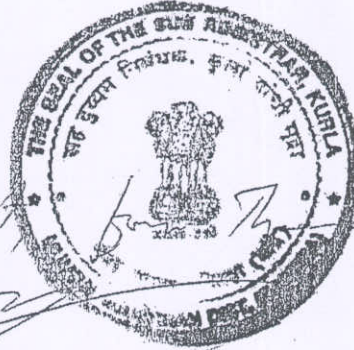


(Se)
11,23

R/S 8/15/01 - 1023

OFFICE OF THE
JOINT SUB-REGISTRAR
KURLA - MUMBAI
MAH/CCRA/05/2000

भारत 28 47 SPECIAL MAHARASHTRA
ADHESIVE 159195 NOV 14 2002
R.0084500 PB 0128
INDIA STAMP DUTY MAHARASHTRA



बदर-३
दस्त क्रमांक 9/1/2002

PROPER OFFICER
OFFICE OF THE JOINT SUB-REGISTRAR
KURLA (CHEMBUR)

बदर-३
दस्त क्रमांक 9/1/2002

GIFT DEED

THIS DEED OF GIFT is made and entered into at MUMBAI this 14th day of November Two Thousand Two BETWEEN SMT. SMT.NARMADABAI RANCHHODDAS CHAVDA, Aged about 65 years, Hindu, Adult, Indian Inhabitant, at present residing at Room No.9, 1st floor, Siddheshwar Prasad, Opposite Jain Temple, Road No.10, Chembur, Mumbai-400 071, hereinafter referred to as the "DONOR" (which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, legal representatives and/or administrators) OF THE PARTY OF THE FIRST PART; AND (1). SHRI DINESH POPATLAL CHAVDA, Aged about 35 years, and (2).SHRI ARUN POPATLAL CHAVDA, Aged about 25 years, both Hindus, Adults of Mumbai, Indian Inhabitants, at present residing at Flat No.7/7, 1st floor, Jankinarayan Cooperative Housing Society Ltd., Ghatla, Chembur, Mumbai-400 071, hereinafter referred to as the "DONEES" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, legal representatives, administrators and/or assigns) OF THE PARTY OF THE OTHER PART;



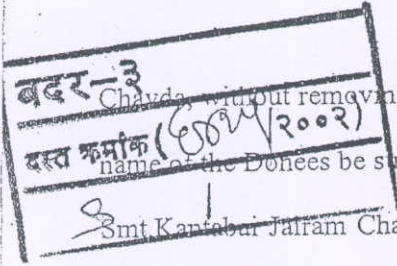
बदर-३
दस्त क्रमांक (१०२५/२००२)
२ १

WHEREAS the Donor is about 65 years of thereabout; AND WHEREAS the Donor has no sons; AND WHEREAS Donees herein are nephews of the Donee herein; And Whereas the Donor feels that the rites of the Donor should be performed by sons in family, and Donees being as per Hindu Family traditions descendant to Donor by way of performing of the rites, would be required to carry out the last rites after the death of the Donor; AND WHEREAS the Donees are the sons of the brother in law of the Donor, i.e. sons of Donor's husband's younger brother and as such would be performing the final rites of the Donor they being the sons of the Hindu traditional family; This is to place on record that Donees are lineal descendants of the Donor as per the provisions of the Bombay Stamp Act;

AND WHEREAS the Donor is for last several years looked after and maintained by Donees; AND WHEREAS the Donees are maintaining, looking after, incurring day to day maintenance charges, in respect of Plot No.15, Chavda Compound, Opposite Shalimar Petrol Pump, Dr.Choithram Gidwani Road, Ganeshwadi, Chembur, Mumbai-400 074, bearing CTS No.506/A/1, in Village Wadhavli, wherein the Donor herein is owner of half share of 836 square metres of aforesaid property the other half being owned by her sister in law i.e. wife of younger brother of the husband of the Donor namely Smt.Kantabai Jairam Chavda;

