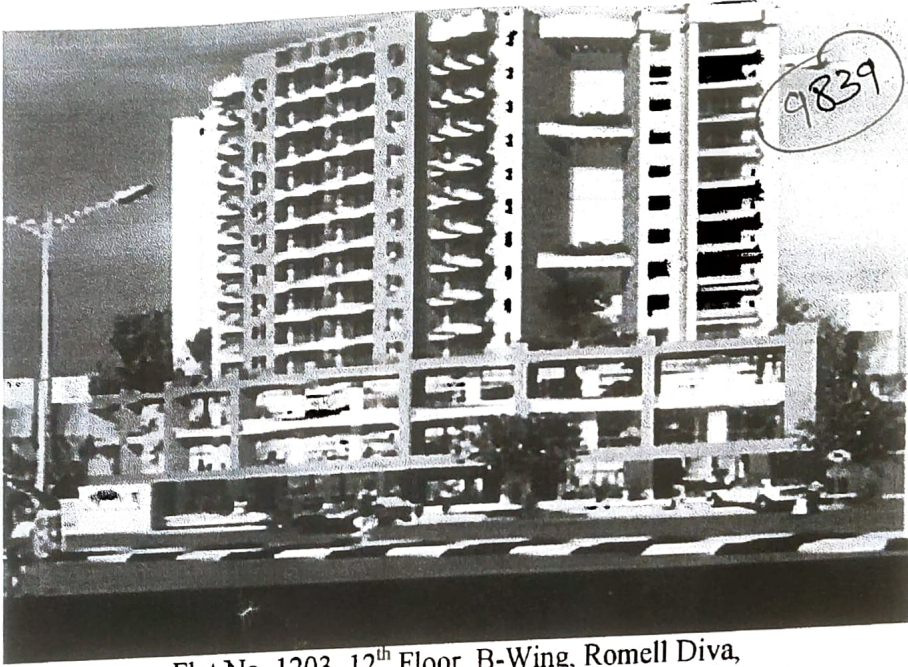


8795/201125/20.

SR. 6 B.

GIFT DEED

Dr. J. A. C.



Flat No. 1203, 12th Floor, B-Wing, Romell Diva,
Chincholi Bunder Road, Malad (West), Mumbai - 400 064.

BETWEEN:

DONOR: -

**MR. HEMANT KISHANGOPAL
SANGANERIA.**

DONEE: -

MRS. RINITA HEMANT SANGANERIA.

ON THIS __ DAY OF NOVEMBER 2020.

**DOCUMENTATION BY: - URMI CONSULTANCY
MR. DARSHAN H. SHAH
OFFICE NO. 138, FIRST FLOOR,
NEO CORPORATE PLAZA,
RAMCHANDRA LANE EXTENSION
MALAD (WEST), MUMBAI - 400 064.
(M) +919892911146, (O) 02228821680.
darshshah2006@yahoo.com, darshshah2006@rediffmail.com**



TRUE COPY

J. A. C.
J. A. C.
J. A. C.
J. A. C.

387/9839

Thursday, November 26, 2020

12:47 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

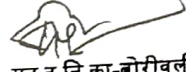
पावती क्र.: 10570 दिनांक: 26/11/2020

गावाचे नाव: मालाढ
दस्तऐवजाचा अनुक्रमांक: बरल-4-9839-2020
दस्तऐवजाचा प्रकार: बक्षीसपत्र
सादर करणाऱ्याचे नाव: रिनिता हेमंत संगानेरिया

नोंदणी फी रु. 200.00
दस्त हाताळणी फी रु. 640.00
पृष्ठांची संख्या: 32

एकूण: रु. 840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:03 PM ह्या वेळेस मिळेल.


