

y Group
y Hoodia

**DEED OF GIFT
(WITHOUT CONSIDERATION)**

THIS DEED OF GIFT IS made and entered into at Mumbai this 25th day of January 2021 BETWEEN SHRI CHANDRESH HIRJI FOORIA aged about 48 years, Hindu, Indian Inhabitant of Mumbai Holder of Pan Card No. **AAAPF7408D** is Holder of Aadhar Card No. **4689 2567 4863** Hindu, of Mumbai Indian Inhabitants presently residing at flat No. 2504, Runwal Anthurium Tower No. 2, Limona, L B S Marg, Mulund (West), Mumbai - 400080 hereinafter called "THE DONOR" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include his

respective, heirs, executors, administrators and assigns of the ONE PART AND SHRI ARYANSH CHANDRESH FOORIA aged about 20 years Hindu Indian Inhabitant of Mumbai Holder of Pan Card No. **AFDPF4750Q** is Holder of Aadhar Card No. **3637 7771 0740**, presently residing at flat No. 2504, Runwal Anthurium Tower No. 2, Limona, L B S Marg, Mulund (West), Mumbai - 400080. Hereinafter called "THE DONEE" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include his respective, heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS Arunoday Tower Co-operative Housing Society Ltd. is a co-operative Society duly registered under the Maharashtra Co-operative societies Act, 1960 vide Registration No. BOM/S-S/HSG TC/8671/2001-2002 of 2001 dated 30/04/2001 and has its registered office at Ground floor, Arunoday Tower Co-operative Housing Society Ltd., S.P.S. Road, Kokan Nagar, Bhandup (West), Mumbai - 400 078. (hereinafter called "THE SAID SOCIETY")

AND WHEREAS the Donor is the registered member of the said Society and holding five shares of the said Society bearing Nos. 516 to 520 (both inclusive) under the share certificate No. 104 dated 31/03/2002 of the said Society hereinafter called "THE SAID SHARES".

AND WHEREAS the Donor, as a member and holder of the said flat premises is absolutely seized and possessed of or otherwise well and sufficiently own and entitled to and in exclusive use, enjoyment, occupation of the flat premises of approximately 450 Sq. Feet carpet area at flat No. B-604, Arunoday Tower Apartments, S.P.S. Road, Kokan Nagar, Bhandup (West), Mumbai - 400 078 More particularly described in the Schedule hereunder written and hereinafter called "THE SAID FLAT PREMISES".

And Whereas vide agreement for sale dated 01/11/2001 Mrs. Hemlata Vasant Furia and Shri Hirji Jadhavji Furia the transferees therein has purchased the said flat premises from Shri Shivaji P Katake the transferor therein.

DEED NO.	7898	8	30
DATE	2021		



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Chandresh

And Whereas Smt. Hemlata Vasant Furia died intestate on 30/11/2003 leaving behind her unmarried daughter Ms. Harsha Vasant Furia and after her marriage name is changed as Mrs. Harsha Darshan Makda as her only legal heir. Shri Vasantkumar Jadhavji Furia husband of Late Smt. Hemlata Vasant Furia predeceased on 31/08/1997 hence no other legal heirs/legal representative are left behind by the said deceased member except her daughter Ms. Harsha Vasant Furia.

And Whereas Shri Hirji Jadhavji Furia also died intestate on 26/11/2009 leaving behind him following person as his only legal heirs:-

1. Smt. Leelavati Hirji Fooria – Widow
2. Shri Chandresh Hirji Fooria – Son

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That no other legal heirs/legal representative are left behind by the said deceased member except above.

And whereas after the death of Mrs. Hemlata Vasant Furia and Shri Hirji Jadhavji Furia there legal heirs became owner of the said residential flat premises in the following undivided share.

