

324/6345
Thursday, May 31, 2018
11:45 AM

पावती

Original/Duplicate
नोंदणी क्र. : 39M
Regn. : 39M

पावती क्र.: 7248 दिनांक: 31/05/2018

गावाचे नाव: दिंडोशी

दस्तऐवजाचा अनुक्रमांक: वरल-१ -6345-2018

दस्तऐवजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: रजनीकांत श्रवणकुमार केडिया - -

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 1000.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
11:52 AM ह्या वेळेस मिळेल.

J. W. S.
दु. निबंधक बोरीवली 1

बाजार मूल्य: रु. 3834500 /-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 146500/-

शह दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

सीडी/थनादेश/पे ऑर्डर क्रमांक: MH001485062201819M दिनांक: 31/05/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-

Recd

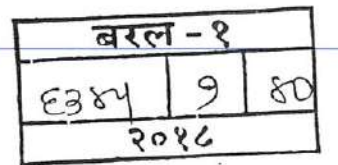
मुळ दस्त व थंबनील प्रिंट प्राप्त झाली.
REGISTERED DOCUMENT
DELIVERED ON 31/5/18

मूल्यांकन पत्रक (राहदा क्षेत्र - बांधीव)						
Valuation ID	201805311494	31 May 2018,12:09:16 PM				
मूल्यांकनाचे वर्ष	2018					
जिल्हा	मुंबई(उपनगर)					
मुल्य विभाग	61-दिंडोशी (बोरीवली)					
उप मुल्य विभाग	61/287भुभाग-उत्तरेस वॉर्ड सीमा, पूर्वेस गावाची सीमा, दक्षिणेस फिल्म सिटी मार्ग व अशत: गावाची सीमा व पश्चिमेस द्रुतगती मार्ग.					
सर्व्हे नंबर/न. भू. क्रमांक :	सि.टी.धस. नंबर#156					
वार्षिक मूल्य दर तक्षयानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
102200	170200	199600	251700	170200	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	22.41 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	11 to 20 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.170200/-	
उद्गवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor			
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 105% apply to rate= Rs.178710/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((178710-102200) * (80 / 100))+ 102200) = Rs.163408/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 163408 * 22.41 = Rs.3661973.28/-					
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94 चौरस मीटर = 13.94 * (163408 * 25/100) = Rs.569476.88/-					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेहेनदार्द मजला क्षेत्र मूल्य + सगळ्या मजलीचे मूल्य + वरील मजलीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बांधकाम = A + B + C + D + E + F + G + H + I = 3661973.28 + 0 + 0 + 0 + 569476.88 + 0 + 0 + 0 + 0 = Rs.4231450.16/-					

Home Print



सह दुध्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.





CHALLAN
MTR Form Number-6

GRN	MH001485062201819M	BARCODE			Date	14/05/2018-10:52:43	Form ID	34
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	RAJNIKANT SHARWANKUMAR KEDIA			
Location	MUMBAI			Flat/Block No.	FLAT NO 603A B WING LAKSHACHANDI			
Year	2018-2019 One Time			Premises/Building	APARTMENT A B C D CHSL			
Account Head Details		Amount In Rs.						
0030045501	Stamp Duty	146000.00		Road/Street	GOKULDHAM			
0030063301	Registration Fee	30000.00		Area/Locality	GOREGAON EAST			
				Town/City/District				
				PIN	4 0 0 0 6 3			
				Remarks (If Any)	SecondPartyName=MAHESH SHARWA			
				Amount In	One Lakh Seven Thousand Rupees			
				Words				
Total	1,76,000.00							
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK								
Cheque-DD Details				Bank CIN	Ref. No.	03006172018051400150 140518M448235		
Cheque/DD No.				Bank Date	RBI Date	14/05/2018 12:52:05		
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date	1, 15/05/2018			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चलान फॉर्मल दुर्यम निवेद्यत कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सादर चलान लागू नाही.