सह दु.नि.का-बोरीवली 4

बाजार मूल्य: रु. 50690000/-
मोबदला रु. 0/-
भरलेले मुद्रांक शुल्क: रु. 200/-

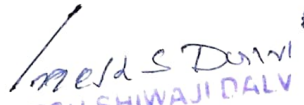
सह. डय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: By Cash रक्कम: रु 640/-
2) देयकाचा प्रकार: eChallan रक्कम: रु. 200/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007462404202021E दिनांक: 26/11/2020
बँकेचे नाव व पत्ता:





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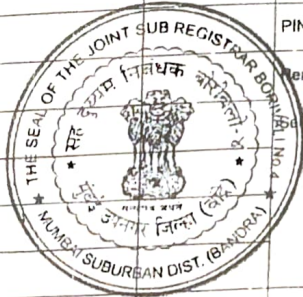

UMESH SHIWAJI DALVI
Special Executive Officer
Regd. No. 9154
3/4/3, Sundar Nagar, S. V. Road
Mumbai (W), Mumbai - 400064



CHALLAN
MTR Form Number-6



GRN	MH0074624042021E	BARCODE			Date	26/11/2020-11:43:24	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	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	RIN'ITA HEMANT SANGANERIA			
Location	MUMBAI			Flat/Block No.	FLAT NO. 1203, B-WING, ROMELL DIVA			
Year	2020-2021 One Time			Premises/Building	CHINCHOLI BUNDER ROAD			
Account Head Details		Amount In Rs.		Road/Street	MALAD WEST MUMBAI			
0030045501 Stamp Duty		200.00		Area/Locality	TOWN/CITY/DISTRICT			
0030063301 Registration Fee		200.00		PIN	4	0	0	0 6 4
Remarks (If Any)								
SecondPartyName=HEMANT KISHANGOPAL SANGANERIA-								
Total		400.00		Amount In Words	Four Hundred Rupees Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332020112612774	2644315818			
Cheque/DD No.		Bank Date	RBI Date	26/11/2020-11:43:34	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. . Date	Not Verified with Scroll					



Department ID : _____ Mobile No. : 9594151706
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन फेवळ दुय्यम निंवरक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

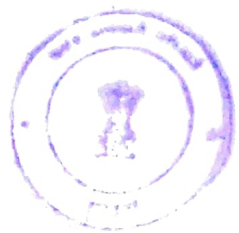
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वरल-४

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२०२०	

TRUE COPY



Imesh Shivaji Dalvi
JMESH SHIWAJI DALVI
 Special Executive Officer
 Regd. No. 9154
 2/4/3, Sundar Nagar S. V. Road
 Borivali (W) Mumbai - 400072

Hemant *Rinita*

GIFT DEED



THIS ARTICLES OF AGREEMENT is made and entered into at Mumbai on this 26th Day of November 2020, BETWEEN: MR. HEMANT KISHANGOPAL SANGANERIA, aged about 45 years, (P.A.N. AMDPS5882K) an adult Indian Inhabitant of Mumbai residing at Flat No. B/1203, 12th Floor, Romell Diva, Off. Chincholi Bunder Road, Behind Dheeraj Ganga Jamuna Building, Malad (West), Mumbai - 400 064; hereinafter referred to as "THE DONOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the FIRST PART:

AND

MRS. RINITA HEMANT SANGANERIA, aged about 42 years, (P.A.N. AQWPS1708B), also an adult Indian Inhabitant of Mumbai, residing at Flat No. B/1203, Romell Diva, Off. Chincholi Bunder Road, Behind Dheeraj Ganga Jamuna Building, Malad (West), Mumbai - 400 064; hereinafter referred to as "THE DONEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the SECOND PART.

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Hemant

Rinita



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Meshi Daini
JIMESH SHIWAJI DALVI

Special Executive Officer

No. 3154

M.S. District Registrar's Office

Mumbai

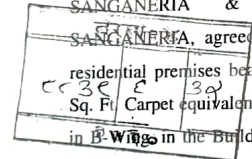
WHEREAS:

It has been represented by the Donor to the Donee as follows:-

1) ROMELL REAL ESTATE PVT. LTD, a Company incorporated under the Indian Companies Act, 1956 and having its registered office at Flat No. 101, Wing B, First Floor, Gharkul Co-operative Housing Society Limited, Azad Road, Vile Parle (East), Mumbai - 400 057; developed the land described in the Schedule hereunder and constructed flats therein in the building named as "Romell Diva";