1. Ms. Harsha Vasant Furia – 50% Undivided Share
2. Smt. Leelavati Hirji Fooria – 25% Undivided Share
3. Shri Chandresh Hirji Fooria – 25% Undivided Share



And the legal heirs have executed Deed of Declaration dated 24/11/2010 duly signed and executed by themselves as The Declarants and the said Deed of Declaration duly registered with office of The Sub Registrar Kurla No. 1 vide document bearing no. BDR3-00191-2011 dated 05/01/2011

AND WHEREAS the Donor has received the (1) 50% undivided share in said flat premises as gift from his cousin sister Smt. Harsha Darshan Makada alias Ms. Harsha Vasant Fooria vide gift deed dated 24/11/2010 duly signed and executed between the said Smt. Harsha Darshan Makada as Donor and Shri Chandresh Hirji Fooria as Donee and the said gift deed is duly registered with office of The Sub Registrar Kurla No. 1 vide document bearing no. BDR3-00193-2011 dated 05/01/2011 And (2) 25% undivided share in said flat premises as gift from his mother Smt. Leelavati Hirji Fooria vide Gift Deed dated 24/11/2010 duly signed and executed between the said Smt. Leelavati Hirji Fooria as Donor and Shri Chandresh Hirji Fooria as Donee and the said gift deed is duly registered with office of The Sub Registrar Kurla No. 1 vide document bearing no. BDR3-00192-2011 dated 05/01/2011. Therefore on execution and registration of Deed of Declaration and both gift deed Shri Chandresh Hirji Fooria became 100% owner of the said flat premises. And Donor herein has represented to the Donee herein that

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SCHEDULE ABOVE REFERRED TO

All that property i.e. 100% share in flat premises No. B-604, having carpet area of 450 sq. feet and being on the Sixth floor, of the R. C. C. frame building bearing name Arunoday Tower Co-operative Housing Society Ltd. constructed in year 1997 consisting of Stilt plus 7 floor (with lift) and bearing Registration No. BOMW-S/HSG(TC)/8671/2001-2002/of 2001 dated 30.04.2001 under Maharashtra Co-operative Societies Act, 1960 and Arunoday Tower Co-operative Housing Society Ltd. standing on all that piece or parcel of lands or grounds situated at Kanjur village, Taluka Kurta, within the Registration District and Sub-district of Mumbai City and within the limit of Mumbai Municipal Corporation and bearing Survey Nos. 104, C.T.S. No. 373-A/36 in S. Ward of Municipal Corporation. of Greater Mumbai.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

by the within-named DONOR

SHRI CHANDRESH HIRJI FOORIA

(PANo. AAAPF7408D)

in the presence of

- 1) *Himmel Hirani*
Himmel Hirani
- 2) S. J. Fooria Shri Shilwant Jadarji Fooria

SIGNED SEALED AND DELIVERED

by the within-named Donee

SHRI ARYANSH CHANDRESH FOORIA

(PANo. AFDPF4750Q)

in the presence of

- 1) *Himmel Hirani*
Himmel Hirani
- 2) S. J. Fooria
Shri Shilwant Jadarji Fooria



अरुणोदय टॉवर

को-ऑप.हौसिंग सोसायटी लि.

सरदार प्रताप सिंह रोड, कोकण नगर, भांडुप (प.), मुंबई-४०० ०७८.
नोंदणी क्र.: मुंबई/इक्वु.एच./हौसिंग/टी.सी./८६७१/२००१-२००२/ऑक २००१ दिनांक ३०-०४-२००१

संदर्भ क्र.:

दिनांक:

DATE 24/12/2020

TO WHOM IT MAY CONCERN

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This is to certify that Shri Chandresh H. Fooria a bonafide member of our Society and he is the owner of the Flat B.604 6th Floor.

The Society / Managing committee has no objection to the above member Gift of the said property to Mr. Aryansh Chandresh Fooria.

This Certificate is issue to Mr. Chandresh Fooria as per his request to Gift the said flat to Mr. Aryansh Chandresh Fooria for completion of all transfer formalities.

Thanking you,

For ARUNODAY TOWER CHS LTD



Secretary



B-604



ARUNODAY TOWER CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. Bom/W-S/Hsg. TC/8671/2001-2002/OF 2001 Date 30/04/2001
Sardar Pratapsingh Road, Korikhan Nagar, Bhandup (W), Mumbai-400 078.

CTS No. 373-A/36

Authorised Share Capital Rs. 70,00,000/- Divided into 1,40,000/- shares each of Rs. 50/- only

Member's Register No. 104

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THIS IS TO CERTIFY that Shri/Smt Shivaji P. Katak

of _____ is the Registered Holder of five Shares from No. 516

to 520 of Rs. 50/- each (Rupees Fifty each only) in the ARUNODAY TOWER

CO-OPERATIVE HOUSING SOCIETY LTD., BHANDUP (W) in accordance to the Bye-laws

of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid

GIVEN under the Common Seal of the said Society at Bhandup (W), Mumbai this _____

day of March 2002.



