



450/6807

पावती

Original/Duplicate

Wednesday, August 01, 2018

नोंदणी क्र. :39म

3:42 PM

Regn.:39M

पावती क्र.: 7650

दिनांक: 01/08/2018

गावाचे नाव: मलबार

दस्तऐवजाचा अनुक्रमांक: बर्ई3 -6807-2018

दस्तऐवजाचा प्रकार : ट्रान्सफर डीड

सादर करणाऱ्याचे नाव: राहील निलेश शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

प्रसूची संख्या: 55


DELI RED

एकूण:

रु. 31100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:37 PM ह्या वेळेस मिळेल.

  
सह दुय्यम निबंधक, मुंबई-3  
सह दुय्यम निबंधक  
मुंबई शहर क्र. ३

बाजार मूल्य: रु.113872500 /-

मोबदला रु.130000000/-

भरलेले मुद्रांक शुल्क : रु. 6500000/-

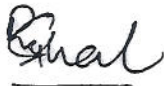
DELI RED

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004432238201819E दिनांक: 01/08/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1100/-





मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID बवई3	201808013012	01 August 2018,03:37:37 PM			
मूल्यांकनाचे वर्ष	2018				
जिल्हा	मुंबई(वेन)				
मूल्या विभाग	7-मलबार व खंबाला हिल डिव्हिजन				
उप मूल्या विभाग	7/66 भूभाग : पश्चिम, दक्षिण व पुर्वेकडे विभाग इ.द, उदरेकडे ऑगस्ट क्रांती मार्ग				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#356				
<b>वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
338100	713800	889600	1019100	713800	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	191.48चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	31 to 40वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.713800/-
उदवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
प्रकल्पाचे क्षेत्र-	Less than 2 Hectors				
<b>Sale Type -</b> First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर		= ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर)			
प्रकल्पाचे क्षेत्रानुसार		निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.713800/-			
मजला निहाय घट/वाढ		= 100% apply to rate= Rs.713800/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवाढी)+ खुल्या जमिनीचा दर ) = (( (713800-338100) *(60 / 100 ) )+338100 ) = Rs.563520/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 563520 * 191.48 = Rs.107902809.6/-			
E) बंदिस्त वाहन तळाचे क्षेत्र		33.45चौरस मीटर			
बंदिस्त वाहन तळाचे मूल्य		= 33.45 * ( 563520 * 25/100 ) = Rs.4712436/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + टक्केवाढीचे मूल्य + मेझॅनॉन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील बाळन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त मालकी = A + B + C + D + E + F + G + H + I = 107902809.6 + 0 + 0 + 0 + 4712436 + 0 + 0 + 0 + 0 =Rs.112615245.6/-			



बवई - 3

5/08/18 9 44

2018





CHALLAN  
MTR Form Number-6



GRN	MH004432879201819E	BARCODE			Form ID	25.2
Department	Inspector General Of Registration		Page Details			
Type of Payment	Stamp Duty	TAX ID (If Any)				
Type of Payment	Stamp Duty	PAN No.(If Applicable)	AAIPS0531Q			
Office Name	BOM5_JT SUB REGISTRAR MUMBAI 5	Full Name	RAHIL NILESH SHAR			
Location	MUMBAI	Flat/Block No.	FLAT No. 33, TAHNEE HEIGHTS CO-OP			
Year	2018-2019 One Time	Premises/Building	HOUSING SOC. LTD.,			

Account Head Details	Amount In Rs.					
0030045501 Sale of NonJudicial Stamp	6500000.00	Road/Street	NEPEANSEA ROAD,			
		Area/Locality	MUMBAI			
		Town/City/District				
		PiN	4	0	0	0
		Remarks (If Any)	SecondPartyName=NIMIT NIHAR PARIKH-AND OTHERS-			
		Amount In	Sixty Five Lakh Rupees Only			
Total	65,00,000.00	Words				
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042018072723433 583014686		
Cheque/DD No.		Bank Date	RBI Date	27/07/2018-13:45:20	Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820012396  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

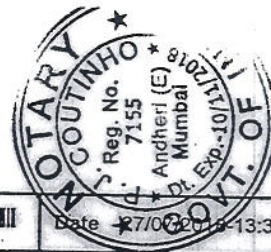
*R. M. Shinde* *N. M. P.* *T. S. P.*

बवई - 3		
६००	२	५५
२०१८		





CHALLAN  
MTR Form Number-6

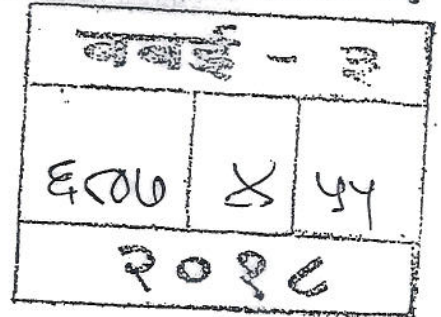


GPN	MH004432238201819E	BARCODE			Date	27/07/2018-13:37:01	Form ID
Department	Inspector General Of Registration		Payer Details				
Registration Fee	Type of Payment		Ordinary Collections IGR		TAX ID (If Any)		
Office Name	BOM5_JT SUB REGISTRAR MUMBAI 5		Location		MUMBAI	Full Name	RAHIL NILESH SHAH
Year	2018-2019 One Time		Flat/Block No.		FLAT No. 33, TAHNEE HEIGHTS CO-OP HOUSING SOC. LTD.,		
Account Head Details			Amount In Rs.		Road/Street		
0030063301 Amount of Tax			30000.00		NEPEANSEA ROAD,		
					Area/Locality		
					MUMBAI		
					Town/City/District		
					PIN		
					4 0 0 0 0 6		
					Remarks (If Any)		
					SecondPartyName=NIMIT NIHAR PARIKH AND OTHERS-		
					Amount In		
					Thirty Thousand Rupees Only		
Total			30,000.00		Words		
					FOR USE IN RECEIVING BANK		
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN		Ref. No.		02300042018072723387 583011469
Cheque/DD No.			Bank Date		RBI Date		27/07/2018-13:38:42 Not Verified with RBI
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820012396  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*R.* *Atkhar* *NAK* *Trip*









**DEED OF SALE AND TRANSFER**

**TRUE COPY**

THIS DEED OF SALE AND TRANSFER ("Deed") is made and entered into at Mumbai on this 1<sup>st</sup> day of August 2018;

**BETWEEN**

(1) MR. NIMIT NIHAR PARIKH ("Transferor No.1") (2) MR. AKSHAAN NIHAR PARIKH ("Transferor No.2") and (3) MRS. TEJAL PARIKH ("Transferor No.3"), all adults, Indian Inhabitants, presently residing at Flat No. 33, 3<sup>rd</sup> Floor, Tahnee Heights, Petit Hall "D" building, 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai - 400 006, hereinafter collectively referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the ONE PART;

**AND**

MR. RAHIL NILESH SHAH, an adult, Indian Inhabitant, presently residing at Flat No.13 D Tahnee Heights, Petit Hall "D" building, 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai - 400 006 hereinafter referred to as the "TRANSFeree" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators, successors and assigns) of the OTHER PART.

The Transferors and the Transferee are hereinafter individually referred to as the "Party" and collectively as the "Parties".

**WHEREAS:**

A. The Transferors have represented, warranted and assured to the Transferee as under:-

- (i) Vide a letter dated 21 August 1972, one Mr. E.D.S. Mathias and one Mrs. Mona Mathias agreed to purchase from Malabar Industries Pvt. Ltd. residential premises being Flat No. 33 admeasuring about 1717 sq. ft. (carpet area) or thereabouts (hereinafter referred to as the "said Flat") on the 3<sup>rd</sup> (third) floor of the building known as "Tahnee Heights / Petit Hall "D" Building" (hereinafter referred to as the "said Building") along with the car parking space to be constructed on all that piece and parcel of leasehold land bearing Cadastral Survey No. 356 (pt) of Malabar Hill and Cumballa Hill Division and bearing New Survey No. 2/7215 and 3/7215 and situated at 66, L. Jagmohandas Marg,

बालक - 3

5	4	4
---	---	---

2020

PETER J. COUTINHO  
 ADVOCATE HIGH COURT &  
 NOTARY GOVT. OF INDIA  
 8 Gracious Co-op. Hsg. Soc. Ltd.  
 Off Mahakali Caves Rd.,  
 Andheri (E) Mumbai - 400 093.  
 Maharashtra.



earnest money.

- (ii) By an Agreement dated 28 April 1978 made and executed between Mr. E.D.S. Mathias and Mrs. Mona Mathias, therein collectively referred to as the Transferors and Mrs. Aurora D'Souza, therein referred to as the Transferee, the said Mr. E.D.S. Mathias and Mrs. Mona Mathias, with the consent and confirmation of Malabar Industries Pvt. Ltd. transferred and assigned all their right, title and interest in the said Flat along with the car parking space unto the Transferee therein for the consideration and on the terms and conditions as more fully stated therein.



By an Agreement for Sale dated 28 April 1978 made and executed between Malabar Industries Pvt. Ltd. and Mrs. Aurora D'Souza (as required under Maharashtra Ownership Flats Act, 1963), Malabar Industries Pvt. Ltd. agreed to sell and transfer the said Flat along with the car parking space to Mrs. Aurora D'Souza for the consideration and on the terms and conditions as more fully stated therein.

- (iv) By an Agreement dated 22 July 1981 made and executed between Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza, the said Mrs. Aurora D'Souza transferred and assigned 50% of all her right, title and interest in the said Flat along with the car parking space unto Mr. Alfred J. D'Souza for the consideration and on the terms and conditions as more fully stated therein.

वर्ग - 3	
एच.ए. 44	(v)
२०२८	

In view thereof Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza addressed two separate letters dated 22 July 1981 to Malabar Industries Pvt. Ltd. requesting that the said Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza be accepted as co-owners in respect of the said Flat. Vide a letter dated 27 July 1981 addressed by Malabar Industries Pvt. Ltd. to Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza, the said Malabar Industries Pvt. Ltd. agreed to accept Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza as the owners of the said Flat.

- (vi) By an Articles of Agreement dated 2 March 1991 read with an Indenture dated 26 June 1991 made and executed between Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza, therein referred to as the Transferors of the One Part and the Malabar Industries Pvt. Ltd., therein referred to as the Confirming Party of the Second Part and Mrs. Shamim Lahiri and Master Avinash Lahiri (then a minor through his guardian), therein referred to as the Transferees of the Third Part, the

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*



said Mrs. Shamim Lahiri and Master Avinash Lahiri purchased and acquired the said Flat along with the car parking space for the consideration and on the terms and conditions as mentioned therein.

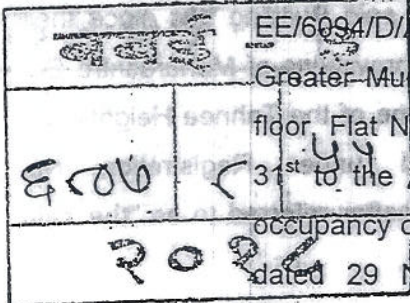
- (vii) Pursuant to the aforesaid, Mrs. Shamim Lahiri and Master Avinash Lahiri were allotted an additional car parking space in the said Building.
- (viii) By and under the part occupancy certificate bearing no. EE/6094/A dated 19 August 1991 read with part occupancy certificate bearing no. EE/6094/A dated 3 April 1992, the Municipal Corporation of Greater Mumbai ("MCGM") granted permission to occupy the basement plus lower stilt plus upper stilt plus service floor plus 17 upper floors of the said Building. Copies of the part occupancy certificate dated 19 August 1991 and part occupancy certificate dated 3 April 1992 are annexed hereto and marked as Annexure "A" and Annexure "B" respectively. The Transferors hereby covenant, declare and confirm that while the part occupancy certificate dated 19 August 1991 and part occupancy certificate dated 3 April 1992 refer to building 'C', the same relates to the said Building and the said building 'C' reflected therein and the said Building are in fact one and the same.
- |     |     |    |
|-----|-----|----|
| 286 | 290 | 58 |
| 286 | 290 | 58 |
- (ix) A co-operative Housing Society of the said Building has since then been formed and registered under the provisions of Maharashtra Co-operative Societies Act, 1960 in the name of the Tahnee Heights Co-operative Housing Society Limited under Registration No. BOM/WD/HSG/TC/7974 of 1997 (hereinafter referred to as "the said Society").
- (x) Pursuant to the aforesaid, the said Society issued 5 (five) fully paid-up shares of Rs.50/- (Rupees Fifty Only) each, bearing distinctive Nos. 286 to 290 (both inclusive) comprised under Share Certificate No. 58 dated 12 August 1997 (hereinafter referred to as the "said Shares") in favour of (i) Mrs. Shamim Lahiri and (ii) Mr. Avinash Lahiri. The said Mrs. Shamim Lahiri and Mr. Avinash Lahiri were allotted two covered car parking spaces bearing Nos. B-55 and B-56 admeasuring aggregately about 300 sq. ft. (carpet area) or thereabouts situated in the basement of the said Building (hereinafter referred to as the "said Car Parking Spaces". The said Flat, the said Shares and the said Car Parking Spaces are hereinafter collectively referred to as the said "Premises" and are more particularly described in the FIRST

between (i) Mrs. Shamim Lahiri and (ii) Mr. Avinash Lahiri, therein collectively referred to as the Transferors of the one part and (i) Mr. Nihar Parikh and (ii) the Transferor No. 3 herein i.e. Mrs. Tejal Parikh, therein collectively referred to as the Transferees of the other part, and registered with the Office of the Sub-Registrar of Assurances under Serial no. BBE-571/2000, the Transferors therein sold, conveyed and assigned all their right, title and interest in the said Premises to the Transferees therein, free from all encumbrances of any nature whatsoever, on the terms and conditions therein contained. The Transferors hereby covenant, declare and confirm that the said Mr. Avinash Lahiri had attained majority at the time of execution of the aforementioned Transfer Deed dated 2 November 1999.