2) Pursuant to an Agreement for Sale dated 29/06/2016, duly registered with the Office of Sub-Registrar of Assurance under Serial No. BRL2 - 6430 - 2016, dated 30/06/2016, made and entered into between the said ROMELL REAL ESTATE PVT. LTD, therein referred to as

"Donor" of the One Part and MRS. UMA KISHANGOPAL SANGANERIA, MR. HEMANT KISHANGOPAL SANGANERIA KISHANGOPAL SHANKER SANGANERIA, therein referred to as "Purchasers" of the Second Part, the said ROMELL REAL ESTATE PVT. LTD agreed to sell and MRS. UMA KISHANGOPAL SANGANERIA, MR. HEMANT KISHANGOPAL SANGANERIA & MR. KISHANGOPAL SHANKER SANGANERIA, agreed to purchase and accordingly purchased a residential premises bearing Flat No. 1203, admeasuring about 900 Sq. Ft. Carpet equivalent to 83.61 Sq. Mts. Carpet area on 12th Floor, in B-Wing in the Building known as Romell Diva, along with One



Mechanical Car Parking for 1 Car, situated at Chincholi Bunder Road, Malad (West), Mumbai - 400 064; lying on plot of land bearing C.T.S. No. 954D, of Village Malad South in Borivali Taluka of Mumbai Suburban District, in the registration district and Sub District

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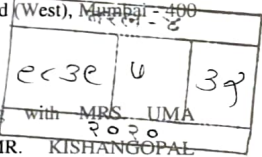
TRUE COPY

Umesh Shiwaji Dalvi
Special Executive
Sub-Registrar of Assurance
Mumbai

of Mumbai City and Mumbai Suburban, more particularly described in the Schedule hereunder (hereinafter referred to as "the Said Premises") together with the ownership rights and all other rights, title, interest and benefits thereof, on the terms and conditions and at the consideration mentioned therein the Said Agreement for Sale dated 29/06/2016;

3) By virtue of the Agreement for Sale dated 29/06/2016 and having paid the entire amount of consideration as mentioned therein to the Developers, MRS. UMA KISHANGOPAL SANGANERIA, MR. HEMANT KISHANGOPAL SANGANERIA & MR. KISHANGOPAL SHANKER SANGANERIA, became the legal and lawful owners of, well and sufficiently entitled to and were put in the vacant and peaceful possession of the Said Premises by the Developers;

4) In the manner aforesaid, MR. HEMANT KISHANGOPAL SANGANERIA along with MRS. UMA KISHANGOPAL SANGANERIA & MR. KISHANGOPAL SHANKER SANGANERIA became the legal and lawful joint owner and is holding (1/3rd) 33.33% undivided rights over a residential flat bearing Flat No. 1203, admeasuring about 900 Sq. Ft. Carpet equivalent to 83.61 Sq. Mts. Carpet area on 12th Floor, in B-Wing, in the Building known as Romell Diva, along with One Mechanical Car Parking for 1 Car, situated at Chincholi Bunder Road, Malad (West), Mumbai - 400 064;



5) The Donor hereby state that he along with MRS. UMA KISHANGOPAL SANGANERIA & MR. KISHANGOPAL SHANKER SANGANERIA had obtained Housing loan from ICICI

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TRUE COPY

Umesh Shiwaji Dalvi
Special Executive
Sub-Registrar of Assurance
Mumbai

Bank (hereinafter referred to as "the Said Bank") by depositing the original title deeds pertaining to the Said Premises with the Said Bank towards security of re-payment of the Loan. The Donor hereby states that he has already obtained the No Objection Certificate from the Said Bank for gifting, transferring all his (1/3rd) 33.33% undivided rights over the Said Premises in favour of his Wife; (Copy of No Objection Certificate has been annexed herewith);

6) MR. HEMANT KISHANGOPAL SANGANERIA, the Donor herein is the joint owner with a clear, undisputed, undiluted, unencumbered, undivided and free title of the Said Premises (subject to the pre-payment of the existing loan of the Said Bank). Further, MRS. RINITA HEMANT SANGANERIA, the Donee being the wife of the Donor is residing with him in the Said Premises;