Saynan
Chairman

Dadi
Hon. Secretary

Dade
Member of the Committee

MUNICIPAL CORPORATION OF GREATER MUMBAI
GE/411/BRES/AS

5 OCT 2002

To:
Shri Arunkumar Valia,
M's. Industrial Engg. Works,
102, Manas, Mahakali Caves Rd.
Andheri (East),
MUMBAI - 400 093.

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Sub: Full occupation permission to the building comprising of
Wing 'A' - stilt[pt] + Gr.[pt] + 15 upper floors & wing 'B'
Stilt - 7 floors & wing 'C' - basement - Gr. + 1 floor on
CTS No.373-A/36-A of village Kanjur, Bhandup (West).

Sir,

The full development work of building comprised of Wing 'A' - stilt[pt] + Gr.[pt] + 15 upper floors & wing 'B', [Stilt + 7 floors] & wing 'C' - [basement - Gr. + 1 floor] on plot situated at village Kanjur, Bhandup (West), C.T.S. No.373-A/36-A, completed under the supervision of Shri L.D. Bahladi, Licensed Architect, bearing Licence No.CA/77-3883 & structural engineer Shri Mahimtura, bearing licence No.STRM/63, may be occupied on the following conditions :-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the bank guarantee paid for development shall be revaluated upto date till the completion of development of layout.
3. That the setback area shall be handed over and transferred in the name of M.C.G.M. before requesting for B.C.C..
4. That the wing 'C' of building under reference shall be provided with air-conditioning facilities for artificial ventilation as agreed.

A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to actions of Mumbai Municipal Corporation Act.



Executive Engineer
(Bldg. Proposals) Eastern Suburbs
05/10/2002

दस्तावेजांक व वर्ष: 191/2011

Wednesday, January 05, 2011

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सूची क्र. दोन INDEX NO. 11

गावाचे नाव: कांजूर

करल ४		
९६९६	९६	३०
२०२९		

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 530,000.00
बा.भा. रु. 659,500.00

(2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

(1) वर्षाना कराराचे घोषणापत्र -- मोजे कांजूर -- प्लॉट नं. बी 604, 6 वा मजला, अरुणोदय टॉवर को ओं ही सो लि. सरदार प्रतापसिंह रोड, कोकण नगर भांडुप प मु 78 तळ + 7 मजले, बांधकाम वर्ष 2002, क्षेत्र 550 चौ फुट कारपेट, सिटीएस नं 373 -ए /36, दस्ताचा निष्पादीत दिनांक :- 1/11/2001 एडीजे नं 3401/10/के/2889/10/के दिनांक 29/10/2010 अन्वये भरलेले मुद्रांक शुल्क रु. 19550/-

(3) क्षेत्रफळ

(4) आकारणी किंवा जुळी देण्यात असेल तेव्हा

(1)

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवर्षीचे नाव व संपूर्ण पत्ता

(1) विलेखीत मकडा -- घर/प्लॉट नं: बी 18, गोवर्धन नगर एल बी एस मार्ग, मुलुंड प मु 80, गल्ली/रस्ता: -- इमारतीचे नाव: -- इमारत नं: -- पेट/वसाहत: -- शहर/गाव: -- तालुका: --