(xii) Pursuant to the aforesaid, the names of Mr. Nihar Parikh and the Transferor No. 3 herein were recorded on the Share Certificate No. 58 in respect of the said Shares on 13 November 1999 as 'Mr. Nihar Parikh and Mrs. Tejal Parikh'.

(xiii) By and under the part occupancy certificate bearing no. EE/6094/D/A dated 5 July 2001 read with part occupancy certificate bearing no. EE/6094/D/A dated 29 November 2004, the Municipal Corporation of Greater Mumbai ("MCGM") granted permission to occupy the plaza floor, Flat Nos. 161 and 171 on the 16<sup>th</sup> and 17<sup>th</sup> floor as well as the 31<sup>st</sup> to the 34<sup>th</sup> upper floor of the said Building. Copies of the part occupancy certificate dated 5 July 2001 and part occupancy certificate dated 29 November 2004 are annexed hereto and marked as



Annexure "C" and Annexure "D" respectively. The Transferors hereby covenants, declares and confirms that while the part occupancy certificate dated 5 July 2001 and part occupancy certificate dated 29 November 2004 refer to building 'C', the same relates to the said Building and the said building 'C' reflected therein and the said Building are in fact one and the same.

(xiv) By a Gift Deed dated 3 February 2016 made and executed between Mr. Nihar Parikh, therein referred to as the Donor of the one part and (i) the Transferor No. 1 herein and (ii) the Transferor No. 2 herein (then a minor through his father, Mr. Nihar Parikh), therein collectively referred to as the Donees of the other part, and registered with the Office of the Sub-Registrar of Assurances under Serial no. BBE-2/909 of 2016, the Donor therein out of natural love and affection, gifted all his undivided 50% (fifty per cent) share, right, title and interest in the



said Premises, free from all encumbrances and claims of any nature whatsoever, to the Donees therein in equal proportion (twenty-five per cent) each on the terms and conditions as more fully stated therein.

(xv) Pursuant to the aforesaid, the name of Mr. Nihar Parikh was deleted and the names of (i) Transferor No. 1 and (ii) Transferor no. 2 were recorded on the Share Certificate No. 58, along with the name of Transferor No. 3, in respect of the said Shares on 24 May 2016 as '1) Mr. Nimit Nihar Parikh, 2) Mas. Akshaan Nihar Parikh through Nihar Parikh 3) Mrs. Tejal Nihar Parikh'. A copy of the Share Certificate No. 58 dated 12 August 1997 reflecting the names of the Transferors is annexed hereto and marked as Annexure "E".

(xvi) The Transferor No. 2 has since then attained majority.

B. Thus, the Transferors herein are the registered members and shareholders of the said Society and are holding the said Shares issued by the said Society and as such have right, title and interest including exclusive use, possession and occupation of the said Flat along with the said Car Parking Spaces in the following proportion:

Transferor No. 1	:	25%
Transferor No. 2	:	25%
Transferor No. 3	:	50%

कायदा - 3		
500	१	५५
२०१६		

C. The Transferors being desirous of transferring, selling and conveying the said Premises and all their undivided right, title and interest therein, approached the Transferee and in the course of negotiations and discussions, have represented to the Transferee as under:

- (i) The Transferors herein are the absolute owners of the said Premises and have been in continuous, exclusive and uninterrupted use, occupation and possession of the said Flat and the said Car Parking Spaces and no other person(s) has or have any possessory or occupancy rights or any right whatsoever in respect of the said Premises;
- (ii) The Transferors are the legal and beneficial owners of the said Premises and no other person/s has/have any right, title, interest and/or share in the said Premises. The title of the Transferors to the said Premises is free, clear and marketable and free from all or any

the said Premises by way of sale, inheritance, lien, mortgage, easement, demand, charge, gift, trust, tenancy, lease or otherwise;

- (iii) There are no claims, disputes and/or differences pending by and/or between the Transferors and/or the said Society and/or any other competent authority and/or any family members with respect to the said Premises and there is no restriction on the Transferors executing these presents in favour of the Transferee;



The Transferors have good right, full power and absolute authority to enter into these presents and to sell and transfer the said Premises. The Transferors have not done any act, deed or omission whereby the said Shares or the right to hold, use, enjoy, occupy and possess the said Premises is or can be forfeited, extinguished or made void or voidable or whereby the Transferors might be prevented from selling, transferring and assigning the said Premises in favour of the Transferee and from handing over to the Transferee possession thereof as hereby envisaged;

- (v) No minors or other person, are interested in the said Premises and the said Premises never formed part of Hindu Undivided Family property;

- (vi) The Transferors have duly observed and performed all the rules and regulations and bye-laws of the said Society and have paid upto the date of execution hereof, their share / contribution of the municipal taxes, water, electricity, maintenance and other charges and outgoings payable by them to the said Society and/or other authorities (statutory or otherwise) in respect of the said Premises and that the Transferors shall at all times be liable to bear and pay within 7 (seven) days of demand, all such amounts towards arrears, dues, etc., as may be claimed and/or demanded in respect of the said Premises, for the period prior to the execution hereof;

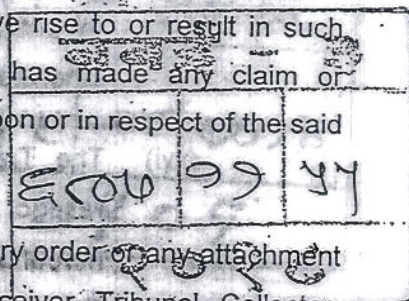
व्यवस्था	
₹ 1000	₹ 1000
₹ 1000	₹ 1000

- (vii) The Transferors have not infringed, nor have they been served with any notice either by the said Society and/or any other authority, statutory or otherwise for infringing, the provisions of any law including any rules, regulations, bye-laws for the time being in force which could result in the attachment and/or sale of the said Premises or any part thereof and that there is no outstanding notice either for repairs or requiring any other thing to be complied with under the municipal or any other statute;

*[Handwritten signatures]*  
Ashaan  
T.M.P.



- (viii) No Notices or proceedings under the Income Tax Act or the Wealth Tax Act are either initiated and/or pending against the Transferors and they are regularly assessed to Income tax, under the following Income Tax Permanent Account Numbers: [Transferor No. 1 i.e. Mr. Nimit Nihar Parikh: CIMPP2224B, Transferor No.2 i.e. Mr. Akshaan Nihar Parikh: CIMPP2589P and Transferor No. 3, i.e. Mrs. Tejal Parikh: AAAPP7370E] and that the Transferors alone at all times shall be jointly and severally liable for the arrears, dues, if any, payable as also enquiries, if any, initiated by the taxation authorities against any of the Transferors herein;
- (ix) That no notice from any other public body or Authority or any notice under any law including the Town Planning Act, the Municipal Corporation Act, or any other statute has been received or served upon the Transferors herein in respect of the said Premises or any part thereof which would prevent the Transferors from selling, transferring and conveying the said Premises in the manner contemplated herein;
- (x) That no litigations including any suits, proceedings or arbitrations have been initiated under any law for the time being in force and/or are pending before any person, court, authority or tribunal in which an award, order or decree is passed or is likely to be passed which may result in the attachment and/or sale of the said Premises and/or any part thereof nor do the Transferors have any reasonable apprehension of any event or circumstances likely to give rise to or result in such suit, proceeding or arbitration. No party has made any claim or demand, of any nature whatsoever in, to, upon or in respect of the said Premises or any part thereof;
- (xi) There is no injunction or any other prohibitory order or any attachment order from any Court appointing Court Receiver, Tribunal, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the Transferors from dealing with the said Premises or entering into these presents;
- (xii) That there is no litigation pending in any Court of law or before any authority or authorities concerned pertaining to the said Premises nor have the Transferors received or been served with any order, decree, order of attachment before or after judgment, writ of summons from any Court of law or other judicial authorities nor have the Transferors received or been or served with any notice, circular, etc.



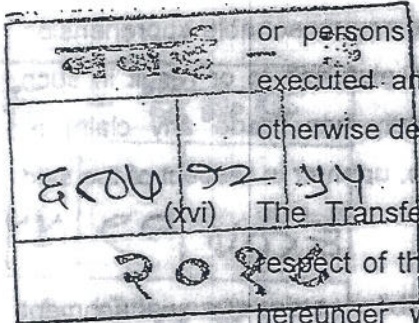
transferring the said Premises;

(xiii) That the said Premises are not subject to any lispendens or attachment, either before or after judgment, or any other impediment of like nature;



Neither the Transferors nor anyone claiming by, from, under or in trust for them and/or on their behalf has done and/or caused to be done any act, deed, matter or thing whereby or by reason whereof the Transferors' right, title, interest, share and/or benefit in respect of the said Premises and/or any part thereof is prejudiced or adversely affected or extinguished in any manner whatsoever;

Neither the Transferors nor anyone on their behalf has/have entered into any commitment or arrangement or understanding of any nature with any other person or party creating any right, interest or encumbrances of any nature in respect of the said Premises and/or any part thereof. Further, neither the Transferors nor any one on their behalf (a) has/have entered into any agreement and/or arrangement, oral or in writing for sale and transfer of the said Premises and/or (b) has/have accepted any token money or deposit or any other consideration under any name or nature whatsoever from any person or persons in respect of the said Premises and/or (c) has/have executed any power of attorney authorizing anyone to sell and/or otherwise deal with the said Premises;



(xvi) The Transferors have in their possession, the title documents in respect of the said Premises as set out in the **SECOND SCHEDULE** hereunder written and the same shall be handed over by the Transferors to the Transferee on execution hereof. The Transferors have further represented, warranted and assured to the Transferee that the following documents have been lost / misplaced and despite diligent search the same cannot be traced by the Transferors:

- (a) Letter dated 21 August 1972 whereby one Mr. E.D.S. Mathias and one Mrs. Mona Mathias agreed to purchase the said Flat and 1 parking space from Malabar Industries Pvt. Ltd.;
- (b) Agreement dated 28 April 1978 made and executed between Mr. E.D.S. Mathias and Mrs. Mona Mathias, therein referred to as the Transferors and Mrs. Aurora D'Souza, therein referred to as the Transferee;

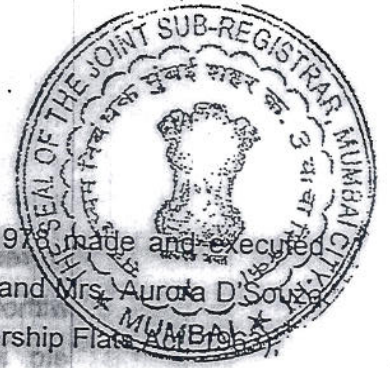
*[Handwritten signature]*

*[Handwritten signature]*

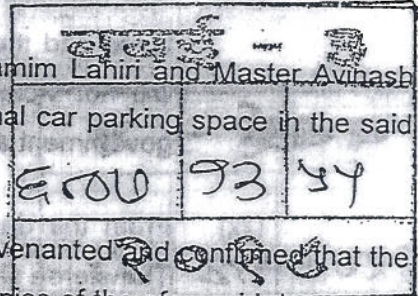
*[Handwritten signature]*

*[Handwritten signature]*





- (c) Agreement for Sale dated 28 April 1978 made and executed between Malabar Industries Pvt. Ltd. and Mrs. Aurora D'Souza (as required under Maharashtra Ownership Flats Act, 1962);
- (d) Agreement dated 22 July 1981 made and executed between Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza;
- (e) Two separate letters dated 22 July 1981 addressed by Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza to Malabar Industries Pvt. Ltd.;
- (f) Letter dated 27 July 1981 addressed by Malabar Industries Pvt. Ltd. to Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza;
- (g) Articles of Agreement dated 2 March 1991 as well as Indenture dated 26 June 1991 made and executed between Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza therein referred to as the Transferors of the One Part and Malabar Industries Pvt. Ltd. therein referred to as the Confirming Party of the Second Part and Mrs. Shamim Lahiri and Master Avinash Lahiri through his guardian;
- (h) Documents whereby Mrs. Shamim Lahiri and Master Avinash Lahiri were allotted an additional car parking space in the said Building.