The Donor hereto, at of his free will and out of his natural love and affection towards his Wife and Donee herein is willing to gift all his (1/3rd) 33.33% undivided rights over the Said Premises in favour of his Wife, the Donee hereto, by executing this Gift Deed. The parties hereto are willing to put the transaction of gift in record, therefore the Gift Deed is reduced in writing on the following terms and conditions:

वरल-४
NOW THIS DEED WITNESSETH AS FOLLOWS:-
६३३६ ३१

1. The DONOR do hereby at his free will and out of his natural love and affection towards his Wife, Irrevocably Gift and transfer and/or assigns to the DONEE, all his (1/3rd) 33.33% undivided rights over the Said Flat No. 1203, admeasuring about 900 Sq. Ft. Carpet equivalent to 83.61 Sq. Mts. Carpet area on 12th Floor, in B-Wing, in the Building

Hemant
Rinita



TRUE COPY
Hemant S Dangi
UMESH SHIWAJI DALVI
Special Executive Officer
14/2, Sankar Nagar, ...
400 011, Mumbai

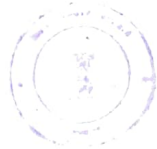
known as Romell Diva, along with One Mechanical Car Parking for 1 Car, situated at Chincholi Bunder Road, Malad (West), Mumbai - 400 064; and more particularly described in the Schedule hereunder written.

- The DONEE, the Party of the Second Part herein, do hereby confirms and accepts the same.
- After the execution of these presents the DONEE herein shall hold (1/3rd) 33.33% undivided rights, MRS. UMA KISHANGOPAL SANGANERIA, shall hold (1/3rd) 33.33% undivided rights & MR. KISHANGOPAL SHANKER SANGANERIA shall hold (1/3rd) 33.33% undivided rights over the Said Premises.
- The DONOR agrees to pay all his share of the charges/outgoing including Society maintenance, rates, cess, taxes, assessment dues and other duties pertaining to the Said Premises till the Said Premises is transferred in the joint name of the DONEE with the co-owners of the Said Premises and thereafter all such charges shall be paid by the DONEE jointly.
- That the DONOR hereby confirms, declares and assures the DONEE that, this is an Irrevocable Gift and that he has made the Gift Deed at his free will and have full right and absolute authority to gift the Said Premises and that his (1/3rd) 33.33% undivided rights, title, interest, claims and benefits in the Said Premises is free from any charge, lien or encumbrances (subject to the pre-payment of the existing loan of the Said Bank). The DONOR also confirms and declare that, in future, neither himself nor any of his heirs, executors, administrators and assigns will have any right, title, interest or claim in the Said Premises.



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Hemant
Rinita



TRUE COPY
Hemant S Dangi
UMESH SHIWAJI DALVI
Special Executive Officer
14/2, Sankar Nagar, ...
400 011, Mumbai

6. The DONOR hereby agrees to co-operate with the DONEE to sign all such documents, deeds and papers for the effectual transfer of the (1/3rd) 33.33% undivided rights over the Said Premises in the joint name of the DONEE with the co-owners of the Said Premises in the records of the Said Proposed Society/Developers and/or the other competent Registration Authority.

7. The DONOR has assured the DONEE that he will at all times, fully cooperate with the DONEE and sign or cause to sign all the requisite documents, deeds and papers, for getting the Said Premises transferred in the name of the DONEE and that he will do all such other acts and things as may be required for completing and effecting the transfer of the Said Premises in the name of the DONEE in the records of the Said Proposed Society / Developers and/or any other concerned authorities.



वरल-४		
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SCHEDULE OF THE PROPERTY

All that (1/3rd) 33.33% undivided rights over a residential premises bearing Flat No. 1203, admeasuring about 900 Sq. Ft. Carpet equivalent to 83.61 Sq. Mts. Carpet area on 12th Floor, in B-Wing, in the Building known as Romell Diva, along with One Mechanical Car Parking for 1 Car, situated at Chincholi Bunder Road, Malad (West), Mumbai - 400 064; lying on land bearing C.T.S. No. 954D, of Village Malad South in Borivali Taluka of Mumbai Suburban District.

