

GIFT DEED



THIS DEED OF GIFT made and entered into this 14th day of JULY, 2023 by and between **Mr. Rahul Ganpat Dhondwad**, Indian Inhabitant residing at **D-1,903, Datta Digambar chs, Charkop, Kandivali -West, Mumbai - 400067**, hereinafter referred to as "**the DONOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include him and her heirs, legal representatives, executors and administrators) of the **ONE PART A N D MRS. PALLAVI RAHUL DHONDWAD** also Indian Inhabitant residing at **D-1,903, Datta Digambar chs, Charkop, Kandivali -West, Mumbai - 400067**, hereinafter referred to as "**the DONEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include him and his heirs, legal representatives, executors and administrators) of the **OTHER PART**.

14 JULY 2023
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[Handwritten signatures]

WHEREAS the Donor is Co-owner of occupant in respect of Flat No 1604, admeasuring 659 sq.ft. (carpet) with one parking in Lodha Mira road Project 1, Tower 2, situated at Mira road-East, Thane- on Plot of Land bearing Survey No. 90/3B, 91/1K, 91/2, 98/2 of Village Ghodbandar respectively Taluka Thane under Mira Bhayander Municipal corporation and he has having 50% share in the said Flat along with his wife Smt. Pallavi Rahul Dhondwad. (hereinafter referred to "**the said Flat**");

Rahul Dhondwad

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Pallavi Dhondwad



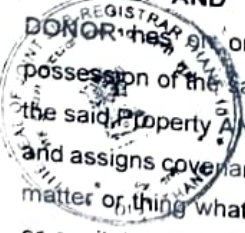
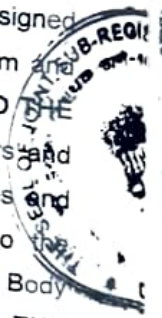
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AND WHEREAS the Donor is the husband of the Donee and also co-owner of the said Flat alongwith Donor and both are having 50:50% share in the said Flat.

AND WHEREAS the Donor is desirous of gifting to the Donee the 50% share of said Flat;

NOW THIS INDENTURE WITNESSETH THAT in consideration of the natural love and affection that the Donor bears towards the Donee, the Donor hereby gifts, transfers and assigns unto the Donee the said Flat **TOGETHER** with all and singular benefits and advantages and appurtenances whatsoever attached to the said Flat or any part thereof belonging to or in anywise pertaining or with the or any part thereof now or at any time hereto for usefully held, used, occupied and/or enjoyed or reputed to known as part of ownership thereof and to belong or appurtenant thereto **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever as law and in equity of the Donor in to out of or upon the said Flat **TO HAVE AND TO HOLD** all and singular the said Property hereby gifted conveyed assigned transferred and assured or intended or expressed so to be with him and every of his rights of ownership and appurtenances **UNTO AND TO THE USE** and benefit of the Donee her heirs, executors, administrators and assigns forever **SUBJECT HOWEVER TO** the payment of all taxes and assessments now chargeable in respect of the said Property to Government or to the Municipal Corporation or to any Public Body **AND THIS DEED FURTHER WITNESSETH THAT THE DONOR** has or before the date hereof handed over to the Donee possession of the said Flat and that the Donee has taken the possession of the said Property **AND** the Donor doth hereby for herself and his successors and assigns covenants with the Donee **THAT** notwithstanding any act, deed, matter of thing whatsoever by the Donor or any person or persons lawfully or equitably claiming by from through under or in trust for his made done committed omitted or knowingly or willingly suffered to the contrary **HE** the Donor now has in himself good right full power and absolute authority to grant convey transfer and assure the said Flat hereby granted conveyed transferred and assured or intended so to be unto and to the use of the.

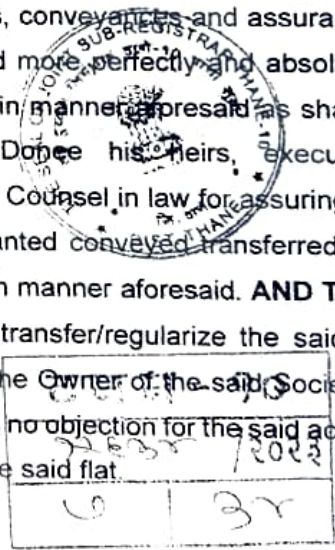


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R. G. D. ...

Donee in manner aforesaid **AND THAT** it shall be lawful for the Donee from time to time and at all times hereafter peaceably and quietly to hold under upon occupy possess and enjoy the said Flat hereby granted conveyed Transferred and assured with their appurtenances and or every part thereof to and for his own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Donor or his heirs, executors and administrators or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for his or any of them **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Donor well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates, title, charges and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Donor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for her **AND FURTHER** that he the Donor and all persons having or lawfully or equitably claiming any estate right, title or interest at law or in equity in the said property hereby granted conveyed transferred and assured or any part thereof by from under or in trust for her the Donor or his heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Donee in manner aforesaid as shall or may be reasonably required by the Donee his heirs, executors, administrators and assignees or his or their Counsel in law for assuring the said flat and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Donee in manner aforesaid. **AND THAT** it shall be lawful for the Donee to get it transfer/regularize the said flat exclusively in his own name and become the Owner of the said Society in the strength of this Gift Deed and Donor has no objection for the said act and Donee will be become absolute owner of the said flat.



[Handwritten signature]

P. G. Dhokhand

THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE incidental thereto the right to own, used and occupy 50% undivided share of Flat No. 1604 out of and forming the part admeasuring sq. ft 329.50 (carpet) and total admeasuring 659 sq. ft. (carpet), total area along with one parking in Lodha Mira road Project 1, Tower 2, situated at Mira road-East, Thane- on Plot of Land bearing Survey No. 90/3B, 91/1K, 91/2, 98/2 of Village Ghodbandar respectively Taluka Thane under Mira Bhayander Municipal corporation.

IN WITNESS WHEREOF the parties hereto have signed and subscribed their respective hands on the day and the year first herein above written.

SIGNED SEALED AND DELIVERED)

By the withinnamed DONOR)

Mr. Rahul Ganpat Dhondwad)

in the presence of... P. Anant)

R. G. Dhondwad

SIGNED SEALED AND DELIVERED)

By the withinnamed DONEE)

Mrs. Palkajy Rahul Dhondwad)

in the presence of... P. Anant)

Palkajy



1) P. Anant

2) P. Anant



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