The Transferors have represented, covenanted and confirmed that the Transferors do not even have photocopies of the aforesaid documents as mentioned at serial nos. (a) to (f) and (h) hereinabove with them. The Transferors have represented, covenanted and confirmed that the aforesaid documents and/or any of them have not been deposited with any person / party / entity / financial institution as and by way of security for creating mortgage or otherwise with any party nor have the Transferors given the same to any person for any reason whatsoever. The Transferors undertake and covenant to unconditionally return and surrender to the Transferee, all or any of the aforesaid originals and/or photocopies, if found by them in future without claiming any amounts for the same;

- (xvii) No loans and/or advances have been obtained from any person or persons, banks, financial institutions or any other third party by pledging and/or mortgaging the said property.

without limitation the Collector of Stamps, the registration authorities, etc. in respect of any of the title documents in respect of the said Premises not being duly stamped and registered and/or in respect of any claims, arrears, demands, etc. towards stamp duty and/or registration charges in respect of any of the title documents in respect of the said Premises. Further, in the event any demand or claims are made by any competent authority for the payment of appropriate stamp duty on any of the previous title documents in respect of the said Premises, it will be the obligation of the Transferors to promptly bear and pay the same including any penalty levied thereon and the Transferors indemnify the Transferee in this regard;



The Transferors and/or anyone on their behalf has/have not given any consent or agreed with any developer/builder to deal with/redevelop the said Premises nor have the Transferors and/or any one on their behalf agreed to accept any alternative accommodation either orally or by executing any document or agreement to that effect;

(xix) The execution, delivery, and performance by the Transferors of this Deed and the consummation of the transaction contemplated herein, will not violate any provision of law or any order of any court or government applicable to the Transferors;

वसुधैव कुटुम्बकम्	
१००५	(xx) १४
२०१६	५५

From the date of execution and registration of these presents, the Transferee shall be the absolute owners of the said Premises.

Pursuant to the discussions and negotiations between the Parties, the Transferee, relying solely on the aforesaid representations and warranties of the Transferors and believing the same to be true and correct, has agreed to purchase and acquire from the Transferors, the said Premises, free from all encumbrances and claims of any nature whatsoever at and for the consideration of Rs. 13,00,00,000/- (Rupees Thirteen Crore Only) subject to applicable tax deducted at source under the Income Tax Act, 1961, payable by the Transferee to the Transferors as per their explicit request in ratio to their share (i.e. Transferor No.1: 25%, Transferor No. 2 :25% and Transferor No. 3: 50%) in the manner hereinafter mentioned.

E. Prior to the execution hereof, a public notice was published on 31 May 2018 in Free Press Journal (an English Daily) and on 31 May 2018 in Navashakti (a Marathi Daily) inviting claims if any in respect of the said Premises. However, till the date hereof, no objections or claims have been received in respect of the same.



- F. The said Society has by its letter dated 16 June 2018 granted its no objection for sale and transfer of the said Premises by the Transferors in favour of the Transferee. A copy of the aforesaid letter dated 16 June 2018 addressed by the said Society is annexed hereto and marked as Annexure "F".
- G. The Parties are desirous of completing the sale in the manner and on the terms and conditions hereinafter appearing.

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

1. The Parties hereby agree, declare and confirm that the recitals hereinabove shall form an integral and operative part of these presents, as if the same were reproduced herein verbatim. The statements, representations, covenants and declarations made in the recitals as to the devolution of title and otherwise in respect of the said Premises, are the statements, representations, covenants and declarations of the Transferors and the Transferee have relied upon the same and upon the Transferors' authority to sell the said Premises and based on the same has entered into these presents with the Transferors.
2. In pursuance of a total consideration of Rs. 13,00,00,000/- (Rupees Thirteen Crore Only) comprising of (i) a sum Rs.12,87,00,000/- (Rupees Twelve Crore Eighty Seven Lakh Only) to be paid in the manner set out below (in ratio to their share in the said Premises as stated herein) and (ii) a sum of Rs.13,00,000/- (Rupees Thirteen Lakh Only) which shall be deposited by the Transferee with the Income Tax authority to the credit of the Income Tax Permanent Account Numbers of the respective Transferors in accordance with the provisions of Section 194-IA of the Income Tax Act, 1961 as tax deducted at source calculated at the rate of 1% of the gross consideration amount ("TDS"), details whereof are as follows and are also set out more particularly in the Receipt Clause:

TDS		
₹. 13,00,000/-	25	44
2018		

- (i) a sum of Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) paid by the Transferee vide Cheque bearing No. 101750 dated 4 April 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in favour 'Nimit Parikh' i.e. the Transferor No. 1;
- (ii) a sum of Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) paid by the Transferee vide Cheque bearing No. 101751 dated 4 April 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in favour 'Akshay Parikh' i.e. the Transferor No. 2;

by the Transferee vide Cheque bearing No. 101749 dated 4 April 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in favour of 'Tejal Parikh' i.e. the Transferor No. 3;

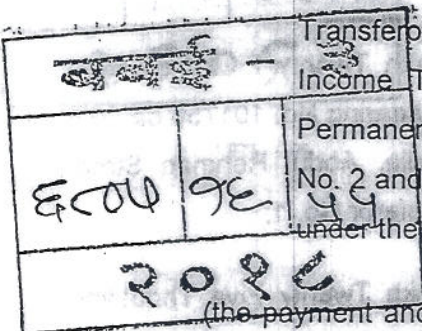
(iv) a sum of Rs.3,20,50,000/- (Rupees Three Crore Twenty Lakh Fifty Thousand Only) paid by the Transferee simultaneously with execution and registration hereof vide Pay Order bearing No. 196158 dated 31 July 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in favour of 'Nimit Parikh' i.e. the Transferor No. 1;

(v) a sum of Rs. 3,20,50,000/- (Rupees Three Crore Twenty Lakh Fifty Thousand Only) paid by the Transferee simultaneously with execution and registration hereof vide Pay Order bearing No. 196156 dated 31 July 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in favour of 'Akshaan Parikh' i.e. the Transferor No. 2;

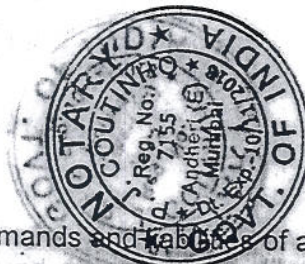
(vi) an aggregate sum of Rs.6,41,00,000/- (Rupees Six Crore Forty One Lakh Only) paid by the Transferee simultaneously with execution and registration hereof vide (a) Pay Order bearing No. 196157 dated 31 July 2018 drawn on Union Bank of India, Abdul Rehman Street Branch for a sum of Rs.3,41,00,000/- (Rupees Three Crore Forty One Lakh Only) and (b) Pay Order bearing No. 196169 dated 31 July 2018 drawn on Union Bank of India, Abdul Rehman Street Branch for a sum of Rs.3,00,00,000/- (Rupees Three Crore Only), both in favour of 'Tejal Parikh' i.e. the Transferor No. 3;

(vii) a sum of Rs. 13,00,000/- (Rupees Thirteen Lakh Only) to be deducted in accordance with the provisions of Section 194-IA of the Income Tax Act, 1961 as tax deducted at source ("TDS") calculated at the rate of 1% of the gross consideration amount paid to the respective Transferors which shall be deposited by the Transferee with the Income Tax authority to the credit of the respective Income Tax Permanent Account Numbers of the Transferor No. 1, the Transferor No. 2 and the Transferor No. 3 respectively within the period stipulated under the Income Tax Act, 1961;

(the payment and receipt whereof the Transferors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Transferee forever); the Transferors do and each of them doth hereby sells, conveys, grants, assigns, releases, transfers and assures unto the Transferee and the Transferee do thereby purchases and acquires from the Transferors, free from all



*[Handwritten signatures]*



encumbrances, claims, demands and liabilities of any nature whatsoever, **THOSE 5 (five) fully paid-up shares of Rs.50/- (Rupees Fifty Only)** bearing distinctive Nos. 286 to 290 (both inclusive) comprised under Share Certificate No. 58 dated 12 August 1997 (hereinafter referred to as the "**said Shares**") issued by Tahnee Heights Co-operative Housing Society Ltd., a society incorporated under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/WD/HSG/TC/7974 of 1997 (hereinafter referred to as the "**said Society**") along with the ownership of and all the respective undivided right, title and interest in residential premises being Flat No. 33 admeasuring about 1717 sq. ft. (carpet area) or thereabouts on the 3<sup>rd</sup> (third) floor (hereinafter referred to as the "**said Flat**") in the building known as "Tahnee Heights, Petit Hall "D" Building" (hereinafter referred to as the "**said Building**") standing on all that piece and parcel of leasehold land bearing Cadastral Survey No. 356 (pt) of Malabar Hill and Cumballa Hill Division and bearing New Survey No. 2/7215 and 3/7215 and situated at 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai 400 006 and 2 (two) covered car parking spaces bearing nos. B-55 and B-56 aggregately admeasuring about 300 sq. ft. (carpet area) or thereabouts in the basement of the said Building (hereinafter referred to as the "**said Car Parking Spaces**") (the said Shares, the said Flat and the said Car Parking Spaces are hereinafter collectively referred to as the "**said Premises**" and more particularly described in the **FIRST SCHEDULE** hereunder written) **TOGETHER WITH** the right to get the said Shares transferred to the name of the Transferee **AND ALSO TOGETHER WITH** all the estate and right, title, interest, share and benefit of the Transferors as the members and shareholders of the said Society, in the deposits, sinking funds and other funds in the said Society as also all direct and indirect benefits attached to the Premises **AND ALSO TOGETHER WITH** all the deeds, documents, writings, vouchers and other evidence of title relating to the said Premises respectively and every part thereof and in possession of the Transferors more particularly listed out in the **SECOND SCHEDULE** hereunder written **TO HAVE AND TO HOLD** the same unto the Transferee as the absolute owners thereof at all times **SUBJECT NEVERTHELESS** to the covenants and conditions contained in the bye-laws, rules and regulations of the said Society on the part of the Transferee to be observed and performed as therein mentioned **AND SUBJECT ALSO** to the payment of all rates, taxes, assessment, charges, dues and duties hereafter to become payable in respect thereof.

3. On execution hereof, the Transferors have put the Transferee in quiet, vacant and peaceful possession of the said Premises.

transfer forms and all other applications as required for effectively transferring the said Premises in favour of the Transferee and have handed over the same to the Transferee.

5. The Transferors have, till the date of the execution of these presents paid all outgoing, taxes and charges in respect of the said Premises including but not limited to the maintenance and other charges payable to the said Society. It is agreed that the Transferors shall not be liable for any liability of any nature whatsoever towards any authorities for any taxes / levies or for any outgoing to the Society or otherwise howsoever relating to the said Premises for the period from the date of execution hereof and the same shall be borne and paid by the Transferee.



The Transferors hereby declare, warrant and covenant as follows:

From the date of execution and registration of these presents, the Transferee shall be the sole and absolute owner of the said Premises.

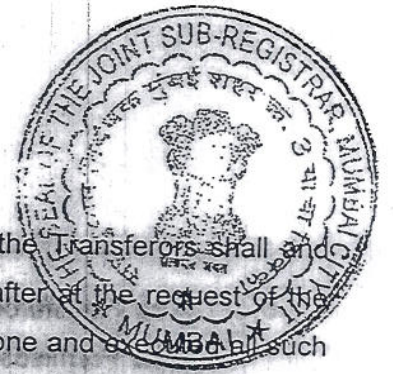
That neither the Transferors nor any person(s) lawfully or equitably claiming by, through, from, under or in trust for the Transferors have done or omitted to do or been party or privy to any act deed or thing whereby the Transferors are in any way prevented from granting, conveying, selling, transferring and assuring the said Premises, hereby sold and transferred in favour of the Transferee in any manner whatsoever.

- (iii) That it shall be lawful for the Transferee from time to time and at all times hereafter to quietly hold, enter upon, occupy, possess and enjoy the said Premises with its appurtenances and receive the rent, receipts and profits thereof and every part thereof to and for his own use and benefit without any suit, eviction, interruption, disturbance, claim or demands whatsoever from or by the Transferors or any person lawfully or equitably claiming by, through, from, under or in trust for him and/or any of them

वर्ग	
एवम	१८५५
२०१८	

- (iv) Neither the Transferors nor any person(s) lawfully or equitably claiming by, through, from, under or in trust for the Transferors shall from the date hereof have any right, title interest or claims of any nature whatsoever including but not limited to any charge or lien in any manner whatsoever in and / or upon the said Premises and/or any part thereof.

*R* *NAF* *Akshay* *T.M.P.*



(v) The Transferors agree and undertake that the Transferors shall and will from time to time and at all times hereafter at the request of the Transferee do and execute or cause to be done and executed such further and other lawful and reasonable acts deeds matters things conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely granting unto and to the use of the Transferee in the manner aforesaid as shall or may reasonably be required by the Transferee or its counsel in law for transferring the said Premises and every part thereof hereby sold and transferred unto and to the use of the Transferee in the manner aforesaid and also for getting the Transferee admitted as members of the said Society, including transfer of the electric meter/deposits etc. in respect of the said Premises.