Handwritten signatures of Hemant and Rinita



TRUE COPY

Jmsh S Dangi
JMESH SHIWAJI DALVI
 Special Executive Officer
 Post No. 1154
 24/3 Gaudar, Vihar, Malad
 400 064, Mumbai






TRUE COPY

Jmsh S Dangi
JMESH SHIWAJI DALVI
 Special Executive Officer
 Post No. 1154
 24/3 Gaudar, Vihar, Malad
 400 064, Mumbai

IN WITNESSETH WHEREOF the Parties hereto have hereto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by the _____]
 within named "THE DONOR " _____]
MR. HEMANT KISHANGOPAL SANGANERIA]

		
Signature	Photograph	Left Thumb Impression

in the presence of *Mahesh Misra* _____]
 _____]



SIGNED AND DELIVERED by the _____]
 within named "THE DONEE" _____]
MRS. RINITA HEMANT SANGANERIA]

वरल-४		
९८३९	११	३१
२०२०		

		
Signature	Photograph	Left Thumb Impression

in the presence of _____]
Ramani Jyoti _____]



26/11/2020 12 56:01 PM

दस्त क्रमांक :वरल-4/9839/2020

दस्ताचा प्रकार :-बहीसपत्र

दस्त गोषवारा भाग-2

वरल-4

दस्त क्रमांक:9839/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:हेमंत किशनगोपाल संगानेरिया पत्ता:प्लॉट नं: बी/1203, माळा नं: 12 वा मजला, इमारतीचे नाव: रोमेल दिवा, ब्लॉक नं: मालाड (पश्चिम), मुंबई, रोड नं: ऑफ.चिंचोली बंदर रोड, बिहाइन्ड धीरज गंगा जमुना बील्डींग, महाराष्ट्र, MUMBAI. पॅन नंबर:AMDPS5882K	विहून देगार वय :-45 स्वाक्षरी:		
2	नाव:रिनिता हेमंत संगानेरिया पत्ता:प्लॉट नं: बी/1203, माळा नं: -, इमारतीचे नाव: रोमिल दिवा, ब्लॉक नं: मालाड (पश्चिम), मुंबई, रोड नं: ऑफ.चिंचोली बंदर रोड, बिहाइन्ड धीरज गंगा जमुना बील्डींग, महाराष्ट्र, MUMBAI. पॅन नंबर:AQWPS1708B	विहून देगार वय :-42 स्वाक्षरी:		

वरील दस्तऐवज करून देगार तथाकथीत बहीसपत्र चा दस्त ऐवज करून दिल्याचे कसुल करतात.
शिक्का क्र.3 बी वेळ:26 / 11 / 2020 12 : 51 : 39 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:मोहम्मद निसार . वय:40 पत्ता:ऑफिस नं. 138, पहिला मजला, नियो कोर्पोरेट प्लाझा, कांच पाडा, रामचंद्र एक्स्टेंशन लेन, मालाड पश्चिम, मुंबई पिन कोड:400064	स्वाक्षरी	
2	नाव:सागर व्ही रामाणी वय:30 पत्ता:ऑफिस नं. 138, पहिला मजला, नियो कोर्पोरेट प्लाझा, कांच पाडा, रामचंद्र एक्स्टेंशन लेन, मालाड पश्चिम, मुंबई पिन कोड:400064	स्वाक्षरी	

शिक्का क्र.4 बी वेळ:26 / 11 / 2020 12 : 52 : 09 PM.

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ec3e 3२ 3२
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मह. न. नि. का-बोरीवली4

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RINITA HEMANT SANGANERIA	eChallan	69103332020112612774	MH007462404202021E	200.00	SD	0003390119202021	26/11/2020
2		By Cash			640	RF		
3	RINITA HEMANT SANGANERIA	eChallan		MH007462404202021E	200	RF	0003390119202021	26/11/2020

Payment Details. (SD:Stamp Duty) [RF:Registration Fee] [DHC: Document Handling Charges]

1. Verify Scanned Document for correctness through thumbprint (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

विभाषित करण्यात येते की, या दस्ताच्या एकूण 3२ ए. आहेत. 9839 /2020

Know Your Rights as Register

सह. दुय्यम निबंधक, बोरीवली क्र.-४, मुंबई उपनगर जिल्हा.



