



08/2024

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. कुर्ला 1

दम्न क्रमांक : 15592/2024

नोंदणी :

Regn:63m

गावाचे नाव : बोरला

विलेखाचा प्रकार	मेल डीड
मात्रदला	15300000
वाजारभाव(भाडेपट्ट्याच्या वित्तपट्टाकार अकारणी देतो की पट्टेदार तमुद करावे)	11198424.89
(4) भू-मापन,पोटहिम्मा व परक्रमांक(अमल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: 902,सी-विंग, माळा नं: 9वा मजला, इमारतीचे नाव: गुड रिलेशन को ऑप हौ सो लि, ब्लॉक नं: बोरला विलेज,गोवंडी,मुंबई-400088, रोड : .. इतर माहिती: एकूण क्षेत्रफळ 688 चौ फिट कारपेट मोबत एक कार पार्किंग((C.T.S. Number : 396,39 ;))
(5) क्षेत्रफळ	1) 76.72 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दम्नऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-उत्सव नितिन गांधी तर्फे कुमू म्हणून नितिन कांतीलाल गांधी वय:-69; पत्ता:-प्लॉट नं: .., माळा नं: चौथा मजला, इमारतीचे नाव: उत्सव बिल्डिंग , ब्लॉक नं: प्लॉट नं.520,12वा रोड,कॉममॉस वॉक जवळ,चेंबूर,मुंबई, रोड नं: .., महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AMRPG3882D
(8)दम्नऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नत्या प्रभात प्रभाकर वय:-58; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: युगंधरा , ब्लॉक नं: मेक्टर-8,1201,वसुंधरा-2,प्लॉट 13/14,खारघर,रायगड , रोड नं: .., महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AAAPP7047G 2): नाव:-स्वस्तिका . प्रभाकर वय:-54; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: युगंधरा, ब्लॉक नं: मेक्टर-8,1201,वसुंधरा-2,प्लॉट 13/14,खारघर,रायगड, रोड नं: .., महाराष्ट्र, राईगार:(:). पिन कोड:-410210 पॅन नं:-ASQPP8282P
(9) दम्नऐवज करून दिल्याचा दिनांक	31/07/2024
(10)दम्न नोंदणी केल्याचा दिनांक	31/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	15592/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	918000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मल्याकनामाटी विचारात घेतलेला तपशील:-

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



करल - १		
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SALE DEED

THIS SALE DEED is made and entered into at Mumbai this 31st day of July 2024 BETWEEN MR. UTSAV NITIN GANDHI THROUGH ATTORNEY HOLDER NITIN KANTILAL GANDHI (PAN NO. AMRPG3882D AND AADHAAR CARD No. 648183340588) is an adult, Indian Inhabitant residing at Plot No. 520, 4th Floor, Utsav Building, 12th Road, Near Cosmos, Bank, Chembur, Mumbai 400 071 hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the subject, context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART; AND (1) MR. SATYA PRABHAT PRABHAKAR age 58 years (PAN No. AAAPP7047G and AADHAAR CARD No. 513031871445 (2) MRS. SWASTIKA PRABHKAR aged 54 years (PAN NO. ASQPP828P and AADHAAR CARD No. 817872570107) are adults, Indian Inhabitants, presently residing at Sector-8, 1201, Yugandhara, Vasundhara-II, Plot 13/14, Kharghar, Raigad, Pin Code 410210 hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the subject, context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the SECOND PART.



The Transferor, and the Transferees, the parties hereto, are referred to in this Agreement, individually as a "Party" and collectively as "Parties"

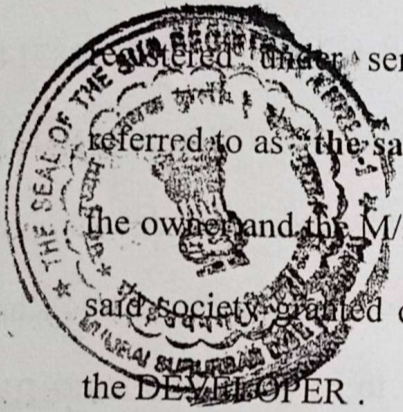
WHEREAS:

A. M/s. Good Relation Co-operative Housing Society Limited, a Co-operative housing society registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration no. BOM/HSR/5718 of 1979, hereinafter referred to as (the said "Society") is seized and possessed of and otherwise well sufficiently entitled to as owner of a piece or parcel of

करल - १		
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land bearing CTS No. 396, Borla Village, Survey No. 44, Hissa No. 6, admeasuring 836 square meters and CTS No. 398, Survey No. 44, Hissa No. 9, Borla Village admeasuring 1550.70 square meters in the registration district and Sub-District of Bandra, Mumbai and which is more particularly described in the First Schedule hereunder written and hereinafter referred to as 'the said property'. The copy of the extract from the Property Register Card in respect of the said property reflecting the name of the said society as owners of the said property is annexed hereto as "Annexure-A".

