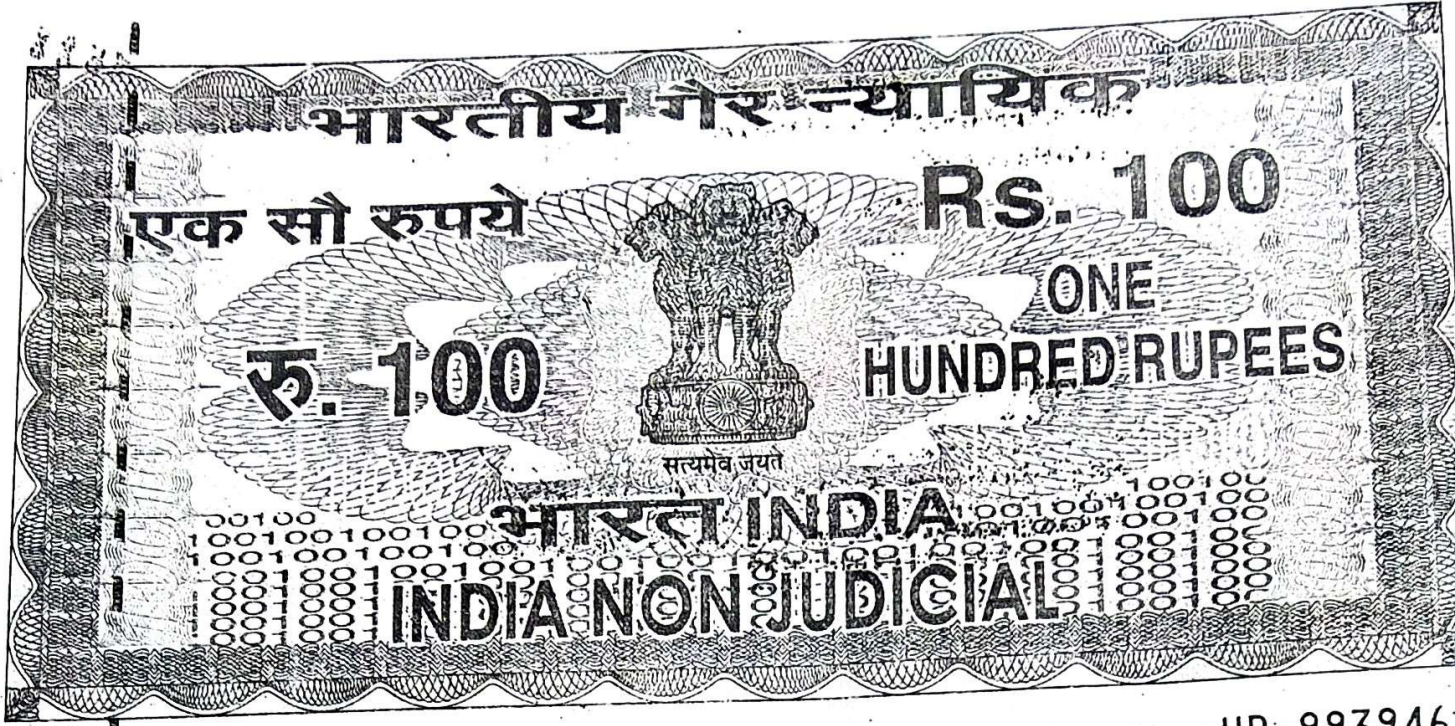
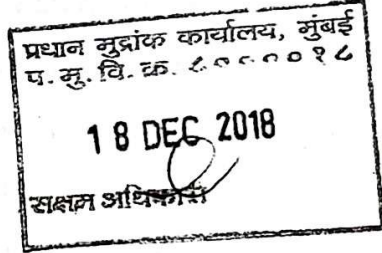




महाराष्ट्र MAHARASHTRA

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UD 993946



श्री. सी. टी. आंबेकर

GIFT DEED

THIS DEED OF GIFT is made at Mumbai, this 3rd day of JANUARY 2019 BETWEEN **SMT. RAJESHRI RAMESH TALEKAR** (PAN NO ARGPT060G), An Adult, Indian Inhabitant, Residing at 2/7, Rajpath Singh Chawl, Samarth Nagar, Majaswadi, Behind Gumpha Darshan Bldg., Near Shinde Darbar, Jogeshwari (East), Mumbai 400 060, hereinafter referred to as "**THE DONOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the One Part;

