

SANGEETA KARKERA (BCOM, LLB)

ADVOCATE, HIGH COURT OF BOMBAY

3rd floor, Matruchaya Bldg.no.169, Bora Bazaar Street, Fort, Mumbai-400001

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Mb. Nos.8879298795/8087460019

Ref. No.SK/UBI/MS Marg Br/LSR 1091/24-25

09th January, 2025

Title Search Report (TSR)

To,
The Dy. General Manager,
Union Bank of India,
MS Marg, Mumbai

1.	Date of receipt of original title deeds/documents from the branch	Name & designation of the official who delivered the original title deeds/documents	Date of delivery of original title deeds/documents alongwith the search report	Name and designation of the official to whom the original title deeds/documents alongwith title search report is delivered
	Copy of Agreement received from UBI, MS Marg Branch Mumbai	Mr. Jitendra	09.01.2025	Copy of Agreement alongwith Title Search Report delivered to UBI, MS Marg Branch Mumbai
2.	Name of the Account and details of the Borrower		NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH	
3.	<u>Full Description of Property:</u> 3.1 NATURE OF IMMOVEABLE PROPERTY: A residential flat no.33 area admeasuring 1717 sq. fts., (Carpet Area) ie equivalent to 2064.04 sq. fts., (Built Up Area) ie equivalent to 191.48 sq. mtrs., on the 3 rd floor, alongwith two covered car parking spaces no. B-55 and B-56 admeasuring aggregating to 300 sq. fts., (Carpet Area) ie 360 sq. fts., (Built Up Area) ie equivalent to 33.45 sq. mtrs., or thereabouts, in the building known as TAHNEE HEIGHTS PETIT HALL 'D' BUILDING and constructed on all that piece and parcel of land bearing New Cadastral Survey No.2/7215 and 3/7215 lying being situated in the Division of Malabar and Cumballa Hill and in the Registration District of Mumbai City 3.2. local name of the field as applicable including sub-divisions should be mentioned: (i) Gut No.: NIL (ii) Survey Nos.: NIL (iii) CTS Nos.: 2/7215 and 3/7215 (iv) Laughton's New Survey No.:NIL (v) Plot No.: NIL (vi) Village/Div.: Malabar and Cumballa			

	<p>(vii) Taluka & Dist.: Mumbai City</p> <p>3.3. Number/Identification details as per building map/plan: A residential flat no.33 area admeasuring 1717 sq. fts., (Carpet Area) ie equivalent to 2064.04 sq. fts., (Built Up Area) ie equivalent to 191.48 sq. mtrs., on the 3rd floor, alongwith two covered car parking spaces no. B-55 and B-56 admeasuring aggregating to 300 sq. fts., (Carpet Area) ie 360 sq. fts., (Built Up Area) ie equivalent to 33.45 sq. mtrs., or thereabouts</p> <p>3.4. Extent of Property: A residential flat no.33 area admeasuring 1717 sq. fts., (Carpet Area) ie equivalent to 2064.04 sq. fts., (Built Up Area) ie equivalent to 191.48 sq. mtrs.,</p> <p>3.5. Name/s of the Owner/s: NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH</p> <p>3.6. Nature of ownership Freehold ownership right on the said Flat</p>
4.	<p>Tracing of title:</p>
	<p>It is observed from the documents furnished to me that, the transactions of the subject flat took place from 1972 and the subject building was constructed as per commencement certificate on 02.01.1965. the details of transaction are as follows:</p> <p>I. Vide Allotment Letter dated 21.08.1972 in the name of EDS Mathias and Mona Mathias issued by Malabar Industries Private Limited, the said Builder allotted A residential flat no.33 area admeasuring 1717 sq. fts., (Carpet Area) ie equivalent to 2064.04 sq. fts., (Built Up Area) ie equivalent to 191.48 sq. mtrs., on the 3rd floor, alongwith two covered car parking spaces no. B-55 and B-56 admeasuring aggregating to 300 sq. fts., (Carpet Area) ie 360 sq. fts., (Built Up Area) ie equivalent to 33.45 sq. mtrs., or thereabouts, in the building known as TAHNEE HEIGHTS PETIT HALL 'D' BUILDING and constructed on all that piece and parcel of land bearing New Cadastral Survey No.2/7215 and 3/7215 lying being situated in the Division of Malabar and Cumballa Hill and in the Registration District of Mumbai City to EDS Mathias and Mona Mathias</p> <p>II. WHEREAS, vide Agreement dated 28.04.1978 executed between EDS Mathias and Mona Mathias as the Transferors of the first part and Aurora D'Souza as the Transferee of the other part, the said Transferors sold transferred and conveyed the right interest title of the said flat to the Transferees R/W the said transaction was confirmed by the developer/builder vide Agreement for Sale dated 28.04.1978 executed between Malabar Industries Private Limited of the first part and Aurora D'Souza of the other part.</p> <p>III. WHEREAS, vide Agreement dated 22.07.1981 executed between Aurora D'Souza of the first part and Alfred J. D'Souza of the other part, the said party of the first part transferred and assigned her 50% right of the said flat in favour of party of the second part and by virtue of which Aurora D'Souza and Alfred J. D'Souza became the joint owners of the said flat. the builder confirmed the ownership in the both name of the said parties vide Letter 27.07.1981.</p>

