

318/2228

Monday, March 07, 2022

12:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2643 दिनांक: 07/03/2022

गावाचे नाव: मलबार

दस्तऐवजाचा अनुक्रमांक: बबइ1-2228-2022

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: डॉ. निलेश मोहनलाल शाह - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00


पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:01 PM ह्या वेळेस मिळेल.


दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु. 73737712.275 /-

मोबदला रु. 73500000/-

भरलेले मुद्रांक शुल्क: रु. 3687000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: By Cash रक्कम: रु 680/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013989164202122M दिनांक: 07/03/2022

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202203033811	03 March 2022,12:55:12 PM				
मूल्यांकनाचे वर्ष	2021					
जिल्हा	मुंबई(मेन)					
मूल्य विभाग	7-मलबार व खंबाला हिल डिव्हिजन					
उपमूल्य विभाग	7/61A रस्ता : जमनादास मेहता मार्ग व एल.जगमोहनदास मार्ग (नेपयन्सी रोड) - मुकेश चौक ते बी. जे. खेर मार्गापर्यंत.					
सर्वे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#356					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
432610	869610	956250	1017875	869610	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	95.74चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्देगाहन सुविधा.	1-आर सी सी आहे	मिळकतीचे वय- मजला -	21 to 30वर्षे 1st floor To 4th floor	मूल्यदर/बांधकामाचा दर -	Rs.869610/-	
साले प्रकार - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 100% apply to rate= Rs.869610/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = (((869610-432610) * (70 / 100))+432610) = Rs.738510/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 738510 * 95.74 = Rs.70704947.4/-						
E) बंदिस्त वाहन तळाचे क्षेत्र = 13.95चौरस मीटर बंदिस्त वाहन तळाचे मूल्य = 13.95 * (738510 * 25/100) = Rs.3032764.875/-						
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडर्ननाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 70704947.4 + 0 + 0 + 0 + 3032764.375 + 0 + 0 + 0 + 0 + 0 = Rs.73737712.275/-						

Home Print

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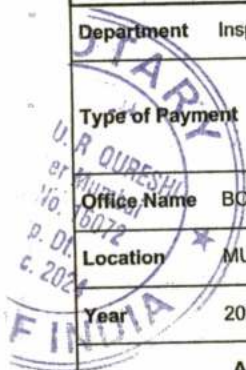




CHALLAN
MTR Form Number-6



GRN	MH013989164202122M	BARCODE			Date	03/03/2022-13:54:57	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)						
Type of Payment	Registration Fee	PAN No.(If Applicable)	AAAHN4335B					
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR	Full Name	DR NILESH M SHAH AND ORS					
Location	MUMBAI	Flat/Block No.	FLAT NO 33 3RD FLR TAHNEE HEIGHTS CHSL					
Year	2021-2022 One Time	Premises/Building	66 L JAGMOHANDAS MARG NEPEANSEA RD					
Account Head Details	Amount In Rs.	Road/Street	66 L JAGMOHANDAS MARG NEPEANSEA RD					
0030045501 Stamp Duty	3687000.00	Area/Locality	MUMBAI					
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN	4 0 0 0 0 6					
		Remarks (If Any)	PAN2-AAIPDS0531Q-RAHIL NILESH SHAH-					
		Amount In	thirty Seven Lakh Seventeen Thousand Rupees Only					
Total	37,17,000.00	Words						
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	02901790303202259857	508767733				
Cheque/DD No.	Bank Date	RBI Date	04/03/2022-11:41:07	Not Verified with RBI				
Name of Bank	Bank-Branch		UNION BANK OF INDIA					
Name of Branch	Scroll No. , Date		1 , 05/03/2022					



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2222 2 / 38
2022

Department ID : Mobile No. : 9820079744
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH013989164202122M	BARCODE		Date	03/03/2022-13:54:57	Form ID	25.2
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Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)		AAAHN4335B	
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR				Full Name		DR NILESH M SHAH AND ORS	
Location MUMBAI				Flat/Block No.		FLAT NO 33 3RD FLR TAHNEE HEIGHTS CHSI	
Year 2021-2022 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		66 L JAGMOHANDAS MARG NEPEANSEA RD	
0030045501 Stamp Duty		3687000.00		Area/Locality		MUMBAI	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 0 0 6	
				Remarks (If Any)			
				PAN2=AAIP0S0531Q-SecondPartyName=RAHIL NILESH SHAH-			
				Amount in Words			
				Words			
				Amount in Words			
				Words			
Total				37,17,000.00			

Payment Details UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901790303202259857	508767733
Cheque/DD No.		Bank Date	RBI Date	04/03/2022-11.41:07	05/03/2022
Name of Bank		Bank-Branch	UNION BANK OF INDIA		
Name of Branch		Scroll No. , Date	1 , 05/03/2022		

Department ID : Mobile No 9820079744
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.03.07
12:42:02 IST
Reason: Secure
Document
Location: India

Challan Defaced

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Sr. No.	Defacement No.	Defacement Date	Use Id	Defacement Amount
1	(IS)-318-2228	07/03/2022-12:41:47	IGR182	30000.00
2	(IS)-318-2228	07/03/2022-12:41:47	IGR182	3687000.00
Total Defacement Amount				37,17,000.00

This **DEED OF TRANSFER** made at Mumbai this 7th day of March, 2022.

Handwritten signature and initials.



BETWEEN

MR. RAHIL NILESH SHAH of Mumbai, Indian Inhabitant, residing at Flat No. 33, 3rd floor, Tahnee Heights Petit Hall "D" Building, 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai - 400 006 hereinafter called "**TRANSFEROR**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and be deemed to include his heirs, executors, administrators and assigns) of the ONE PART.

AND

Dr. NILESH MOHANLAL SHAH of Mumbai, Indian Inhabitant, residing at Flat No. 33, 3rd floor, Tahnee Heights Petit Hall "D" Building, 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai - 400 006 hereinafter called "**TRANSFeree NO.1**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and be deemed to include his heirs, executors, administrators and assigns) of the SECOND PART.