7. The Transferors do hereby jointly and/or severally agree to keep indemnified and hereby indemnify and keep indemnified and saved harmless the Transferee and/or his successors and assigns from and against all lawful actions, suits, proceedings, claims, demands, penalties, losses, damages, liabilities and costs, charges and expenses, which may be taken, brought or made against or which may be suffered, sustained or incurred by the Transferee and/or claiming through the Transferee consequent upon all former and other estate, title, charges and/or encumbrances whatsoever either already or to be hereafter made, executed or suffered by the Transferors or any person/s lawfully or equitably claiming or to claim by, through, from, under or in trust for the Transferors and/or any of them in respect of the said Premises and/or act of commission or omission and/or in consequence of defect in title, any statutory claim, charges, any breach, default or violation committed by the Transferors, not being in due compliance or observance of any law, rule or regulation of the Government or any statutory authority or local body and concerning the purchase, holding, occupation, renting or any matters incidental thereto and/or non-availability of the original title deeds as stated herein and/or the same being lost / misplaced and/or due to any representations, statements, declarations made by the Transferors herein being found to be misleading, incorrect and/or inaccurate and/or on account of the title of the Transferors to the said Premises being found defective due to any reason whatsoever and/or on account of the said title deeds relating to the said Premises not being handed over to the Transferee on the registration of this Deed and/or on account of any party claiming any rights, title, share or interest of whatsoever nature in the said Premises and/or any part thereof by virtue of being in possession of the said

8. The Transferors shall sign all necessary documents required for transfer of the said Premises to the name of the Transferee and provide all the necessary assistance and execute such other documents as may be required and called upon by the Transferee from time to time.

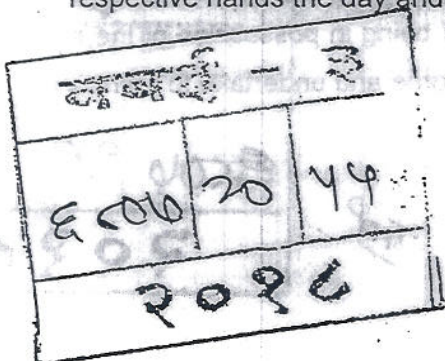
9. The Transferors shall sign all necessary letters, forms, documents, etc. and co-operate and provide all the necessary assistance required for transferring the said Premises in the name of the Transferee as well as for transferring in favour of the Transferee all amounts lying to their credit in the books of the Society including sinking fund and other funds effect from the date hereof without any additional monetary consideration. It is expressly agreed and understood that the Transferors, on and from the date hereof, shall cease to have any right, interest or claim of any kind or nature whatsoever in respect of the said Premises and upon execution of this Deed of Transfer all the right, title, interest, claim and demand of the Transferors in the said Premises shall stand transferred by the Transferors in favour of the Transferee and the same shall forthwith vest in and belong to the Transferee, to the exclusion of the Transferors and all persons claiming by, through, from, under or in trust for the Transferors.

10. The Transferors hereby agree, declare and confirm that this Deed is irrevocable and binding on their respective legal heirs, executors and administrators. The Transferors agree and undertake to attend and remain present before the Sub-Registrar of Assurances and lodge and admit execution of this Deed of Transfer or any other deed or document as may be necessary.

11. It is expressly agreed between the parties that voluntary fees, donation and/or the transfer charges by whatever name called payable to the said Society for the transfer of the said Premises in favour of the Transferee shall be borne and paid by the Transferors and the Transferee in equal proportion.

12. Stamp duty and registration charges and all other charges incidental thereto shall be borne and paid by the Transferee alone. However, each Party shall bear and pay professional fees of Advocates appointed by the respective Parties alone.

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



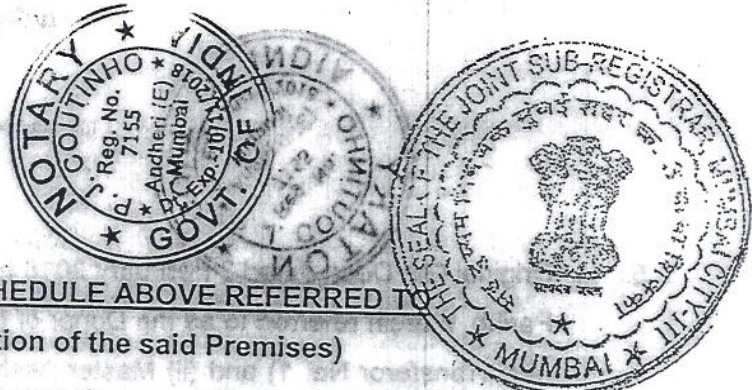
*[Signature]*

*[Signature]*

*Atsharan*

*T.P.P.*





**THE FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the said Premises)

5 (five) fully paid-up shares of Rs.50/- (Rupees Fifty Only) each bearing distinctive Nos. 286 to 290 (both inclusive) comprised under Share Certificate No.58 dated 12 August 1997 issued by Tahnee Heights Co-operative Housing Society Ltd. and residential premises being Flat No. 33 admeasuring about 1717 sq. ft. (carpet area) or thereabouts on the 3<sup>rd</sup> (Third) Floor in the building known as 'Tahnee Heights / Petit Hall "D" Building' standing on all that piece and parcel of leasehold land bearing Cadastral Survey No. 356 (pt) of Malabar Hill and Cumballa Hill Division and bearing New Survey No. 2/7215 and 3/7215 and situated at 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai 400 006 and 2 (two) covered car parking spaces bearing nos. B-55 and B-56 aggregately admeasuring about 300 sq. ft. (carpet area) in the basement of the Building.

The building was constructed in the year 1991 and comprises of basement / stilt plus 32 (thirty-two) upper floors with 4 (four) lifts.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(List of title deeds and documents handed over to the Transferee)

1. Photocopy of Articles of Agreement dated 2 March 1991 made by and between Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza therein referred to as the Transferors of the One Part and Malabar Industries Pvt. Ltd. therein referred to as the Confirming Party of the Second Part and Mrs. Shamim Lahiri and Master Avinash Lahiri therein referred to as the Transferees of the Third Part;
2. Indenture dated 26 June 1991 made by and between Mrs. Aurora D'Souza and Mr. Alfred J. D'Souza therein referred to as the Transferors of the One Part and Malabar Industries Pvt. Ltd. therein referred to as the Confirming Party of the Second Part and Mrs. Shamim Lahiri and Master Avinash Lahiri therein referred to as the Transferees of the Third Part;
3. Original Share Certificate No. 58 dated 12 August 1997 issued by Tahnee Heights Co-operative Housing Society Limited;
4. Original Transfer Deed dated 2 November 1999 executed by and between (i) Mrs. Shamim Lahiri and (ii) Mr. Avinash Lahiri, therein collectively referred to as the Transferors of the one part and (i) Mr. Nihar Parikh and (ii) Mrs. Tejal Parikh i.e. the Transferor No. 3 herein, therein collectively referred to as the Transferees of the other part and registered with the Office of the

58	29	44
2096		

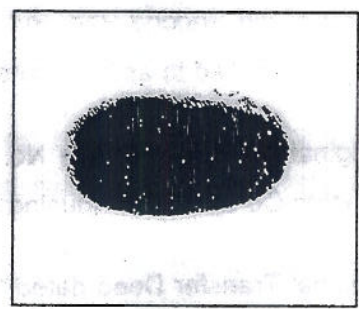
Parikh, therein referred to as the Donor of the one part and (i) MR. NIMIT PARIKH (the Transferor No. 1) and (ii) Master Akshaan Parikh (the Transferor No. 2), therein collectively referred to as the Donees of the other part, and registered with the Office of the Sub-Registrar of Assurances under Serial no. BBE-2/909 of 2016;

- 6. Original Latest maintenance bills of the society along with receipts evidencing payment thereof;
- 7. Original Latest electricity bill along with receipts evidencing payment thereof;
- 8. Original No objection certificate dated 16 June 2018 issued by Tahnee Heights Co-operative Housing Society Limited;

SIGNED AND DELIVERED )  
 by the within named TRANSFERORS )  
 (1) MR. NIMIT NIHAR PARIKH )  
 PAN: CIMPP2224B )  
 (2) MR. AKSHAAN NIHAR PARIKH )  
 PAN: CIMPP2589P )  
 (3) MRS. TEJAL PARIKH )  
 PAN: AAAPP7370E )  
 in the presence of... )

*Nimit Parikh*  
*Akshaan*  
*T.N. Parikh*

- 1. *Rahul Sabne* *Rahul Sabne*
- 2. *Mohammed Hyder Sayed* *Mohammed Hyder Sayed*

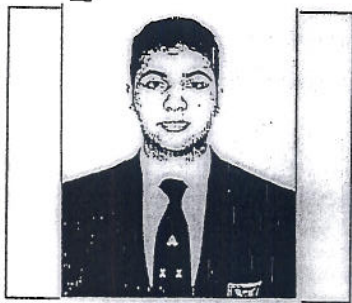


*Nimit Parikh*

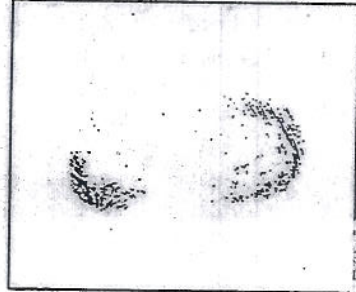
Signature of Mr. Nimit Nihar Parikh (Transferor No.1)

2018		
22	44	
2018		





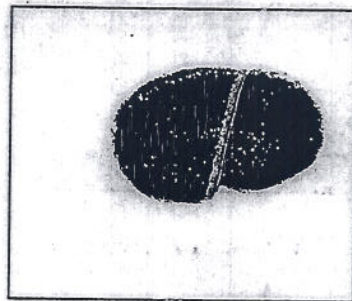
Akshaan



Signature of Mr. Akshaan Nihar Parikh (Transferor No.2)



Tejal Parikh



Signature of Mrs. Tejal Parikh (Transferor No. 3)

SIGNED AND DELIVERED

by the within named TRANSFEREE

MR. RAHIL NILESH SHAH

PAN: AAIPS0531Q

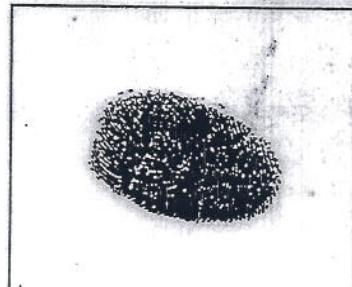
in the presence of...

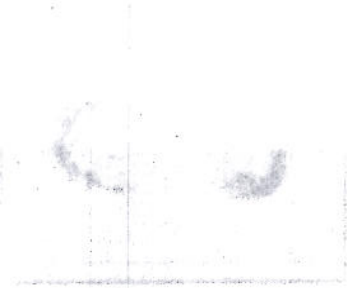
1. Rahul Sabne Rahul

2. Mohammed Hyder Sayed - Hyder

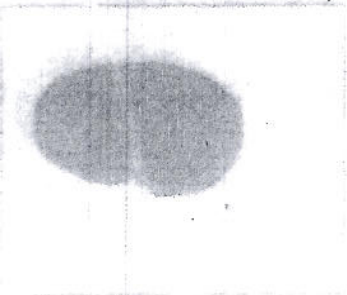


राहिल - ३		
६००५	२३	५
२०१८		





10/10/10



10/10/10



10/10/10

10/10/10

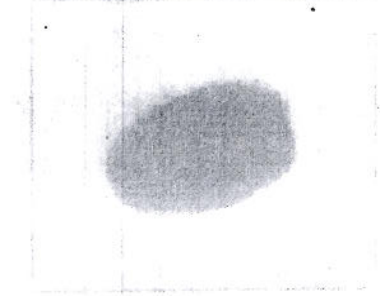
10/10/10

10/10/10

10/10/10



10/10/10



10/10/10

10/10/10



RECEIPT

RECEIVED of and from the within named Transferee, a sum of Rs.13,00,00,000/- (Rupees Thirteen Crore Only) towards payment of the full consideration amount paid by the Transferee to the Transferors at the explicit request of the Transferors as under:

- (i) Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) vide Cheque bearing No. 101750 dated 4 April 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in favour of 'Nimit Parikh' i.e. the Transferor No. 1;
- (ii) Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) vide Cheque bearing No. 101751 dated 4 April 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in favour of 'Akshaan Parikh' i.e. the Transferor No. 2;
- (iii) Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) vide Cheque bearing No. 101749 dated 4 April 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in favour of 'Tejal Parikh' i.e. the Transferor No. 3;
- (iv) Rs.3,20,50,000/- (Rupees Three Crore Twenty Lakh Fifty Thousand Only) vide Pay Order bearing No. 196158 dated 31 July 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in the name of 'Nimit Parikh' i.e. the Transferor No.1;
- (v) Rs. 3,20,50,000/- (Rupees Three Crore Twenty Lakh Fifty Thousand Only) vide Pay Order bearing No. 196156 dated 31 July 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in the name of 'Akshaan Parikh' i.e. the Transferor No. 2;
- (vi) Rs.3,41,00,000/- (Rupees Three Crore Forty One Lakh Only) vide Pay Order bearing No. 196157 dated 31 July 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in the name of 'Tejal Parikh' i.e. the Transferor No. 3;
- (vii) Rs.3,00,00,000/- (Rupees Three Crore Only) vide Pay Order bearing No. 196169 dated 31 July 2018 drawn on Union Bank of India, Abdul Rehman Street Branch in the name of 'Tejal Parikh' i.e. the Transferor No. 3;
- (viii) Rs. 13,00,000/- (Rupees Thirteen Lakh Only) being deducted by the Transferee, towards 1% TDS of the total consideration payable to the Transferors respectively in accordance with the provisions of the Income Tax Act, 1961 as follows:
  - (a) Transferor No.1: Rs. 3,25,000/-
  - (b) Transferor No.2: Rs. 3,25,000/-
  - (c) Transferor No.3: Rs. 6,50,000/-



Rs.13,00,00,000/-

Witnesses

1. Rahul Sabne -

2. Mohammed Hyder Sayed -

WE SAY RECEIVED.