- IV. WHEREAS, vide** Articles of Agreement dated 02.03.1991 R/W Indenture dated 26.06.1991 between Aurora D'Souza of the first part and Alfred J. D'Souza as the Vendors of the first part and Malabar Industries Private Limited as the Confirming Party of the second part and Shamin Lahiri and Master Avinash Lahiri (then Minor through the guardian MR. V.C. Mitha) as the Purchasers of the other part, the said Transferors sold transferred and conveyed the right interest title of the said flat to the Transferees.
- V. WHEREAS,** a housing society has been formed in the name of TAHNEE HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED and the said society issued Share Certificate No.58 for holding 05 fully paid up shares bearing distinctive shares from 286 to 290 in the name of Shamin Lahiri and Avinash Lahiri (brevity sake "**shares**")
- VI.** WHEREAS, vide Registered Deed of Transfer dated 02.11.1999 executed between Shamin Lahiri and Avinash Lahiri as the Transferors of the first part and Nihar Parikh, Tejal Parikh as the Transferees of the other part and document registered under serial no. BBE/571/2000 at Sub Registrar Office Mumbai City, the said Transferors sold transferred and conveyed the right interest title of the said flat in favour of Transferees.
- VI.** WHEREAS, vide Registered Gift Deed dated 03.02.2016 executed between Nihar Parikh as the Donor of the first part and Nimit Nihar Parikh and Akshaan Nihar Parikh being Minor through his father Nihar Parikh as the Donee of the other part and document registered under serial no. BBE2-909-2016 at Sub Registrar Office Mumbai City-2, the said Donor out of natural love and affection and without consideration gifted his 50% right interest title of the said flat in favour of Donee and by virtue of which the Donee became entitled for undivided 50% right interest title of the said flat
- VII.** WHEREAS, vide Registered Deed of Sale and Transfer dated 01.08.2018 executed between Nimit Nihar Parikh and Akshaan Nihar Parikh and Tejal Parikh as the Transferors of the first part and Rahil Nilesh Shah as the Transferee of the other part and document stamped for Rs.6500000/- and registered under serial no. BBE3-6807-2018 at Sub Registrar Office Mumbai City-3, the said Transferors sold transferred and conveyed the right interest title of the said flat in favour of Transferees.
- IX.** WHEREAS, vide Registered Deed of Gift dated 07.03.2022 executed between Rahil Nilesh Shah as the Donor of the first part and Rita Nilesh Shah as the Donee of the other part and document stamped for Rs.2212500/- and registered under serial no.BBE1-2227-2022 at Sub Registrar Office Mumbai City-1, the said Donor out of natural love and affection and without consideration gifted his 50% undivided right interest title of the said flat in favour of Donee.
- X.** WHEREAS, the balance 50% undivided right interest title of the said flat has been sold transferred and conveyed to **NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH** vide Registered Deed of Transfer dated 07.03.2022 executed between Rahil Nilesh Shah as the Transferor of the first part and **NILESH MOHANLAL SHAH, NILESH**