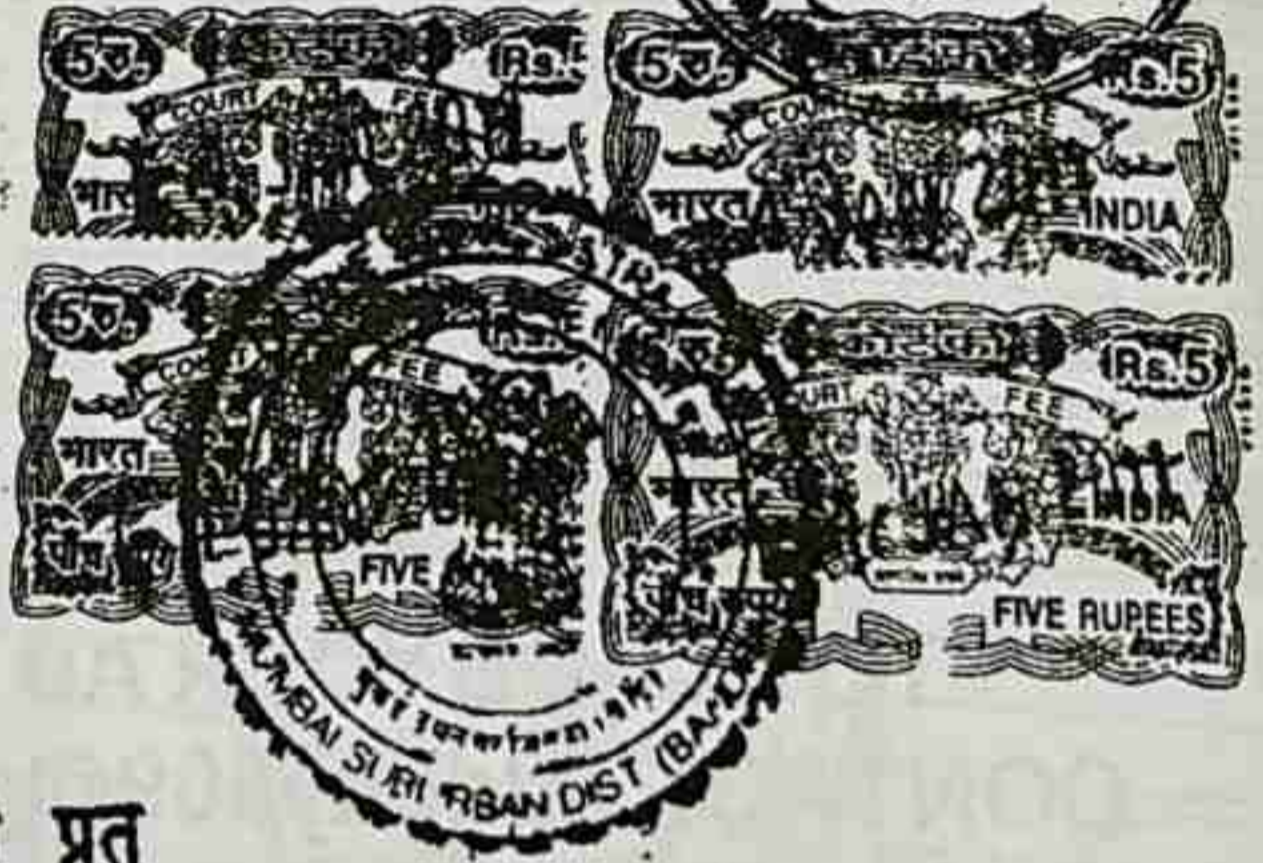
(2) विलेखीत मकडा -- घर/प्लॉट नं: बी 304, अरुणोदय टॉवर को ओं ही सो लि. सरदार प्रतापसिंह रोड, कोकण नगर भांडुप प मु 78; गल्ली/रस्ता: -- इमारतीचे नाव: -- इमारत नं: -- पेट/वसाहत: -- शहर/गाव: -- तालुका: -- पिन: --

(3) मुद्रेत हिस्सी पत्र -- घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -- इमारतीचे नाव: -- इमारत नं: -- पेट/वसाहत: -- शहर/गाव: -- तालुका: -- पिन: --

(4) घर/प्लॉट नं: -- गल्ली/रस्ता: -- इमारतीचे नाव: -- इमारत नं: -- पेट/वसाहत: -- शहर/गाव: -- तालुका: -- पिन: -- पॅन नंबर: --

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- | | | |
|--------------------------------------|---------------|------------|
| (7) दिनांक | करून दिल्याचा | 24/11/2010 |
| (8) | नोंदणीचा | 05/01/2011 |
| (9) अनुक्रमांक, खंड व पृष्ठ | | 191 /2011 |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क | | रु 100.00 |
| (11) बाजारभावाप्रमाणे नोंदणी | | रु 6700.00 |
| (12) शेर | | |