AND

NILESH M. SHAH (HUF) (represented by Karta **Dr. Nilesh Mohanlal Shah**), having address at 13D Tahnee Heights CHS Ltd., Petit Hall, 66, Nepean Sea Road, Mumbai - 400 006 hereinafter called "**TRANSFeree NO.2**" (which expression shall, unless it repugnant to the context or meaning thereof, mean and be deemed to include the members of the said HUF and their respective heirs, executors, administrators and assigns) of the THIRD PART.

Handwritten signature and initials.

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AND

Mrs. RITA NILESH SHAH of Mumbai, Indian Inhabitant, residing at Flat No. 33, 3rd floor, Tahnee Heights Petit Hall "D" Building, 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai - 400 006 hereinafter called "**TRANSFEEE NO.3**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and be deemed to include her heirs, executors, administrators and assigns) of the FOURTH PART.

(hereinafter collectively referred to as the "TRANSFEEES")

WHEREAS

- a) The Transferor is registered member of the TAHNEE HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD., a Society duly registered under and in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.BOM/WD/HSG/TC/7974 of 1997 (hereinafter referred to as "the said Society"); and
- b) The Transferor, as such member holds 5 (five) shares of the face value of Rs.50/- each, bearing distinctive Nos.286 to 290 (both inclusive) under Share Certificate No. 58 dated 12th August 1997 issued by the said Society (hereinafter referred to as "the said Shares"); and



The Transferor as such member is in sole and exclusive use, occupation, possession and enjoyment on what is popularly known as ownership basis Flat No. 33 admeasuring 1717 sq.ft. (carpet area) i.e. 2064.04 sq.ft. (built up area) i.e. 191.48 sq. mtrs. on the 3rd Floor along with two covered car parking spaces bearing nos. B-55 and B-56 together admeasuring about 300 sq.ft. (carpet area) i.e.

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R. L. Shah

360 sq.ft. (built up area) i.e. 33.45 sq. mtrs. or thereabouts situated in the basement of the said building known as Tahnee Heights Petit Hall "D" Building situate at 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai - 400 006 and more particularly described in the Schedule hereunder written together with the particulars thereof (hereinafter referred to as the "said Premises"); and



The Transferor is the holder of the said shares and is entitled to 100% undivided share in the said premises; and

- f) The Transferor has vide these presents agreed to sell his 50% undivided share in the said premises in favour of the Transferees. The Transferor alongwith these presents has also decided to gift 50% undivided share in the said Shares to Transferee no. 3; and
- g)
 - i) The Transferor has agreed to sell, transfer and assign to the Transferee No. 1 and the Transferee No. 1 has agreed to purchase and acquire from the Transferor his 14% undivided share in the said Shares and all right, title and interest of the Transferor in the said Flat and said Car Parking (hereinafter referred to as "the said Premises"), at and for the price and consideration of Rs 2,05,80,000/- (Rupees Two Crore Five Lakh Eighty Thousand only) and on the terms and conditions mutually agreed by and between the parties hereto; and
 - ii) The Transferor has agreed to sell, transfer and assign to the Transferee No. 2 and the Transferee No. 2 has agreed to purchase and acquire from the Transferor his 17% undivided share in the said Shares and all right, title and interest of the Transferor in the said Flat and said Car Parking (hereinafter referred to as "the said Premises"), at and for the price and



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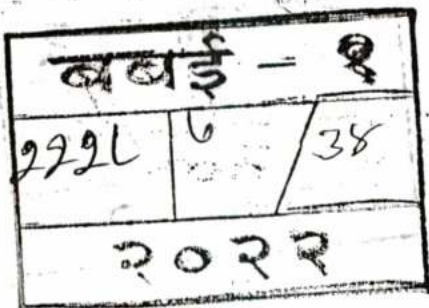
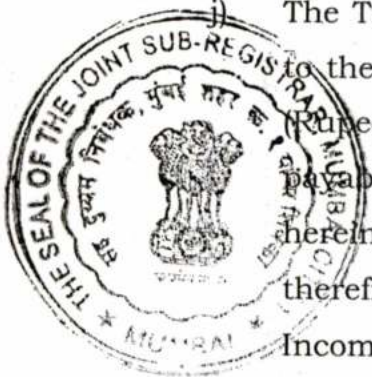
consideration of Rs 2,49,90,000/- (Rupees Two Crore Forty Nine Lakh Ninety Thousand only) and on the terms and conditions mutually agreed by and between the parties hereto; and

iii) The Transferor has agreed to sell, transfer and assign to the Transferee No. 3 and the Transferee No. 3 has agreed to purchase and acquire from the Transferor his 19% undivided share in the said Shares and all right, title and interest of the Transferor in the said Flat and said Car Parking (hereinafter referred to as "the said Premises"), at and for the price and consideration of Rs 2,79,30,000/- (Rupees Two Crore Seventy Nine Lakh Thirty Thousand only) and on the terms and conditions mutually agreed by and between the parties hereto; and

h) The Transferor has agreed to the above transfer in favour of the Transferees and in token thereof as agreed to this Deed of Transfer; and

i) The said Society has, by its letter dated 28th February 2022, issued its No Objection Certificate for the transferring his undivided share of the said Premises in favour of the Transferees; and

j) The Transferees have, on or before the execution of this Deed, paid to the Transferor entire consideration amount of Rs. 7,35,00,000/- (Rupees Seven Crore Thirty Five Lakh only). The purchase price payable by Transferees to the Transferor in the manner set out hereinabove, has been paid to the Transferor after deducting therefrom the amount of TDS at the applicable rates under the Income Tax Act, 1961 (hereinafter referred to as the "said Act"). The Transferees shall apply such amounts deducted at source in compliance with the provisions of the said Act and rules framed thereunder.



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- 1) The Transferees have requested the Transferor to execute this Deed of Transfer in their favour, which the Transferor has agreed to do in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH THAT :

The aforesaid recitals shall be treated as forming an integral part of the operative portion of this DEED and this DEED shall be read and understood and construed accordingly.