Mr. Nimit Nihar Parikh  
(Transferor No.1)

Mr. Akshaan Nihar Parikh  
(Transferor No.2)

D. Ch.

...at the request of the Transferee as ...

...Rs. 25,000/- (Twenty Five Thousand) ...

...Rs. 10,000/- (Ten Thousand) ...

...Rs. 5,000/- (Five Thousand) ...

...Rs. 2,000/- (Two Thousand) ...

...Rs. 1,000/- (One Thousand) ...

...Rs. 500/- (Five Hundred) ...

...Rs. 250/- (Two Hundred and Fifty) ...

...Rs. 100/- (One Hundred) ...

...Rs. 50/- (Fifty) ...

...Rs. 25/- (Twenty Five) ...

...Rs. 10/- (Ten) ...

...Rs. 5/- (Five) ...

...Rs. 2/- (Two) ...

...Rs. 1/- (One) ...

...Rs. 0/- (Nil) ...



Rs. 13,000/-

WE SAY RECEIPT

Mr. Ashraf Ali

Mr. Ashraf Ali

Mr. Ashraf Ali

5	13
13	00
00	00

ANNEXURE - 'A'

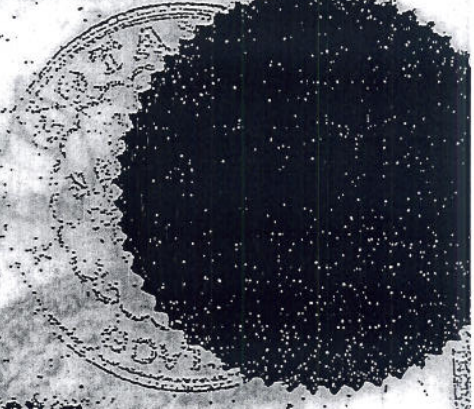
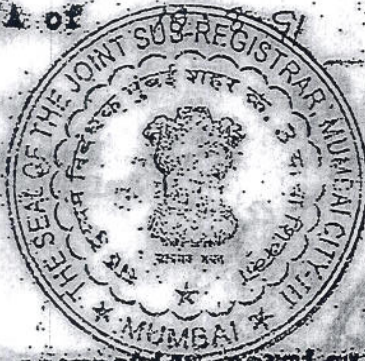


Eng. E. G. Proposals -  
2nd Ward Municipal Office  
2nd Floor, 16-Sk. Sakinaka Marg,  
Brynna, Bombay - 400 005

No. KB/6094/A of

To

Shri L. E. Kadri,  
Architect,  
4-A, Shivsagar Estate,  
Worli, Bombay - 400018.



Sub.: Part occupation permission -  
Proposed residential building 'C' on  
C.S. No. 356 of Malabar Hill Division at Aspen  
Sea Road, Petit Hill for M/s. Malabar  
Industries Pvt. Ltd.

Ref.: Your Letter under No. 66 dated 29.11.80.



WITHOUT PREJUDICE

5000	24	44
------	----	----

By direction, I have to inform you that there is no object to occupy part building 'C' on the above-mentioned plot, i.e. base and lower still + upper still + service floor + 15 upper floors, subject to following conditions:-

- 1) That the Certificate under Section 270-A of the B.M.C. Act shall be obtained and submitted.
- 2) That the fresh F.S. Card with entry of setback area shall be submitted.
- 3) That the M.C. area shall be developed.
- 4) That fees for temporary shed shall be paid upto-date.
- 5) That the certificate from City Inspector for the right of way shall be submitted.
- 6) That the architectural elevation shall be provided on south side face only and registered Undertaking for not misusing the same shall be submitted alongwith deposit of Rs. 25,000/- for faithful compliance of the same.

This occupation permission is granted without prejudice to the rights of the M.C.C.B. to initiate action under Sec. 57-A of the B.M.C. Act, if required.

A set of occupation plan is attached herewith.

Yours Faithfull

CERTIFIED TRUE COPY

TESTED TRUE COPY

*24/11/80*

*24/11/80*

*24/11/80*



- copy to -
- (1) Owner, O/o. Architect,
  - (2) N.O.D. Ward, (3) A.A. & C. B. Ward,
  - (4) A.E.W. N.D. Ward, (5) M.O.H.D. Ward,
  - (6) Dy. C.E. (Vig.), (7) H.C.B.P. (6)

*19/8*  
*ARVST*

*19/8/91*

Executive Engineer,  
Building Proposals (City)

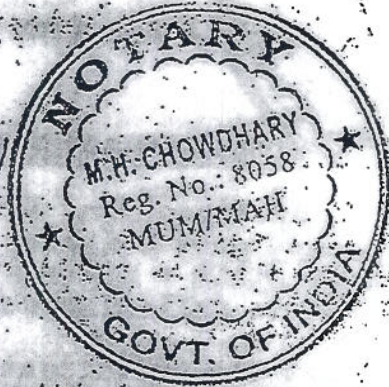


CERTIFIED TRUE COPY

Asst. Eng. Bldg. Proposals (City)

*2 Copies*

*19/8/81*

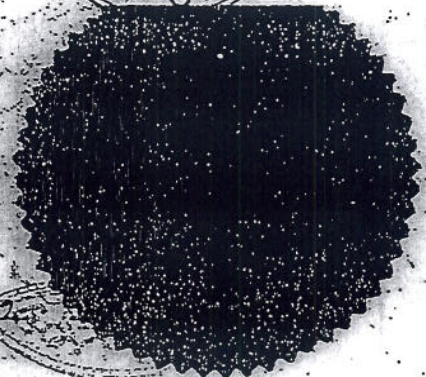


[Illegible]	
ACQU. P. E. 44	
200	

*AKHAR*  
*TMP*



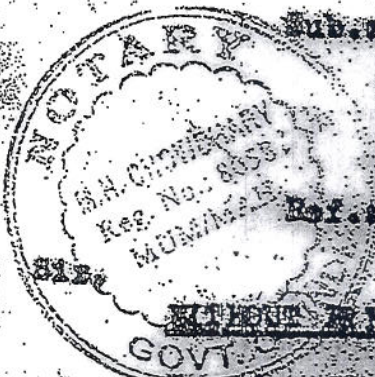
ANNEXURE - 'B'



BB/8094/A of 3.4.20

Shri J. M. Karki,  
Architect,  
1-4, Shivnagar Estate,  
Korli, Bombay-400018.

Eng. B. G. Proposals-City,  
10th Ward Municipal Offices,  
3rd Floor, 10-11, Mahmudin Road,  
Bandra, Bombay-400 004.



Sub.: Proposed building 'G' Highrise consisting of basement + lower still + upper still + Gordon floor + 24 upper floors on plot bearing C.S. No. 155 of Malabar Hill Division on Nepanasa Road known as Petit East.

Ref.: Your letter dated 26-10-61 under No. 65/BG-303

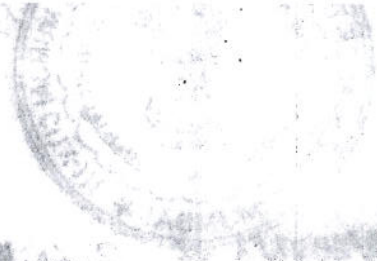
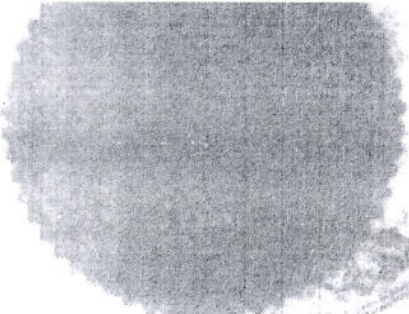
65/BG-303		
65/BG	20	44

WITHOUT OBJECTION

By direction, this is to inform you that as far as this department is concerned, there is no objection to occupy the 16th to 20th floors of the abovesaid building except that nos. 161 and 171 on 16th and 17th floors, subject to the following conditions:-

1. That the Certificate under Section 470A of B.M.C. Act from Hydraulic Engineer shall be obtained and submitted.
2. That the form P-1 card showing deduction of setback area and transfer of name in the name of M.C.C.B. shall be submitted within a period of 6 months or before asking for further occupation, whichever is earlier.
3. That the B.G. area shall be fully developed before asking for further occupation.
4. That the architectural elevation treatment on the rear side to be demolished within a period of six months from the date of occupation.
5. That the remaining work shall be completed expeditiously.

This occupation permission is granted without prejudice to the rights of M.C.C.B. (as mentioned under Section 470A of B.M.C. Act if found necessary.)



100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000

100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000

100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000

100-100000-100000	100-100000-100000
100-100000-100000	100-100000-100000
100-100000-100000	100-100000-100000
100-100000-100000	100-100000-100000

100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000

100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000

100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000  
100-100000-100000

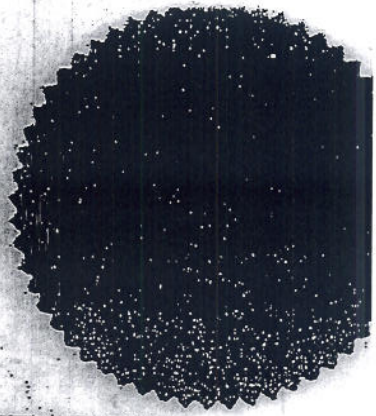
100-100000-100000

# ANNEXURE - 'C'



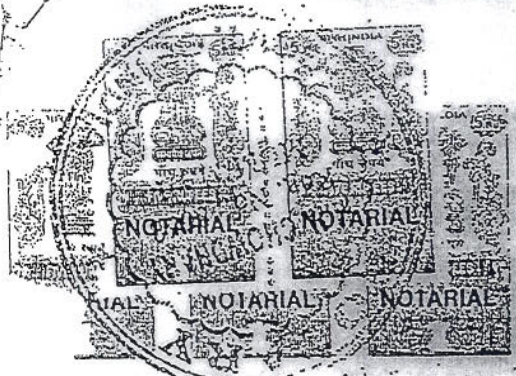
MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/ 6094 /D/A 5-7-2001



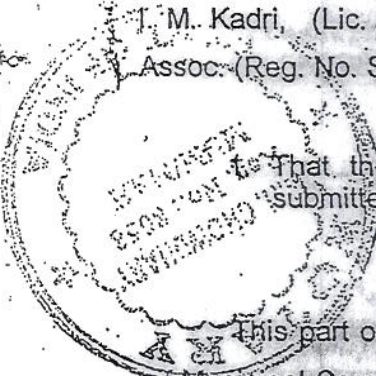
To,  
Shri I. M. Kadri,  
A, Shivsagar  
Worli, Mumbai-400028.

Sub : Part occupation for A) Flat Nos. 161, 171 on 16<sup>th</sup>, 17<sup>th</sup> floor, B) Thirty-first, Thirty-Second, Thirty-Third, Thirty-Fourth floor of building bearing C.S.No. 356 at Petit Hall of Malabar Hill Division, Nepeansea Rd., Mumbai. (Remaining occupation is already granted)



**WITHOUT PREJUDICE :**

The part development work of building situated at Nepeansea Rd., C.S. No.356 of Malbar Hill Division., completed under the supervision of Architect Shri I. M. Kadri, (Lic. No. CA/75/1663) & Structural Engineer, Shri Shirish Patel & Assoc. (Reg. No. STR/68) may be occupied on the following conditions :

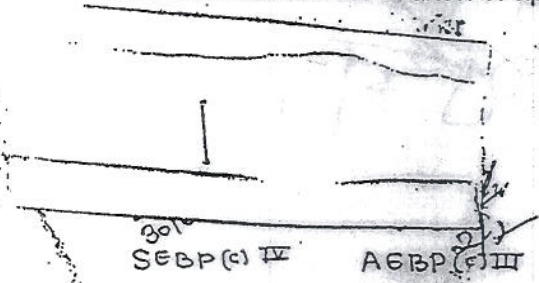


That the certificate under Section 270A of M.M.C. Act shall be submitted within 3 months.

५५ - ५
६०० २५ ५५
२००६

This part occupation permission is granted without prejudice to the rights of Municipal Corporation of Greater Mumbai to take action under Section 353-A of the M.M.C. Act, if found necessary in future.

A set of plans duly stamped/signed showing part occupation permission is returned herewith as a token of approval.



Yours faithfully,

*[Signature]*  
2/7/01  
EEBP (C) I

*[Signature]*  
Dy. Chief Engineer,  
(Building Proposals) City  
MUMBAI

301 SEBP (C) IV      A6BP (F) III

TRUE COPY



No. EB/6094/D/A 5-72001

Copy to :- 1. The Owner,  
Malbar Industries Pvt.Ltd.  
66, Nepéansea Road,  
Petit Hall,  
Mumbai 400 006



- 2. Asstt. M.C. D-Ward.
- 3. A.E.W.W. D-Ward.
- 4. A.A.&C. D-Ward

*M 3/7/01*  
Dy. Chief Engineer,  
(Building Proposals) City.

गृह-सर्वे महासमकालिका  
उपप्रमुख अतिरिक्त (सि.प.) राहस्य  
यन्त्रि कार्यालय.