राजेश्री रमेश तलेकर

(Signature)
Aalekar
Majaswadi

AND **SHRI ASHOK RAMESH TALEKAR** (PAN NO.AEJPT2953G), An Adult, Indian Inhabitant, residing at 2/7, Rajpath Singh Chawl, Samarth Nagar, Majaswadi, Behind Gumphar Darshap Bldg., Near Shinde Darbar, Jogeshwari (East), Mumbai 400 060, hereinafter called **"THE DONEE"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the Other Part;

AND (1) **SHRI JITENDRA RAMESH TALEKAR** (PAN NO.AHGPT2126B), (2) **SMT.MADHAVI MANGESH RASAM** (Maiden Name-Sandhya Ramesh Talekar) (PAN.NO.BBYPR3380Q), (3) **SHRI SUNIL RAMESH TALEKAR** (Aadhar Card No.434630711697), All Adults, Indian Inhabitants, residing at 2/7, Rajpath Singh Chawl, Samarth Nagar, Majaswadi, Behind Gumphar Darshan Bldg., Near Shinde Darbar, Jogeshwari (East), Mumbai 400 060, hereinafter called **"THE CONFIRMING PARTY"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the Other Part;

WHEREAS:-

(A) AND WHEREAS vide agreement for sale dated 29/02/2016 the donor has purchased the residential room premises being Room No.5 Dube Chawl, Majaswadi, Near hanuman Mandir, Datta Tekadi, Gumphar Road, Jogeshwari (East), Mumbai 400 060 (Room admeasuring about 10' x 15' sq.ft.s.) (For brevity sake referred to as "SAID ROOM PREMISES") from vendors mentioned therein for valuable consideration.

(B) AND WHEREAS the confirming party herein and donee herein are the children of the donor herein.



श्री अशोक रमेश तालेकर
श्री जितेंद्रा रमेश तालेकर
श्री सुनिल रमेश तालेकर

(C) AND WHEREAS the relationship between the donor, donee and confirming party are as under :-

Sr. No.	Name	Relationship with Donor
1.	Shri Jitendra Ramesh Talekar	Son
2.	Smt. Madhavi Mangesh Rasam (Maiden Name-Sandhya Ramesh Talekar)	Married daughter.
3.	Shri Sunil Ramesh Talekar	Son
4.	Shri Ashok Ramesh Talekar	Son

(D) AND WHEREAS the Donor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the residential premises being Room No. 5 Dube Chawl, Majaswadi, Near hanuman Mandir, Datta Tekadi, Gumpaha Road, Jogeshwari (East), Mumbai 400 060 (Room admeasuring about 10' x 15' sq.fts.) and more particularly described in the Schedule hereunder written (hereinafter for brevity's sake referred to as "**THE SAID ROOM PREMISES**").

AND WHEREAS the Donor hereby declares that **Electric Meter No. 6855813** under **Account No. 152328037** installed by the ADANI ELECTRICITY AUTHORITY is standing in the name of the donor herein i.e. Rajeshri R. Talekar and confirming party hereby confirm the same.

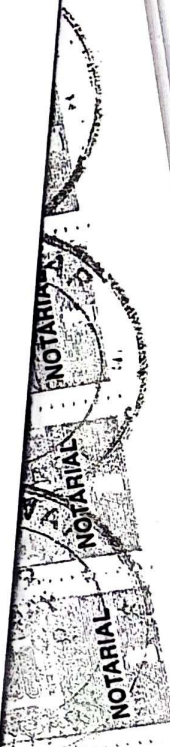
(F) AND WHEREAS the Donor herein has absolute right to dispose of transfer/ gift the said room premises and confirming party hereby confirm the same.

(G) The Donee i.e. **SHRI ASHOK RAMESH TALEKAR** is related to the Donor as her **Son**.

(H) The Donor, because of old age and out of love and affection, have decided to gift the said Room premises to the Donee and

અમે યોગેશ્વરી દાદાજી રામેશ તાલેકર નાચકારી

શ્રી અશોક રામેશ તાલેકર



Donee has accepted the said Room Premises without any consideration and confirming party hereby confirm the same.

(I) The Donor desires to give the said Room Premises to the Donee as a gift in consideration of natural love and affection as hereinafter mentioned and confirming party hereby confirm the same.

(J) The Donee has agreed to accept the gift as is evidenced by Donor executing these presents and confirming party hereby confirm the same.