- 2) In the premises aforesaid and in consideration of the sum of Rs. 7,35,00,000/- (Rupees Seven Crore Thirty Five Lakh only) paid by the Transferees to the Transferor as aforesaid being the entire purchase price payable by the Transferees to the Transferor (the payment and receipt whereof the Transferor doth hereby admits and acknowledges and of from the same and every party thereof doth hereby acquit, release and discharge the Transferees (each one of them) for ever), the Transferor doth hereby grant, convey, sell, transfer and assign UNTO (i) Transferee no. 1 his 14% undivided share, (ii) Transferee no. 2 his 17% undivided share and (iii) Transferee no. 3 his 19% undivided share, in the :

- i) 5 fully paid up shares of the face value of Rs. 50/- each bearing Distinctive Nos.286 to 290 represented by the Share Certificate No. 58 dated 12th August 1997 issued by the said Society;
- ii) Right to own, hold, use, occupy, possess and enjoy Flat No.33 on 3rd floor along with two covered car parking spaces bearing nos. B-55 and B-56 situated in the basement in the building known as "Tahnee Heights / Petit Hall "D" Building".
- iii) All and singular the right, interest and benefit as member of the said Society in the sinking fund and other funds of the said Society in respect of the said Flat No.33.

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By: 1 [Signature]

- iv) TO HAVE AND TO HOLD all and singular the said premises including the said Shares, hereby granted, transferred, conveyed and assured and intended or expressed so to be with every right, member and appurtenances unto and to the use and benefit of the Transferees.
- 2) The Transferor has agreed to handover all following original Title Deeds to the Transferees :
- i) 5 fully paid up shares of Rs.50/- each, bearing Distinctive Nos.286 to 290 under the Share Certificate No.058 dated 12th August 1997 issued by the said Society together with transfer forms duly signed by him; and
 - ii) All original documents of title; and
 - iii) Original No Objection, No Due, No Lien Certificate issued by the said Society; and
 - iv) Receipts for deposit and other amounts issued by the said Society including receipt of the last paid Society Maintenance charges; and
- 3) The Transferor and the Transferees have, simultaneously with the execution of these presents, signed and executed the transfer forms and all other necessary undertakings, declarations and papers as required by the said Society for the transfer of the following 50% undivided share of the said Premises in favour of the Transferees in the following manner:

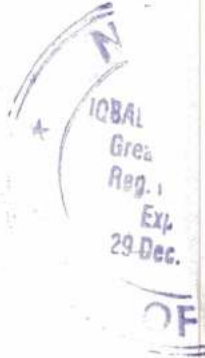
Transferee No.1	: 14%
Transferee No.2	: 17%
Transferee No.3	: 19%



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R. L. Patel



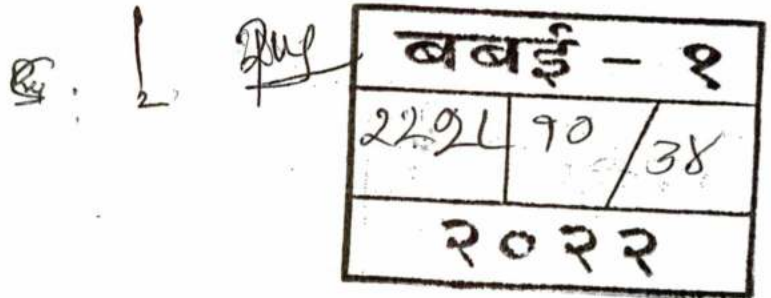
4) The Transferor has simultaneously applied to the said Society for the transfer of his 50% undivided share the said Share Certificate No. 58, dated 12th August 1997 in the name of the Transferees. The Transferees have applied to the said Society for becoming the member of the said Society and have given undertaking to the said Society to abide by the rules and bye-laws of the said Society.



5) The Transferor declares represents and covenants with Transferees that :



- a) By Deed of Sale and Transfer dated 1st day of August 2018 between Mr.Nimit Nihar Parikh & Others and The Transferor herein and therein referred to as the Transferee, the Transferor herein purchased the said Premises at or for price and upon terms and conditions stated in the said Deed of Sale and Transfer dated 1st day of August 2018.
- d) The said Premises, including the said Shares, stand in the name of the Transferor and is his and absolute property and the no other person or persons has/have any right, title or interest, property, claim or demand whatsoever nature into or upon or in the same either by way of sale, mortgage, charge, lien, gift, trust, inheritance, lease, easement or otherwise howsoever;
- e) The said premises including the said Shares, are free from all encumbrances of whatsoever nature and are not the subject matter of any litigation nor are the same or any part of them attached either before judgement or in the execution of any decree nor any lis-pendens has been registered in respect thereof;



- f) The Transferor's membership in the said Society is subsisting and the same have not been determined or terminated and the Transferor has duly paid to the said Society upto the date contributions, charges and outgoings payable by the Transferor in respect of the said Premises and have duly observed and performed all the bye-laws and rules and regulations of the said Society.
- g) The said Premises are in sole and exclusive use, enjoyment, occupation and possession of the Transferor only and the Transferor has not created any third party rights or entered into any agreement for sale or MOU or any other commitment with any third party;
- h) The Transferor has not let out or given on leave and licence or on any other basis parted with the possession of the said Premises or any part thereof.
- i) The Transferor has good right, full power and absolute authority to sell and transfer his undivided share in the said premises and there is no impediment or restraint or injunction against the Transferor from being able to do so;
- j) There is not and has never been any litigation, legal or other proceedings before any Court or authority touching or concerning the said Premises and there is no notice of lis pendens, order, decree, attachment or action of any court or authority including the Income-tax Authority touching or concerning the said Premises;
- k) There is no circumstances, fact or act or any impediment prejudicially affecting the full right and authority of the Transferor to sell and transfer his undivided share the said Premises to the Transferees and to deliver and transfer the said shares and give the vacant possession of the said Premises to the Transferees;



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R. L. [Signature]

6) The Transferor shall do such further acts, deeds, matters or things and execute all such further writings as may be necessary, at the cost of the Transferees, to give effect to the provisions of these presents and effect the sale and transfer of the said Premises in favour of the Transferees in the manner herein contemplated.