खरी प्रत

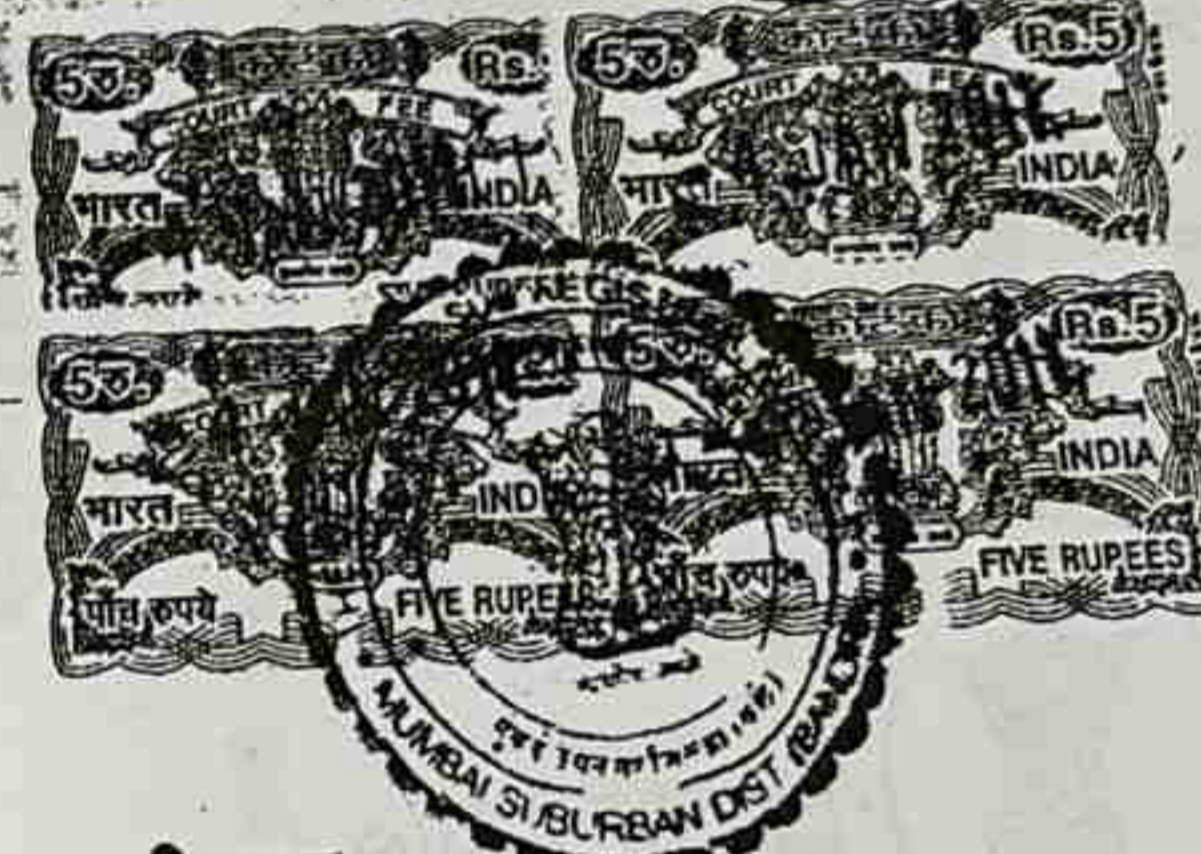
(Signature)
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा



गावाचे नाव : कांजूर

करल ४
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- (1) गिरेखाचा प्रकार, भोवट्याचे स्वरूप दान व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) भोवट्या रु. 0.00 वा.भा. रु. 773,000.00
- (2) भू-भाषण, पोटहिरसा व घरकामांक (असल्यास) (1) वर्णना भोवटे कांजूर -- प्लॉट नं. बी204, 8 वा मजला, अल्फोन्स टॉवर को ऑ ही सी लि. सरदार प्रतापसिंह रोड, कोकण नगर मुंबई प मु 78 लळ + 7 मजले. बांधकाम वर्ष 2002, सिटीप्लान 373 -ए /36, एकूण क्षेत्र 50.18 चौ गि प्लॉट अर्पकी 50 टक्के अविभाक्त हिस्सा
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आलेले वेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादी नाव व संपूर्ण पत्ता (1) चंद्रशेखरजी फुलंबी प्लॉट नं: बी 204, अल्फोन्स टॉवर को ऑ ही सी लि. सरदार प्रतापसिंह रोड, कोकण नगर मुंबई प मु 78 लळ + 7 मजले. बांधकाम वर्ष 2002, सिटीप्लान 373 -ए /36, एकूण क्षेत्र 50.18 चौ गि प्लॉट अर्पकी 50 टक्के अविभाक्त हिस्सा
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादी नाव व संपूर्ण पत्ता (1) चंद्रशेखरजी फुलंबी प्लॉट नं: बी 204, अल्फोन्स टॉवर को ऑ ही सी लि. सरदार प्रतापसिंह रोड, कोकण नगर मुंबई प मु 78 लळ + 7 मजले. बांधकाम वर्ष 2002, सिटीप्लान 373 -ए /36, एकूण क्षेत्र 50.18 चौ गि प्लॉट अर्पकी 50 टक्के अविभाक्त हिस्सा
- (7) दिनांक करून दिल्याचे 24/11/2010
- (8) नोंदणीचा दिनांक 25/6/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 193/2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 7750.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु. 7750.00
- (12) शेरा