(K) **NOW THIS DEED WITNESSETH** that the Donor, in consideration of natural love and affection which the Donor to the Donee, doth hereby grant the residential Room Premises being Room No 5 Dube Chawl, Majaswadi, Near hanuman Mandir, Datta Tekadi, Gumpha Road, Jogeshwari (East), Mumbai 400 060 (Room admeasuring about 10' x 15' sq.ft.)



and more particularly described in the Schedule hereunder written (hereinafter for brevity's sake referred to as "**THE SAID ROOM PREMISES**") to the Donee **SHRI ASHOK RAMESH TALEKAR** herein without any consideration and confirming party hereby confirm the same.

The Donor hereby declared that **Electric Meter No.**

6855813 under **Account No. 152328037** installed

by the ADANI ELECTRICITY AUTHORITY is standing in the name of donor herein and the Donor have No Objection whatsoever if the said Electric Meter is transferred in the name of the Donee herein and confirming party hereby confirm the same.



रजिमी रमेश तलेकर
Ashok Ramesh Talekar
Ramesh

AND WHEREAS the Donor herein hereby undertakes to sign the necessary application, affidavit, etc. in order to transfer the said Electric Meter directly in the name of the Donee herein and further indemnify the ADANI ELECTRICITY AUTHORITY for any consequences thereof if any person raise any objection in future for transfer the said Electric Meter in name of the Donee herein and confirming party hereby confirm the same.

The Donor doth hereby and hereunder further agrees, declares, confirms and acknowledge the good right, full power, and absolute authority and indefeasible title of Donor to grant, convey and transfer her shares in the said Room AND THIS INDENTURE FURTHERMORE WITNESSETH that the Donor doth hereby and hereunder acquit, release, discharge, grant, convey, transfer and assure unto and to the use of the Donee, the said Room or any part thereof and every part thereof AND all the estate, right, title, claim, interest or demand whatsoever both in law and in equity of the Donor into and upon the said Room or any or every part thereof TO HAVE AND TO HOLD the said Room and every part thereof hereby granted, conveyed, transferred and assured with every part of her rights, members and appurtenances unto and to the use of the Donee absolutely and forever AND the Donor have not done, executed, performed, nor been party or privy to any act, deed or thing whereby or where under or by reason or means whereof the said Room and also claim on the said Room or any part thereof may be in any manner charged, encumbered or otherwise affected or prejudiced in title or estate or the Donor may be hindered or prevented from transferring the said Room unto and to the use of the Donee in the manner her respective heirs, executors,

25/01/2021 10:00 AM
Adani
[Signature]

administrators and assigns shall have no claim, right, title, interest, etc. over the said Room Premises and that she shall not disturb shares of ownership rights of **SHRI ASHOK RAMESH TALEKAR**, the Donee herein or his family members over the said Room Premises any time in future and confirming party hereby confirm the same.

It is agreed between the parties that Donor has no objection if Donee obtains Ration Card in his name in the said Room Premises and confirming party hereby confirm the same.

It is further agreed between the parties DONOR has No Objection whatsoever if the Permanent Alternate Accommodation if provided in lieu of the said Room Premises under S.R.A. Scheme and DONOR further undertake not to claim any right, Title, interest, over the said Room Premises and confirming party hereby confirm the same.



SCHEDULE OF THE PROPERTY REFERRED TO ABOVE:

The Residential Premises being Room No. 5 Dube Chawl

Majaswadi, Near Hanuman Mandir, Datta Tekadi, Gumpaha Road,

Jogeshwari (East), Mumbai 400 060 (Room admeasuring about

10' x 15' sq.ft.s.) and more particularly described in the Schedule

hereunder written (hereinafter for brevity's sake referred to as "**THE**

SAID ROOM PREMISES").

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 the year first hereinabove written.

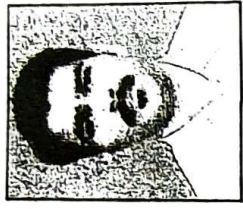
21/5/91 २१/५/९१
Donor
Donee

SIGNED SEALED AND DELIVERED

By the within named: **DONOR** *रमेश रमेश तालेकर*

SMT. RAJESHRI RAMESH TALEKAR

In the presence of



SIGNED SEALED AND DELIVERED

By the within named: **DONEE**

SHRI ASHOK RAMESH TALEKAR

In the presence of



SIGNED SEALED AND DELIVERED

By the within named:

THE CONFIRMING PARTY

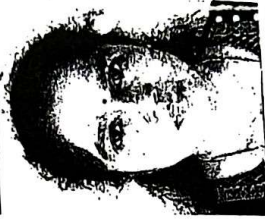
(1) **SHRI JITENDRA RAMESH TALEKAR**

(2) **SMT. MADHAVI MANGESH RASAM**

(Malden Name-Sandhya Ramesh Talekar)

(3) **SHRI SUNIL RAMESH TALEKAR**

In the presence of



BEFORE ME,

WITNESSES:-

1. Ramesh S. Nandawar *Ramesh S. Nandawar*

2. Motiram. H. Rane *Motiram H. Rane*

N. S. Powar
N. S. POWAR,

Advocate & Notary
For Gr. Bombay
19, "Shiv-Pavani",
Shrikrishna Nagar,
Road No. 2, Borivali (E),
Mumbai-400 066.
Tel. No. 23972495.
28/11/2019

Notary Regi. No. 110	Regi. SR No. 30	2019
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भारत सरकार

Unique Identification Authority of India

नामांकन क्रम / Enrollment No 1216/00038/13809

TO,
राजेश्वरी रमेश तेलकर
Rajeshwari Ramesh Talekar
W/O Ramesh Talekar
Behind Gumphe-Darshan Bldg, Near Shinde Darbar
27, Rajpath Singh chawl, Samarth nagar, Mejlswadi
Jogeshwari East
Mumbai
Maharashtra 400080
8969481490

07/04/2012

Ref: 844 / 25D / 367589 / 387868 / P



UE36108284IN



आपका आधार क्रमांक / Your Aadhaar No. :

3802 1839 0691

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

राजेश्वरी रमेश तेलकर
Rajeshwari Ramesh Talekar
जन्म वर्ष / Year of Birth : 1949
महिला / Female



3802 1839 0691

आधार — आम आदमी का अधिकार

आधार - विभाग
भारत सरकार
GOVERNMENT OF INDIA

राजेश्वरी रमेश तेलकर
RAJESHWARI RAMESH TALEKAR

DEHANSI SEHAKAR DAWDE

1510074946

भारत सरकार
भारत सरकार

07/04/2012



राजेश्वरी रमेश तेलकर

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mumbai, on this 24th day of **FEBRUARY, 2016**, BETWEEN **(1) MRS.**

KALPITA KAVARI SAKHARKAR, An Adult, Indian Inhabitant, Residing at B/101, Ram Rajeshri C.H.S. Ltd., Golden Bypass Road, Opp. New Golden Nest, Indralok Phase - 2, Bhayander (East), District

- Thane, Pin Code - 401 105, **(2) MRS. PRIYANKA DILIP MAYEKAR**, An Adult, Indian Inhabitant, Residing at Room No.14, Prajapati Rahiwashi Sangh, Jogeshwari Vikrolli Road, Near Seepz Company, Gate No. 3, Sariput Nagar, Andheri (East), Mumbai - 400 093, **(3)**

MRS. ANJU PRAMOD MANJAREKAR, An Adult, Indian Inhabitant, Residing at G - 6, Navjivan Co-Op. Hsg. Soc., R. R. Thakur Marg,

Jogeshwari (East), Mumbai - 400 060, **(4) MRS. KHUSHI SUSHIL KADAM**, An Adult, Indian Inhabitant, Residing at 59, Khadi Gramudyog So. 2 & Surrounding Locality Yari Road, Varsova, Andheri (West), Mumbai - 400 061 and **(5) MRS. KALPANA RUPESH**

NACHANKAR, An Adult, Indian Inhabitant, Residing at G - 13, Hausala Prasad Chawl, R. R. Thakur Marg, Jogeshwari (East), Mumbai - 400 060, hereinafter referred to as **"THE VENDORS"**

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the One Part;

AND **MRS. RAJESHRI RAMESH TALEKAR**, An Adult, Indian Inhabitant, residing at Jogeshwari (East), Mumbai, hereinafter called **"THE PURCHASER"** (which expression shall unless the same be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the

OTHER PART:

हस्ताक्षर. श्री. प्रियंका दिलीप मायेकर
A.P. Manjare

श्री. कल्पिता कावरी साखर्कर

KSK

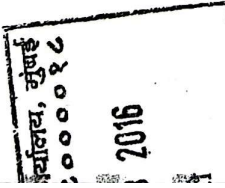
K.R. Nachankar.