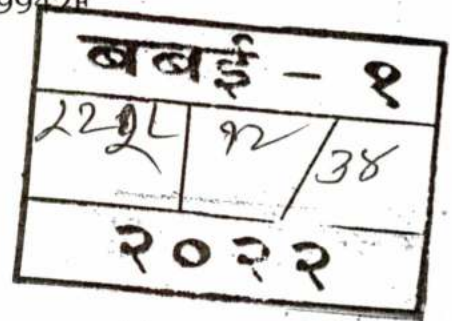
7) The Transferees do hereby covenant with the Transferor that it, the Transferees, shall for the period hereafter pay their respective share in the Society's charges payable to the said Society and all proportionate municipal taxes, rates, cess, charges etc. payable in respect of the said Premises hereby transferred and sold and shall also pay contribution for repairs as may hereafter be demanded by the said Society and shall also observe and abide by the rules, regulations and bye-laws of the said Society and the provisions of the Maharashtra Co-operative Societies Act, 1960, and rules framed thereunder and shall indemnify and keep indemnified the Transferor his successors in title from and against any claim demand or action in respect thereof.

8) Permanent Account Number of the Transferor and the Transferees are as under :

<u>Name</u>	<u>Permanent Account No.</u>
Mr. Rahil Nilesh Shah (Transferor)	AAIPS0531Q
Dr. Nilesh Mohanlal Shah	AAIPS0534M
Nilesh M. Shah HUF (represented by Karta Dr. Nilesh Mohanlal Shah)	AAAHN4335B
Mrs. Rita Nilesh Shah (Transferees)	ABTPS9942E



Q. ↓ RUP



- 9) The Transferor and the Transferee has agreed to equally bear and pay the amount payable to the said Society for the transfer of the 50% undivided share of the said Premises in favour of the Transferees, if any.
- 10) The stamp duty and registration charges, if any, will be borne and paid by the Transferee only.

SCHEDULE ABOVE REFERRED TO

50% undivided share in Flat No. 33 admeasuring 1717 sq.ft. (carpet area) i.e. 2064.04 sq.ft. (built up area) i.e. 191.48 sq. mtrs. on the 3rd Floor along with two covered car parking spaces bearing nos. B-55 and B-56 admeasuring aggregately about 300 sq.ft. (carpet area) i.e. 360 sq.ft. (built up area) i.e. 33.45 sq. mtrs. or thereabouts situated in the basement of the said building known as Tahnee Heights Petit Hall "D" Building situate at 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai - 400 006 on land bearing Cadastral Survey No.356 (pt) of Malabar Hill and Cumballa Hill Division bearing New Survey No.2/7215 and 3/7215.

PARTICULARS OF THE PREMISES

Built-up area of the Flat No.33 is 2064.04 sq.ft. (built up area) i.e. 191.48 sq. mtrs. and Built-up area of two covered car parking spaces is 360 sq.ft. (built up area) i.e. 33.45 sq. mtrs.

Survey number of the property : 356 (pt) and New Survey No.2/7215 and 3/7215.

3. Municipal Ward No. : D
4. Number of Lifts: 4 (four)
5. Year of construction of the building.1991
6. Number of floors in the building : basement / stilt plus 32 (thirty two) upper floors.

बळई - १		
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& - L - 2022



IN WITNESS WHEREOF the parties hereto have executed these present the day and the year first hereinabove written.

SIGNED AND DELIVERED BY THE)

WITHIN NAMED "THE TRANSFEROR")

Mr. RAHIL NILESH SHAH)

Rahil



In the presence of :

1) *Rashee*
2) *Rahab*

SIGNED AND DELIVERED BY THE)

WITHIN NAMED "TRANSFEEE NO.1")

Dr. NILESH MOHANLAL SHAH)

Nilesh M. Shah



In the presence of :

1) *Rashee*
2) *Rahab*



SIGNED AND DELIVERED BY THE)

WITHIN NAMED "TRANSFEEE NO.2")

NILESH M. SHAH HUF)

Nilesh M. Shah

Karta

(represented by Karta)

Dr. Nilesh Mohanlal Shah)



In the presence of :

1) *Rashee*
2) *Rahab*

बवई - १	
229498	38
२०२२	

SIGNED AND DELIVERED BY THE)

WITHIN NAMED "TRANSFEEE NO.3")

Mrs. RITA NILESH SHAH)

Rita N. Shah



In the presence of :

1) *Rashee*
2) *Rahab*

RECEIVED the day and the year hereinabove)
mentioned of and from the withinnamed)
Transferees Rs. 7,27,65,000/- (Rupees Seven)
Crore Twenty Seven Lakh Sixty Five Thousand)
only) after deducting TDS amounts, as under:)

i) Rs. 2,03,74,200/- (Rupees Two Crore Three)
Lakh Seventy Four Thousand Two Hundred)
only) by Cheque No.150866 dated 5th March)
2022 drawn on Union Bank of India, Abdul)
Rehman Street Branch in favour of the)
Transferor by Transferee no. 1.)

ii) Rs. 2,47,40,100/- (Rupees Two Crore Forty)
Seven Lakh Forty Thousand One Hundred)
only) by Cheque No.471801 dated 5th March)
2022 drawn on Union Bank of India,)
Mumbai Samachar Marg Branch, in favour)
of the Transferor by Transferee No.2.)

iii) Rs.2,76,50,700/- (Rupees Two Crore)
Seventy Six Lakh Fifty Thousand Seven)
Hundred only) by Cheque No.014141 dated)
5th March 2022 drawn on Union Bank of)
India, Abdul Rehman Street Branch, in)
favour of the Transferor by Transferee No.3.) Rs.7,27,65,000/-



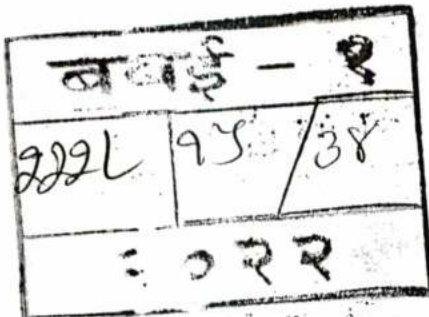
I SAY RECEIVED

Rahil

Mr. RAHIL NILESH SHAH

Witnesses :