B. Accordingly by a Development Agreement dated 15.08.1998 duly registered under Deed of Confirmation dated 21.07.2011 under Serial No. BDR-13/6091/2011, read with Supplementary Agreement dated 02.12.1999 and Confirmation cum 2nd Supplementary Agreement dated 14.09.2015



registered under serial no. KRL-1/9416/2015 (hereinafter collectively referred to as "the said agreement"), executed between the said society as the owner and the M/s Skyrise Enterprises, ("DEVELOPER") therein, the said society granted development rights in respect of the said property to the DEVELOPER.

C. Under the said Development Agreement, the Developers therein was to provide tenements admeasuring 48.53 square meters to each of the 16 members of the society i.e a total of 776.48 square meters to the members of the society as per the schedule stated therein, in consideration of the grant of development rights to the Developers.

D. Under the said Agreement, the Developers is entitled to utilize the remaining area/tenements/flats by selling transferring or dealing with the same in any manner they deem fit and appropriate the proceeds thereof.

E. By a supplementary Agreement dated 02.12.1999, the Society and the Developers therein modified the schedule of allotment of flat numbers amongst the members, such that 3 of its members would be allotted flats in wing 'B'. The Flat nos. were also rectified accordingly.,

Sureshika

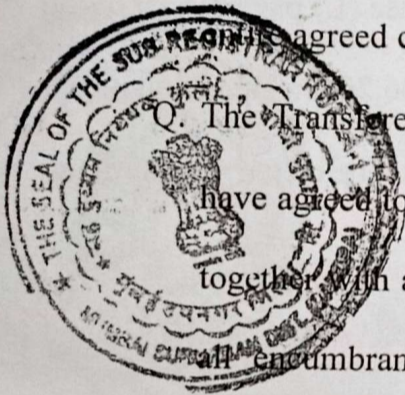
SP Prabhakar

Hissa No. 6, admeasuring 836 square meters and CTS No. 398 , Survey No.		
9472	9K	100
Hissa No. 9, Borla Village admeasuring 1550.7 square meters, in the		
2028 registration district and Sub District of Bandra and Mumbai ("hereinafter		

referred as said "Flat") along with one car parking ("car parking") on the terms and conditions recorded therein.

O. The Transferor has offered to sell transfer and convey the said flat together proportionate interest in the said flat at Lum sump amount of sum of 1,53,00,000/- (Rupees One Crore Fifty-Three Lakhs oniy) on as is where is basis free from encumbrance.

P. The Transferor in turn has agreed to handover to the Transferees peaceful vacant possession of the said flat with original documents on payment of agreed consideration.



Q. The Transferees have verified and accepted the title of the said flat and have agreed to purchase and acquire from the Transferor, the said Premises together with all right, title and interest of the Transferor herein, free from all encumbrances and reasonable doubts for a Total Consideration of 1,53,00,000/- (Rupees One Crore Fifty-Three Lakhs only) ("sale consideration").

R. The Transferees have agreed to purchase and acquire from the Transferor the said flat and all their ownership right, title and interest therein, free from all encumbrances and reasonable doubts of whatever nature to which the Transferor has agreed upon the terms and conditions recorded hereinafter.

NOW THIS AGREEMENT WITNESSET HAS UNDER AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. In consideration of hereabove recited in agreement and in the premises the Transferor intend to transfer, assign, sell and convey all that right, title and interest in the said flat together with occupancy rights on ownership basis

payment of consideration price as hereunder contemplated and acquainted
2028
themselves with the covenants of said Agreement and with the provisions
of byelaws of said society and related provision of the Maharashtra Co-
operative Societies Act, 1960 and Rules made thereafter.

THE FIRST SCHEDULE OF ABOVE REFERRED TO

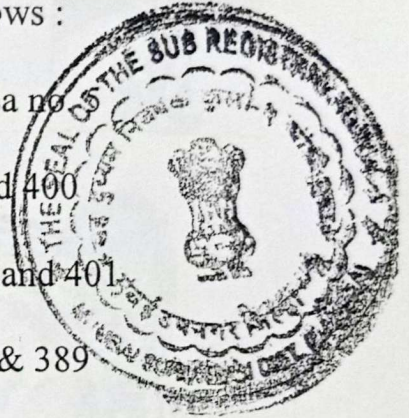
All that piece or parcel of land bearing CTS No. 396, Borla Village, survey no. 44, Hissa No.6, admeasuring 836 square meters and CTS No. 398, Survey No. 44, Hissa No. 9, Borla Village admeasuring 1550.7 square meters, in the registration district and Sub District of Bandra and Mumbai and bounded as follows :

On or towards the North: By properties bearing survey no. 44, Hissa no

On or towards the South : By properties bearing C.T.S No. 399 and 400

On or towards the East : By properties bearing C.T.S No. 395,402 and 401

On or towards the West: By properties bearing C.T.S No. 395,397 & 389



THE SECOND SCHEDULE OF ABOVE REFERRED TO

“(The said Flat)”

