



CHALLAN
MTR Form Number-6



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|-----------------|-----------------------------------|------------------------|---------------------------------------|---------------|---------------------|---------|----|
| GRN | MH014359577202021E | BARCODE | | Date | 30/03/2021-16:55:50 | Form ID | 34 |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | | | | |
| | | PAN No.(If Applicable) | | | | | |
| Office Name | KRL4_JT SUB REGISTRAR KURLA NO 4 | Full Name | SUJATA ANIL JADHAV | | | | |
| Location | MUMBAI | Flat/Block No. | OFFICE NO 706, 7TH FLOOR, BUILDING B, | | | | |
| Year | 2020-2021 One Time | Premises/Building | SAGAR TECH PLAZA B PREMISES CO-OP SOC | | | | |

| Account Head Details | Amount In Rs. | LTD | | | | | | |
|-----------------------------|---------------|--------------------|--|---|---|---|---|---|
| 0030045501 Stamp Duty | 186400.00 | Road/Street | ANDHERI KURLA ROAD | | | | | |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | SAKINAKA, MUMBAI | | | | | |
| | | Town/City/District | | | | | | |
| | | PIN | 4 | 0 | 0 | 0 | 7 | 2 |
| | | Remarks (If Any) | SecondPartyName=ANIL LAXMANRAO JADHAV- | | | | | |
| | | Amount In | Two Lakh Sixteen Thousand Four Hundred Rupees Only | | | | | |
| Total | 2,16,400.00 | Words | | | | | | |

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|-------------------|---------------------|----------|---------------------------|--|--|--|
| Payment Details | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | Bank CIN | Ref. No. | 00040572021033007109 | | | |
| Cheque/DD No. | Bank Date | RBI Date | 30/03/2021-16:24:57 | | | |
| Name of Bank | Bank-Branch | | STATE BANK OF INDIA | | | |
| Name of Branch | Scroll No. , Date | | Not Verified with Scroll | | | |



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन नाही.

(Handwritten signatures)

(Handwritten signature: S. Jadhav)

GIFT DEED

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THIS DEED OF GIFT made at Mumbai, this 30th Day of March 2021 BETWEEN **MR. ANIL LAXMANRAO JADHAV**, Age 54 years, Indian Inhabitant, residing at Flat No.1008, 10th floor, Wing-B, Hill Side Co-operative Housing Society Ltd, Raheja Vihar Building, Plot No.12 Powai, Tungwa, Mumbai - 400 072, hereinafter called "**THE DONOR**" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the **ONE** PART

AND

MRS. SUJATA ANIL JADHAV, age 54 years, residing at Flat No.1008, 10th floor, Wing-B, Hill Side Co-operative Housing Society Ltd, Raheja Vihar Building, Plot No.12, Powai, Tungwa, Mumbai - 400 072 hereinafter called "**THE DONEE**" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the **OTHER** PART:



WHEREAS by an Agreement dated 13th June 2002, registered in the office of the Sub-Registrar of assurances at **Kurla**, under Serial No. **BDR-3/2904/2002**, for the consideration and on the terms and conditions contained therein, **MR. ANIL LAXMANRAO JADHAV** and **MR. SURENDER R. RAWAT**, had purchased from the Promoter **M/S. SANT SAGAR CORPORATION**, the Commercial premises bearing Office No.706, admeasuring 709 sq. ft. Carpet area, located on 7th floor in Building B known as "**SAGAR TECH PLAZA**", situated at Andheri Kurla Road, Sakinaka, Mumbai - 400 072 and more particularly described in the schedule hereunder

... of the said

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AND WHEREAS by an Agreement for Sale dated 23rd February 2007, registered in the office of the Sub-Registrar of assurances at Kurla, under Serial No. **BDR-14/1241/2007**, with the confirmation of MR. ANIL LAXMANRAO JADHAV, the Donor herein, the said MR. SURENDER R. RAWAT sold and transferred his 50% share in the said Premises to MRS. SUJATA ANIL JADHAV, the Donee herein.

AND WHEREAS incidental to holding the said Premises the Donee and the Donor are enjoying membership rights of **SAGAR TECH PLAZA "B" PREMISES CO-OPERATIVE SOCIETY LTD**, a Society formed and registered under the Co-operative Societies Act, 1960, having Registration No. MUM-2/W-L/GNL/(C)/8216/2007-2008 dated 11/06/2007 (hereinafter referred to as "the said Society") and holding 5 fully paid up shares of Rs.50/- each of the said Society bearing distinctive Nos. 486 to 490 (both inclusive) incorporated in the Share Certificate No. 073 of the said Society.



WHEREAS under the circumstances stated hereinabove, as on today the Donee and Donor herein are equal owners and holding 50% each joint and undivided share in the said Premises and enjoying membership rights of the said Society, free from all encumbrances.