Signature

Receipt



CHALLAN
MTR Form Number-6



GRN	MH001435062201819M	BARCODE	[Barcode]		Date	14/05/2018-10:52:43	Form ID	34
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID (If Any)				
Type of Payment	Registration Fee			PAN No. (If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	RAJNIKANT SHARWANKUMAR KEDIA			
Location	MUMBAI			Flat/Block No.	FLAT NO 603A B WING LAKSHACHANDI			
Year	2018-2019 One Time			Premises/Building	APARTMENT A B C D CHSL			
Account Head Details				Amount In Rs.		Road/Street		
0030045501 Stamp Duty				146000.00		GOKULDHAM		
0030063301 Registration Fee				30000.00		Area/Locality		
						GOREGAON EAST		
						Town/City/District		
						PIN		
						4 0 0 0 6 3		
						Remarks (If Any)		
						SecondPartyName=MAHESH SHARWANKUMAR KEDIA-		
						Amount In Words		
						One Twenty Six thousand Rupees Only		
Total				1,76,000.00		Words		
						Amount in Words		
						Twenty Six thousand Rupees Only		
Payment Details				PUNJAB NATIONAL BANK		THE SEAL OF THE SUB-REGISTRAR BORIVALI		
Cheque-DD Details				Bank CIN		Ref. No.		
						03000121905100150 140518M448235		
Cheque/DD No.				Bank Date		RBI Date		
						14/05/2018-12:32:04 15/05/2018		
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No.		Date		
						1, 15/05/2018		



NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid if it is registered in any other office. Mobile No.: 9821419653

Digitally signed by D. VIRTUAL TREASURY MUMBAI 01 Date: 2018.05.31 11:44:59 IST Reason: See signature document Location: India

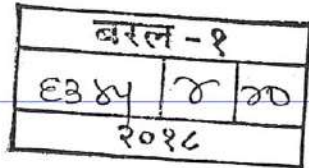
बसल-१
E384 3 20
2018

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-324-6345	0001186356201819	31/05/2018-11:43:01	IGR190	30000.00

GRN : MH001485062201819M Amount : 1,75,000.00

Bank : PUNJAB NATIONAL BANK Date : 14/05/2018-10:52:43

2	(IS)-324-6345	0001186356201819	31/05/2018-11:43:01	IGR190	146000.00
Total Defacement Amount					1,75,000.00



Validity unknown

Digitally signed by D.S.
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.05.31
11:45:01+05:30
Reason: Secure
Document
Location: India



CHALLAN
MTR Form Number-6

GRN	MH001554108201819E	BARCODE			Date	15/05/2018-15:01:13	Form ID	34
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty		TAX ID (If Any)					
	Stamp Duty		PAN No.(If Applicable)					
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name	RAJNIKANT SHARWANKUMAR KEDIA				
Location	MUMBAI		Flat/Block No.	FLAT NO 603A B WING LAKSHACHANDI				
Year	2018-2019 One Time		Premises/Building	APARTMENT A B C D CHSL				
Account Head Details			Amount in Rs.					
0030045501 Sale of NonJudicial Stamp			500.00		Road/Street	GOKULDHAM		
					Area/Locality	GOREGAON EAST		
					Town/City/District			
					PIN	0063		
					Remarks (If Any)			
					SecondPartyName=MAHESH SHARWANKUMAR KEDIA			
					Amount In	Five Hundred Rupees Only		
Total			500.00		Words			
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref. No.	69103332018051513300	166329436		
Cheque/DD No.			Bank Date	RBI Date	15/05/2018-15:01:59	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



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

Mobile No. : 9821419653

Signature

Recd

बरल - १		
६३४५	५००	
२०१८		

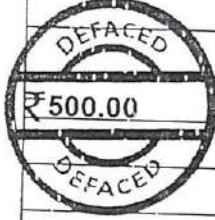


CHALLAN
MTR Form Number-6



GRN	MH001554108201819E	BARCODE			Date	15/05/2018-15:01:13	Form ID	34
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	RAJNIKANT SHARWANKUMAR KEDIA			
Year	2018-2019 One Time			Flat/Block No.	FLAT NO 603A B WING LAKSHACHANDI			
				Premises/Building	APARTMENT A B C D CHSL			

Account Head Details	Amount In Rs.								
0030045501 Sale of NonJudicial Stamp	500.00	Road/Street	GOKULDHAM						
		Area/Locality	GOREGAON EAST						
		Town/City/District							
		PIN		4	0	0	0	6	3
		Remarks (If Any)	SecondPartyName=M. RAJNIKANT SHARWANKUMAR KEDIA-						
		Amount In Words	Five Hundred Rupees Only						
Total	500.00								
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	69103332018051513300		166329436			
Cheque/DD No.		Bank Date	RBI Date	15/05/2018-15:01:59		16/05/2018			
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	100 , 16/05/2018						



NOTE:- This challan is **Validity unknown** and should be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9821419653
 सदर चलान केवल दुरुग न्यायत नोंदणी कचाराच्या दस्तांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Digitally signed by
VIRTUAL TREASURER
MUMBAI 01
Date: 2018.05.31
11:43:04 IST
Challan Defacement Secure Document
Location: India