₹ MAHARASHTRA

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PL



S. MAYEKAR

AGREEMENT FOR SALE

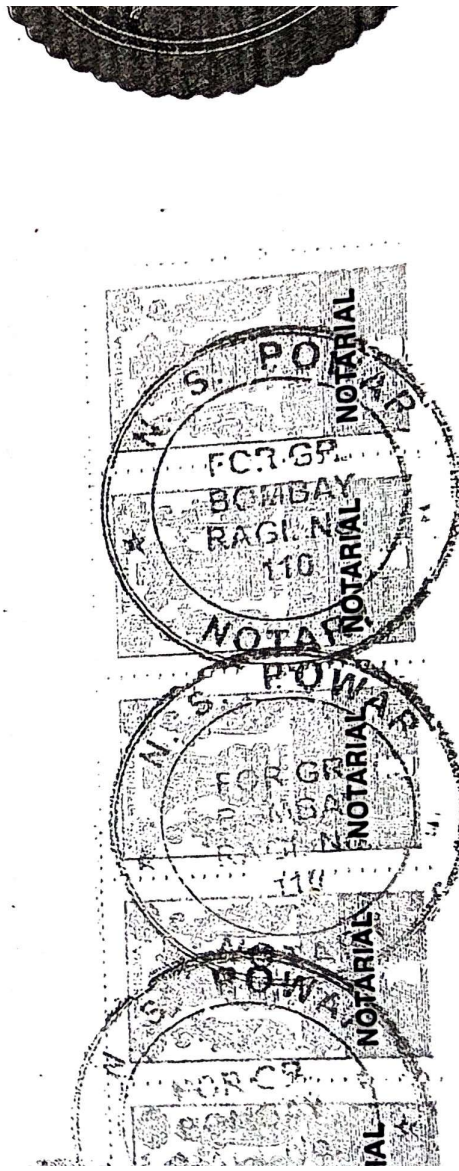
B E T W E E N

- (1) MRS. KALPITA KAIVARI SAKHARKAR
 - (2) MRS. PRIYANKA DILIP MAYEKAR
 - (3) MRS. ANJU PRAMOD MANJAREKAR
 - (4) MRS. KHUSHI SUSHIL KADAM
 - (5) MRS. KALPANA RUPESH NACHANKAR
- ... THE VENDORS

A N D

SMT. RAJESHRI RAMESH TALEKAR

... THE PURCHASER



WHEREAS:-

A. AND WHEREAS originally one **SHRI SUDHAKAR VITTHAL PATIL** was seized and possessed of the Residential Premises bearing **Room in S. Dube Chawl, Malaswadi, Near Hanuman Mandir, Datta Tekdi, Gumptha Road, Jogeshwari (East), Mumbai - 400 060 (Room admeasuring about 10' X 15' sq. fts.)** (Hercinafter for brevity's sake referred to as "**THE SAID ROOM PREMISES**").

B. AND WHEREAS the said **SHRI SUDHAKAR VITTHAL PATIL** was expired on **03/01/2004**.

C. AND WHEREAS **SMT. SINDHU SUDHAKAR PATIL**, the Wife of **SHRI SUDHAKAR VITTHAL PATIL** is also expired on **27/06/2014** leaving surviving behind following only legal heirs:-

SR. NO.	NAME	RELATION
1.	Mrs. Kalpita Kaivari Sakharkar	Married Daughter
2.	Mrs. Priyanka Dilip Mayekar	Married Daughter
3.	Mrs. Anju Pramod Manjarekar	Married Daughter
4.	Mrs. Khushi Sushil Kadam	Married Daughter
5.	Mrs. Kalpana Rupesh Nachankar	Married Daughter

D. AND WHEREAS the Vendors above named are the only surviving Legal Heirs of the deceased members **SHRI**

SUDHAKAR VITTHAL PATIL and SMT. SINDHU SUDHAKAR

PATIL and the deceased did not left behind any other legal heir / heirs to the said Residential Room Premises mentioned above.

E. AND WHEREAS no other person or persons having any claim, right, title, interest over the said Residential Premises.

F. AND WHEREAS the Vendors hereby indemnify to the Purchaser

herein if any person or legal heir of the above mentioned

वकील. श्री. प्रमोद दिक्षी सगेकर
A. P. Manoj
रजिस्ट्रार-मुंबई
K.R. Nachankar.

deceased persons claims, any right, title, interest over the said room premises in future.