Flat bearing No, 902, 9th Floor, in the Wing “C” in the building known as “**Good Relations Co-operative Housing Society Ltd**” having carpet area of 64 square meters, i.e 688 square feet carpet area, (hereinafter referred as said “**Flat**”) along with one car parking (“**car parking**”)

THE THIRD SCHEDULE OF ABOVE REFERRED TO

“(The sale consideration”)

Total Consideration of 1,53,00,000/- (Rupees One Crore Fifty-Three Lakhs only) (“**sale consideration**”). The total consideration of 1,53,00,000/- (Rupees One Crore Fifty-Three Lakhs only) in lumpsum which is payable by the Transferees herein in manner as under:



BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION
UNDER REG. 11(7) / 11(8) OF DCPR 2034

[CHE/ES/1843/M/W/337(NEW)/OCC/1/New of 30 August 2023]

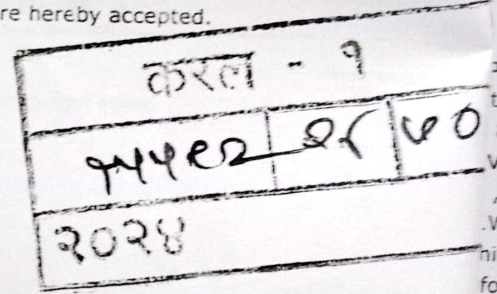
To,
Shri Nitin Gandhi Partner of M/s Skyrise Enterprises C .A to Owner
Office - 202, Skyrise apartment A Wing Plot No 240 Central Avenue Road Chembur Mumbai 400071.

Dear Applicant,

The Full development work of Residential building comprising of Stilt + 1st to 9th upper floors on plot bearing CTS No. 396, 398 of village BORLA-E at Nearby Govandi Railway Station is completed under the supervision of Shri. B H Wadhwa , Architect , Lic. No. CA/82/7288 , Shri. Kanaiyalal Hundraj Motwani , Structural Engineer, Lic. No. STR/M/17 and Shri. Chhaganlal P Chheda , Site supervisor, Lic.No. C/5/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1843/M/W/337(NEW)- CFO/1/New dated 27 April 2023. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, M/E Ward
 2. A.A. & C. , M/E Ward
 3. EE (V), Eastern Suburb
 4. M.I. , M/E Ward
 5. A.E.W.W. , M/E Ward
 6. Architect, B H Wadhwa, A 1 Wadhwa Bunglow CTS No 1210 of 10th Road Behind Jain Temple Chembur Mumbai 400071
- For information please



Digitally signed by NARENDRA MADHUKAR
Date: 30 Aug 2023 14:32:21
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Yours faithfully
Executive Engineer (Building Proposals)
Brihanmumbai Municipal Corporation
M/E Ward

CHE/ES/1843/M/W/337
(NEW)/OCC/1/New



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/ES/1843/M/W/337(NEW) of 18 September 2018]

Good relation CHS Ltd.
CTS no. 396, 398 of Village Borla, Chembur, Mumbai.

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Dear Applicant/Owners,

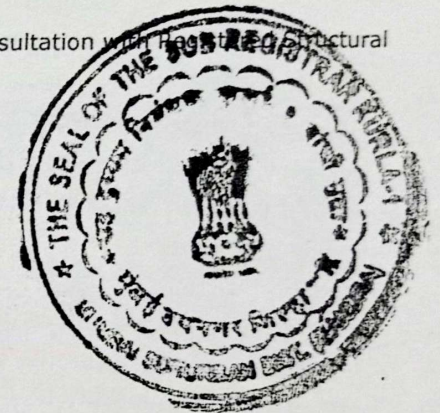
The Part 2 development work of Residential building comprising of WING B (STILT+1ST TO 7TH UPPER RESIDENTIAL FLOORS i.e. FULL OCCUPATION PERMISSION FOR WING B) OF BUILDING COMPRISING OF WING A, WING B AND WING C on plot bearing C.S.No./CTS No. 396, 398 of village BORLA-E at Nearby Govandi Railway Station is completed under the supervision of Shri. BANSI HASSANAND WADHWA , Architect , Lic. No. CA/82/7288 , Shri. Kanaiyalal Hundraj Motwani , RCC Consultant, Lic. No. STR/M/17 and Shri. Chhaganlal P Chheda , Site supervisor, Lic.No. C/5/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. Online dated 12 July 2018.

can be occupied with the following condition/s.

All balance condition shall be complied before asking full OCC.

All safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with Registered Structural Consultant / L.S during progress of the balance work.