बरल-१
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२०१८

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-324-6345	0001186362201819	31/05/2018-11:43:04	IGR190	500.00

GRN : MH001554108201819E Amount : 500.00

Bank : IDBI BANK

Date : 15/05/2018-15:01:13

Total Defacement Amount	500.00
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बरल - १		
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Validity unknown

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.05.31
11:43:09 IST
Reason: Secure
Document
Location: India



Accused
Recede

DEED OF GIFT

THIS DEED OF GIFT is made and entered at Mumbai on this 28 day of MAY, 2018 BETWEEN (1) MR. MAHESH SHARWANKUMAR KEDIA, adult, Age 39 years, Indian Inhabitant, having address at # RF 505, Purva Riviera, Near Marathahalli Railway Over Bridge Marathahalli, Bangalore North, Marathahalli Colony, Karnataka – 560037, and (2) MR. SHARWANKUMAR KEDIA, adult, Age 67 years, Indian Inhabitant, having address at Flat No. B-603, Lakshachandi Apartment, Gokuldharm, Goregaon (East), Mumbai – 400 063, hereinafter referred to as "THE DONORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their legal heirs, executors, administrators and assigns) of the One Part;

AND

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MR. RAJNIKANT SHARWANKUMAR KEDIA, adult, Age 43 years, Indian Inhabitant, having address at Flat No. B-603/4, Lakshachandi Apartment, Krishna Vatika Marg, Gokuldharm, Goregaon (East), Mumbai – 400063, hereinafter referred to as "THE DONEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his legal heirs, executors, administrators and assigns) of the Other Part.

Accused

Recede
MS

WHEREAS by an Agreement for Sale dated 10th day of October, 2003 executed between M/s. DYNAMIX DEVELOPERS (erstwhile Shree Mahesh Corporation), therein referred to as "the Developers" of the One Part and MR. MAHESH SHARWANKUMAR KEDIA & MR. SHARWANKUMAR KEDIA (i.e. the Donors herein), therein referred to as "the Purchasers" of the Other Part had purchased the Flat No. 603A in B-Wing on 6th Floor of the building known as Lakshchandi Apartments situated at Gokuldham, Krishna Vatika Marg, Goregaon (East), Mumbai - 400 063, on ownership basis for the consideration and on the terms and conditions mentioned therein. The said Agreement for Sale dated 10th day of October, 2003 is registered with the Sub-Registrar of Assurances, Borivali-1 (Malad) vide Registration No. BDR-2-07574-2003 dated 16/10/2003.

AND WHEREAS :

1. The Donors MR. MAHESH SHARWANKUMAR KEDIA and MR. SHARWANKUMAR KEDIA are absolutely seized and possessed and well sufficiently entitled to the said immovable property i.e. residential flat bearing Flat No. 603A in B-Wing on 6th Floor, Lakshchandi Apartment A-B-C-D Co-op. Housing Society Ltd., Krishna Vatika Marg, Gokuldham, Goregaon (East), Mumbai - 400063 along with One Car Parking Space No. 10,

बसल-१	१	००
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hereinafter collectively referred to as 'the said flat'), and more particularly described in the Schedule hereunder written, and they desire to transfer the aforesaid flat to the Donee, MR. RAJNIKANT SHARWANKUMAR KEDIA (Brother of Donor No.1 & Son of Donor No. 2) by way of gift, out of their natural love and affection which they bear towards MR. RAJNIKANT SHARWANKUMAR KEDIA. There is no monetary transaction.



Recode

[Handwritten signature]

2. The Donee is related to the Donors as their **Brother and Son** respectively.
3. The Donors have agreed to donate the gift to the Donee, as is evidenced by them executing these presents.
4. The Donee has agreed to accept the gift from the Donors, as is evidenced by his executing these presents.
5. The parties hereto desire that the aforesaid gift and covenants be reduced to writing.

