





**CHALLAN**  
MTR Form Number-6

Chinchpoku

GRN	MH008357650201516M	BARCODE	[Barcode]				Date	22/03/2016-12:02:59	Form ID	25.2
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty				TAX ID (If Any)					
	Registration Fee				PAN No. (If Applicable)					
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR				Full Name		MOHAMMED IRFAN GHOGARI			
Location	MUMBAI				Flat/Block No.		C S 1492 FORT DIV			
Year	2015-2016 One Time				Premises/Building					
Account Head Details		Amount In Rs.		Road/Street		PALTON ROAD				
0030045501	Stamp Duty	500.00		Area/Locality		MUMBAI				
0030063301	Registration Fee	30000.00		Town/City/District						
				PIN		4 0 0 0 0 1				
				Remarks (If Any)						
				SecondPartyName=AHMED EMRAHIM GHOGA						
				RI-						
				Amount In Words		Thirty Thousand Five Hundred Rupees Only				
Total			30500.00							
Payment Details	BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	REF No.	02300042016032265472		322512581				
Cheque/DD No		Date		22/03/2016-17:01:33						
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA						
Name of Branch		Scroll No. , Date		Not Verified with Scroll						

**बवई - १**  
२५३ / १ / १३  
**२०३६**

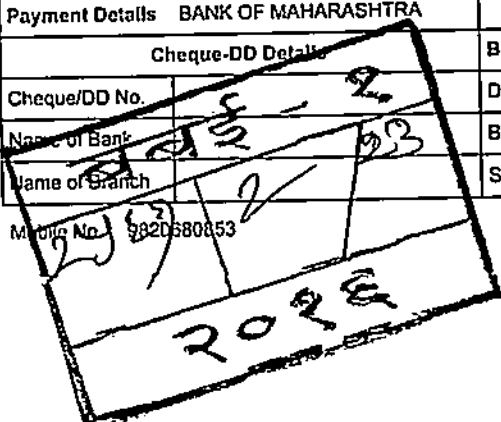


Mobile No: 9820680853

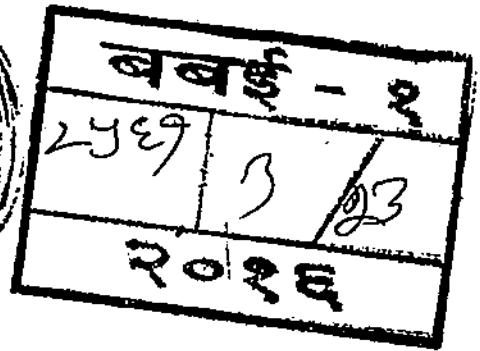
*[Handwritten Signature]*

**CHALLAN**  
MTR Form Number-6

GRN	MH 00 8357650 201516M	BARCODE	[Barcode]				Date	22/03/2016-12:02:59	Form ID	25.2
Department Inspector General Of Registration					Payer Details					
Type of payment Stamp Duty					TAX ID (If Any)					
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Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR					Full Name		MOHAMMED IRFAN GHOGARI			
Location MUMBAI					Flat/Block no.		C S 1492 FORT DIV			
Year 2015-2016 One Time					Premises/Bldg					
Account Head Details			Amount in Rs.		Road/Street		PALTON ROAD			
0030045501 Stamp Duty			500.00		Area/Locality		MUMBAI			
0030063301 Registration Fee			30000.00		Town/City/District					
					PIN		4 0 0 0 0 1			
Total					30500.00		REMARKS Second Party Name = AHMED EMRAHIM GHOGARI - Make payment at any of the listed branches of BANK OF MAHARASHTRA handling Government of Maharashtra Business Before 29/03/2016			
Amount In		Thirty Thousand Five Hundred Rupees Only								
Words										
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		REF No.			
Cheque/DD No.					Date					
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No.		Date			


  
 22 MAR 2016  
 CASH RECEIVED  
 2016





## DEED OF GIFT

THIS DEED OF GIFT is made and executed into at Mumbai on this 25<sup>th</sup> day of MARCH, 2016.