	<p>M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH as the Transferees of the other part and document registered under serial no.BBE1-2228-2022 at Sub Registrar Office Mumbai City-1.</p> <p>XI. WHEREAS, by virtue of the said Gift Deed dated 07.03.2022 and Deed of Transfer dated 07.03.2022, the said NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH became the co-owners of the said flat.</p> <p>XII. WHEREAS, there is an existing charge of Union Bank of India on the said flat. However, one of the co-owners of the said flat is a HUF ie NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH and therefore, Consent of all the co-parceners of the said HUF to be obtained having knowledge of the already existing mortgage of the bank and the said co-parceners accord to continue to mortgage the said flat with the bank.</p> <p>XIII. WHEREAS, it may be noted that the subject flat is given OC separately by way of Part Occupation Certificate ref. no. EB/6094/DA dated 05.07.2001 for flat nos.31, 32, 33 and 34 of building on land bearing CTS No.356 of Petit Hall of Malabar Hill issued by Municipal Corporation of Greater Mumbai, which is proper and valid. As, many other copies of the OC attached in the agreement shows the building numbers as "C" and the present OC mentioned herein doesn't emphasize on number "C" building but plainly mentions the flat numbers which is proper.</p> <p>XIV. WHEREAS, further many of the chain agreements of the subject flat which were executed more than 30 years now ie Articles of Agreement dated 02.03.1991 R/W Indenture dated 26.06.1991 and Agreement dated 22.07.1981 and its previous chain of agreements were unregistered at that relevant time. However, considering the Limitation Act 12 years as well as the tracing of title required for 30 years, the said unregistered documents have no adverse impact on the title of the subject flat as well as security interest of the bank too is safeguarded.</p> <p>XV. FINALLY, it is observed that, NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH have quite, vacant and peaceful possession of the said Flat and have clear, valid marketable title right interest and shares in the said flat, subject to existing charge of Union Bank of India on the said flat.</p>
5.	Title deeds/document details under which ownership is acquired
i.	Original Registered Deed of Transfer dated 07.03.2022 executed between Rahil Nilesh Shah as the Transferor of the first part and NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH as the Transferees of the other part and document registered under serial no.BBE1-2228-2022 at Sub Registrar Office Mumbai City-1
ii.	Original Registration Receipt No.2643 dated 07.03.2022 for Rs.30680/- in the name of NILESH MOHANLAL SHAH and document registered under serial no.BBE1-2228-2022 at Sub Registrar Office Mumbai City-1
iii.	Original Stamp Duty Challan for Rs.3687000/-

