Mantri Sterling,  
 Plot No. 341, Survey No. 997/8,  
 Model Colony, Near Deep Bungalow Chowk,  
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
 Email: tininfo@nsdl.co.in



बबई - ३

22020	23	30
२०२२		



भारतीय विशिष्ट ओळख प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70057/08631

To,  
 परुल समीर रोकाडिया  
 Parul Samir Rokadia  
 Flat No. 69, Rajat Appartments  
 Mount Pleasant Road  
 Opp Petit Hall Napeansea Road  
 Mumbai  
 Malabar Hill Mumbai Mumbai  
 Maharashtra 400006  
 9769257063

Ref: 291 / 23H / 575483 / 575569 / P.



SH174169284FT



आपला आधार क्रमांक / Your Aadhaar No. :

**6775 5155 8978**

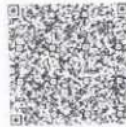
आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



परुल समीर रोकाडिया  
 Parul Samir Rokadia  
 जन्म वर्ष / Year of Birth 1962  
 स्त्री / Female



6775 5155 8978

आधार - सामान्य माणसाचा अधिकार

*Parul S. Rokadia*



PERMANENT ACCOUNT NUMBER  
**ADRPR2913B**

NAME  
**PARUL SAMIR ROKADIA**

FATHER'S NAME  
**JAYAVADAN BHOGILAL MEHTA**

DATE OF BIRTH  
**23-03-1962**

SIGNATURE

शासन शास्त्रज्ञ (कंप्यूटर कर्मचारी)  
 (Commissioner of Income-Tax (Computer Operators))



*Parul S. Rokadia.*

बबई - ३		
22020	24	30
२०२२		



भारत सरकार  
Government of India



पार्थिव समीर रोकाडिया  
Parthiv Samir Rokadia  
जन्म तारीख/DOB: 09/08/1986  
पुरुष/ MALE

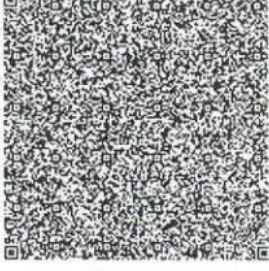
Issue Date: 18/09/2021

पत्ता:  
एस/ओ समीर रोकाडिया, मी आइव-2902 मारथोन इरा,  
गणपत राजा कदम मार्ग, लोवर पारेल, मुंबई, मुंबई,  
महाराष्ट्र - 400013

Address:  
S/O Samir Rokadia, ME IV-2902 Marathon  
Era, Ganpat Rao Kadam Marg, Lower Parel,  
Mumbai, Mumbai City,  
Maharashtra - 400013



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



7527 5874 5221

VID : 9161 1042 2096 2953

7527 5874 5221

VID : 9161 1042 2096 2953

माझे अटेंशन, माझी ओळख



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*Handwritten signature*



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PARTHIV ROKADIA  
 भारत सरकार  
 GOVT. OF INDIA  
 SAMIR NAVINCHANDRA ROKADIA  
 09/08/1986  
 Permanent Account Number  
 AHQPR6607M  
 Signature  




*Samir N. Rokadia*

बवई - ३  
 22026 210 30  
 २०२२


**भारत सरकार**  
**GOVERNMENT OF INDIA**


**बाळकृष्णा सखाराम मांडवकर**  
**Balakrishna Sakhararam Mandavkar**  
**DOB: 01-06-1955**  
**Gender: Male**



**4321 5078 8039**

**आधार - आम आदमी का अधिकार**




**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**Address:**  
**S/o Sakhararam, C 711 Om Sadguru**  
**Nagar Chs Limited Holy Cross**  
**Road, Ic Colony Near Rishi**  
**Complex, Borivli West, Mumbai,**  
**Maharashtra, 400103**



 1800 300 1947  
 help@uidai.gov.in  
 www.uidai.gov.in  
 P.O. Box No. 1947, Bengaluru-560 001

*B. Sakhararam*

बवई - ३		
22/02/26	25	30
२०२२		



450/22727  
गुरुवार, 15 डिसेंबर 2022 2:13 म.नं.