- Copy To :
- 1. Asstt. Commissioner, M/E Ward
 - 2. A.A. & C. , M/E Ward
 - 3. EE (V), Eastern Suburb
 - 4. M.I. , M/E Ward
 - 5. A.E.W.W. , M/E Ward
 - 6. Architect, BANSI HASSANAND WADHWA, A1 SHUBASHA, OFF 10th road Chembur
- For information please



Name : DEELIP
PARASHARAM PATIL
Designation : Executive
Engineer
Organization : Personal
Date : 18-Sep-2018 17: 22:51

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
M/E Ward

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/4699/BPES/AM

To:
Shri B.H. Wachwa,
A-1, Shubasha,
Chembur,
MUMBAI - 400 071.

Sub: Part occupation for wing 'A', residential building,
Gr. + 7 upper floors, on plot bearing CTS Nos.395,
398, village Borla, Chembur.

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Sir,
The part development work of wing 'A' of residential building, comprising of Gr. + 7 upper floors on plot situated at village Borla, Chembur, C.T.S. Nos.395, 398, completed under the supervision of yourself, Licensed Architect, bearing Licence No.CA/82/7288, 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 remaining I.O.D. conditions shall be complied with.

A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to actions under Sec.305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

11 6 AUG 2002

sd
Executive Engineer
(Bldg.Proposals)Eastern Suburbs



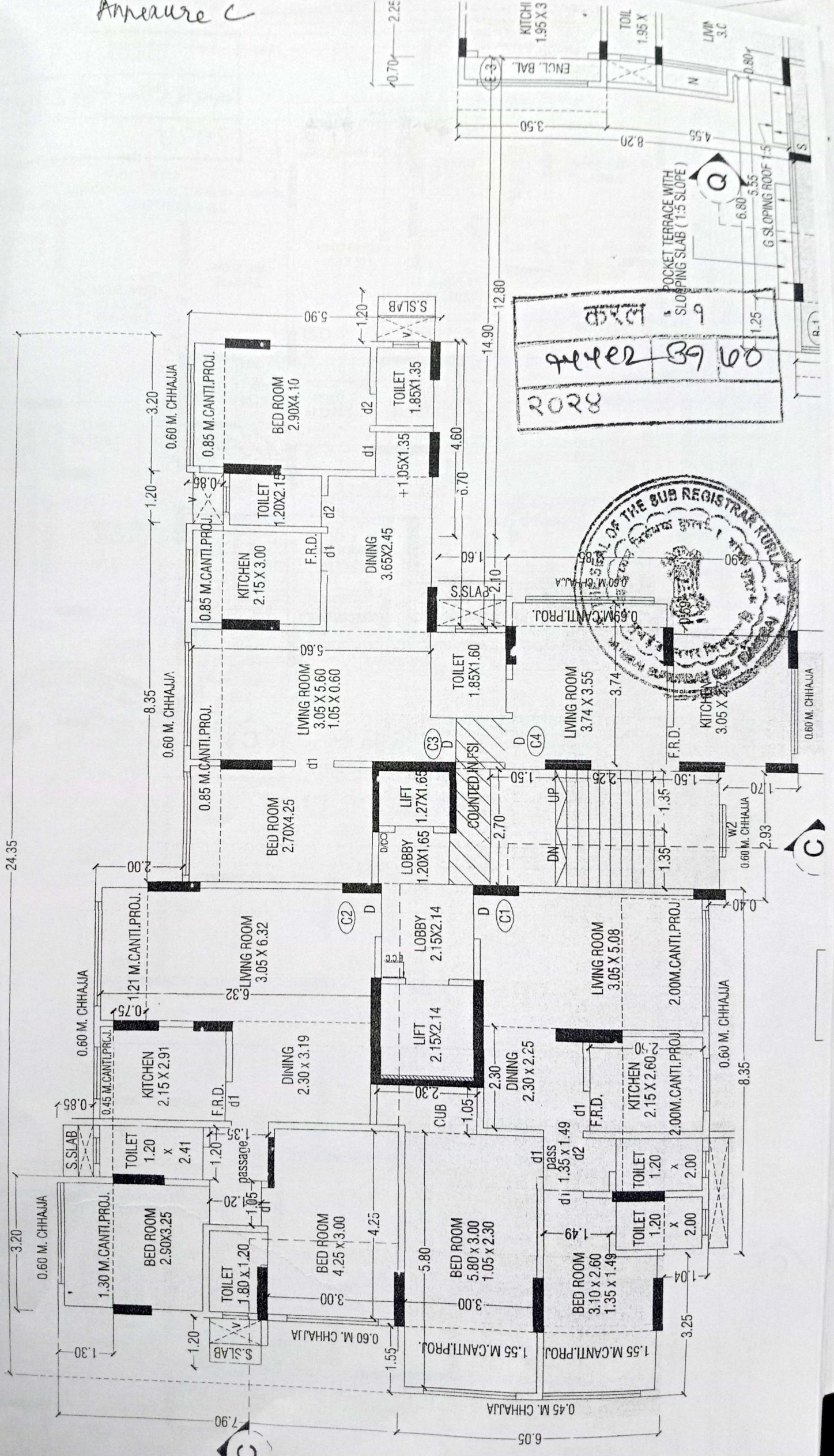
Copy forwarded for information to owner M/s. Good Relation C.H.S.