खरी प्रत

Dr. Arun
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

उस्ताक्रमांक व वर्ष: 192/2011

Wednesday, January 26, 2011

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सूची क्र. दोन INDEX NO. II

गावाचे नाव: कांजुर

करल ४

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(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप दान व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी टेली की पट्टेदार ते नमूद करावी) मोबदला रु. 0.00

बा. भा. रु. 326,500.00

(2) भू-मापन, फोटोहिस्ता व घरक्रमांक (असल्यास)

(1) घर्णना मोजे कांजुर -- प्लॉट नं बी 604, 6 वा मजला, अरुणोदय टॉवर को ऑ ही सो लि, सरदार प्रतापसिंह रोड, कोकण नगर मांडुप प नु 78 तळ + 7 मजले, बांधकाम वर्ष 2002, सिटीएसन 373 - ९ /36, एकूण क्षेत्र 50.18 चौ मि बिल्ड अप पैकी 25 टक्के अविमका हिस्ता

(3) क्षेत्रफल

(1)

(4) आकारणी किंवा जुमी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पक्षा नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) लिलवती हिरजी फुरीया --; घर/प्लॉट नं: बी 304, अरुणोदय टॉवर को ऑ ही सो लि, सरदार प्रतापसिंह रोड, कोकण नगर मांडुप प नु 78; गल्ली/रस्ता: --; ईमारतीचे उदा ईमारत नं: --; पेट/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पॅन नंबर: --

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) चंदा हिरजी फुरीया --; घर/प्लॉट नं: बी 304, अरुणोदय टॉवर को ऑ ही सो लि, सरदार प्रतापसिंह रोड, कोकण नगर मांडुप प नु 78; गल्ली/रस्ता: --; ईमारतीचे उदा ईमारत नं: --; पेट/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पॅन नंबर: --