दिनांक 2 JUL 2001  
1345 सर्वेसाधारण  
उपप्रमुख / मास्थापना  
*Ranch* गोपनीय

*25/10/2001*

Recd. Two Copies

*25/7/01*

वर्क		
ECOU 28 MM		
2001		

*NMP* *Alemann* *T.C.P.*

# ANNEXURE - 'D'



MUNICIPAL CORPORATION OF GREATER MUMBAI

EB / 6094/D/A

29/11/04

To  
Owner  
Malabar Industries Pvt. Ltd  
66, Napean Sea Road  
Mumbai 400 006

Ex. Eng. Bldg. Porposal (City) - I  
'E' Ward Municipal Offices 3rd Floor.,  
10 S. K. Hafizuddin Marg, Byculla,  
Mumbai - 400 008.

Sub.: Occupation for plaza floor (i.e. service floor of building 'C' on plot bearing C.S.No 356 of Malabar Hill Division, Napeansea Rd., known as Park Street Ward.

Ref: Your Architect's letter dated 5.11.2004

WITHOUT PREJUDICE

Sir,

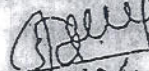
With reference to above letter, this is to inform you that there is no objection to occupy the Plaza Floor (i.e. service floor of Building C) under reference, which is constructed under supervision of Architect Shri I.M. Kadri (Regn. No. CIV/75/1663) and Regd. Structural Engineer Shri Shrish Patel & Associates (Regn.No. STR/69) subject to following conditions:

- (A) That the certificate u/Sec. 27D of M.M.C. Act shall be submitted within 3 months.

This occupation permission is granted without prejudice to rights of M.C.C.M. to take action under Section 353-A of M.M.C. Act, if found necessary.

A set of plans duly stamped/signing showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

  
29/11/04  
Dy. Chief Engineer  
Building Proposals (City).

30		44
30	30	44

Ex. Eng. Bldg. Porotal (C) 17  
F. Ward Municipal Office 3rd Floor  
10 S. K. Haindrin Way, Bldg. 2  
Mumbai - 400 002

10 S. K. Haindrin Way, Bldg. 2  
Mumbai - 400 002



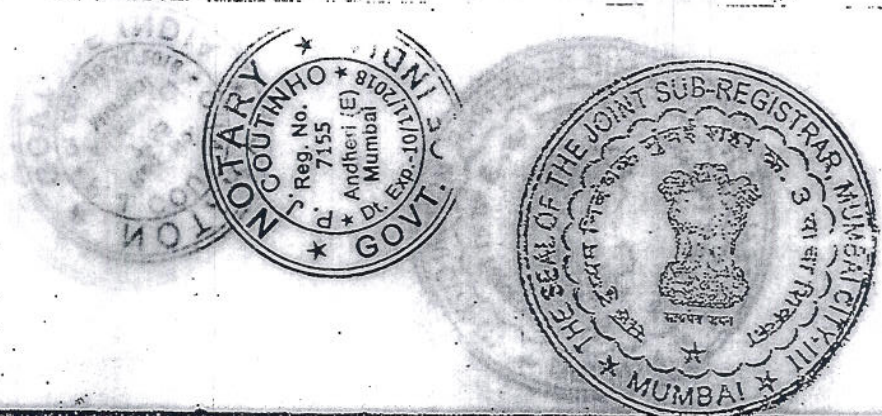
Occupation for Lifts and L.S. service floor of  
Building C on 10th floor, C. 17, 10 S. K. Haindrin  
Way, Bldg. 2, Mumbai - 400 002.

Occupation for Lifts and L.S. service floor of Building C on 10th floor, C. 17, 10 S. K. Haindrin Way, Bldg. 2, Mumbai - 400 002. This is to inform you that the Corporation of Mumbai has approved the occupation for Lifts and L.S. service floor of Building C on 10th floor, C. 17, 10 S. K. Haindrin Way, Bldg. 2, Mumbai - 400 002. The occupation for Lifts and L.S. service floor of Building C on 10th floor, C. 17, 10 S. K. Haindrin Way, Bldg. 2, Mumbai - 400 002 is granted without prejudice to the provisions of Section 22-A of M.C.A.C. Act, 1948. The Corporation of Mumbai has approved the occupation for Lifts and L.S. service floor of Building C on 10th floor, C. 17, 10 S. K. Haindrin Way, Bldg. 2, Mumbai - 400 002. The occupation for Lifts and L.S. service floor of Building C on 10th floor, C. 17, 10 S. K. Haindrin Way, Bldg. 2, Mumbai - 400 002 is granted without prejudice to the provisions of Section 22-A of M.C.A.C. Act, 1948.

Yours faithfully,  
  
Engineer in Charge (C.P.)  
Municipal Corporation of Mumbai

3	30	30
3	30	30
3	30	30

ANNEXURE - 'E'



# TAHNEE HEIGHTS

CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. under M. C. S. Act, 1960) (Reg. No. BOM / WD / HSG / TC / 7974 of 1997)  
TAHNEE HEIGHTS, Petit-Hall: "D" Bldg., 66 - Nepean Sea Road, Mumbai 400 006.  
Telefax : 367 5318, Phone : 368 5418

No. 058

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 shares each of Rs.50/- only.

Member's Register-No. 58

THIS IS TO CERTIFY that Shri / Smt. / Mrs. Shamir A. Lahiri & Smt. Avinash Lahiri

of Mumbai is the Registered Holder of Shares [ 5 ] from No. 286  
to 290 of Rs. Two Hundred Fifty only [ Rs. 250/- ] in

TAHNEE HEIGHTS Co-op. Housing Society Ltd. subject to the bye-laws of the said Society and that upon each of such Share the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Mumbai this 12<sup>th</sup> day of August 1997.



U. S. Patil Chairman

M. S. Patil Hon. Secretary

P. R. Patil Member of the Committee

P.T.O.

NAV Akshaya T.P.

11		
11	39	44



Memorandum of transfers of the within mentioned Shares				
Date of Transfer	Transfer No.	Share Reg. No. (Old)	To Whom transferred	Share Reg. No. (New)
13-11-99	75-111	I-38	Mr. Nihar Parikh Mr. Tejal Parikh	I-130
	<i>[Signature]</i> CHAIRMAN	<i>[Signature]</i> HON. JT. SECRETARY		
24/5/16	112	I' Regd. NO-3 'I' 139	Ms. Nimit Nihar Parikh (2), Mas. Akshaan Nihar Parikh through Nihar Parikh (3) Mas. Tejal Nihar Parikh.	I' Regd. NO-6 'I' 247
	<i>[Signature]</i> CHAIRMAN	<i>[Signature]</i> HON. SECRETARY	<i>[Signature]</i> AUTHORISED SIGNATORY	
Chairman		Hon. Secretary		Committee Member

3244 - 3  
500 32 44  
2026

*[Signatures]*  
Ashaan  
Tejal



**TAHNEE HEIGHTS**  
CO - OP. HOUSING SOCIETY LTD.



Petit Hall "D" Bldg.,  
66 Nepean sea Road,  
Mumbai - 400 006.  
Telephone : 23685418  
Telefax : 23675318  
Email: tahneeheight@yahoo.co.in

Regn. No. BOM / WD / HSG / TC / 7974 . 1997 DTD. 21.7.1997

No: 2018/TH/Flat -33/NOC

To.  
Mr.Nimit Parikh,Mr.Akshaan Parikh and Mrs.Tejal Parikh  
Flar No. 33  
Tahnee Heights CHS Ltd  
Petit Hall "D" Bldg.  
Nepean Sea Rd.  
Mumbai -- 06



SUB: - PROVISIONAL N.O.C FOR SALE/TRANSFER OF FLAT NO-33 WITH  
TWO COVERED CAR PARKING NO.B/55 AND B/56.

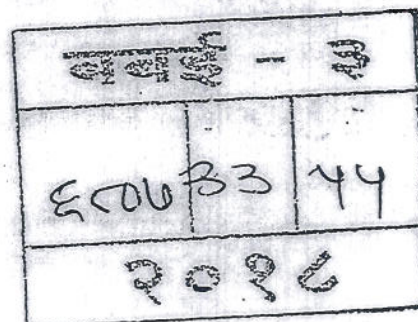
Dear Sir,

With reference to your letter dated 14<sup>th</sup> June, 2018 we have to state that the society has NO objection to the Sale/Transfer of your Flat No.33with two covered car parking spaces No B/55,B/56 to Mr.Rahil Shah. subject to your fulfilling the terms and conditions of the society and furnishing the necessary documents/undertaking/payments as required by the society and subject to compliance of all rules/regulations/ resolutions/bye -laws of the society.

Thank You & Regards.

Yours truly,  
For Tahnee Heights CHS LTD

*Ravi Rohra*  
Ravi Rohra  
Hon. Secretary



Flat No. 101  
101, Sector 10  
Gurgaon - 122001  
Haryana  
Telephone: 2611111  
Telex: 2611111  
Fax: 2611111



HEIGHTS  
SOCIETY LTD

...



...

...

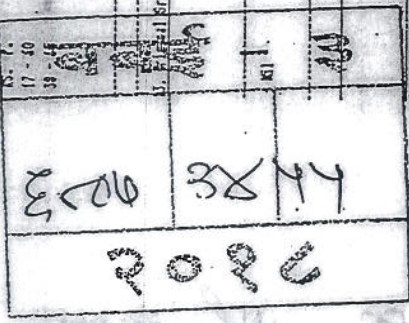
3	101	101
101	101	101
101	101	101

...

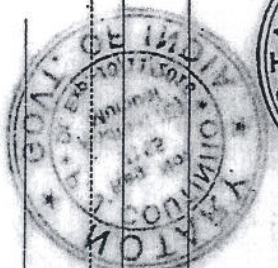
...

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yds./Acs.	7. Land/Class Survey No.	8. Collectors Rev No. (Collectors Rent Roll No.)
207 TO 209	HEPEM SEA ROAD	34 & 38A, B WARD NO. 33(1)(1-2) ST. NO. 65	358	( P. & I. ) LAND HOLDING ASSESSED UNDER THE L.A.C.R. NO. 7180	58.14895 ( 43873.00 ) 38355.65 WIDE 1 - 320.15 COL. 17	177215, 24877215	2-16342, 416382 (I.C.R. NO. 364) (I.C.R. NO. 7180) L.A.C.R. NO. 7180

9. Ground Rent (see 16 ENCL.)	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Particulars of Title
(17-9-8) (17-10-39)	(14)-140 229 -THE TRUSTEES OF THE SIR JINSHAW MARECCOE PETIT ASSOCIETY (LESSORS) (1)-K. HANMAN THIMIRIES LTD. (LESSEES)	(14)-140 229 -IMPLETANCE FOR SIR JINSHAW MARECCOE PETIT (ST. PART.) (19)-(19) (19) LEASE DT. 17.4.1951 FROM THE TRUSTEES OF SIR JINSHAW MARECCOE PETIT ASSOCIETY TO A TR. COL. 10 FOR A TERM OF 99 YRS. FROM 17.4.51	(B1) -



13. Easement	14. Lease from Public Body or Landlord	15. Stated Rent (see 16 Public Body or Landlord)	16. Lease from Public Body or Landlord	17. Encumbrances
			LEASE DT. 17.4.51 FOR A PERIOD OF 99 YRS. FROM 17.4.1951 AT THE RATE OF RS. 12000/- P.A.	ASSESSMENT Levied/ferred as per 104-645, 1947 and vide Col. No. 17 for first 10 Years (I) 1-8-1971 to 31-7-1981 Rs. 4740.79 P.A. (II) 1-8-1981 to 31-7-1991 Rs. 11652.25 P.A. (III) 1-8-1991 to 31-7-2001 Rs. 23704.59 P.A. (IV) 1-8-2001 to 31-7-2011 Rs. 35536.75 P.A. For 1st 10 Years (V) 1-8-2011 to 31-7-2021 Rs. 47409.00 P.A.



NOTICE NO. 2  
SV-18-2-1573, SV-18-3-73 SUPRI.

-1-NO-REGISTRY-TRUCE IN 42/73-71-1177-78 19/79, 29 21.15.19.79 THE  
KIRAN TITLE & INTEREST OF M/S BALRAM 100 PVT. LTD. HAVE BEEN ATTACHED  
AT COLLEGE ROAD FOR NON-PAYMENTS OF GOVT. REVENUE TAXES) THIS CASE  
NO. 110/CITY IN CC 46-76-77/17-71-78 19/78-79 21.15.19.79  
-FOR CIR OF PURPOSE OF AMOUNTING RS. 13,17,408/-  
SV-2-11.79

ASSESSMENT FILED AS PER THE ACT, 1948 AND VICE VERSA NO. REV/18/17/SC/  
A. & C. HILL C.S. NO. 336 OF 1-9-80 ISSUED BY THE REVENUE COLLECTION TENURE  
ABOLITION PENSION, KORNAN CITY. ORDER FILED IN FILE NO. SAI/AS/CA. & C.  
HILL DIVISION  
S/-

1 AN AREA 627.10 SQ. YDS. I.E. 520.15 SQ. METERS HAS BEEN TAKEN ON 4-11-80  
BY THE P.L.C. FOR STREET IMPROVEMENT AT THE FEE OF TENAGE FIVE HUND  
RUPEE 500 YARDS LETTER NO. 49/235/78 DT. 23-10-81  
FILE NO. 80/7/79 DATED 5-3-79  
SV-5-3-79 K.S.M. & C. HILL, SV-01-03-79 ASSTT. SUPRI.