AND WHEREAS the Donor is desirous to execute a Gift Deed in respect of her half share of total area of 836 square metres of Plot No.15, Chavda Compound, Opposite Shalimar Petrol Pump, Dr.Choithram Gidwani Road, Ganeshwadi, Chembur, Mumbai-400 074, bearing CTS No.506/A/1, in Village Wadhavli, situate in the registration district and sub-district of Mumbai City and Mumbai Suburban in favour of the Donees herein;

AND WHEREAS the intention of the Donor herein is effectively transfer her share of whatsoever nature lying in aforesaid property to Donees, they already being in possession of the said property; And whereas the motive of the Donor is get her name deleted from the property card her naming standing first in the property card alongwith Kantabai Jairam



Chavda without removing the name of Kantabai Jairam Chavda; The Donor desires that the name of the Donees be substituted in the name of the Donor and they should be named along with Smt. Kantabai Jairam Chavda in the property records; The intention of this gift is that they Donees already being in possession of the property, their name should be incorporated in the property card records of the aforesaid property jointly alongwith Smt. Kantabai Jairam Chavda for which the Donor herein makes this Gift Deed; And Whereas the effective interest of the Donor herein is that her name should be deleted from the records and substituted by the names of the Donees herein;

AND WHEREAS the said structure is more than four decades old and the same is about 100 square metres or thereabout and the same is being described on tentative basis for the purposes of valuation and stamp duty the same being a patra shed;

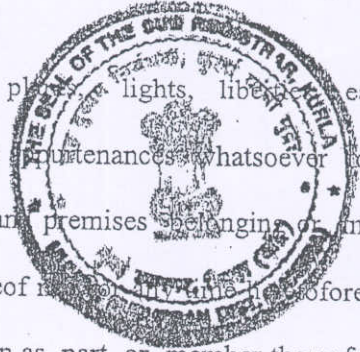
NOW THIS DEED OF GIFT WITNESSES AS FOLLOWS that the Donor does hereby out of her natural love and affection for the Donees herein, of her own free will and without any force, compulsion or undue influence and with a keen desire to see the Donees settled and well established in their life, grant, convey and transfer by way of Gift to the Donees all that piece and parcel of land being a Government Built Property being her half share of total area of 836 square metres of Plot No.15, Chavda Compound, Opposite Shalimar Petrol Pump, Dr.Choithram Gidwani Road, Ganeshwadi, Chembur, Mumbai-400 074, bearing CTS No.506/A/1, in Village Wadhavli, situate in the registration district and sub-district of Mumbai City and Mumbai Suburban, and to hold the same unto the said Donees and their successors or heirs, absolutely and for ever and further that the said property may be approximately valued at present at Rs.35,00,000/- or thereabout and that the Donees accepts the Gift vide this Deed, the possession of the aforesaid property already being with the Donees herein the said property being her half share of total area of 836 square metres of Plot No.15, Chavda Compound, Opposite Shalimar Petrol Pump, Dr.Choithram Gidwani Road, Ganeshwadi, Chembur, Mumbai-400 074, bearing CTS No.506/A/1, in Village Wadhavli, situate in the registration district and sub-district of Mumbai City and Mumbai Suburban and more particularly described in the schedule hereunder written TOGETHER WITH ALL and singular the edifices, courts, yards, areas, ways, compounds, paths, passages, waters,

बदर-३

दस्त क्रमांक (१०५/२००२)