1. *Rajesh*
2. *Rahil*





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. N^o . 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 Smt/Ms. Shamin A. Lahiri & Smt. Avinash
Lahiri ^{PL}

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 12th day of

August 1997

W. S. Patil Chairman

Manoj Kumar Khosla Hon. Secretary

Pavi Patil Member of the Committee

PTO

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Memorandum of transfers of the within mentioned Shares				
Date of Transfer	Transfer No.	Share Reg. No. (Old)	To Whom transferred	Share Reg. No. (New)
13/09/18	129	I' Reg no. 6	MR. RAHIL NILESH SHAH	I' Reg no. 6
24/5/16	112	I' Regd No. 3 'I' 139	Ms. Nimit Nihar Panikr 'I' mas. Akshayan Nihar Panikr through Nihar Panikr 'I' mas. Tejal Nihar Panikr.	I' Regd. No. 6 'I' 247

Chairman
[Signature]

Hon. Secretary
[Signature]

Committee Member
[Signature]



222L	90	38
2022		

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

04th March, 2022

TO WHOMSOEVER IT MAY CONCERN

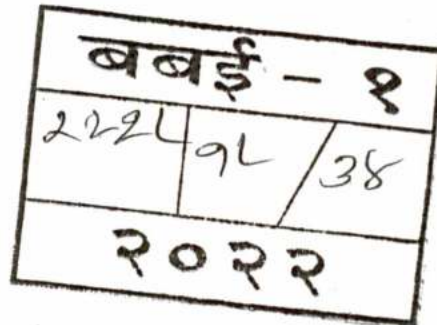
This is to state that Flat No 33, 3rd floor 'B' wing of Tahnee Heights Co-operative Housing Society Ltd. Petit Hall 'D' Building, 66, Nepean Sea Road, Mumbai-400 006 is in the name of Mr. Rahil Shah; having 1717 Sq. ft built up area. The building consists of a total of (34+3) 37 floors including Basement, Parking 1, and Parking 2 and 'O' level. It has 03 Member lifts and one service lift in 'B' wing. The Commencement certificate of building was issued by Municipal Corporation of Greater Bombay during 1965 and the building was completed during the year 1991-1992, under Cadestral Survey No 356 Malabar and Cumballa Hill Divisions, "D" Ward, Nepean Sea Road, Mumbai.

For Tahnee Heights Co-op. Hsg. Soc Ltd

P.B. Naidu

P.B.Naidu
CEO

Copy to: - Dr.Nilesh Shah



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

L
400007 30.09.2021
DC18 00067077
₹5.00

मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता

लेखा क्रमांक 1701450090000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL.13250267 202120BIL13250268	देयक दिनांक 01/09/2021
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पत्तिकाचे पत्ता: THE HONE SECRETARY TAHNEE

प्रेषक -
Assst. Assessor & Collector, D Ward, Municipal Office Building,
Jobanputra Compound, Nana Chowk, Grant Road (West), Mumbai -
400 007.

दूरध्वनी नं. 022 2388 5643

मालमत्ता करवर्ष, सदनिका क्रमांक, इमारतीचे नाव/विंग, सी.टी.एस क्र. / प्लॉट नं., भावाचे नाव, मार्ग नं., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची गावे.
33157/686 LAXMIBAI JAGMOHANDAS MARG HOUSE WITH GA RAGE D BLDG MANEKA SIR DINSHAW MANEKJI PETIT BART LESSEE
MUMBAI INDUSTRIE, SPVT.LTD

प्रथम करनिर्धारण दिनांक:	01/04/1972	जनजोडणी क्रमांक:	-	एकूण भांडवली मूल्य:	₹ 6712968310
भांडवली मूल्य:	₹ Six Hundred Seventy One Crore Twenty Nine Lakh Sixty Eight Thousand Three Hundred Ten Only				
दि. 31/03/2010 या तारखेपर्यंतची घफवाकी	₹ 1144803	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची घफवाकी	₹ 21783372		
देयक कालावधी:	01/04/2021	ते	31/03/2022		

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			1696878			1696878
जम कर			0			0
जल साठा कर			1065234			1065234
मालनिःसारण कर			0			0
मालनिःसारण साम कर			663838			663838
म.न.पा. शिक्षण उपकर			617528			617528
राज्य शिक्षण उपकर			540338			540338
रोजगार हमी उपकर			0			0
युवा उपकर			0			30887
पथ कर			5388614			71911
एकूण देयक रक्कम			5388614			86614
1152 अ नुसार देवाची रक्कम			0			0
व्यावसायिक व्याजाची वसुली			0			0
जमाऊ अधिदानाचे संप्रायोजन			0			0
भरावयाची निव्वळ रक्कम			5388614			5386614
प्रतिदानाची निव्वळ रक्कम			0			0
री रुपये			₹ Fifty Three Lakh Eighty Six Thousand Six Hundred Fourteen Only			₹ Fifty Three Lakh Eighty Six Thousand Six Hundred Fourteen Only

बबई - १
2022 20 / 38 30/09/2021

602 22 / 900 31/12/2021
2022

"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No: - MCGMPTDX1701450090000 Name-MCGM Property Tax. Please note
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

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

सामाजिक व परिस्थितीतीय सामुदायिक योजनेअंतर्गत भटी-शर्तीची पूर्तता करणा-या
पात्र मालमत्तांत मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सयसत अन्वये आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये
कलम १५४(१ ब) या अंतर्गत होण्या सापेक्ष जारी करण्यात येत आहे.

स्वच्छ भारत

NOTARY
Shri. N. D. D. D.
Mumbai
Reg. No. 15380
Exp. On 15-12-2021
GOVT. OF INDIA

R. GURESHI
No: 18972
Exp. Dt.
Dec. 2024
OF IN

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 6807/2018

नोंदणी :

Regn:63m

2
erated Through Search Module, For original
se contact concern SRO office.