### BY AND BETWEEN

**Mr. AHMED EBRAHIM GHOGARI**, Adult, Indian Inhabitant residing at Flat no 702, 7<sup>th</sup> floor of Greenstone Heritage Building, C- Wing, Palton Road, Opposite Haj House, Mumbai- 400001, hereinafter called as "The Donor" (which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representatives, executor and administrator and assignee) of the First Part.

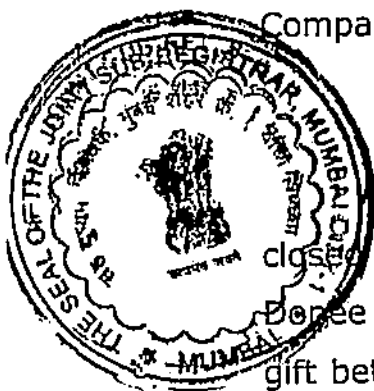
### AND

**Mr. MOHAMMED IRFAN GHOGARI**, Adult, Indian Inhabitant residing at Flat no 702, 7<sup>th</sup> floor of Greenstone Heritage Building, C- Wing, Palton Road, Opposite Haj House, Mumbai- 400001, hereinafter referred to as "The Donee", (which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representatives, executors and administrators) of the Second Part.

.....2/-

**WHEREAS** the Donor is Co-owner along with the Donee in respect of a Residential Flat premises on Ownership basis being Flat no 702, 7<sup>th</sup> floor of Greenstone Heritage Building, C-Wing, Palton Road, Opposite Haj House, Mumbai- 400001, admeasuring approximately 501.38 Sq. Ft. Carpet Area equivalent to 46.58 Sq. Meters Carpet Area, constructed on the plots of land bearing Cadastral Survey Nos. 1492, 1/1492, 2/1492, 3/1492 and 4/1492 of Fort Division and assessed by "A" Ward Office, of the Municipal Corporation of Greater Mumbai and more particularly described in the **First Schedule** hereto and hereinafter referred to as "**the said Flat**" for the sake of brevity.

**AND WHEREAS** vide an Agreement for Permanent Alternate Accommodation made, executed and duly registered with the office of the Joint Sub-Registrar, Mumbai City- 1 and bearing Serial No BBE-1/3437/2014 dated 23/04/2014 and bearing Receipt No. 4269, the Donor and the Donee were given the said Flat in lieu of their old Tenanted Premises, being Flat nos 16/17, "L" Block, 3<sup>rd</sup> Floor, opposite Haj House, Palton Road, Mumbai- 400001 by the Landlords, M/s Sunrise Lifestyle And Homes Pvt. Ltd., a company duly incorporated under the Companies Act, 1956.



**AND WHEREAS** the Donor and the Donee herein are close relatives of each other, the Donor being the father of the Donee and the Donee is the Son of the Donor and as such it is gift between the family members. The parties are holding public documentary proofs to establish their relationship.

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.....3/-

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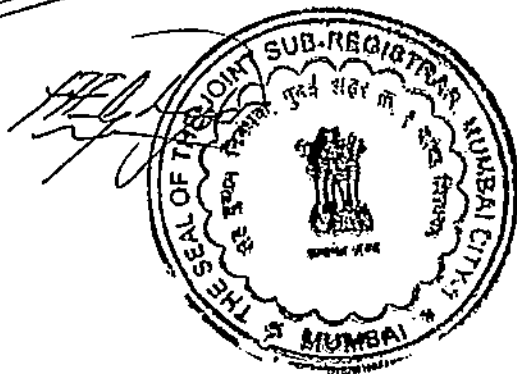
**AND WHEREAS** that in consideration of the natural love and affection which the Donor had and still has for the Donee who is his Son, the Donor hereby and hereunder grants his 50% undivided share in the said Flat together with all his shares and interest in the said Society and all other rights, title and interest with membership of the said Society In respect of this Flat as and by way of Gift. The Donor made and does hereby make this formal declaration of the Gift and the Donee expressed and does hereby expresses the acceptance of the same, the Donor has delivered to the Donee and the Donee has accepted from Donor formal delivery of possession of the said Flat together with all relevant documents of title. The intention of the Parties herein is to make valid and effective Gift of the said undivided share of the Donor in the said Flat by the Donor in favour of the Donee herein absolutely and in perpetuity.