NOW THIS DEED WITNESSETH that the Donors, without any monetary consideration and in consideration of natural love and affection towards the Donee, the Donors do hereby grant and transfer by way of gift the said residential Flat No. 603A in B-Wing on 6th Floor, Lakshachandi Apartment A-B-C-D Co-op. Housing Society Ltd., Krishna Vatika Marg, Gokuldharm, Goregaon (East), Mumbai – 400063 alongwith One Car Parking Space No. 10, and more particularly described in the Schedule hereunder written together with their share in the Five fully paid up shares of Rs.50/- each bearing distinctive Nos. 396 to 400 vide Share Certificate No. 80 of the Lakshachandi Apartment A-B-C-D Co-op. Housing Society Ltd. including their share in the things permanently attached to the said flat thereto or standing thereon and all the estate right interest use, inheritance, possession, benefit, claims and demand whatsoever of the Donors to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or



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२०१८		

[Handwritten signature]

Recede

[Handwritten signature]

Municipality or other Local Authority. That the Donee, **MR. RAJNIKANT SHARWANKUMAR KEDIA** shall be sole and absolute owner of the said flat along with five shares of the society.

AND they, the Donors doth hereby covenant with the Donee :-

- (a) That the Donors now have in themselves, good right full power and absolute authority to grant their share in the said residential flat hereby granted as gift in the manner aforesaid.
- (b) The Donee may at all times hereafter peacefully and quietly enter upon have occupy, possess and enjoy the said residential flat and receive the rents, yields, and profits thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Donors or by their heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from, under or in trust for the Donors.
- (c) The Donee has the full right and liberty to sell/transfer/assign/dispose off/mortgage/create lien at all times on the aforesaid flat after the execution of these presents.

बरल - १		
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- (d) That the said immovable property residential flat is free and clear and freely and cleanly and absolutely and forever released and discharged or otherwise by the Donors and well and sufficiently saved, kept harmless and indemnified against all former and other estate, titles, charges and encumbrances whatsoever, had made executed, occasioned or suffered by the Donors or by any other person or persons lawfully claiming or to claim by, from, under or in trust for the Donors.

Received
MS
[Signature]

(e) AND FURTHER that the Donors and all persons having or lawfully claiming any estate or interest whatsoever to the said residential flat or any part thereof from under or in trust for the Donors or their heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring that the said residential flat and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

THE SCHEDULE OF THE SAID FLAT
REFERRED TO ABOVE:



A residential flat with the area admeasuring 37.36 sq.mtrs. (Carpet equivalent) to 402 sq.ft. being the Flat No. 603A in B-Wing on 6th Floor, Lakshachand Apartment A-B-C-D Co-op. Housing Society Ltd., Krishna Vatika Marg, Gokuldharm, Goregaon (East), Mumbai – 400063 alongwith One Car Parking Space No. 10, Bldg. No.82, bearing C.T.S. No. 156/A/9/C/1,2 & 3, of Village Dindoshi, Taluka Borivali, P/South Municipal Ward in Greater Mumbai in the Registration District and Sub District of Mumbai City and Mumbai Suburban.

बरल - १		
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२०१८		

_____ *Record*

MS

IN WITNESS WHEREOF the Donor as well as the Donee (by way of acceptance of the said Gift) have put their respective hands the day and year first hereinabove written.

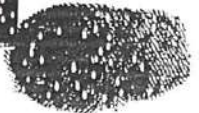
SIGNED AND DELIVERED by the
withinnamed "DONORS"



(1) MR. MAHESH SHARWANKUMAR KEDIA

PAN No. AKUPK0044L

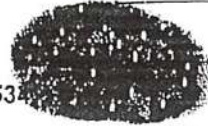
AADHAAR No. 4816 4912 2999



(2) MR. SHARWANKUMAR KEDIA

PAN No. ABDPK9717A

AADHAAR No. 8538 4218 653



In the presence of.....

-
- BAIRAM NADE



SIGNED AND DELIVERED by the
withinnamed "DONEE"

MR. RAJNIKANT SHARWANKUMAR KEDIA

PAN No. ABDPK9716B

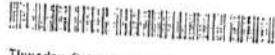
AADHAAR No. 4081 2781 0059

In the presence of.....

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-

बरल-१		
E374	93	80
२०१८		





Thursday, October 16, 2003

1:06:42 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 7618

दिनांक 16/10/2003

गावाचे नाव विंडोशी

दस्तऐवजाचा अनुक्रमांक

वदर2 - 07574 - 2003

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: महेश श्रवणकुमार केडीया

नोंदणी फी

:- 12580.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:- 1000.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (50)

एकूण रु.

13580.00

आपणास हा दस्त अंदाजे 1:51PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सद. दुय्यम निबंधक कार्यालय, (बंदो)

बाजार मूल्य: 1257481 रु.

मोबदला: 977400 रु.

भरलेले मुद्रांक शुल्क: 54250 रु.



DELIVERED



बरल - १		
६३४५	१४	२०
२०१८		