गावाचे नाव : 1) मलबार

चा प्रकार	ट्रान्सफर डीड
र	130000000
भाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देदार ते नमुद करावे)	113872500
न.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 33, मा नं: 3, इमारतीचे नाव: ताहानी को.ऑप.हौसिंग सोसायटी लिमि ब्लॉक नं: मलबार हिल अँड खंबाला हिल डिव्हिजन, रोड नं: 6 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 कारपार्किंग स्पेस न. बी-55 अँड बी- 56 चे क्षेत्र 300 चौ.फूट.कारपेट म्हणजेच 33.45 चौ.मी. (C.T.S. Number 356 ;))
व	1) 191.48 चौ.मीटर
णी किंवा जुडी देण्यात असेल तेव्हा.	
ज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता.	1): नाव:-निमित निहार परीख वय:-22; पत्ता:-33 डी बीर्लींग ,पीटीत हॉल, 3, ताहानी को.ऑप.हौसिंग सोसायटी लिमिटेड , मुंबई, 6 एल.जगमोहनदास मार्ग ,नेपीयनसी रोड, मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-4000 CIMPP2224B 2): नाव:-अक्षान निहार परीख वय:-18; पत्ता:-33 डी बीर्लींग ,पीटीत हॉल, 3, ताहानी को.ऑप.हौसिंग सोसायटी लिमिटेड, मुंबई. 6 एल.जगमोहनदास मार्ग ,नेपीयनसी रोड, , मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400 नं:-CIMPP2589P 3): नाव:-तेजल परीख . वय:-47; पत्ता:-33 डी बीर्लींग ,पीटीत हॉल, 3, ताहानी को.ऑप.हौसिंग सोसायटी लिमिटेड, मुंबई, 6 एल.जगमोहनदास मार्ग ,नेपीयनसी रोड,, मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-4000 AAAPP7370E
ज करून घेणा-या पक्षकाराचे व किंवा दिवाणी हा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राहील निलेश शाह वय:-33; पत्ता:-13, डी बीर्लींग, पेटिट हॉल, , ताहानी को.ऑप.हौसिंग सोसायटी लिमिटेड , मुंबई, 6 एल.जगमोहनदास मार्ग ,नेपीयनसी रोड, मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-4000 नं:-AAIPS0531Q
ज करून दिल्याचा दिनांक	01/08/2018
नोंदणी केल्याचा दिनांक	01/08/2018
मांक,खंड व पृष्ठ	6807/2018
रभावाप्रमाणे मुद्रांक शुल्क	6500000
रभावाप्रमाणे नोंदणी शुल्क	30000
सठी दिचारात घेतलेला तपशील:-:	
ह आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area and to it.

2292 29/38
2022



MUMBAI CITY CORPORATION

PROPERTY CARD INFORMATION SYSTEM

[Home] [Back] [Mumbai City]

Survey Register Of Mumbai City

Division Name	Malbhar Cumbala Hill	Cadastral Survey No.	356
C.S.Reg No.	305	C.S.Page No.	29
Sheet No.	Name of the Street or Locality	Street No.	Tenure
207 TO 209	NEPEAN SEA ROAD	38 & 38A,D WARD NO.3315(1-2) ST.NO.66	P.& T.
Area in Sq.Meters.	Laughton Survey No.	Collectors New No.	Collectors Rent Roll No.
37835.5	1/7215,2 & 3/7215	X-16362,A/16362	X C.R.R.NO.564
Ground Rent Due to Govt.		Grant	Due
0.0			0.0

Holders History

(A)–THE TRUSTEES OF THE SIR DINSHA MANECKJI PETIT-[BART 2ND]
BARONETCY TRUST
(LESSORS)

(B)-A-MALBAR INDUSTRIES LTD.
(LESSEES)

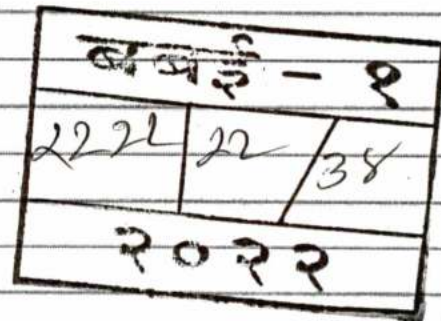
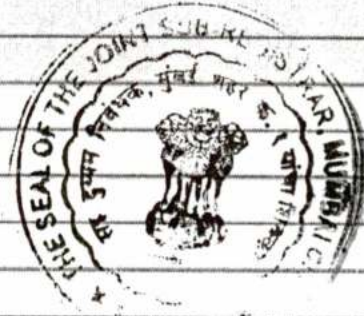
(C)-B-TAHNEE HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED
(SUB-LESSEE)

C-NEPEAN SEA RAMBHA CO-OPERATIVE HOUSING SOCIETY LIMITED
(SUB-LESSEE)

D-URVASHI CO-OPERATIVE HOUSING SOCIETY LIMITED
(SUB-LESSEE)

E-SILVER ARCH CO-OPERATIVE HOUSING SOCIETY LIMITED
(SUB-LESSEE)

IN RESPECT OF 26015 SQ.MTR. AREA



Confirm

Land Parcels of Mumbai City district are mapped. If any issue regarding Land Parcel mapping please contact on 022-22

While all efforts have been made to make this website as authentic as possible, National Informatics Centre will not be responsible for any loss to the user arising out of the information available on this website. Any discrepancy found may be brought to the notice of the Collector, Mumbai City.

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

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




Nihil
 Signature

E-mail



बवई - १		
222L	23	38
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भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

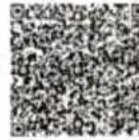
नोंदविण्याचा क्रमांक / Enrollment No 1190/10127/02999

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

Ref 85 / 29F / 159696 / 159741 / P



UEG36624724IN



आपला आधार क्रमांक / Your Aadhaar No. :

4458 9381 1156

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

राहील निवेश शाह
Rahil Nilesh Shah
जन्म वर्ष / Year of Birth : 1994
पुल्य / Male

4458 9381 1156

बबई - १		
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आधार - सामान्य माणसाचा अधिकार