**AND WHEREAS** the Donor doth hereby further represent, warrant and covenant with the DONEE THAT the DONOR has not at any time hereto before done or executed or knowingly suffered or been party or privy to any act deed or thing whereby or by reasons or means whereof the said Flat hereby assured or any part thereof may be encumbered or affected in any manner whatsoever or whereby the DONOR is in anyway prevented from transferring, granting, selling, conveying and assuring his undivided share in the said Flat or any part thereof in the manner aforesaid.

**AND WHEREAS** the parties are executing this "Deed of Gift" to reduce the transaction of Gift into writing and to give legal effect to the said Gift in order to make the same effective, legal and valid in the eyes of law. The Donor hereby reiterates, affirms and confirms that, he, the Donor has made valid Gift of his said undivided share in the said Flat in favour of the Donee

.....4/-

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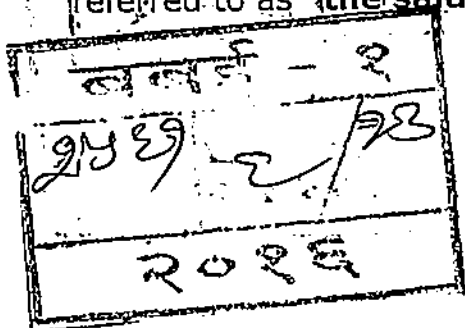
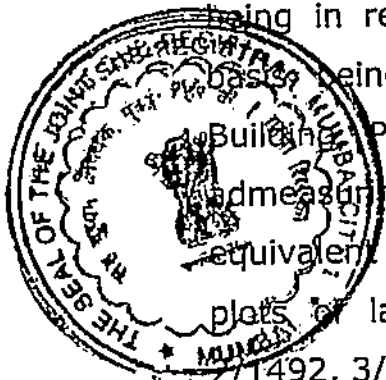
and thereby renounced absolutely and in perpetuity all rights, title, interests and claim in respect of the said 50% undivided rights in the said Flat along with the shares and interest of the Donor in the capital/property of the said Society with clear and express intention to vest the same in the Donee and thus grants, conveys, transfers, gives and assures unto and to the use of the Donee, freely and voluntarily the said Flat absolutely and in perpetuity.

**AND WHEREAS** the Donor has delivered and/or handed over to the Donee and the Donee has received and/or accepted from the Donor formal peaceful delivery of possession of his said undivided share in the said Flat together with its all original documents of title in respect thereof.

**AND WHEREAS** the Donor is desirous of recording the gifting of his said Flat as appearing hereunder:

**NOW THIS GIFT DEED WITNESSETH AS UNDER:**

1) The Donor and the Donee are Co-owners and they are jointly seized and possessed of or otherwise well and sufficiently entitled to the Residential Flat premises on Ownership basis being in respect of a Residential Flat premises on Ownership being Flat no 702, 7<sup>th</sup> floor of Greenstone Heritage Building, Palton Road, Opposite Haj House, Mumbai- 400001, measuring approximately 501.38 Sq. Ft. Carpet Area equivalent to 46.58 Sq. Meters Carpet Area, constructed on the plots of land bearing Cadastral Survey Nos. 1492, 1/1492, 2/1492, 3/1492 and 4/1492 of Fort Division and assessed by "A" Ward Office, of the Municipal Corporation of Greater Mumbai and more particularly described in the **Schedule** hereto, hereinafter referred to as "**the said Flat**" for the sake of brevity.



