

324/6343

Thursday, May 31, 2018
11:56 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 7244 दिनांक: 31/05/2018

गावाचे नाव: दिंडोशी

दस्तऐवजाचा अनुक्रमांक: बरल-१ -6343-2018

दस्तऐवजाचा प्रकार: वक्षीसपत्र

सादर करणाऱ्याचे नाव: रजनीकांत श्रवणकुमार केडिया --

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 37

रु. 200.00
रु. 740.00

एकूण:

रु. 940.00

J. Uhs
दु. निबंधक बोरीवली 1

बाजार मुल्य: रु. 3615000/- /
मोबदला रु. 0/-
भरलेले मुद्रांक शुल्क: रु. 110000/-

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

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001555061201819E दिनांक: 31/05/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 740/-

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

Receipt

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID बरल-१	20180531995	31 May 2018, 11:30:01 AM			
मूल्यांकनाचे वर्ष जिल्हा मुल्य विभाग उप मुल्य विभाग सर्व्हे नंबर / न. भू. क्रमांक :	2018 मुंबई (उपनगर) 61-दिंडोशी (बोरीवली) 61/287भुभाग:उत्तरेस वॉर्ड सीमा, पूर्वेस गावाची सीमा, दक्षिणेस फिल्म सिटी मार्ग व अंथात: गावाची सीमा व पश्चिमेस द्रुतगती मार्ग. सि.टी.एस. नंबर#156				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 102200	निवासी सदनिका 170200	कार्यालय 199600	दुकाने 251700	औद्योगिक 170200	मोजमापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उद्घाहन सुविधा-	42.26 चौरस मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय- मजला -	निवासी सदनिका 11 to 20वथे 5th floor To 10th floor	मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर -	बांधीव Rs.170200/-
Sale Type - Resale	First Sale Date - 10/10/2003				
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 मुल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((178710-102200) * (80 / 100)) + 102200) = Rs.163408/-			
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्यदर * मिळकतीचे क्षेत्र = 163408 * 42.26 = Rs.6905622.08/-				
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मॅडनार्डन मजला क्षेत्र मुल्य + लग्नाचे मुल्य + वरील मिळकतीचे मुल्य + बंदिलेले मजला तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदिलेले मजला = A + B + C + D + E + F + G + H + I = 6905622.08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.6905622.08/-				



Home Print

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

बरल - १		
९३४३	९	३६
२०१८		



CHALLAN
MTR Form Number-6

GRN	MH001555061201819E	BARCODE		Date	15/05/2018-15:13:02	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 603B B WING LAKSHACHANDI				
Year	2018-2019 One Time	Premises/Building	APARTMENT CHSL				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	110000.00	GOKULDHAM	GOREGAON EAST		4 0 0 0 6 3	SecondPartyName=MAHESH SHARWANKUMAR KEDIA
0030063301 Registration Fee	30000.00					
Total		1,40,000.00	Amount In Words	One Lakh Forty Thousand Rupees Only		
Payment Details		IDBI BANK	FOR USE IN RECEIVING SLIP			
Cheque-DD Details		Bank CIN	Ref. No.	6E103332018051513434	186331863	
Cheque/DD No.		Bank Date	RBI Date	15/05/2018-15:13:02	15/05/2018-15:13:02	Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			



बरेल - १	१३३	२	३१०
२०१८	9821411653		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

सदर चालन *Received* *M*



CHALLAN
MTR Form Number-6



GRN	MH001555061201819E	BARCODE			Date	15/05/2018-15:13:02	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 603B B WING LAKSHACHANDI			
Year	2018-2019 One Time			Premises/Building	APARTMENT CHSL			
Account Head Details		Amount In Rs.		Road/Street	GOKULDHAM			
0030045501	Stamp Duty	110000.00		Area/Locality	GOREGAON EAST			
0030053301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 6 3			
				Remarks (If Any)	SecondPartyName=MAHESH SHARWANKUMAR KEDIA-			
				Amount In Words	One Lakh Forty Thousand Rupees Only			
Total		1,40,000.00						
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332018051513434	166331863			
Cheque/DD No.		Bank Date	RBI Date	15/05/2018-15:14:19	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** be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9821419653
सदर चलान केवल दुरत न्यायत नोदणी कचरयाच्या दस्त्यासाठी लागू आहे. नोदणी कचरयाच्या दस्त्यासाठी केवळ चलान लागू नाही.