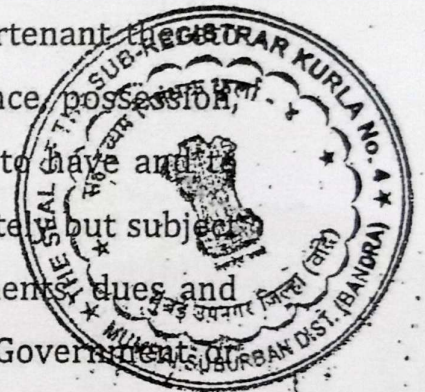
AND WHEREAS the Donee is Wife of Donor and the Donor desires to grant his 50% share, right, title and interest in the said Premises as an unconditional gift to the Donee in consideration of natural love and affection towards his wife MRS. SUJATA ANIL JADHAV, the Donee herein.

AND WHEREAS the Donee has accepted the said gift as is

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NOW THIS INDENTURE WITNESSETH AND IT IS hereby agreed by and between the parties hereto as follows..

1. That the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee, does hereby grant and transfer by way of gift his 50% share in the said Commercial Premises bearing Office No.706, admeasuring 709 sq. ft. Carpet are, located on 7th floor in Building B known as SAGAR TECH PLAZA "B" PREMISES CO-OPERATIVE SOCIETY LTD, situated at Andheri Kurla Road, Sakinaka, Mumbai - 400 072 and more particularly described in the Schedule hereunder written together with all rights connected therewith and all the things permanently attached thereto or standing thereon and all the liberties, privileges, benefits, easements and advantages, appurtenant to the same and all the estate right title and interest use, inheritance, possession, benefit, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment by Donee of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government, Municipality or other Local Authority.



2. The Donor do hereby covenant with the Donee as under,

a) That the Donor in himself is having good right, full power and absolute authority to grant his 50% share in the said Premises as gift in the manner aforesaid.

b) The Donee shall at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said Premises and receive the

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administrators and assigns or any person lawfully claiming from under or in trust for the Donor.

c) The said Gift is un-conditional and free hold without any restrictions and on execution hereof, the Donee shall have 100% right, title and interest in the said Premises.

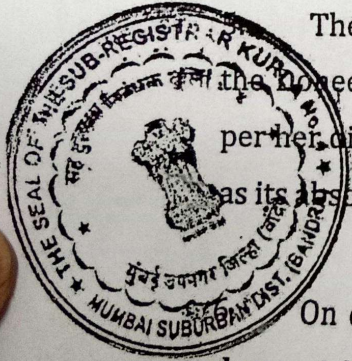
3. The Donor hereby specifically declares that he has voluntarily out of his free will gifted his share in the said Premises in favour of the Donee.

4. The Donee has accepted the said gift and taken over exclusive possession of the said Premises from the Donor and became an absolute Owner of the said Premises.

The Donor hereby specifically declares and confirms that now the Donee is entitled to deal with the said Premises in any manner as per her discretion and enjoy all its benefits as she deems fit and proper as its absolute owner.

On execution hereof, the Donee shall be entitled to hold **100% share**, right, title and interest in the said Premises, as its an absolute owner.

7. The parties hereto undertake to execute the necessary documents as and when required to give proper effect to what is agreed herein and for transfer of the said Premises to the name of Donee in the records of the Society and other appropriate authorities, as witnessed by these present.



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of the Donee on execution of this Deed. The Donor shall sign and execute the necessary forms, application, documents for transferring the said electricity meter in respect of the said Premises in the name of the Donee by deleting the name of the Donor in such records.

9. The Donor confirms that he has executed this Gift Deed out of his free will and without any force or coercion of anybody.

10. The stamp duty and the registration charges of this agreement shall be borne and paid by the Donee alone.



IN WITNESS whereof the parties hereto have hereunto set and subscribed their respective signatures the day and year first hereinabove written.

-THE SCHEDULE ABOVE REFERRED TO-

50% share of DONOR in THE COMMERCIAL PREMISES bearing Office No.706, admeasuring 709 sq. ft. Carpet area, located on 7th floor in Building B known as SAGAR TECH PLAZA "B" PREMISES CO-OPERATIVE SOCIETY LTD, situated at Andheri Kurla Road, Sakinaka, Mumbai - 400 072, standing on Plot of land bearing City Survey No. 721, 721/1, 721/A , 721/B of Village Mohili, Taluka Kurla and District Mumbai sub-urban. The Building construction is completed in the year 2004 consisting of Ground and Nine upper floors.