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*[Handwritten signature]*

.....5/-

2) The Donor and the Donee herein are closed relatives of each other, the Donor being the father of the Donee and as such it is gift between the family members.

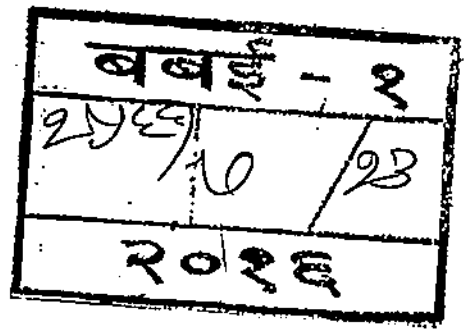
3) The Donor has out of the natural love and affection which the Donor had and still has for the Donee, is desirous of gifting the said Flat to his Son (the Donee herein) his 50% share admeasuring approximately 250.69 Sq. Ft. Carpet Area equivalent to 23.29 Sq. Meters Carpet Area ( more particularly described in the **Second Schedule** hereto) without any consideration and the Donee has accepted the said Gift and as such it is Gift between the family members. The parties are holding public documentary proofs to establish their relationship.

4) That in consideration of the natural love and affection which the Donor had and still has for the Donee who is a very close relative, the Donor hereby and hereunder grants his said 50% undivided share in the said Flat together with all other rights, title and interest with membership of the said society as and by way of gift. The Donor made and does hereby make formal declaration of the gift and the Donee expressed and does hereby expresses acceptance of the same, the Donor has delivered to the Donee and the Donee has accepted from Donor formal delivery of possession of the said Flat together with other documents of title. The intention of the parties herein is to make valid and effective Gift of the said undivided share of the Donor in the said Flat by the Donor in favour of the Donee herein absolutely and in perpetuity.

*[Handwritten signature]*

*[Handwritten signature]*

.....6/-





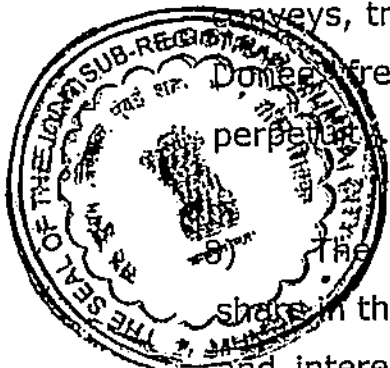
5) The provisions of the Maharashtra Ownership Flats (Regulation of the Promotion or Construction, Sale, Management and Transfer) Act 1963 and the Rules made thereunder as well as the Maharashtra Co-Operative Societies Act 1960 and the Maharashtra Co-Operative Societies Rules 1961 and the Bye-Laws of the society are applicable to this transaction.

6) The Donor declares and confirms that his said undivided share in the said Flat is free from all sorts of encumbrances, litigation, charge, liability and as such it has got clear and marketable title to dispose of and/or transfer by way of Gift to the Donee. The Donor shall assist the Donee to get the transfer the said Flat to the Donee herein absolutely.

7) The Parties are executing this "Deed of Gift" to reduce the transaction of gift into writing and to give legal effect to the said gift in order to make the same effective, legal and valid in the eyes of law. The Donor hereby reiterates, affirms and confirms that the Donor has made valid Gift of his said undivided share in the said Flat along in favour of the Donee and thereby renounced absolutely and in perpetuity all rights, title, interests and claim in respect of the said Flat along with the shares and interest of the Donor in the capital/property of the said society with clear and express intention to vest the same in the Donee and thus grants,

conveys, transfers, gives and assures unto and to the use of the Donee freely and voluntarily, the said Flat absolutely and in perpetuity.