iv.	Original Index II of Deed of Transfer.
v.	Original Registered Deed of Gift dated 07.03.2022 executed between Rahil Nilesh Shah as the Donor of the first part and Rita Nilesh Shah as the Donee of the other part and document stamped for Rs.2212500/- and registered under serial no.BBE1-2227-2022 at Sub Registrar Office Mumbai City-1
vi.	Original Registered Deed of Sale and Transfer dated 01.08.2018 executed between Nimit Nihar Parikh and Akshaan Nihar Parikh and Tejal Parikh as the Transferors of the first part and Rahil Nilesh Shah as the Transferee of the other part and document stamped for Rs.6500000/- and registered under serial no. BBE3-6807-2018 at Sub Registrar Office Mumbai City-3
vii.	Original Registered Gift Deed dated 03.02.2016 executed between Nihar Parikh as the Donor of the first part and Nimit Nihar Parikh and Akshaan Nihar Parikh being Minor through his father Nihar Parikh as the Donee of the other part and document registered under serial no. BBE2-909-2016 at Sub Registrar Office Mumbai City-2
viii.	Original Registered Deed of Transfer dated 02.11.1999 executed between Shamin Lahiri and Avinash Lahiri as the Transferors of the first part and Nihar Parikh, Tejal Parikh as the Transferees of the other part and document registered under serial no. BBE/571/2000 at Sub Registrar Office Mumbai City.
ix.	Original Articles of Agreement dated 02.03.1991 R/W Indenture dated 26.06.1991 between Aurora D'Souza of the first part and Alfred J. D'Souza as the Vendors of the first part and Malabar Industries Private Limited as the Confirming Party of the second part and Shamin Lahiri and Master Avinash Lahiri (then Minor through the guardian MR. V.C. Mitha) as the Purchasers of the other part.
x.	Original Agreement dated 22.07.1981 executed between Aurora D'Souza of the first part and Alfred J. D'Souza of the other part.
xi.	Original Agreement for Sale dated 28.04.1978 executed between Malabar Industries Private Limited of the first part and Aurora D'Souza of the other part.
xii.	Original Agreement dated 28.04.1978 executed between EDS Mathias and Mona Mathias as the Transferors of the first part and Aurora D'Souza as the Transferee of the other part.
xiii.	Original Allotment Letter dated 21.08.1972 in the name of EDS Mathias and Mona Mathias for allotment of flat no.33 area admeasuring 1717 sq fts., (Carpet Area), on the 3 rd floor, in Building "D" in Tanhee Heights issued by Malabar Industries Private Limited
xiv.	Original Share Certificate No.58 for holding 05 fully paid up shares bearing distinctive shares from 286 to 290 in the name of NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH issued by TAHNEE HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED
xv.	Xerox copy of Part Occupation Certificate ref. no. EB/6094/DA dated 05.07.2001 for flat nos.31, 32, 33 and 34 of building on land bearing CTS No.356 of Petit Hall of Malabar Hill issued by Municipal Corporation of Greater Mumbai.
6.	List of encumbrances: There is an existing charge of Union Bank of India on the said flat.
7.	View on encumbrance:
	Based on the documents perused hereinabove mentioned, I have caused search of the said Flat in the records of Sub Registrar Office of MUMBAI CITY for the period from January 1995 to till date and the said search report reveals an existing charge of Union Bank of India on the said flat
8.	

	Regulatory Issues: <ul style="list-style-type: none"> ❑ Whether the property is affected by Land Ceiling Law ❑ Whether the property is affected by Land fragmentation Law ❑ Whether the property is affected by Forest law ❑ Whether the property is affected by Planning Law ❑ Whether the property is affected by Urban Land Ceiling Law ❑ Whether the property is affected by rent restriction/control Law ❑ Whether the property is affected by Environment Law ❑ Whether the property is affected by user restrictions under Municipal/revenue Law ❑ Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks 	NO NO NO NO NO NO NO NO NO
9.	Views on regulatory hurdles <ul style="list-style-type: none"> ❑ how far such an encumbrance would affect the value of the property. ❑ Any permission/approvals are required for the Bank to create security ❑ The extent to which Bank's security would be jeopardized because of encumbrance ❑ Manner and cost of removal of encumbrance 	NIL
10.	List of documents/deeds provided to the Advocate and perused by me: Xerox copies of documents as mentioned in above point no.5	
11	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined	NIL
12	List of further documents called for, examined and perused	Further documents are Not Necessary
13	Whether the documents examined are duly stamped as per the Stamp Act	YES
14	Whether the Registration endorsements are in order	YES
15	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