(7) दिनांक करून दिल्याचा 24/11/2010

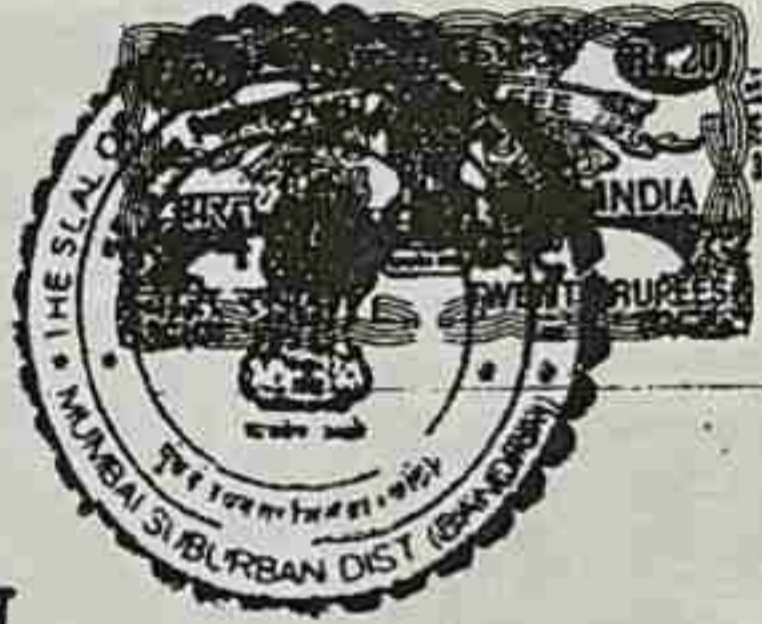
(8) नॉटरीचा 05/01/2011

(9) अनुक्रमांक, खंड व पृष्ठ 192 /2011

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 7730.00

(11) बाजारभावाप्रमाणे नॉटरी रु 3900.00

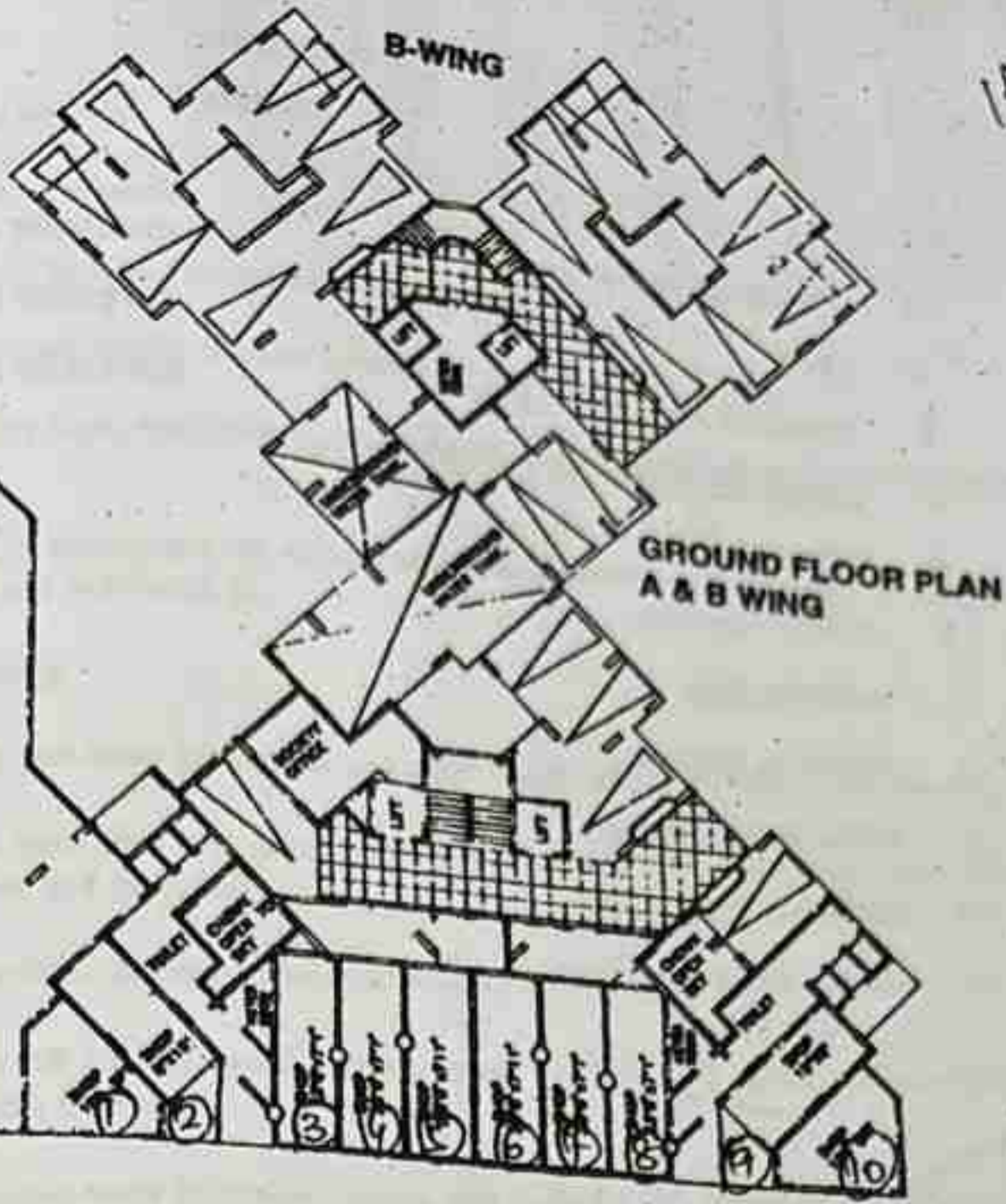
(12) शेरा