The Donor will have no objection if the said undivided share in the said Flat and its documents of title along with shares and interests held by the Donor in the capital/property of the said society are transferred in the name and favour of the Donee



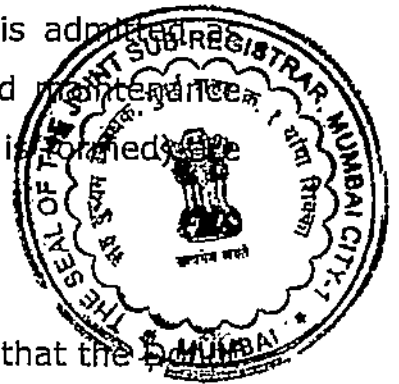
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absolutely by the said Landlords, Society and other concerned government authorities including the Municipal Corporation of Greater Mumbai and Electric Department and by all such authorities maintaining the records in respect of the said Flat.

9) The Donor and the Donee shall jointly take all necessary steps and do all needful acts, deeds and things and fully cooperate with each other from time to time as and when required for the purpose of effective transfer of his said share in the said Flat in the name and in favour of the Donee and to implement the terms and conditions of this Deed of Gift to its correct perspective.

10) The Donor has no objection if the Donee is admitted as absolute member in respect of the said Flat and maintenance bills and the Share Certificate (when the Society is formed) transferred in the name and favour of the Donee.



11) The Donor hereby covenant with the Donee that the Donor shall always assist from time to time and all times whenever called upon by the Donee to do or cause to be done all such further acts, deeds and things and instruments that may be necessary and expedient for the purpose of cessation of his undivided membership and for admission of the Donee to the membership of the said proposed Society and for effective transfer of the shares and interests of the Donor in the Capital/property of the said proposed society standing to his credit pertaining to the said Flat in the name and favour of the Donee, on the records maintained by the Landlords, said Society, Municipal Office, and concerned departments of Maharashtra Government, and/or Central Government or Electricity Department, and other concerned authorities.

*[Handwritten signature]*

*[Handwritten signature]*

.....8/-

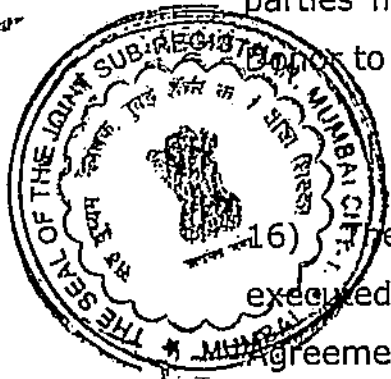
बवर्क - ३
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12) The Donor shall take all necessary steps for cessation of his membership and for admission of the Donee for the membership to the said society.

13) The Donor declares and confirm that the Donor is an Adult person and in sound state of mind and has execute this "Deed of Gift" in favour of the Donee purely out of natural love and affection which the Donor is bearing for the Donee being closed relative.

14) The Donor declares and confirm that he is making this Gift out of natural love and affection and certainly not due to or out of coercion, undue pressure, undue influence, mistake, misrepresentation or any kind of fraud whatsoever and as such the "Deed of Gift" shall always binding upon the Donor, his family members, heirs, legal representatives, administrators and assigns.

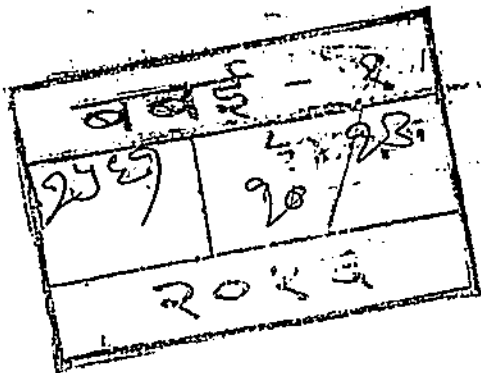
15) The Donee shall be entitled to and will at all times hereafter, peacefully and uninterrupted use, occupation and possession of the said Flat absolutely and in perpetuity, since the parties hereby confirm as Valid and an Irrevocable Gift by the Donor to the Donee.



16) The Donor declares and confirms that he has neither executed any Will nor has he entered into any kind of agreement, Arrangement, Deed, Document or any other writing/s of whatsoever nature whereby the rights of the Donee under these presents is prejudicially affected.