c.v. Phandekar
16-8-02
for Executive Engineer
(Bldg.Proposals)(Eastern Suburbs,

TRUE COPY

Phandekar

Anneure C



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ANN (C)

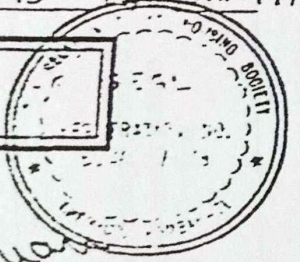
Certificate No.	2029
No. of shares	5

Good Relation Co-operative Housing Society Ltd.
 Regd. No. BOM / H.S.G. / 5718 dt. 12/01/1979
 Borla Village, N. G. Acharya Marg, Govandi (E), Mumbai - 400 088

THIS IS TO CERTIFY that Shri / Smt. Nitin Gandhi & Utsav Gandhi
 Member of Good Relation Co-operative Housing Society Ltd. Bldg. No. _____
 Flat No. _____ is the Register Holder of 5 (FIVE) fully-paid up shares numbered from 36 to 40 of Rupees FIFTY each in the above named society subject to Bye - Laws thereof.

Given under the Common Seal of the Said Society at Mumbai this 15TH day of JAN 1991

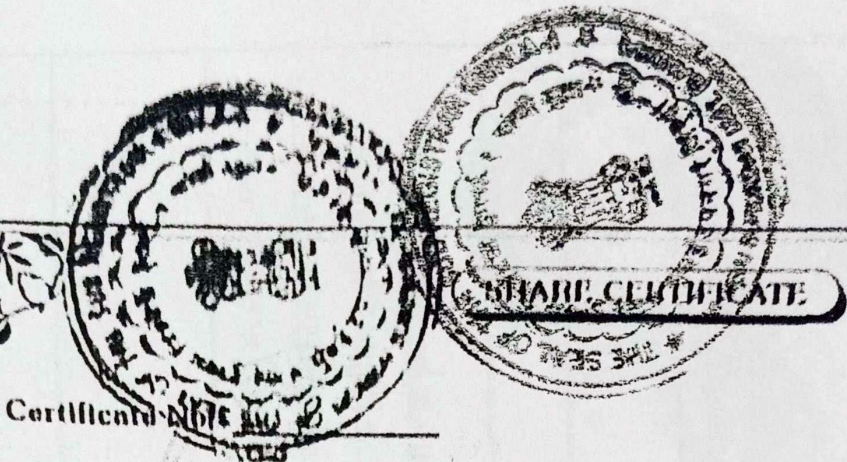
Rs. 250/-



[Signature]
Chairman

[Signature]
Committee Member

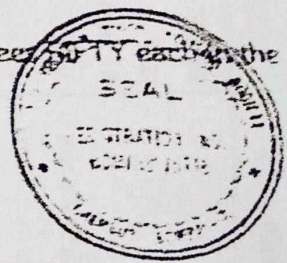
[Signature]
Gen. Secretary



Good Relation Co-operative Housing Society Ltd.
 Regd. No. BOM / H.S.G. / 5718 dt. 12/01/1979
 Borla Village, N. G. Acharya Marg, Govandi (E), Mumbai - 400 088

THIS IS TO CERTIFY that Shri / Smt. Nitin Gandhi & Utsav Gandhi
 Member of Good Relation Co-operative Housing Society Ltd. Bldg. No. _____
 Flat No. _____ is the Register Holder of 5 (FIVE) fully-paid up shares numbered from 36 to 40 of Rupees FIFTY each in the above named society subject to Bye - Laws thereof.

Rs. 250/-



Given under the Common Seal of the Said Society at Mumbai this 15TH day of JAN 1991

[Signature]
Chairman

[Signature]
Committee Member

[Signature]
Gen. Secretary

गावाचे नाव : बोरला

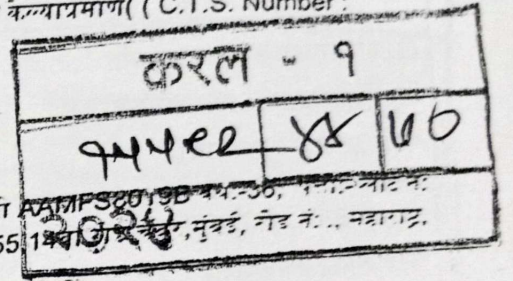
65-चुक दुग्ग्ती पत्र

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1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिक्ता नं: 902,गी-विंग, माळा नं: 9वा मजला, इमारतीचे नाव: गूड रिजेशन को ऑफ ड्री गो लि, ब्लॉक नं: बोंग्या विलेज,गोंवडी,मुंबई-400088, रोड : .. इतर माहिती: एकूण क्षेत्रफळ 688 चौ. फिट वागपेट,गोंवत एक कार पार्किंग,दिनांक.24/06/2021 दस्त क्र. करल-1/9614/2021 या दस्तानील पान क्र. 14 मधील प्लानक्र. एन मधील फ्लॉट नं.701,विंग-सी अग न वाचता फ्लॉट नं.504,गी-विंग अग वाचण्यात याव,दस्तान नमूद केल्याप्रमाणे((C.T.S. Number: 396,398 ;))