16	<p>Certificate of Title: This is to certify that the title of the said Flat of NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH are clear and marketable, subject to an existing charge of Union Bank of India on the said flat</p> <p>Further, Extension of Equitable Mortgage by way of deposit of title deeds is enforceable under SARFAESI Act, 2002 and amended thereafter.</p>	
17	<p>List of documents to be deposited for creation of equitable mortgage by deposit of title deed</p>	<p>"This is to certify that the above documents if taken would create valid Equitable Mortgage by deposit of title deeds</p>
i.	<p>Original Registered Deed of Transfer dated 07.03.2022 executed between Rahil Nilesh Shah as the Transferor of the first part and NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH as the Transferees of the other part and document registered under serial no.BBE1-2228-2022 at Sub Registrar Office Mumbai City-1</p>	
ii.	<p>Original Registration Receipt No.2643 dated 07.03.2022 for Rs.30680/- in the name of NILESH MOHANLAL SHAH and document registered under serial no.BBE1-2228-2022 at Sub Registrar Office Mumbai City-1</p>	
iii.	<p>Original Stamp Duty Challan for Rs.3687000/-</p>	
iv.	<p>Original Index II of Deed of Transfer.</p>	
v.	<p>Original Registered Deed of Gift dated 07.03.2022 executed between Rahil Nilesh Shah as the Donor of the first part and Rita Nilesh Shah as the Donee of the other part and document stamped for Rs.2212500/- and registered under serial no.BBE1-2227-2022 at Sub Registrar Office Mumbai City-1</p>	
vi.	<p>Original Registered Deed of Sale and Transfer dated 01.08.2018 executed between Nimit Nihar Parikh and Akshaan Nihar Parikh and Tejal Parikh as the Transferors of the first part and Rahil Nilesh Shah as the Transferee of the other part and document stamped for Rs.6500000/- and registered under serial no. BBE3-6807-2018 at Sub Registrar Office Mumbai City-3</p>	
vii.	<p>Original Registered Gift Deed dated 03.02.2016 executed between Nihar Parikh as the Donor of the first part and Nimit Nihar Parikh and Akshaan Nihar Parikh being Minor through his father Nihar Parikh as the Donee of the other part and document registered under serial no. BBE2-909-2016 at Sub Registrar Office Mumbai City-2</p>	
viii.	<p>Original Registered Deed of Transfer dated 02.11.1999 executed between Shamin Lahiri and Avinash Lahiri as the Transferors of the first part and Nihar Parikh, Tejal Parikh as the Transferees of the other part and document registered under serial no. BBE/571/2000 at Sub Registrar Office Mumbai City.</p>	
ix.	<p>Original Articles of Agreement dated 02.03.1991 R/W Indenture dated 26.06.1991 between Aurora D'Souza of the first part and Alfred J. D'Souza as the Vendors of the first part and Malabar Industries Private Limited as the Confirming Party of the second part and Shamin Lahiri and Master Avinash Lahiri (then Minor through the guardian MR. V.C. Mitha) as the Purchasers of the other part.</p>	
x.	<p>Original Agreement dated 22.07.1981 executed between Aurora D'Souza of the first part and Alfred J. D'Souza of the other part.</p>	
xi.	<p>Original Agreement for Sale dated 28.04.1978 executed between Malabar Industries Private Limited of the first part and Aurora D'Souza of the other part.</p>	

xii.	Original Agreement dated 28.04.1978 executed between EDS Mathias and Mona Mathias as the Transferors of the first part and Aurora D'Souza as the Transferee of the other part.
xiii.	Original Allotment Letter dated 21.08.1972 in the name of EDS Mathias and Mona Mathias for allotment of flat no.33 area admeasuring 1717 sq fts., (Carpet Area), on the 3 rd floor, in Building "D" in Tanhee Heights issued by Malabar Industries Private Limited
xiv.	Original Share Certificate No.58 for holding 05 fully paid up shares bearing distinctive shares from 286 to 290 in the name of NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF) REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH issued by TAHNEE HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED
xv.	Xerox copy of Part Occupation Certificate ref. no. EB/6094/DA dated 05.07.2001 for flat nos.31, 32, 33 and 34 of building on land bearing CTS No.356 of Petit Hall of Malabar Hill issued by Municipal Corporation of Greater Mumbai.
xvi.	Xerox copy of Deed of HUF of NILESH M. SHAH (HUF)
xvii.	Original Declaration cum Undertaking from the co-parceners of NILESH M. SHAH (HUF) having knowledge of the subject flat being mortgaged with the bank and undertake to continue to mortgage the said flat with the Bank.
18	Any other suggestion or advise to protect the security interest of the Bank: Bank is advised to reconfirm their lien on the subject flat in the records of society.