.....10/-

*[Handwritten signature]*  
*[Handwritten signature]*



17) The Donor confirms that he has made Gift in favour of the Donee and the Donee has accepted the Gift of the Donor in respect of the said Flat.

**FIRST SCHEDULE**

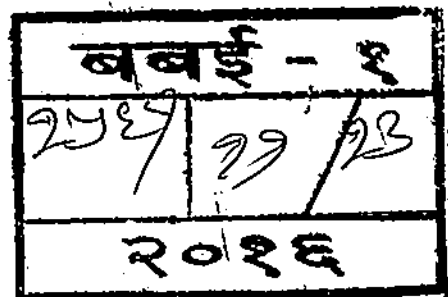
All that piece and parcel of Residential Flat premises on Ownership basis being Flat no 702, 7<sup>th</sup> floor of Greenstone Heritage Building, Palton Road, Opposite Haj House, Mumbai-400001, admeasuring approximately 501.38 Sq. Ft. Carpet Area equivalent to 46.85 Sq. Meters Carpet Area, constructed on the plots of land bearing Cadastral Survey Nos. 1492, 1/1492, 2/1492, 3/1492 and 4/1492 of Fort Division and assessed by "A" Ward Office, of the Municipal Corporation of Greater Mumbai. The building has been constructed in the year 2014 and it is ground plus 9 upper floors.

**SECOND SCHEDULE**

50% undivided share in all that piece and parcel of Residential Flat premises on Ownership basis being Flat no 702, 7<sup>th</sup> floor of Greenstone Heritage Building, Palton Road, Opposite Haj House, Mumbai- 400001, admeasuring approximately 501.38 Sq. Ft. Carpet Area equivalent to 46.85 Sq. Meters Carpet Area, constructed on the plots of land bearing Cadastral Survey Nos. 1492, 1/1492, 2/1492, 3/1492 and 4/1492 of Fort Division and assessed by "A" Ward Office, of the Municipal Corporation of Greater Mumbai. The building has been constructed in the year 2014 and it is ground plus 9 upper floors.


.....11/-

*[Handwritten signatures]*




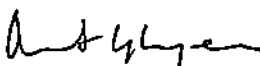
**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed his respective hands to this writing on the day, month and year first herein above mentioned.

SIGNED AND DELIVERED by the ]  
Within named the Donor ]  
**Mr. AHMED EBRAHIM GHOGARI** ]  
In the presence of..... ]



SIGNATURE

WITNESSES:

- | Sr. No. | Name  |
|---------|---|
| 1.      |   |
| 2.      |  |

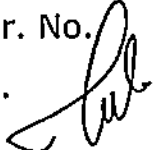
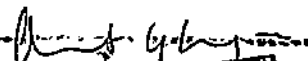
Signatures

SIGNED AND DELIVERED by the ]  
Within named the Donee ]  
**Mr. MOHAMMED IRFAN GHOGARI** ]  
In the presence of ..... ]

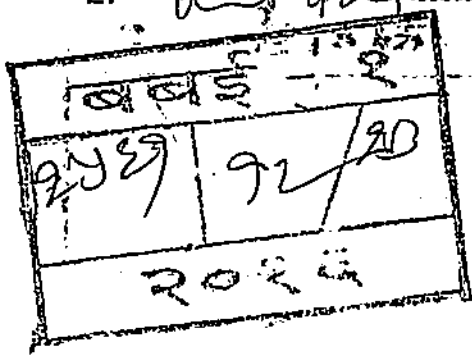


SIGNATURE

WITNESSES:

- | Sr. No. | Name  |
|---------|---|
| 1.      |  |
| 2.      |  |

Signatures







बवाई - २
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१०/१०

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADSPG5793M



नाम / NAME

IRFAN AHMED GOGHARI

पिता का नाम / FATHER'S NAME

AHMED EBRAHIM GOGHARI

जन्म तिथि / DATE OF BIRTH

06-07-1970

हस्ताक्षर / SIGNATURE

*[Handwritten signature]*

*[Handwritten initials]*

आयकर अधिकारी (कंप्यूटर केंद्र)