Name of Applicant: MALVAR INVESTMENTS LIMITED  
Date of Application: 21/08/2017  
Fee received: Rs. 1111110.00  
Reference of Issue: 725689/20173  
Date of Issue :

2. AUG 2017



11/12 2017  
Tamilrajeshwari Das Desai

(Rectangular 'L' brackets show entry dated )  
Note :- This is a true copy of the extract of C/Registrar which forms part of this office record  
and the area of the property referred to therein is 3203.50 sq. meters.  
(THESE SEVEN LEGGION EIGHT NUMBERED THIRTY FIVE THIR FIFTY SIX SIX SEVEN)  
09/08/17  
Superintendent  
Mumbai City Survey and Land Records



54	34	2017
2017		

Res. *NAK* Akshaya *T.P.*



बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.



लेखा क्रमांक DX1701450090000	मालमत्ता करवर्ष 2017-2018	देयक क्रमांक 201710BIL06149215 201720BIL06149219	देयक दिनांक 26/05/2017
पक्षकाराचे नाव व पत्ता : THE HONE SECRETARY TAHNEE HEIGHTS COOP, HSG SOC LTD D BUILDING, PETIT HALL 66 NEPEAN SEA ROAD MUMBAI 400006		प्रेषक - सहा. क. व सं. / विभाग : *Assessment & Collection Department 4th D Ward Municipal Offices Bldg., Jobanp Compound, Nana Chowk, Grant Rd. (W.) Mumbai - 400 007.*	
मालमत्ता क्रमांक, सदरिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे . D-3315(7)/66E LAXMIBAI JAGMOHANDAS MARG HOUSE WITH GA RAGE D BLDG MANEKA SIR DINSHAW MANEKJI PETIT BART LESSEE MALBAR INDUSTRIE, S PVT LTD			
प्रथम करनिर्धारण दिनांक : 01/04/1972	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य :	6712968310
अक्षरी रूपये Rupees SixSeventy One Crore Twenty Nine Lakh Sixty Eight Thousand Three Hundred and Ten Only			
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 1144803		०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 8504394	
देयक कालावधी :	01/04/2017 ते 31/03/2018		

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2018 ते 31/03/2018	
सर्वसाधारण कर	1698202	169	
जल कर			
जल लाभ कर	1065284	101	
मलनिःसारण कर			
मलनिःसारण लाभ कर	663838	66	
म.न.पा. शिक्षण उपकर	66, NEPEAN SEA ROAD, PETIT HALL, MUMBAI - 400 006	6175288	61
राज्य शिक्षण उपकर	INWARD NO. 1849	540338	54
रोजगार हमी उपकर	DATE: 19/09/17	0	0
वृक्ष उपकर		30887	30
पथकर		771911	77
एकूण देयक रक्कम	5387938	5387938	5387938
कलम १५२ (अ) नुसार दंडाची रक्कम	0	0	0
परताव्यावरील व्याजाची वसूली	0	0	0
अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0	0
आगाऊ अधिदानाचे समायोजन	0	0	0
भरावयाची निव्वळ रक्कम	5387938	5387938	5387938
* 30.06.2017 पर्यंत भरावयाची निव्वळ रक्कम	5291604	5291604	5291604
* 31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	5339771	5339771	5339771
* 31.07.2017 नंतर भरावयाची निव्वळ रक्कम	5387938	5387938	5387938
अक्षरी रूपये	Rupees Fifty Three Lakh Eighty Seven Thousand Nine Hundred and Thirty Eight Only	Rupees Fifty Three Lakh Eighty Seven Thousand Nine Hundred and Thirty Eight Only	Rupees Fifty Three Lakh Eighty Seven Thousand Nine Hundred and Thirty Eight Only
अंतिम देय दिनांक	24/08/2017		31/12

"To make payment through NEFT:  
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO DX1701450090000, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अर्ली-बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता क्रमांकामधील पहिले ११ अंक इमारतीचा UID (Unique Identity)  
असन पत्थेक इमारतीच्या दर्शनी भागावर UID स्मॉकर लावण्याचा पकटय मंडपानिकेने द्याती

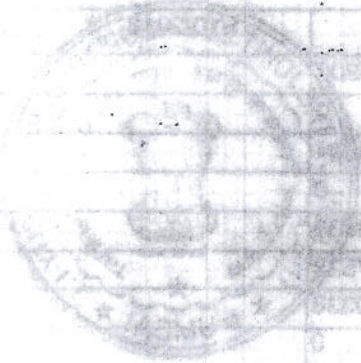
*(Handwritten signatures and marks)*



भारत सरकार

आवकियों का विवरण

क्र.सं.	विवरण	राशि
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...
21	...	...
22	...	...
23	...	...
24	...	...
25	...	...
26	...	...
27	...	...
28	...	...
29	...	...
30	...	...
31	...	...
32	...	...
33	...	...
34	...	...
35	...	...
36	...	...
37	...	...
38	...	...
39	...	...
40	...	...
41	...	...
42	...	...
43	...	...
44	...	...
45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...
51	...	...
52	...	...
53	...	...
54	...	...
55	...	...
56	...	...
57	...	...
58	...	...
59	...	...
60	...	...
61	...	...
62	...	...
63	...	...
64	...	...
65	...	...
66	...	...
67	...	...
68	...	...
69	...	...
70	...	...
71	...	...
72	...	...
73	...	...
74	...	...
75	...	...
76	...	...
77	...	...
78	...	...
79	...	...
80	...	...
81	...	...
82	...	...
83	...	...
84	...	...
85	...	...
86	...	...
87	...	...
88	...	...
89	...	...
90	...	...
91	...	...
92	...	...
93	...	...
94	...	...
95	...	...
96	...	...
97	...	...
98	...	...
99	...	...
100	...	...



...

...

...



...

Unit No	Floor (Factor Value) / Wing Details	Floor Sub Type (Factor Value)	Carpet Area / Area of Land in Sq Mtr	Built Up Area in Sq Mtr	Capacity in Litres	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/Unmetered	Capital Value In ₹	Date Of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment
FLAT B24	2ND 1.00	-	253.15	303.78	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1.00)	318200	(38) (0.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1.00)	-	Self Occupied (3001) (1)	Metered	76363610	01/04/2010	4001	266508	36327	72654	0	Migration to CVS
FLAT B33	3RD 1.00	-	147.5	177	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1.00)	318200	(38) (0.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1.00)	-	Self Occupied (3001) (1)	Metered	44493905	01/04/2010	4001	155284	21424	42848	0	Migration to CVS
FLAT B34	3RD 1.00	-	253.15	303.78	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1.00)	318200	(38) (0.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1.00)	-	Self Occupied (3001) (1)	Metered	76363610	01/04/2010	4001	266508	36770	73540	0	Migration to CVS
FLAT B43	4TH 1.00	-	147.25	176.7	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1.00)	318200	(38) (0.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1.00)	-	Self Occupied (3001) (1)	Metered	44418495	01/04/2010	4001	155020	18791	37582	0	Migration to CVS
FLAT B44	4TH 1.00	-	253.15	303.78	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1.00)	318200	(38) (0.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1.00)	-	Self Occupied (3001) (1)	Metered	76363610	01/04/2010	4001	266508	32305	64810	0	Migration to CVS
FLAT B45	5TH 1.05	-	147.25	176.7	-	-	RESIDENTIAL, Room, or flat, or apartment, or tenement and the like RES 01 (1.00)	318200	(38) (0.79)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1.00)	-	Self Occupied (3001) (1)	Metered	46639415	01/04/2010	4001	162171	18791	37582	0	Migration to CVS



Total :	167	32421.36	38905.632	9484291430	33100170	4133622	7857
							Capping

Property A/c No:	DX1701450090000	Special Notice No :	DX2005	Unit No :	
Ward :	DX	Zone :	907	SubZone :	0066
Date of receipt of Special Notice :		Date of Issue :			22/12/2012

Other remarks If any :

Name of Complainant :	
Complainant Address :	
Complainant's relationship with Assessee :	
Date :	Time : Place :
Contact No :	



Note :

1. For details of above categorization of Annexure please visit [www.mcgm.gov.in](http://www.mcgm.gov.in) website
2. Complainant may fill up the information in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.
3. For any other objections, please use above space provided for.

Signature of the Complainant









आयकर विभाग      भारत सरकार  
 INCOME TAX DEPARTMENT      GOVT. OF INDIA

स्थायी लेखासंख्याकार्ड  
 Permanent Account Number Card

GIIMP2589P

नाम/Name: AKSHAAN PARIKH

पिता का नाम/Father's Name: NIPAR NITIN PARIKH

जन्म की तारीख/Date of Birth: 27/01/2000

हस्ताक्षर/Signature: *[Signature]*

*Akshaan*

बवई - ३		
६००	०९	१५
२०१८		

*[Faint handwritten text and stamps]*



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 नित नित नित नित नित  
 NIT NIT NIT NIT NIT  
 29/09/1995  
 Permanent Account Number  
 CIMPP2224B  
 अमित बरिख  
 Signature

5 - 3875  
 5909

Amit Barik

318 60201001230 Union BANK  
 2020  
 2020

NVA



आयकर विभाग  
INCOME TAX DEPARTMENT

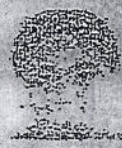


भारत सरकार  
GOVT. OF INDIA

PARIKH TEJAL NIHAR  
SURESH GOKULDAS SHAH

19/03/1971  
Permanent Account Number  
AAAPP7370E

*[Signature]*  
Signature



14112005



यस कार्ड के खो जाने पर / सोया हुआ कार्ड मिलने पर  
कृपया सूचित करें / लोटमेंट :  
आयकर मैन रोमा इक्वर्न, 'एस एस डी एल'  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कानला मिल्स कंपाउंड  
एस. बी. मार्ग, लोवर पार्ल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kanala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4650; Fax: 91-22-2495 0664.  
email: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

वर्ष - ३	
६००	५५
२०२८	

*T.M. Parulkar*

५५	२०५५००
२९०९	

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

RAHIL NILESH SHAH  
 NILESH MOHANLAL SHAH  
 03/12/1984  
 Permanent Account Number  
**AAIPS0531Q**

*Rahil*  
 Signature



*Equal*



६०७२४ ५५		
२०१६		



भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/11015/05221

To,  
निमित्त निहार पारीख  
Nimit Nihar Parikh  
Flat No.B-33,Tahnee Heights  
Nepean Sea Road  
Opp.Petit Hall Nepean Sea Road  
Mumbai  
Malabar Hill Mumbai Mumbai  
Maharashtra 400006  
9820020499

1206/2013

Ref: 57 / 301 / 104500 / 104759 / P



SH344452515FT



आपला आधार क्रमांक / Your Aadhaar No. :


**4867 4512 6347**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

निमित्त निहार पारीख  
Nimit Nihar Parikh  
जन्म वर्ष / Year of Birth : 1995  
पुरुष / Male

4867 4512 6347

आधार - सामान्य माणसाचा अधिकार

वर्ष - ३		
६	४	५५
२०१८		

NAP



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

नोंदविण्याचा क्रमांक / Enrollment No 1335/11502/01516

To,  
 तेजल परीख  
 Tejal Parikh  
 W/O: Nihar Parikh  
 B/33 Tahnee Heights  
 65 Nepeansea Road  
 Mumbai  
 Malabar Hill Mumbai Mumbai  
 Maharashtra 400006  
 9820182725

Ref: 82 / 29J / 128656 / 128743 / P



SH449780719FT



आधार क्रमांक / Your Aadhaar No. :

**7848 5231 6874**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



तेजल परीख  
 Tejal Parikh  
 जन्म तारीख / DOB : 19/03/1971  
 स्त्री / Female



7848 5231 6874

आधार - सामान्य माणसाचा अधिकार

2\_Marathi\_UPI12\_4020GEn4\_0001

६८०४६५४		
६८०४	६५४	५४
२०२६		

*Tejal Parikh*





भारत सरकार  
Government of India



अक्षान परीख  
Akshaan Parikh  
जन्म तारीख / DOB : 27/01/2000  
पुरुष / Male



7372 1851 1396

आधार - सामान्य माणसाचा अधिकार

Akshaan



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता S/O: निहार परीख, बी/33 Address: S/O: Nihar Parikh, B/33 Tahnee  
ताहनी हाइट्स, 66 नेपेयन्सी रोड, Heights, 66 Nepeansea Road, Mumbai,  
मुंबई, मलबार हिल, महाराष्ट्र, 400006 Malabar Hill, Maharashtra, 400006

7372 1851 1396

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

६९५१ - ३		
६	०७	४७५५
२०१८		



भारतीय विशिष्ट आंकड प्रधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10127/02999

To,  
 राहीन निवेश शाह  
 Rahil Nilesh Shah  
 S/O Nilesh Shah  
 13/D, Tahnee Heights, Petit Hall  
 66, Nepean Sea Road  
 Nepean Sea Road  
 Mumbai  
 Mumbai  
 Maharashtra 400006

27/08/2011

Ref: 85 / 29F / 159696 / 159741 / P



UE636624724IN



आपला आधार क्रमांक / Your Aadhaar No. :