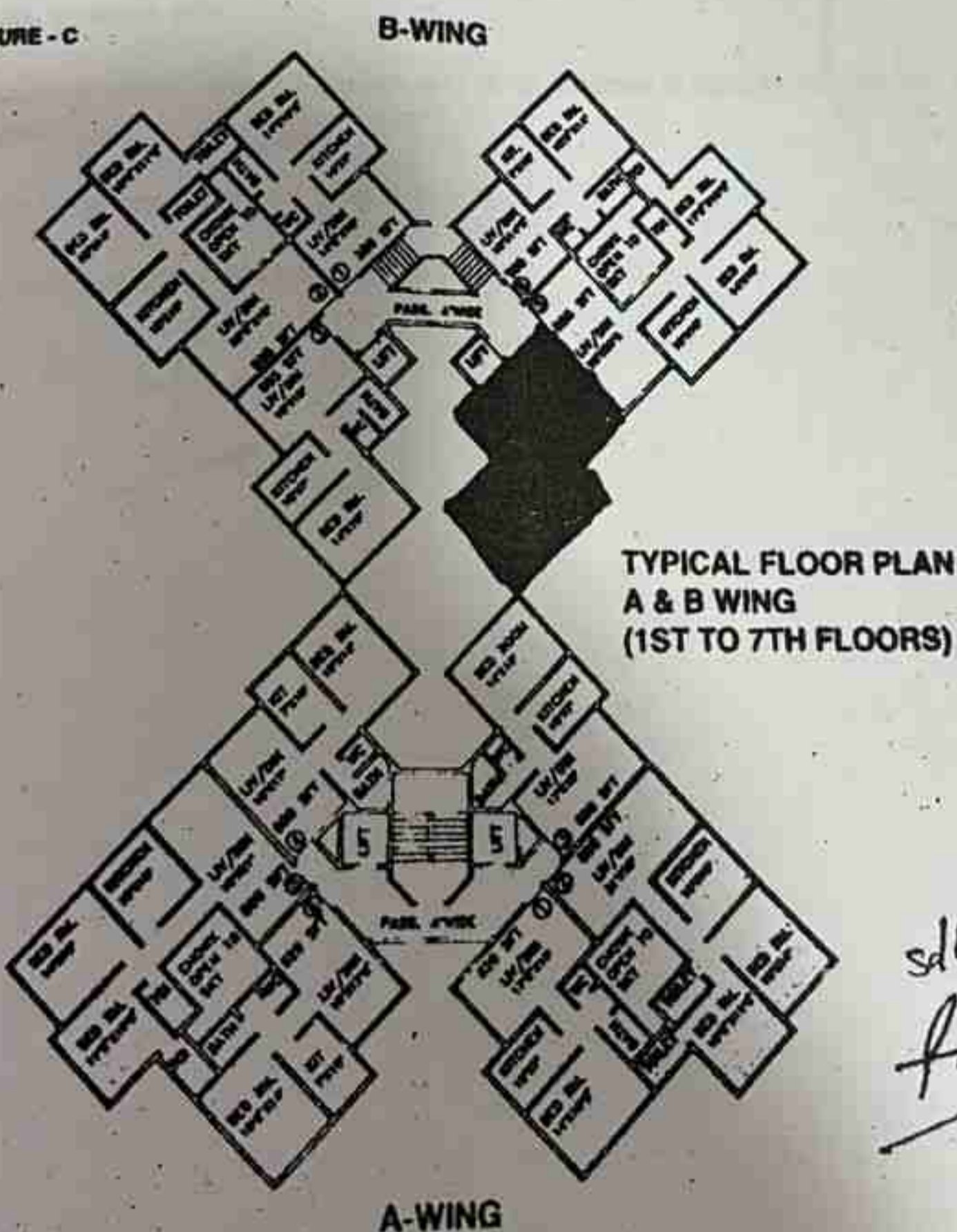
खरी प्रत

Handwritten signature

सह. दु. ४ फ. क्यक, कुर्ला-१
मुंबई उपनगर जिल्हा



Handwritten notes in Hindi/English, partially obscured by a circular stamp. Visible text includes "उप. मुल", "दि. 22.27", and "नं. 23-3-3".



sd/-
fratit
Kobaka

FLAT No.4, 6th FLR., 'B' WING