Rahil

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NILESH MOHANLAL SHAH

MOHANLAL SHAH

22/01/1953

Permanent Account Number

AAIPS0534M

Signature



TAX
2. QURESHI
Mumbai
16072
DL
2024

Handwritten signature



बबई - १	
222L	23 / 38
२०२२	



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

नोंदणी क्रमांक/Enrolment No.: 1190/10130/32080

To: Nilesh Mohanlal Shah
(निलेश मोहनलाल शाह)
S/O Mohanlal Shah
13-D, Tahme Heights Post Hall
66, Nepan Sea Road
Near Priyadarshini Park
Nepan Sea Road
Mumbai
Maharashtra - 400006

Date: 29/06/2011



EY 10007637 8 IN

Ref. No : 29062011-00338



आपला आधार क्रमांक / Your Aadhaar No. :

3466 8937 7067

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



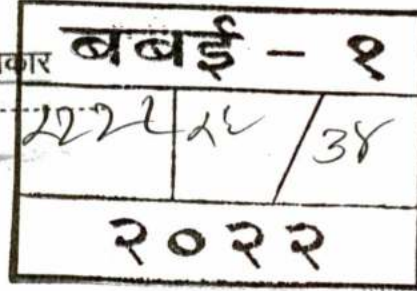
निलेश मोहनलाल शाह
Nilesh Mohanlal Shah

जन्म वर्ष / Year of Birth : 1953
पुरुष / Male

3466 8937 7067



आधार - सामान्य माणसाचा अधिकार





IRY
TUSHAR
Mumbai
6072
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2024

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बबई - १	
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITA NILESH SHAH

PRAVIN DESAI

02/02/1956

Permanent Account Number

ABTPS9942F

P. Desai

Signature



P. Desai



बबई - १	
२२२	२६ / ३४
२०२२	



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

नोंदणी क्रमांक/Enrolment No.: 1190/10124/02215

To: Rita Nilesh Shah
 (रीटा निलेश शाह)
 W/O Nilesh Shah
 13-D, Tahnee Heights, Petit Hall
 66, Nepean Sea Road
 Opp. Regency Hotel
 Nepean Sea Road
 Mumbai
 Maharashtra - 400006

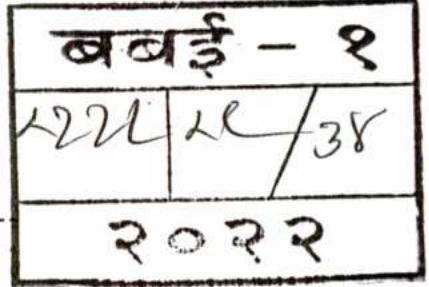
Date: 26/05/2011



आपला आधार क्रमांक / Your Aadhaar No. :

9524 4763 1214

आधार – सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



रीटा निलेश शाह
 Rita Nilesh Shah

जन्म वर्ष / Year of Birth : 1956
 स्त्री / Female

9524 4763 1214

आधार – सामान्य माणसाचा अधिकार

8488 3597 7885

1947
 1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
Government of India

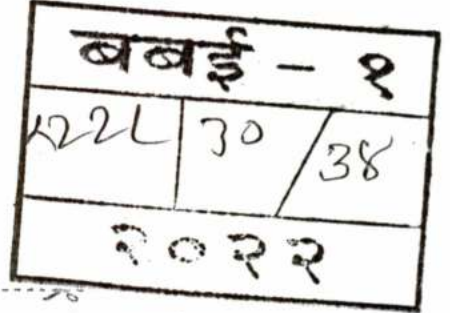


रुपेश रमेश म्हाडे
Rupesh Ramesh Mhade
जन्म तारीख / DOB : 04/04/1989
पुरुष / Male



8488 3597 7885

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता वडिलाचे/आईचे नांव: रमेश
म्हाडे, रूम नं.7, सखुबाई घाटाल
चाळ-4, टी.पी. रोड, तानाजी वाडी,
मुंबई, भांडूप वेस्ट, महाराष्ट्र, 400078

Address: S/O: Ramesh Mhade, Room
No.7, Sakhubai Ghatal Chawl-4, T.P.
Road, Tanaji Wadi, Mumbai, Bhandup
West, Maharashtra, 400078

8488 3597 7885

1947
1800 300 1947

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Mumbai
9.15072
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2024

भारत सरकार
GOVERNMENT OF INDIA



राजेशकुमार गांधी
Rajeshkumar Gandhi
जन्म वर्ष/YoB:1960
पुरुष Male



3956 2580 9975

आधार - सामान्य माणसाचा अधिकार



बुधवार - १	
२२२	३९ / ३४
२०२२	



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: छोटालाल गांधी, 7/ बी
उपहार बिल्डींग, एस वी पी
रोड, प्रेम नगर बोरीवली
वेस्ट, मुंबई, बोरीवली वेस्ट,
मुंबई
महाराष्ट्र, 400092

Address:
S/O: Chhotalal Gandhi, 7/B
Uphar Building, S V P Road,
Prem Nagar Borivali West,
Mumbai, Borivali West, Mumbai
Maharashtra, 400092

Aadhaar - Aam Aadmi ka Adhikar

NC
IQBAL I
Grea.
Reg. I
Exp.
29-Dec.
GOVT. OF



बवई - १		
२२२	३२	३४
२०२२		

318/2228
सोमवार, 07 मार्च 2022 12:42 म.नं.

दस्त गोषवारा भाग-1

बबड1 33/38
दस्त क्रमांक: 2228/2022

दस्त क्रमांक: बबड1 /2228/2022

बाजार मूल्य: रु. 7,37,37,712/-

मोबदला: रु. 7,35,00,000/-

असलेले मुद्रांक शुल्क: रु.36,87,000/-

दु. नि. सह. दु. नि. बबड1 यांचे कार्यालयात

पावती:2643

पावती दिनांक: 07/03/2022

अ. क्रं. 2228 वर दि.07-03-2022

सादरकरणाराचे नाव: डॉ. निलेश मोहनलाल शाद - -

रोजी 12:40 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000 00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

दस्त हजर करणाऱ्याची सही:

एकूण 30680 00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: सेल डीड

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

शिक्का क्रं. 1 07 / 03 / 2022 12 : 40 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 07 / 03 / 2022 12 : 41 : 43 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व शोधित केलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:

लिहून घेणारे:



दस्त गोषवारा भाग-2

बबड1

3838

दस्त क्रमांक:2228/2022

07/03/2022 1 13:15 PM

दस्त क्रमांक :बबड1/2228/2022

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राहील निलेश शाह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 33, 3 रा मजला, तहनी हार्डटस को ऑप हौ सो ली, 66 एल जगमोहनदास मार्ग, नेपेन्सी रोड, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIPS0531Q	लिहून घेणार वय :-37 स्वाक्षरी:- <i>Rahal</i>		
2	नाव:डॉ. निलेश मोहनलाल शाह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 33, 3 रा मजला, तहनी हार्डटस को ऑप हौ सो ली, 66 एल जगमोहनदास मार्ग, नेपेन्सी रोड, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIPS0534M	लिहून घेणार वय :-68 स्वाक्षरी:- <i>adur</i>		
3	नाव:निलेश एम शाह एच यु एफ चे करता डॉ निलेश मोहनलाल शाह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 13/डी, तहनी हार्डटस को ऑप हौ सो ली, 66 एल जगमोहनदास मार्ग, नेपेन्सी रोड, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAHN4335B	लिहून घेणार वय :-68 स्वाक्षरी:- <i>suah</i>		
4	नाव:रीटा निलेश शाह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 33, 3 रा मजला, तहनी हार्डटस को ऑप हौ सो ली, 66 एल जगमोहनदास मार्ग, नेपेन्सी रोड, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ABTPS9942F	लिहून घेणार वय :-65 स्वाक्षरी:- <i>Rita</i>		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 03 / 2022 01 : 12 : 07 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- रुपेश रमेश म्हाडे - वय:33 पत्ता:रूम नं 7, सखुबाई घाटल चालू-4, टीपी रोड, ग्रीडप पश्चिम, मुंबई पिन कोड:400078	<i>Rupesh</i>		
2	नाव:- राजेशकुमार गांधी - वय:61 पत्ता:बी 7, उपहार, एस व्ही पी रोड, मुंबई पिन कोड:400092	<i>Rajesh</i>		

शिक्का क्र.4 ची वेळ:07 / 03 / 2022 01 : 13 : 04 PM

दुय्यम निबंधक, मुंबई-1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DR NILESH M SHAH AND ORS	eChallan	0290179030702254857	MH013989164202122M	3687000.00	SD	0006847455202122	07/03/2022
2	DR NILESH M SHAH AND ORS	eChallan		MH013989164202122M	30000.	RF	0006847455202122	07/03/2022
3		By Cash			680	RF		

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

प्रमाणित करणेत येते की या दस्तामध्ये एकूण.....३४.....पाने आहेत.
पुस्तक क्र.-१, मध्ये बबड-१.....२०२२
अन्वेष नोंदला. 07 MAR 2022
दिनांक
Rupesh

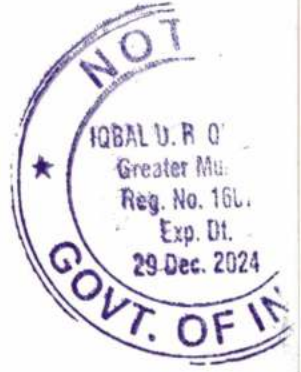
प्र. सह. दुय्यम निबंधक, मुंबई शहर-१



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07/03/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 2228/2022

नोंदणी :

Regn:63m

गावाचे नाव : मलबार

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	73500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	73737712.275
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं 33, 3 रा मजला, तहनी हार्डटस को ऑप ह्री सो ली, 66 एल जगमोहनदास मार्ग, नेपेन्सी रोड, मुंबई 400006... व सोबत 2 कार पार्किंग नं बी 55 आणि बी 56 ..सदर मिळकती पैकी 14 टक्के हिस्सा निलेश एम शाह व 17 टक्के हिस्सा निलेश एम शाह एच यु एफ आणि 19 टक्के हिस्सा रिटा निलेश शाह यांना एकुण एरिया 191.45 मधील 50% देण्यात ऐत आहेइतर माहिती दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 356 ;))
(5) क्षेत्रफळ	1) 95.74 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:- राहील निलेश शाह -- वय:-37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 33, 3 रा मजला, तहनी हार्डटस को ऑप ह्री सो ली, 66 एल जगमोहनदास मार्ग, नेपेन्सी रोड, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:-AAIPS0531Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- डॉ. निलेश मोहनलाल शाह -- वय:-68; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 33, 3 रा मजला, तहनी हार्डटस को ऑप ह्री सो ली, 66 एल जगमोहनदास मार्ग, नेपेन्सी रोड, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:-AAIPS0534M 2): नाव:- निलेश एम शाह एच यु एफ चे करता डॉ निलेश मोहनलाल शाह -- वय:-68; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 13/डी, तहनी हार्डटस को ऑप ह्री सो ली, 66 एल जगमोहनदास मार्ग, नेपेन्सी रोड, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:-AAAHN4335B 3): नाव:- रीटा निलेश शाह -- वय:-65; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं 33, 3 रा मजला, तहनी हार्डटस को ऑप ह्री सो ली, 66 एल जगमोहनदास मार्ग, नेपेन्सी रोड, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:-ABTPS9942F
(9) दस्तऐवज करून दिल्याचा दिनांक	07/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	07/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	2228/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3687000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DR NILESH M SHAH AND ORS	eChallan	02901790303202259857	MH013989164202122M	3687000.00	SD	0006847455202122	07/03/2022
2	DR NILESH M SHAH AND ORS	eChallan		MH013989164202122M	30000	RF	0006847455202122	07/03/2022
3		By Cash			680	RF		

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



संगणक खरी प्रत

Qureshi

सह दुय्यम निबंधक

मुंबई शहर क्र. १



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DATED THIS ___ DAY OF MARCH 2022

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Mr.Rahil Nilesh Shah ... Transferor

V/s

Dr.Nilesh Mohanlal Shah & Ors.... Transferees



DEED OF TRANSFER

5:40 - 5:42
7/3/22

GANDHI & GANDHI
Advocates
210, 2nd Floor, Hari Chambers,
58/64 Shahid Bhagat Singh Marg,
Fort, Mumbai - 400 001.
i.Rahil Shah - Sale Deed final 4.3.22