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.05.31
11:54:32 +IST
Challan Defacement Seal
Document
Location: India

बरल - १
६३४३ ३ ३१०
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Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-324-6343	0001186003201819	31/05/2018-11:35:43	IGR190	30000.00

GRN: MH001555061201819E Amount: 1,40,000.00

Bank: IDBI BANK

Date: 15/05/2018-15:13:02

2	(IS)-324-6343	0001186003201819	31/05/2018-11:35:43	IGR190	110000.00
Total Detachment Amount					1,40,000.00

बरल - १		
६३४३	४	३०
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Validity unknown

Digitally signed by D.
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.05.31
11:54:34 IST
Reason: Security
Document
Location: India



[Handwritten signature]

Recode

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, Gokuldham, 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

बरल - १		
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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, Gokuldham, 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.

Recode

[Handwritten signature]

[Handwritten signature]

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. 603B in B-Wing on 6th Floor of the building known as Lakshachandi 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-2-07575-2003 dated 16/10/2003.

AND WHEREAS :



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

बरल - १		Mumbai - 400063, hereinafter referred to as 'the said flat'), and more
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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.

Recd

MO

Shree Mahesh Corporation

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 consideration and in consideration of natural love and affection towards the Donee, the Donors do hereby grant and transfer by way of gift the residential Flat No. 603B 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, 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. 401 to 405 vide Share Certificate No. 81 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, standing thereon and all the estate, right, interest use, inheritance, 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 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.

बरल - १		
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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.



Donee has the full right and liberty to sell/transfer/assign/dispose of/mortgage/create lien at all times on the aforesaid flat after the execution of these presents.

- (d) That the said immovable property i.e. residential flat is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donors and well and sufficiently saved, kept harmless

बरल-१		
E38B	C	36
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and indemnified of and from and 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.

Recd

Shree

[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 35.22 sq.mtrs. (Carpet) equivalent to 379 sq.ft. being the Flat No. 603B 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, 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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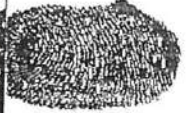
Peerz

[Signature]

[Signature]

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 6534



In the presence of.....

-
- BAIRAM NAD



SIGNED AND DELIVERED by the
withinnamed "DONEE"

MR. RAJNIKANT SHARWANKUMAR KEDIA

PAN No. ABDPK9716B

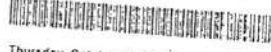
AADHAAR No. 4081 2781 0059



In the presence of.....

-
-

बरल-१	
E383	2030
२०१६	



Thursday, October 16, 2003

2:32:49 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 7619

दिनांक 16/10/2003

गावाचे नाव दिंडोरी

दस्तऐवजाचा अनुक्रमांक वदर2 - 07575 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: महेश श्रयणकुमार केडीया

नोंदणी फी

- 11860.00

नयकल (अ. 11(1)), पुष्टीकनाची नयकल (आ. 11(2)),

- 1000.00

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

एकूण रु.

12860.00

आपणास हा दस्त अंदाजे 2:47PM ह्या वेळेस मिळेल

सह. द. व्यं. व. व्यं. म. नि. व. ध. के. ए. लि. - १,
बोरीवली (मालाख)
मुंबई - ४०००१२

बाजार मूल्य: 1185393 रु. मोबदला: 921600 रु.
भरलेले मुद्रांक शुल्क: 49930 रु.

DELIVERED



बरल - १		
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