बरल ४/ ec3e 1२०२०
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.
दिनांक : २६/११/२०२०

TRUE COPY

Umesh D...
सह. दुय्यम निबंधक, बोरीवली क्र. ४, मुंबई उपनगर जिल्हा.
Special Executive Officer
Page No 915
24/3 Sumar...





03/12/2020

सूची क्र.2

दुयम निबंधक : सह.दु.नि. बोरीवली 4

दस्त क्रमांक : 9839/2020

नोंदणी :

Regn.63m

गावाचे नाव : मालाड

- (1) विलेखाचा प्रकार बर्हीसपत्र
 (2) मोबदला 0
 (3) बाजारभावाब(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 5069000
 (4) मू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिहा नं: 1203,बी-विंग, माळा नं: 12 वा मजला, इमारतीचे नाव: रोमिल दिवा, ब्लॉक नं: मालाड(पश्चिम), मुंबई - 400 064, रोड : बिचोली बंदर रोड, इतर माहिती: मिळकतीचे क्षेत्रफळ 900 चौ.फूट कारपेट म्हाणे 83.61 चौ.मीटर कारपेट म्हाण(1/3)33.33% अविभाजित हिस्सा पती पत्नीला बर्हीस देता आहे.सी.टी.एस नं -954इ,मीजे- मालाड दक्षिण मध्ये आहे, व सोबत एक मॅकेनिकल कार पार्किंग आहे.....लिहून देणार आणि घेणारा मध्ये पती व पत्नी चे नाते आहे....(C.T.S. Number : 954इ ;)

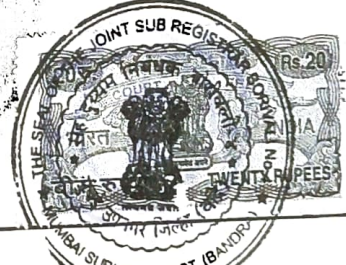
- (5) क्षेत्रफळ 1) 33.48 चौ.मीटर
 (6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.
 (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-हेमंत किशानगोपास संगानेरिया बय:-45; पत्ता:-प्लॉट नं: बी/1203, माळा नं: 12 वा मजला, इमारतीचे नाव: रोमिल दिवा, ब्लॉक नं: मालाड (पश्चिम), मुंबई, रोड नं: ऑफ.बिचोली बंदर रोड, बिहाडच धीरज गंगा जमुना बील्डींग, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AMDPS5882K

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-रनिता हेमंत संगानेरिया बय:-42; पत्ता:-प्लॉट नं: बी/1203, माळा नं: -, इमारतीचे नाव: रोमिल दिवा, ब्लॉक नं: मालाड (पश्चिम), मुंबई, रोड नं: ऑफ.बिचोली बंदर रोड, बिहाडच धीरज गंगा जमुना बील्डींग, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AQWPS1708B

- (9) दस्तऐवज करून दिल्याचा दिनांक 26/11/2020
 (10) दस्त नोंदणी केल्याचा दिनांक 26/11/2020
 (11) अनुक्रमांक, खंड व पृष्ठ 9839/2020
 (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 200
 (13) बाजारभावाप्रमाणे नोंदणी शुल्क 200
 (14) श्रेय



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्तीकरण
 दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
 या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुह.सु.ब. महानगरपालिकेस पाठविणेत झालेला आहे.
 माता हे दस्तऐवज दाखल करण्यासाठी कायसियात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
 It is necessary to update Relevant records of Property/ Property tax after registration of document.
 Details of this transaction have been forwarded by Email (dated 27/11/2020) to Municipal Corporation of Greater Mumbai.
 No need to spend your valuable time and energy to submit this documents in person.

खरी प्रती

सह. दुयम निबंधक, बोरीवली-४,
 मुंबई उपनगर जिल्हा.



TRUE COPY

Umesh S Dalvi
 UMESH SHIWAJI DALVI
 Special Executive Officer

Post No. 9154
 27/3, Sundar Nagar S.V. Road
 Bandra (W), Mumbai - 400054