4

water-courses, sewers, ditches, trees, drains, plots, lights, liberties, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever to the said piece or parcel of land or ground hereditaments and premises belonging or in anywise appurtenant to or with the same or any part thereof in anywise before usually held, used, occupied or enjoyed or reputed or known as part or member thereof or to be appurtenant thereto AND ALSO TOGETHER with all the deeds, documents, writings, vouchers and other evidence of title relating to the said piece or parcel of land or ground hereditaments and premises or any part thereof AND ALL the estate, rights, title, interest, use, inheritance, property, possession, benefits, claim and demand whatsoever both at law and equity of the Donor into out of or upon the said piece or parcel of land or ground hereditaments and premises or any part thereof EXCEPTING AND RESERVING to the Government all mines and minerals of whatsoever nature lie to in or under the said premises AND TO HAVE AND TO HOLD the said piece or parcel of land or ground hereditaments and premises hereby granted, released and assured or intended so to be with their and every of their rights, members and appurtenances UNTO AND to the use and benefit of the Donees for ever subject to payment of all rates, charges, taxes, chargeable from this day in respect thereof to the Government of Maharashtra or the Municipal Corporation for Greater Mumbai or any other authority and the Donor do and each of them doth hereby for her respective heirs, executors and administrators covenant with the Donees that notwithstanding any act, deed, matter or thing whatsoever by them the Donor or by any person or persons lawfully or equitably claiming by from through under or in trust for them, made, done, committed or omitted or knowingly suffered to the contrary, she the Donor now hath in herself good right, full power and absolute authority to grant, assign and transfer the said piece or parcel of land or ground hereditaments and premises hereby granted and assigned and transferred or intended so to be unto and to the use of the Donees in the manner aforesaid AND THAT they Donees shall and may at all times hereafter peacefully and quietly enter upon, have, occupy, possess and enjoy the said piece or parcel of land or ground hereditaments and premises and receive the rents, issues and profits thereof and of every part thereof to and for her own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by her, the Donor or any

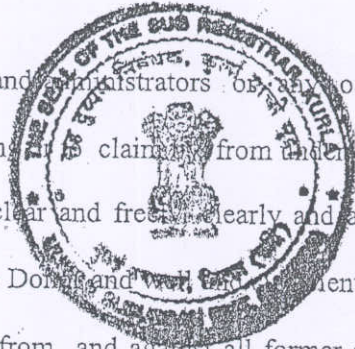


दर-३

सकप्रक (हैरु/र)

५

their respective heirs, executors and administrators or any of them or any person or persons lawfully or equitably claiming or claiming from under or in trust for her or them or any of them AND free and clear and free, clearly and absolutely acquitted, exonerated and forever discharged by the Donor and well, lawfully, presently saved, defended and kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever, 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 in trust for her or them or any of them AND FURTHER THAT she Donor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said piece or parcel of land or ground hereditaments and premises or any part thereof in trust for the Donor or her respective heirs, executors and/or administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Donees do and execute or cause to be done and executed all such further and other acts, deeds and things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said piece or parcel of land or ground hereditaments and premises and every part thereof unto and to the use of the Donees in the manner aforesaid as by the Donees, their heirs, executors, administrators or assigns or his or their counsel in law reasonably required and the Donor doth hereby undertake and agree that all the land revenue, municipal taxes/cess, fees, bills, public dues, conveyance charges and other outgoings due and payable upto this day is payable by her the Donor and if there be any arrears, she the Donor shall pay the same and the Donees doth hereby covenant with the Donor that they the Donees will thereafter pay all the rates, charges and taxes chargeable in respect of the said piece or parcel of land or ground hereditaments and premises to the Government of Maharashtra or the Municipal Corporation of Greater Mumbai or any other authority and also will at all times keep the Donor hereafter safe and harmless and indemnified against all actions and proceedings for non-payment of such rates, charges and taxes and the said assessment and for any breach of the covenants and conditions herein contained or any of them;



बदर-३
दस्तावेज क्रमांक (६५०५/२००२)
७१



THIS DEED OF GIFT would be held enforceable from the date as mentioned in this Deed; AND WHEREAS all expenses, maintenance, stamp duties and all other charges, levies and dues would be borne by and paid by the Donor only;

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO IS:

ALL THAT piece and parcel of land or ground hereditaments being a Government Built Property popularly known as half share of total area of 836 square metres of Plot No.15, Chavda Compound, Opposite Shalimar Petrol Pump, Dr.Choithram-Gidwani Road, Ganeshwadi, Chembur, Mumbai-400 074, bearing CTS No.506/A/1, in Village Wadhavli, situate in the registration district and sub-district of Mumbai City and Mumbai Suburban, in the registration district and sub-district of Mumbai City and Mumbai Suburban;

IN PROOF WHEREOF, the Donor has executed this Deed and delivered the same to the Donees who has also executed the same in token of acceptance thereof on the day and the year first hereinabove mentioned;

SIGNED & DELIVERED by

the withinnamed DONOR

नर्मदा रान्छोदास चावडा

SMT.NARMADABAI RANCHHODDAS CHAVDA

in the presence of..