**Sangeeta Karkera
(Advocate)**

SEARCH REPORT
09th January, 2025

NILESH MOHANLAL SHAH, NILESH M. SHAH (HUF)

REPRESENTED BY KARTA DR. NILESH MOHANLAL SHAH AND RITA NILESH SHAH

A residential flat no.33 area admeasuring 1717 sq. fts., (Carpet Area) ie equivalent to 2064.04 sq. fts., (Built Up Area) ie equivalent to 191.48 sq. mtrs., on the 3rd floor, alongwith two covered car parking spaces no. B-55 and B-56 admeasuring aggregating to 300 sq. fts., (Carpet Area) ie 360 sq. fts., (Built Up Area) ie equivalent to 33.45 sq. mtrs., or thereabouts, in the building known as TAHNEE HEIGHTS PETIT HALL 'D' BUILDING and constructed on all that piece and parcel of land bearing New Cadastral Survey No.2/7215 and 3/7215 lying being situated in the Division of Malabar and Cumballa Hill and in the Registration District of Mumbai City

I have conducted a search in Sub-Registration office at MUMBAI CITY for the period from 1st January 1995 to July, 2024 (30 Years) respective.

SUB-REGISTRAR OFFICE AT MUMBAI CITY FOR THE PERIOD FROM JANUARY 1995 TO JULY 2024

1995-1998 NIL

1999 –

Registered Deed of Transfer dated 02.11.1999 executed between Shamin Lahiri and Avinash Lahiri as the Transferors of the first part and Nihar Parikh, Tejal Parikh as the Transferees of the other part and document registered under serial no. BBE/571/2000 at Sub Registrar Office Mumbai City

2014-2015 NIL

2016-

Registered Gift Deed dated 03.02.2016 executed between Nihar Parikh as the Donor of the first part and Nimit Nihar Parikh and Akshaan Nihar Parikh being Minor through his father Nihar Parikh as the Donee of the other part and document registered under serial no. BBE2-909-2016 at Sub Registrar Office Mumbai City-2 regarding the above **Flat No. 33**, on 3rd Floor, **in the Building Known as "Tahani Heights"**, Adm., **191.45 sq. meters.**, on land or ground bearing CTS No. **356**, lying being and situated within the Village limits of **Malbar** Division, by and between Nimit Nihar Parikh & Others referred to as the party of the first part and Rahil Nilesh Shah referred to as the party of the second part

2017 – NIL

2018 –

Deed of Transfer registered on 01/08/2018 under Serial No. BBE-3/6807/2018, at the office of Sub – Registrar Mumbai-3, regarding the above **Flat No. 33**, on 3rd Floor, **in the Building Known as "Tahani Heights"**, Adm., **191.45 sq. meters.**, on land or ground bearing CTS No. **356**, lying being and situated within the Village limits of **Malbar** Division, by and between Nimit Nihar Parikh & Others referred to as the party of the first part and Rahil Nilesh Shah referred to as the party of the second part.

2019 – 2021 – Nil

2022 –

Deed of Gift registered on 07/03/2022 under Serial No. BBE-1/2227/2022, at the office of Sub – Registrar Mumbai-1, regarding the above **Flat No. 33**, on 3rd Floor, **in the Building Known as "Tahani Heights"**, Adm., **191.45 sq. meters.**, on land or ground bearing CTS No. **356**, lying being and situated within the Village limits of **Malbar** Division, by and between Rahil Nilesh Shah referred to as the party of the first part and Rita Nilesh Shah referred to as the party of

the second part.

Sale Deed registered on 07/03/2022 under Serial No. BBE-1/2228/2022, at the office of Sub – Registrar Mumbai-1, regarding the above **Flat No. 33**, on 3rd Floor, **in the Building Known as “Tahani Heights”**, Adm., **191.45 sq. meters.**, (50% Share) on land or ground bearing CTS No. **356**, lying being and situated within the Village limits of **Malbar** Division, by and between Rahil Nilesh Shah referred to as the party of the first part and Nilesh Mohanlal Shah & Nilesh M Shah & Rita Nilesh Shah referred to as the party of the second part.

2023-2025 NIL