दस्त गोपवारा भाग-1

बवई3 20/30  
दस्त क्रमांक: 22727/2022

दस्त क्रमांक: बवई3 /22727/2022

वाजार मुल्य: रु. 2,47,91,601/- मोबदला: रु. 2,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.14,88,000/-

दु. नि. सह. दु. नि. बवई3 यांचे कार्यालयात

पावती:24462

पावती दिनांक: 15/12/2022

अ. क्रं. 22727 बर दि.15-12-2022

सादरकरणाराचे नाव: पारुल समीर रोकाडिया . .

गेजी 2:07 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

*Paul S. Lokadia*  
Paul S. Lokadia

दस्त हजर करणाऱ्याची सही:

*Paul*  
सह दुय्यम निबंधक, मुंबई-3

*Paul*  
सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: मेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 15 / 12 / 2022 02 : 07 : 46 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 15 / 12 / 2022 02 : 08 : 58 PM ची वेळ: (फी)

*Paul S. Lokadia*  
सदर दस्तऐवज मधील नोंदणी व दाखल केलेल्या सोबत जोडलेल्या कायदेशीर बाबींसाठी दस्तऐवजावर जबाबदार राहतील.  
*Paul S. Lokadia*  
लिहून देणारे: लिहून घेणारे.





15/12/2022 2:35:02 PM

दस्त गोपवारा भाग-2

बवई3

30/30

दस्त क्रमांक:22727/2022

दस्त क्रमांक :बवई3 /22727/2022

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दीपक पी. शाह एचयुएफ चे कर्ता म्हणून दीपक पी. शाह . . पत्ता:प्लॉट नं: 501/502, माळा नं: ., इमारतीचे नाव: वंदना अपार्टमेंट, जानकी कुटीर, ब्लॉक नं: ., रोड नं: जुहू चर्च रोड, विलेपार्ले , पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AACHD2387M	लिहून देणार वय :-75 स्वाक्षरी:-		
2	नाव:पारुल समीर रोकाडिया . . पत्ता:प्लॉट नं: फ्लॅट नं. 2901/02 , इरा 4, माळा नं: 29 वा मजला, इमारतीचे नाव: मंगलथोन इरा को.ऑप.हौ.सो, ब्लॉक नं: ., रोड नं: वीर संताजी लेन, जी.के.मार्ग समोर, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:ADRPR2913B	लिहून घेणार वय :-60 स्वाक्षरी:-		
3	नाव:पार्थिव समीर रोकाडिया . . पत्ता:प्लॉट नं: फ्लॅट नं. 2901/02 , इरा 4, माळा नं: 29 वा मजला, इमारतीचे नाव: मंगलथोन इरा को.ऑप.हौ.सो, ब्लॉक नं: ., रोड नं: वीर संताजी लेन, जी.के.मार्ग समोर, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AHQPR6607M	लिहून घेणार वय :-36 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:15 / 12 / 2022 02 : 29 : 26 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: . . गजानन आयरे वय:38 पत्ता:शिवडी , मुंबई पिन कोड:400015		
2	नाव:बालकृष्णा मांडवकर . वय:67 पत्ता:बोरीवली मुंबई पिन कोड:400103		

शिकका क्र.4 ची वेळ:15 / 12 / 2022 02 : 31 : 03 PM

सह दुय्यम निबंधक,  
मुंबई शहर क्र.-३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARUL SAMIR ROKADIA AND PARTHIV SAMIR ROKADIA	eChallan	0004057202212111276	MH011645821202223M	1488000.00	SD	0006046963202223	15/12/2022
2		DHC		1512202209704	600	RF	1512202209704D	15/12/2022
3	PARUL SAMIR ROKADIA AND PARTHIV SAMIR ROKADIA	eChallan		MH011645821202223M	30000	RF	0006046963202223	15/12/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करणेत येते की दस्तामध्ये  
एकूण.....३०.....पाने आहेत पुस्तक  
क्रमांक-१, मध्ये बवई-३/२२७२७/२०२२  
नोंदला. १५/१२/२०२२  
दिनांक

सह. दुय्यम निबंधक, मुंबई शहर-३

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