[Handwritten signature]

SALACHAY

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SIGNED SEALED AND DELIVERED

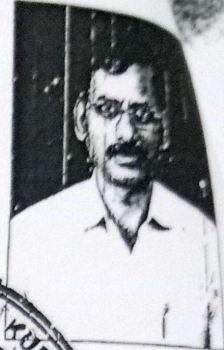
by the withinnamed DONOR
 MR. ANIL LAXMANRAO JADHAV
 PAN: AADPJ5695H

in the presence of

1. ~~Shaineela~~
Shaineela Ansan^o
2. ~~prakash~~
prakash



Anil Jadhav



SIGNED SEALED AND DELIVERED

by the withinnamed DONEE
 MRS. SUJATA ANIL JADHAV
 PAN: ADZPJ7658P

in the presence of

1. ~~Shaineela~~
Shaineela Ansan^o
2. ~~prakash~~
prakash



Sujata Jadhav



Certificate No.

Member's Register No. 073

SAGAR TECH PLAZA "B" PREMISES CO-OP. SOCIETY LTD.

(Regd. No. MUM-2/W-L/GNL/(C)/8216/2007-2008) Dated 11-06-2007
CTS No.721, Andheri Kurla Road, Sakinaka, Mumbai - 400 072.

(Regd. Under the Maharashtra Co-Operative Societies Act - 1960.)
Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares of Rs. 50/- Each

Share Certificate

to Certify that Mr./Mrs./M/s. ANIL LAXMANRAO JADHAV AND SUJATA

IL JADHAV

the Registered holder of FIVE fully paid-up shares of Rs. Fifty each Numbered
486 to 490 (both inclusive) in SAGAR TECH PLAZA "B" PREMISES CO-OP.

TYLTD. subject to the BYE-LAWS of the said Society.

Given under the common seal of

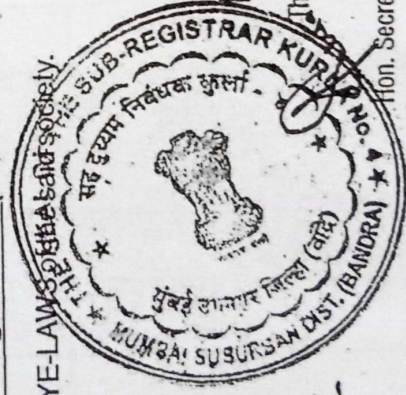
**SAGAR TECH PLAZA "B"
PREMISES CO-OP. SOCIETY LTD.**

250/-

706

This 5 day of JANUARY 2011

Registrar / Committee Member



Hon. Secretary

Hon. Chairman

NOTE: NO TRANSFER OF THE SHARES WILL BE REGISTERED WITHOUT PRODUCTION OF THIS CERTIFICATE

2029



01/04/2021

सूची क्र.2

दुपयम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 8884/2021

नोंदणी :

Regn:63m

गावाचे नाव : मोहीली

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| (1) विलेखाचा प्रकार | बक्षीसपत्र |
| (2) मोबदला | 0 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6212276.88 |
| (4) भू-मापन, पोटोहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं. 706, माळा नं: 7 वा मजला, इमारतीचे नाव: बिल्डींग बी, सागर टेक प्लाझा बी प्रिमायसेस कोऑपसोसि, ब्लॉक नं: अंधेरी कुर्ला रोड, रोड नं: साकिनाका मुंबई 400072, इतर माहिती: एकूण क्षेत्रफळ 709 चौ फुट बिल्ट अप, सदर मिळकतीपैकी 50 टक्के अविभाजित हिस्सा लहून देणार हे लिहून घेणार यांना विनामोबदला बक्षीस देत आहेत, सिटीएस नं. 721, 721/1, 721/ए, 721/बी, व्हिजेज - मोहीली (नातेसंबंध - पती- पत्नी) ((C.T.S. Number : 721, 721/1, 721/A, 721/B ;)) |
| (5) क्षेत्रफळ | 1) 709 चौ.फूट |
| (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:- अनिल लक्ष्मणराव जाधव वय:-54; पत्ता:- फ्लॉट नं: फ्लॉट नं. 1008, माळा नं: 10 वा मजला, इमारतीचे नाव: विंग बी, हिल साईड को ऑप ही सो लि, ब्लॉक नं: रद्देजा विहार बिल्डींग, फ्लॉट नं. 12, रोड नं: पवई तुंगवा मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AADPJ5695H |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- सुजाता अनिल जाधव वय:-54; पत्ता:- फ्लॉट नं: फ्लॉट नं. 1008, माळा नं: 10 वा मजला, इमारतीचे नाव: विंग बी, हिल साईड को ऑप ही सो लि, ब्लॉक नं: रद्देजा विहार बिल्डींग, फ्लॉट नं. 12, रोड नं: पवई तुंगवा मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-ADZPJ7658P |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 30/03/2021 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 30/03/2021 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 6684/2021 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 186400 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

within family