1) 76.72 चौ.मीटर



1): नाव:-मेमर्स स्कायराईस इंटरप्रायझेस तर्फे भागिदार जीन भगानी ... माळा नं: .. इमारतीचे नाव: नझरेथ हाऊस, ब्लॉक नं: प्लॉट नं-551 ... MUMBAI. पिन कोड:-400071 पॅन नं:-

1): नाव:-नितिन कांतिलाल गांधी ACGPG0805K वय:-69; पना:-प्लॉट नं: .. माळा नं: चौथा मजला, इमारतीचे नाव: उत्सव विल्डिंग , ब्लॉक नं: प्लॉट नं.520,कॉमर्मांम वॅकच्या जवळ,12वा रोड,चेंबूर,मुंबई, रोड नं: .. MUMBAI. पिन कोड:-400071 पॅन नं:-

2): नाव:-उत्सव नितिन गांधी तर्फे कूमू म्हणून नितिन गांधी AMRPG3882D वय:-69; पना:-प्लॉट नं: .. माळा नं: चौथा मजला , इमारतीचे नाव: उत्सव विल्डिंग , ब्लॉक नं: प्लॉट नं.520,कॉमर्मांम वॅकच्या जवळ,12वा रोड,चेंबूर,मुंबई, रोड नं: .. महागष्ट, MUMBAI. पिन कोड:-400071 पॅन नं:-

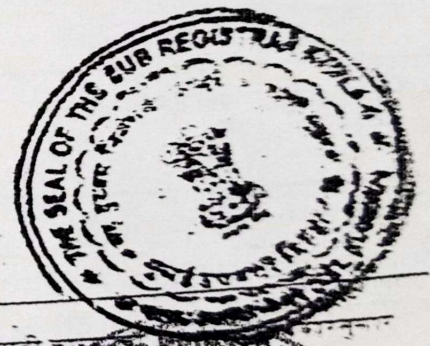
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मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही

Correction Deed

गुजरात व्यवहारासाठी नागरिकांचे मध्मीकरण
दस्तानेवर नोंदणीनंतर मिळवून घ्यावे लागते अशावेळी
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणे
आता हे दस्तानेवर वाचन करण्यासाठी कागदपत्रे घ्यावे लागत नाहीत

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of
Details of this transaction have been forwarded by Email (dated 06/05/2024) toMunicipal Corporation of Greater Mumbai
No need to spend your valuable time and energy to submit this documents in person.

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GIFT DEED

THIS DEED OF GIFT executed at Mumbai, this 19th day of July, 2024 BETWEEN **SHRI. NITIN KANTILAL GANDHI** of Mumbai, adult Indian Inhabitant, age 69 years (PAN NO. ACGPG0805K) residing at Plot No. 520, 4th Floor, Utsav Building, 12th Road, Near Cosmos, Bank, Chembur, Mumbai 400 071, hereinafter called "**THE DONOR**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors and administrators) of the One Part, and **UTSAV NITIN GANDHI** of Mumbai, adult Indian Inhabitant, age 35 years (PAN NO. AMRPG3882D) residing at Plot No. 520, 4th Floor, Utsav Building, 12th Road, Near Cosmos, Bank, Chembur, Mumbai 400 071, hereinafter called "**THE DONEE**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors administrators and assigns) of the Other Part:



WHEREAS :-

- (a) The DONOR is absolutely seized and possessed of 50% share or otherwise well and sufficiently entitled to Flat bearing No, 902, 9th Floor, in the Wing "C" in the building known as "**Good Relations Co-operative Housing Society Ltd**" having carpet area of 64 square meters, i.e 688 square feet carpet area, situated at all that piece or parcel of land bearing CTS No. 396, Borla Village, survey no. 44, Hissa No.6, admeasuring 836 square meters and CTS No. 398 , Survey No. 44, Hissa No. 9, Borla Village admeasuring 1550.7 square meters, in the registration district and Sub District of Bandra and Mumbai (hereinafter referred as said "**Flat**") along with one car parking ("**car parking**") and more particularly described in the schedule hereunder.
- (b) The DONOR is also a registered member along with the DONEE and joint shareholders of **Good Relations Co-operative Housing Society Ltd.** a society registered under the Maharashtra Co-operative Societies Act under Registration No. BOM//HSG/TC/5718 DATED 12-01-1979 (hereinafter referred to as "**the said Society**") and as such member is the joint shareholder of 5 (five) shares of the