**4458 9381 1156**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



राहीन निवेश शाह  
 Rahil Nilesh Shah  
 जन्म वर्ष / Year of Birth : 1984  
 पुरुष / Male

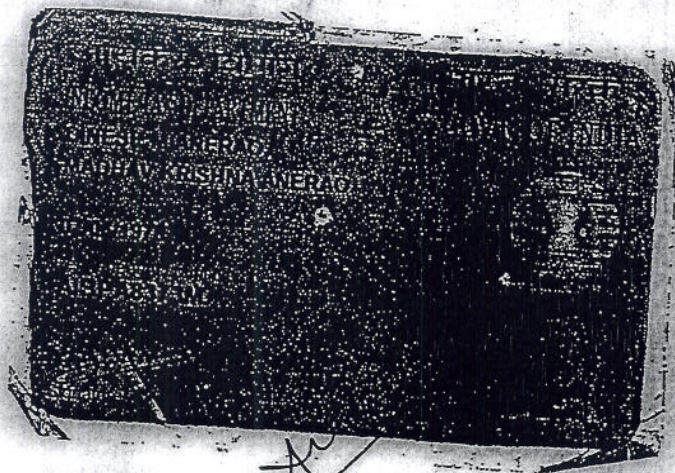


4458 9381 1156

जवई - 3	
६००	४८५५
२०२६	

आधार - सामान्य माणसाचा अधिकार

*Rahil*



*Datta*



५४ - ३		
६००	४४	४४
२०२६		



श - शिक्षण
५५१०५०५
०१०१



आयकर विभाग

INCOME TAX DEPARTMENT

RAHUL HEMANT SABNE

HEMANT DATTATRAYA SABNE

25/10/1991

Permanent Account Number

DEEPS8322N

*Sabne*

Signature



भारत सरकार

GOVT. OF INDIA



*Sabne*

बक - ३		
६००	५०	५५
२०२८		

08

GOVT OF INDIA



SECRET  
INFORMATION  
NOT TO BE  
DISCLOSED  
TO THE  
PUBLIC



SECRET - B		
48	08	0078
5080		

SECRET

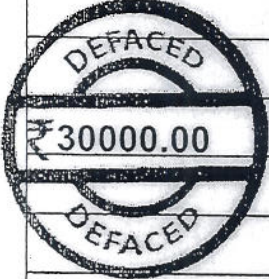
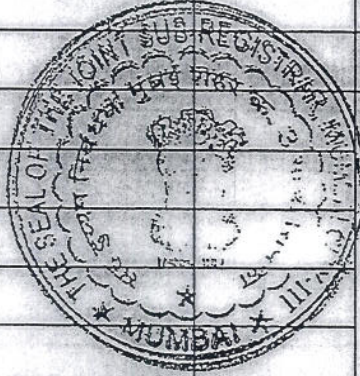


CHALLAN  
MTR Form Number-6



GRN	MH004432238201819E	BARCODE		Date	27/07/2018-13:37:01	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID (If Any)			
Office Name	BOM5_JT SUB REGISTRAR MUMBAI 5			PAN No.(If Applicable)	AAIPS0531Q		
Location	MUMBAI			Full Name	RAHIL NILESH SHAH		
Year	2018-2019 One Time			Flat/Block No.	FLAT No. 33, TAHNEE HEIGHTS CO-C		
				Premises/Building	HOUSING SOC. LTD.,		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030063301 Amount of Tax	30000.00	NEPEANSEA ROAD,	MUMBAI		4 0 0 0 0 0



Remarks (If Any)	SecondPartyName=NIMIT NIHAR PARIKH AND OTHERS-	
Amount In	Thirty Thousand Rupees Only	
Total	30,000.00	Words

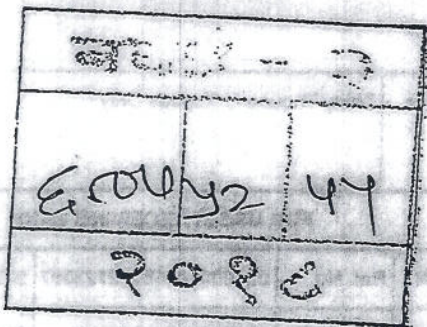
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	02300042018072723387	583011469
Cheque/DD No.	Bank Date	RBI Date	27/07/2018-13:38:42	30/07/2018
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date		80730 , 30/07/2018	

NOTE:- This challan validity unknown to be registered in Sub Registrar office only. Not valid for unregistered documents. Mobile No. 98200123  
 सादर चलन केवल दुर न्याय नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सादर चलन लागू नाही.

Digitally signed by  
VIRTUAL TREASURER  
MUMBAI 01  
Date: 2018.08.01  
15:29:24 IST  
Person Sealed  
Document  
Location: India

98200123  
 ६८०७ ५९ ५५  
 २०१८

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-450-6807	0002405517201819	01/08/2018-15:29:21	IGR184	30000



Validity unknown

Digitally signed by  
VIRTUAL TREASURY  
MUMBAI 01  
Date: 2018.08.01  
15:29:24 IST  
Reason: See  
Document  
Location: India





01/08/2018 3 36:21 PM

दस्त गोषवारा भाग-2

बबई3

दस्त क्रमांक:6807/2018 58144

दस्त क्रमांक :बबई3 /6807/2018

दस्ताचा प्रकार :-ट्रान्सफर डीड



अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:निमित्त निहार परीख

लिहून देणार

पत्ता:33 डी बील्डींग ,पीटीत हॉल, 3, ताहानी

वय :-22

को.ऑप.हौसिंग सोसायटी लिमिटेड , मुंबई, 66

स्वाक्षरी:-

एल जगमोहनदास मार्ग ,नेपीयनसी रोड, मालाबार

हिल, MAHARASHTRA, MUMBAI, Non-

Government.

पॅन नंबर:CIMPP2224B



2 नाव:अक्षान निहार परीख

लिहून देणार

पत्ता:33 डी बील्डींग ,पीटीत हॉल, 3, ताहानी

वय :-18

को.ऑप.हौसिंग सोसायटी लिमिटेड, मुंबई, 66 एल स्वाक्षरी:-

जगमोहनदास मार्ग ,नेपीयनसी रोड, , मालाबार

हिल, MAHARASHTRA, MUMBAI, Non-

Government.

पॅन नंबर:CIMPP2589P



3 नाव:तेजल परीख

लिहून देणार

पत्ता:33 डी बील्डींग ,पीटीत हॉल, 3, ताहानी

वय :-47

को.ऑप.हौसिंग सोसायटी लिमिटेड, मुंबई, 66 एल स्वाक्षरी:-

जगमोहनदास मार्ग ,नेपीयनसी रोड,, मालाबार

हिल, MAHARASHTRA, MUMBAI, Non-

Government.

पॅन नंबर:AAAPP7370E



4 नाव:राहील निवेश शाह

लिहून देणार

पत्ता:13, डी बील्डींग, पेटिट हॉल, , ताहानी

वय :-33

को.ऑप.हौसिंग सोसायटी लिमिटेड , मुंबई, 66

स्वाक्षरी:-

एल जगमोहनदास मार्ग ,नेपीयनसी रोड, मालाबार

हिल, MAHARASHTRA, MUMBAI, Non-

Government.

पॅन नंबर:AAIPS0531Q



वरील दस्तऐवज करून देणार तथाकथित ट्रान्सफर डीड चा दस्त ऐवज करून दिल्याचे कळवि करतात.  
शिक्का क्र.3 ची वेळ:01 / 08 / 2018 03 : 19 : 03 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याकडून अंमलबजावणी करून घ्यावी अशी ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता



छायाचित्र

अंगठ्याचा ठसा

1 नाव:राहुल साबणे . .

वय:26



शिकका क्र.4 ची वेळ:01 / 08 / 2018 03 : 20 : 59 PM

शिकका क्र.5 ची वेळ:01 / 08 / 2018 03 : 21 : 26 PM नोंदणी पुस्तक 1 मध्ये

सह देख्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक

मुंबई शहर क्र. ३ EPayment Details.



sr.	Epagement Number	Defacement Number
1.	MH004432238201819E	0002405517201819
2.	MH004432879201819E	0002405510201819

6807 /2018

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

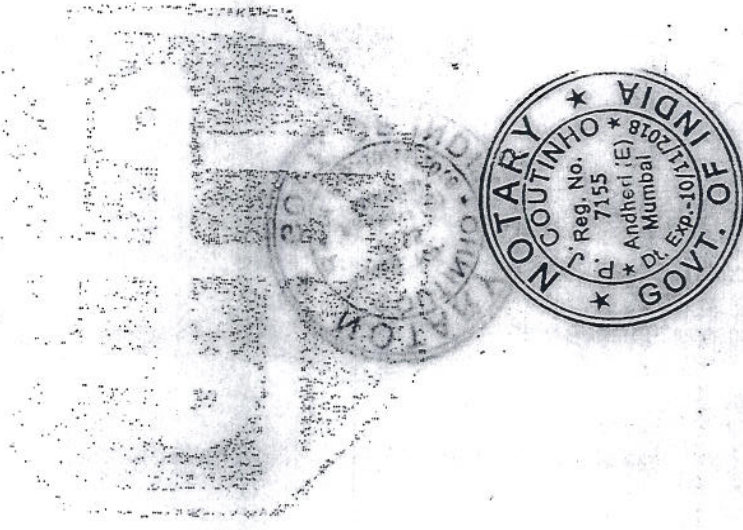
For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



बबई - ३		
६८०५	५५	५५
२०१८		

प्रमाणित करणेत येते की दस्तामध्ये  
एकूण...५५ पाने आहेत, पुस्तक  
क्रमांक १, बबई-३/६८०५/२०१८  
नोंदला. 1 AUG 2018  
दिनांक

सह दुय्यम निबंधक, मुंबई शहर-३.



03/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर

दस्त क्रमांक : 6807/2018

नोदंणी :

Regn:63m

गावाचे नाव : मलबार

(1) विलेखाचा प्रकार	ट्रान्सफर डीड	
(2) मोबदला	130000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	113872500	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 33, माळा नं: 3, इमारतीचे नाव: ता. को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: मलबार हिल अँड खंबाला हिल डिव्हिजन, रोड 66 एल. जगमोहनदास मार्ग, नेपीयनसी रोड मुंबई-400006. इतर माहिती: दस्तात नमूद केल्याप्रमाणे, सदर मिळकतीचे एकूण क्षेत्र 1717 चौ.फूट. कारपेट म्हणजेच 191.48 चौ.मी. व सोबत 2 कव्हर्ड कारपार्किंग स्पेस न. बी-55 अँड बी- 56 चे क्षेत्र 300 चौ.फूट. कारपेट म्हणजेच 33.45 चौ.मी. ( ( C.T.S. Number : 356 ; ) )	
(5) क्षेत्रफळ	1) 191.48 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:-निमित्त निहार परीख वय:-22; पत्ता:-33 डी वील्डींग, पीटीत हॉल, 3, ताहानी को. ऑप. हौसिंग सोसायटी लिमिटेड, मुंबई, 66 एल जगमोहनदास मार्ग, नेपीयनसी रोड, मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400006 पॅन नं:-CIMPP2224B 2): नाव:-अक्षान निहार परीख वय:-18; पत्ता:-33 डी वील्डींग, पीटीत हॉल, 3, ताहानी को. ऑप. हौसिंग सोसायटी लिमिटेड, मुंबई, 66 एल जगमोहनदास मार्ग, नेपीयनसी रोड, मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400006 पॅन नं:-CIMPP2589P	



Index-2( सूची - २ )

3): नाव:-तेजल परीख . . वय:-47; पत्ता:-33 डी बील्डींग ,पीटीत हॉल, 3, ताहानी को.ऑप.हौसिंग सोसायटी लिमिटेड, मुंबई, 66 एल जगमोहनदास मार्ग ,नेपीयनसी रोड,, मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400006 पॅन नं:-AAAPP7370E	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राहील निलेश शाह वय:-33; पत्ता:-13, डी बील्डींग, पेटिट हॉल, ., ताहानी को.ऑप.हौसिंग सोसायटी लिमिटेड , मुंबई, 66 एल जगमोहनदास मार्ग ,नेपीयनसी रोड, मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400006 पॅन नं:-AAIF:SO531Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/08/2018
(10)दस्त नोंदणी केल्याचा दिनांक	01/08/2018
(11)अनुक्रमांक,खंड व पृष्ठ	6807/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6500000
(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 01/08/2018 ) toMunicipal Corporation of Greater Mumbai.

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

THE UNIVERSITY OF CHICAGO  
LIBRARY



DATED THIS 1 DAY OF AUGUST 2018

\*\*\*\*\*

BETWEEN

- (1) MR. NIMIT NIHAR PARIKH
- (2) MR. AKSHAAN NIHAR PARIKH
- (3) MRS. TEJAL PARIKH

... Transferors

AND

MR. RAHIL NILESH SHAH

...Transferee



DEED OF SALE AND TRANSFER

---

M/S. HARIANI & CO.,  
ADVOCATES & SOLICITORS,  
BAKHTAWAR, 7<sup>TH</sup> FLOOR  
RAMNATH GOENKA MARG  
NARIMAN POINT  
MUMBAI-400021.