Commissioner of Income-tax (Computer Operations)

*[Handwritten signatures]*



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बबई - २
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२०२३

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

AHMED EBRAHIM GHOGARI

EBRAHIM DAWOODBHAI GHOGARI

14/06/1937

Permanent Account Number

AACPG6866C

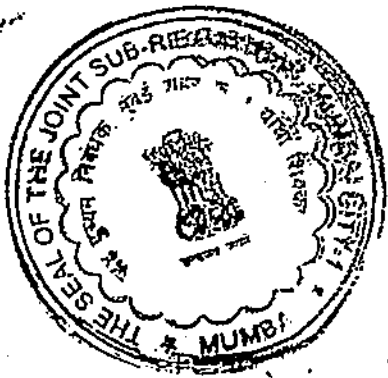
Signature



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बबई - १
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बता - ०	
२५९	२० / २३
२२६	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIYPK7814J



नाम /NAME  
MOHMMAD KALIM

पिता का नाम /FATHER'S NAME  
MOHAMMAD SOHAIL

जन्म तिथि /DATE OF BIRTH  
23-03-1970

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

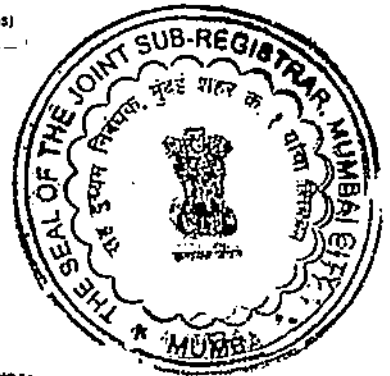
Commissioner of Income-tax (Computer Operations)

आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT OF INDIA

GURRATULAEEN A GHANCHI  
AHMED EBRAHIM GHOGARI  
17/01/1969  
Permanent Account Number  
ACYPG0077D

Signature

*Handwritten signature*



बवई - २
२५/११/२३
२०२६

शुक्रवार, 25 मार्च 2016 3:04 म.नं.

दस्त गोपवारा भाग-1

ववड1 22/23  
दस्त क्रमांक: 2561/2016

दस्त क्रमांक: ववड1 /2561/2016

वाजार मुल्य: रु. 73,39,500/- मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. ववड1 यांचे कार्यालयात  
अ. क्रं. 2561 वर दि.25-03-2016  
रोजी 3:02 म.नं. वा. हजर केला.


पावती:3229 पावती दिनांक: 25/03/2016

सादरकरणाराचे नाव: मोहम्मद इरफान अहमद घोगरी


नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 460.00

पृष्ठांची संख्या: 23

  
दस्त हजर करणाऱ्याची सही:

एकूण: 30460.00

  
दुय्यम निबंधक, मुंबई-1

  
दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: वक्षीसपत्र

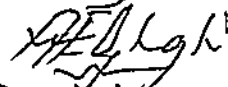
मुद्रांक शुल्क: जर निवासी आणि कृषी मालमत्ता ही पती, पत्नी, मुलगा, मुलगी, नातू, नात, मरण पावलेल्या मुलाची पत्नी यांना वक्षीस दिलेली असेल तर.

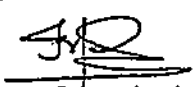
शिक्षा क्रं. 1 25 / 03 / 2016 03 : 02 : 02 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 25 / 03 / 2016 03 : 02 : 50 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

\*सादर दस्तऐवज या चौदशी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे \* दस्तातील संपूर्ण भरकर निष्पादक व्यक्ती, सक्षीदार व सोयत जोडलेल्या जमादारांचे हस्ताक्षरे आहेत आहे \* दस्ताचा सत्यता, वैधता कायदेशीर वालीसाली दस्त निष्पादक व कर्तृत्वधारक हे संपूर्णपणे जबाबदार राहतील.