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face value of Rs. 50/- (Rupees Fifty only) each bearing distinctive Nos. 36 to 40 (both inclusive) issued by the said Society vide Share Certificate No. 8 relating to ownership of the said Flat bearing No, 902, 9th Floor, in the Wing "C" (hereinafter referred to as "**the said Shares**"). The DONORS share being 50% of the value. The said flat and the said shares are more particularly described in the schedule hereunder written and are hereinafter collectively referred to the "**the said premises**"

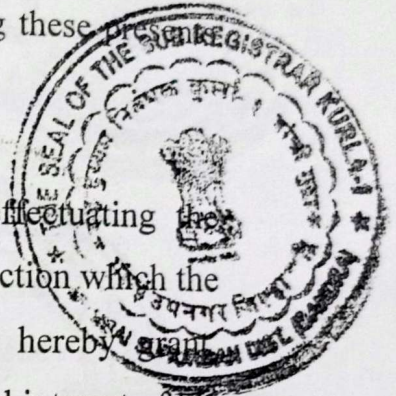
- (c) By an Permanent Alternate Accommodation Agreement ("PAAA") dated 24th June, 2021 registered sub Registrar Kurla -1 bearing registration no. KRL-1-9614 -2021 (the said "**PAAA Agreement**") made between M/s "Skyrise Enterprises" the partnership firm, "**The Developers**", therein of one part and DONOR AND DONEE, jointly herein and therein referred to as the "The Members" of the other part of the Society. The Developers allotted to the DONOR AND DONEE jointly residential Flat bearing No, 902, 9th Floor, in the Wing "C" in the "**Good Relations Co-operative Housing Society Ltd**" having carpet area of 64 square meters, i.e 688 square feet carpet area, situated at all that piece or parcel of land bearing CTS No. 396, Borla Village, survey no. 44, Hissa No.6, admeasuring 836 square meters and CTS No. 398 , Survey No. 44, Hissa No. 9, Borla Village admeasuring 1550.7 square meters, in the registration district and Sub District of Bandra and Mumbai (hereinafter referred as said "**Flat**") along with one car parking ("**car parking**") on the terms and conditions recorded therein. The DONOR is in lawful occupation of the said flat along with the DONEE as Co-owner thereof. Hereto annexed and marked **ANNEXURE-A** is a copy of PAAA agreement, dated 21st June, 2021 along with copy of share certificate.

- (d) By Deed of Rectification dated 3rd May, 2024 executed between the Developer M/s Skyrise Enterprises, and Donor and Donee Jointly registered before sub- Registrar Assurance Mumbai bearing registration No. KRL-1-9962-2024 dated 03rd May, 2024, whereby rectification was done in clause (L) page No.14 of the Permanent Alternate Accommodation dated 24th June, 2021. Hereto annexed and marked **ANNEXURE-B** is a copy of the Rectification Deed dated 3rd May, 2024.

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- (e) The DONEE is the son of the DONOR.
- (f) In consideration of natural love and affection which the DONOR bears towards DONEE, the DONOR is desirous of making a gift of the said premises his 50 % share unto the DONEE in the manner hereinafter appearing.
- (g) The DONEE, the said Shri Utsav Nitin has been taking good care and looking after the DONOR, his father Shri. Nitin Kantilal Gandhi for the last more than 20 years.
- (h) The DONEE has accepted the said gift by executing these in testimony hereof;

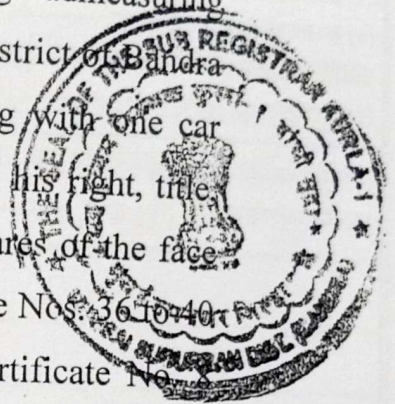
NOW THIS INDENTURE WITNESSETH THAT for effectuating the aforesaid desire and in consideration of natural love and affection which the DONOR bears towards the DONEE, the DONOR doth hereby transfer, convey and assign all and singular his right, title and interest of his 50% share in the said flat being Flat bearing No, 902, 9th Floor, in the Wing "C" in the of the building known as "Good Relations Co-operative Housing Society Ltd" having carpet area of 64 square meters i.e 688 square feet carpet area, situated at all that piece or parcel of land bearing CTS No. 396, Borla Village, survey no. 44, Hissa No.6, admeasuring 836 square meters and CTS No. 398 , Survey No. 44, Hissa No. 9, Borla Village admeasuring 1550.7 square meters, in the registration district and Sub District of Bandra and Mumbai (hereinafter referred as said " Flat") along with one car parking ("car parking"), together with his 50% share of all his right, title, and beneficial interest in the said total (5) fully paid up shares of the face value of Rs. 50/- (Rupees Fifty only) each bearing distinctive Nos. 36 to 40 (both inclusive) vide Share Certificate No. 8 issued by the Society relating to the ownership of the said flat more particularly described in the Schedule hereunder written unto the DONEE TOGETHER with all his rights, credits, advantages, appurtenances whatsoever of and in the said flat and shares or in any part thereof AND ALL his estate, right, interest, claim and demand whatsoever of the DONOR in to and upon the said flat and shares as aforesaid AND TO HOLD the same unto and to the exclusive use of the DONEE forever