1. निरंजनाबाई रान्छोदास
2. [Signature]

SIGNED & DELIVERED by

the withinnamed DONEE

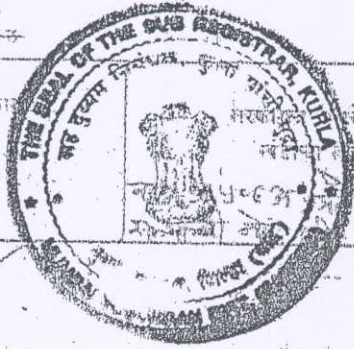
(1). SHRI DINESH POPATLAL CHAVDA दिनेश पोपटलाल चावडा

(2).SHRI ARUN POPATLAL CHAVDA अरुण पोपटलाल चावडा

in the presence of..

1. निरंजनाबाई रान्छोदास
2. [Signature]

मालमत्तेच्या रजिस्टर कार्डातील उल्लेख



गिरी मध्ये बाढकली मालमत्ता कुर्ली

नंबर ६३३/१	क्षेत्रफल चौकी ८३६-०	तत्ता प्रमाण C
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दस्तावेज
घातण करणाऱ्याचे नाव
प्राप्त झाला (ओरिजिनल तत्तास लागू नसल्याने पर्यंत)
द्वार :-
र चीजे :-
र शेर :-

बदर-३
 दस्त क्रमांक (१०५/२००२)
 ७ १

सं	व्यवहार	व्याप्त न.	नगर बांधकाम विभाग (१) नोंददार (२) अथवा उपनगरपालिका अधिकाऱ्या (३)	मालमत्ता क्रमांक
२	मा. निष्ठाधिकारी मुंबई	१६७/१५०	उपनगर मोजक्याच्या उद्देशा कृ. सी/कार्या २३/पो.कि./एक व रकवीस मोक्षा कृ. नं. प्रू. कृ. ५०६/अ बाढकली/३७ अख्य नं. प्रू. कृ. ५०६/आ१ ची नसिय मिकका जमिनी उदासी व यो. मि. नमुद केव्हे. सत्ता प्रकार "सी" दाखल केला. सध्याचे नं. प्रू. ५०६/अ मधील दिनांक २०/११/०५ चे नोंदी नुसार कळोदार नवरी नावे दाखल (H) डी.मती नमदावार्ड रणछोडराव चावडा डी.मती नमदावार्ड जयराव चावडा बांधाचा तारीख ७-१२-७८ नकडेचे प्लान ४५०० विस्थापी तारीख ७-१२/०८ रामदास कारण करणार प्रमाण पत्र प्रमाणित प्रतीकर चौ.मी. आवडी. ए.डी.सी. मूलांक १०२/१०२ मुल मिकका मेळात असणारी	१५१५८ नगर भूनामन अधिकारी मुंबई
३	प्रमाण पत्र	८३६-०	अधिकारी मुंबई उपनगर निष्ठा मुंबई	८२५०

प्रमाण पत्र

अधिकारी मुंबई उपनगर निष्ठा मुंबई

नगर भूनामन अधिकारी मुंबई

DEED OF GIFT

Rehabilitation property given during partition time being in chawl type single brick masonry walls with C. Sheet Roof;

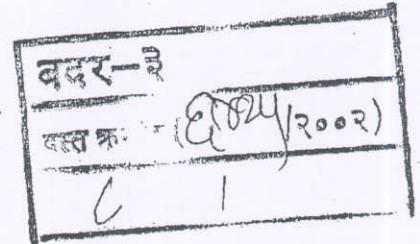
VILLAGE WADHAVLI

TS NO.506/A/1

REGISTRATION WARD NO.118/563

AREA:- ONE-HALF SHARE OF 836 SQUARE METRES

3 SQUARE METRES



VALUATION:-

square metres X 9800 (Land Cost)

= Rs.40,96,400/-

square metres X 2850 (Construction Cost)

Rs.2,85,000/-

:- Depreciation 55% as per Reckonner as

structure is about 40 years old (proof enclosed)

Rs.1,56,750/- = Rs. 1,28,250/-

TOTAL VALUATION

= Rs.42,25,000/-

sum of Rs.42,25,000/- being market value;

T DEED Document Value : Rs.,35,00,000/-

Stamp duty paid on : Rs.42,25,000/- x 2 per cent

paid Rs. 84,500/-

Rs. 20000/-



(वि. नि. नमूना नं. १) (Fin. R. Form No. 1)

सर्वसा. ११३ सडं.