  
लिहून घेणारे:

  
लिहून घेणारे:





25/03/2016 3:08:46 PM

दस्तावेजांच्या भागा-2

संक्रमांक: 2561/2016  
दस्तावेजांच्या भागा-2

दस्तावेजांच्या भागा-2

दस्तावेजांच्या भागा-2

अनु क्र.	पत्रकारालाचे नाव व पत्ता	पत्रकारालाचा प्रकार	स्वाभाविक	अंगठ्याचा ठसा
1	नाम: मोहम्मद इस्फाहान अहमद खोसरो पत्ता: फ्लॉट नं. 702, माळा नं. 7 वा मजला, इमारतीचे नाम: प्रीमस्टोन हॅरिटेज विल्डिग, सी व्हिंग, ब्लॉक नं. ... रोड नं: फाजल रोड मुं. महाराष्ट्र MUMBAI. पिन नंबर: ADSFG5793M	लिहून देणार वय: 45 स्वाभाविक 		
2	नाम: अहमद इब्राहीम खोसरो पत्ता: फ्लॉट नं. 702, माळा नं. 7 वा मजला, इमारतीचे नाम: प्रीमस्टोन हॅरिटेज विल्डिग, सी व्हिंग, ब्लॉक नं. ... रोड नं: फाजल रोड मुं. महाराष्ट्र MUMBAI. पिन नंबर: AACPG6866C	लिहून देणार वय: 79 स्वाभाविक 		

दरम्यान दस्तावेजांच्या कर्तव्य देणारा तयारकर्त्या वरवीसमजा चा दस्तावेजांच्या कारणा दिल्याचे काढला करतात.  
शिक्का क्र.3 ची वेळ: 25 / 03 / 2016 03 : 04 : 12 PM

शेवटचे -

द्वारेच इतर असे निवेदीत करतात की ते दस्तावेजांच्या कर्तव्य देणाराच्या व्यक्तीशी संबंधित आहेत, या व्यक्तींशी संबंधित पत्रवित्त

अनु क्र.	पत्रकारालाचे नाव व पत्ता	पत्रकारालाचा प्रकार	स्वाभाविक	अंगठ्याचा ठसा
1	नाम: एम के कारीस वय: 42 पत्ता: व्हॉल विल्डिग चेंबर नं 46, 1 वा मजला, धोबीतलाज मुं पिन कोड 400002	लिहून देणार 		
2	नाम: कुलतुलगा अमलम खोसरो वय: 47 पत्ता: सदनिका क्र. 703, 7 वा माळा ग्रिड स्टोन हॅरिटेज विल्डिग मुंबई पिन कोड 400001	स्वाभाविक 		

शिक्का क्र.4 ची वेळ: 25 // 03 // 2016 03 : 07 : 03 PM

शिक्का क्र.3 ची वेळ: 25 / 03 / 2016 03 : 07 : 20 PM नोंदणी पुस्तक: 1 मध्ये

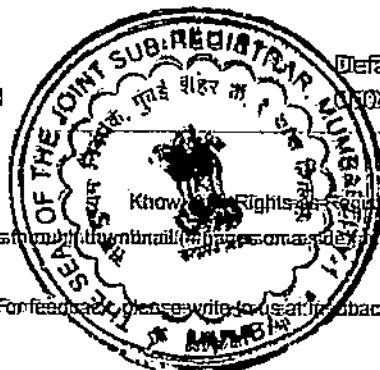
दुय्यम निबंधक, मुंबई-1

प्रमाणित करण्यात येते की या दस्तावेजांच्या एकूण... 23 ...पाने आहेत.  
पुस्तक क्रमांक १. संवर्ष-२/२०१६... २०१६  
दिनांक: 25 MAR 2016

सह. दुय्यम निबंधक मुंबई शहर.

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