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SCHEDULE ABOVE REFERRED TO :

50% share in Flat bearing No, 902, 9th Floor, in the Wing "C" in the building known as "Good Relations Co-operative Housing Society Ltd" having carpet area of 64 square meters i.e 688 square feet carpet area, situated at all that piece or parcel of land bearing CTS No. 396, Borla Village, survey no. 44, Hissa No.6, admeasuring 836 square meters and CTS No. 398 , Survey No. 44, Hissa No. 9, Borla Village admeasuring 1550.7 square meters, in the registration district and Sub District of Bandra and Mumbai (hereinafter referred as said " Flat") along with one car parking ("car parking") together with his 50% share of all his right, title and beneficial interest in the said total (5) fully paid up shares of the face value of Rs. 50/- (Rupees Fifty only) each bearing distinctive Nos. 36 to 40 (both inclusive) issued by the said Society vide Share Certificate No. relating to the ownership of the said flat.



SIGNED, SEALED AND DELIVERED

By the within named DONOR

SHRI. NITIN KANTILAL GANDHI

PAN NO. ACGPG0805K

in the presence of ...

- 1.
- 2.

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)

)

)



SIGNED, SEALED AND DELIVERED

By the within named DONEE

SHRI UTSAV NITIN GANDHI

through attorney holder

SHRI. NITIN KANTILAL GANDHI

PAN NO. AMRPG3882D

in the presence of ...

- 1.
- 2.

)

)

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22/07/2024

गावाचे नाव : बोरला

(1) विलेखाचा प्रकार	वक्षीसपत्र
(2) मोबदला	0
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5599212
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: 902,सी-विंग, माळा नं: 9वा मजला, इमारतीचे नाव: गुड रिलेशन को ऑप हौ सो लि, ब्लॉक नं: बोरला विलेज,गोवंडी,मुंबई-400088, रोड : .. इतर माहिती: एकूण क्षेत्रफळ 688 चौ फिट कार्पेट,मोबत एक कार पार्किंग,वडिल आपला 50% अविभाज्य हिस्सा आपल्या मुलाला वक्षिसपत्रा द्वारे देत आहेत,दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 396,398 ;))
(5) क्षेत्रफळ	1) 76.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नितिन कांतीलाल गांधी वय:-69; पत्ता:-प्लॉट नं: .., माळा नं: चौथा मजला , इमारतीचे नाव: उत्सव विल्डिंग , ब्लॉक नं: प्लॉट नं.520,12वा रोड,कॉसमॉस बँक जवळ,चेंबूर,मुंबई , रोड नं: .., महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ACGPG0805K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-उत्सव नितिन गांधी तर्फे कुमू म्हणून नितिन कांतीलाल गांधी वय:-69; पत्ता:-प्लॉट नं: .., माळा नं: चौथा मजला, इमारतीचे नाव: उत्सव विल्डिंग , ब्लॉक नं: प्लॉट नं.520,12वा रोड,कॉसमॉस बँक जवळ,चेंबूर,मुंबई, रोड नं: .., महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AMRPG3882D
(9) दस्तऐवज करून दिल्याचा दिनांक	19/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14913/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	56200
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेर	

सुत्रावनामाठी विचारात घेतलेला तपशील:-

सुत्रांक शुल्क आकारना निवडलेला अनुच्छेद

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



R-ST

Scanned
Valuation?

File No.

Year
From
TO

PLMS-50124030200998

Previous File No.
Address

Satya → 80420846709 -OND
 Swastika → 85370707627 -OND/PC

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26/3/24

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Name of Subject

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 Vall - Ashwin
 Sike 8/8/24
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HOME LOAN
BARC (01268)
SATYA P. PRABHAKAR
SWASTIKA PRABHAKAR

AMT	26730901	26/3/24
PROCESSING OFFICER	Satya Prabhakar RO wavered (Salas Ali)	
RES/OFF	Swastika Subhadra	8/2/2024
TIR	Shripa Mangala	4/2/2024
VALUATION	Jado Swastika	16/2/2024
SITE	Swastika Path	16/3/2024
LOAN A/C	Seller Verification	16/3/2024
T.D.		
D.E.	Jagtap & Shripa	

73433

DOOJA

Spring File
No. 2 Cloth Patti

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Agreement

need 16/2/2024

File No.

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