Gen 113 me.

कार्बन (कार्यालयीन) प्रत
CARBON (OFFICE COPY)

बदर-३
१०२५/२००२
ET

५९२३

५०२३

शासनास के लेख्य प्रदानाची प्राप्ती
RECEIPT FOR PAYMENT TO GOVERNMENT

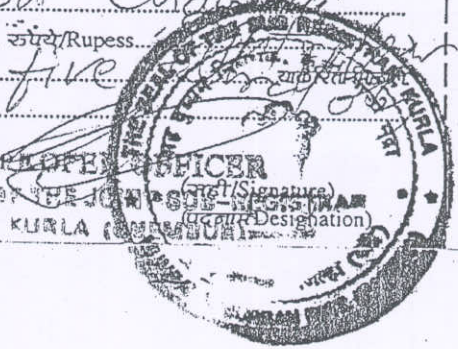
ठिकाण/Place..... Kur दिनांक/Date..... 14/11/2002

/Received from..... Dineub Chaudhary यांच्याकडून

रु./Rs..... ४५००/- रुपये/Rupess.....

on account of..... प्रसूत फिरे याद्वारे

रोखपाळ वा लेखापाळ
Cashier or Accountant.





दस्त गोषवारा भाग - 2

वदर3

दस्त क्रमांक (6425/2002)

99/99

दस्त क्र. [वदर3-6425-2002] चा गोषवारा
बाजार मूल्य :4225000 नोबदला 3500000 भरलेले मुद्रांक शुल्क : 84500

पावती क्र.:5653 दिनांक:14/11/2002
पावतीचे वर्णन
नांव: दिनेश पोपटलाल चावडा

दस्त हजर केल्याचा दिनांक :14/11/2002 11:02 AM
निष्पादनाचा दिनांक : 14/11/2002
दस्त हजर करणा-याची सही :

दिनेश पोपटलाल चावडा

20000 :नोंदणी फी
220 :नक्कल (अ. 11(1)), पृष्ठांकनाची नद
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :34) दान

दस्त अनुच्छेद प्रकार: मालमत्ता ही दात्याचा पती,पत्नी,भाऊ किंवा दात्याच्या कोणत्याही
वंशपरंपरागत पूर्वजाला किंवा वंशजाला दान केली असेल तर

20220: एकूण

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 14/11/2002 11:02 AM
शिक्का क्र. 2 ची वेळ : (फी) 14/11/2002 11:09 AM
शिक्का क्र. 3 ची वेळ : (कडुली) 14/11/2002 11:11 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 14/11/2002 11:11 AM

दिनेश पोपटलाल चावडा
हु. निबंधकाची सही, कुर्ला (कुर्ला)

दस्त नोंद केल्याचा दिनांक : 14/11/2002 11:11 AM

प्रमाणित करणेत येते की, या दस्तामध्ये
एकूण 31 फी (99) वाने आहेत.

ओळख :

खालील इशम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) पोपटलाल नारायण चावडा ,घर/फ्लॉट नं: 7/7, 1 ला मजला

गल्ली/रस्ता: -

ईमारतीचे नाव: जानकिनारायण सो.

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: चेंबूर

तालुका: कुर्ला

पिन: 71

2) ललीत- शर्मा ,घर/फ्लॉट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: चेंबूर कॉलनी

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: चेंबूर

तालुका: कुर्ला

पिन: 71

दिनेश पोपटलाल चावडा
हु. निबंधकाची सही
कुर्ला 1 (कुर्ला)

दिनेश पोपटलाल चावडा

सह. मुख्य निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.

वदर-31 14/11/02

दस्त क्रमांक १ क्रमांक नद

नोदला

दिनांक

दिनेश पोपटलाल चावडा

सह. मुख्य निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.



20/02/03/01A