G. AND WHEREAS all the Vendors hereinabove are absolutely seized and possessed of the Residential Room Premises i.e. Room in S. Dube Chawl, Malaswadi, Near Hanuman Mandir, Datta Tekdi, Gumptha Road, Jogeshwari (East), Mumbai - 400 060 (Room admeasuring about 10' X 15' sq. fts.), constructed on a plot of land in the registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the Schedule hereunder written (Hereinafter for brevity's sake referred to as "**THE SAID ROOM PREMISES**").

H. AND WHEREAS the Vendors have agreed to sell, transfer and assign all their rights, title, claim, interest, etc. the said Residential Premises on what is known as "**OWNERSHIP BASIS**" to the Purchaser who has agreed to purchase and acquire the same along with all the rights of use and occupation of the said Room Premises and both the parties are now desirous of reducing the same into writing as follows:

NOW THIS AGREEMENT FOR SALE THEREFORE

WITNESSETH AS FOLLOWS: -

1. That the Vendors have sold, transferred and assigned and the Purchaser has purchased and acquired the Residential Room Premises being Room in S. Dube Chawl, Malaswadi, Near Hanuman Mandir, Datta Tekdi, Gumptha Road, Jogeshwari (East), Mumbai - 400 060 (Room admeasuring about 10' X 15' sq. fts.) constructed on a plot of land in the registration

District and Sub-District of Mumbai City and Mumbai

क्षेत्र - श्री. दिवांगी दिवांगी साहेब

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H.K.K.

H.R. Nachankar.

Suburban and more particularly described in the Schedule hereunder written (hereinafter for brevity's sake referred to as **"THE SAID ROOM PREMISES"**) on what is known as **"OWNERSHIP BASIS"** together with the permanent hereditary and absolute right of use and occupation of the said Room Premises at price of **Rs. 15,00,000/- (Rupees Fifteen Lacs Only)** being the **TOTAL CONSIDERATION** in respect of the sale of the said Room Premises.

2. That Purchaser shall pay to the Vendors the said **ENTIRE AMOUNT OF TOTAL CONSIDERATION of Rs. 15,00,000/- (Rupees Fifteen Lacs Only)** BY CHEQUES for the sale of within-mentioned Room Premises as per following manner: -

SR. NO.	CHEQUE NO. & DATE	BANK NAME & BRANCHES	AMOUNT (Rs.)
1	192244 Dated 29/02/2016 (In the name of Khushi Sushil Kadam)	Dena Bank, Jogeshwari (East) Branch, Mumbai - 400 060	03,00,000/-
2	192245 Dated 29/02/2016 (In the name of Anju Pramod Manjarekar)	Dena Bank, Jogeshwari (East) Branch, Mumbai - 400 060	03,00,000/-
3	192246 Dated 192242 (In the name of Priyanka Dilip Mayekar)	Dena Bank, Jogeshwari (East) Branch, Mumbai - 400 060	03,00,000/-
4	192241 Dated 29/02/2016 (In the name of Kalpita Kaiwari Sakharkar)	Dena Bank, Jogeshwari (East) Branch, Mumbai - 400 060	06,00,000/-

(The payment and receipt whereof, the Vendors doth hereby admit and acknowledge and by the receipt hereunder forever discharge the Purchaser) (Subject to realization of cheque amount).

॥ श्री गणेशाय नमः ॥
A.O. Muni

॥ श्री गणेशाय नमः ॥

K.R. Nachankar

3. The Vendors undertake to handover vacant and peaceful Possession of the said Room Premises to the Purchaser after

full payment of Total Consideration and at the time of the execution of this agreement.

4. The Vendors doth hereby covenant with the Purchaser that the said Room Premises agreed to be hereby sold is free from encumbrances of any nature whatsoever and that the Vendors have full power and absolute authority to sell, transfer and deliver vacant possession of the said Room Premises to the Purchaser.

5. The Vendors doth hereby further covenant with the Purchaser that the Purchaser is entitled to enjoy and occupy the said Room Premises without any hindrance, denial, demand, interruption or eviction, claim or demand by the Vendors or any other person or persons lawfully or equitably claiming through under or in trust of the Vendors subject to the payment by the Purchaser of all taxes, assessments, charges, duties or claims hereafter in respect of the part portion of the said Room Premises.

6. It is agreed between the parties that the Vendors shall execute any documents, writings, affidavits, whenever called upon by the Purchaser or her Advocates and/ or Solicitors do and execute, perform or caused to be done, execution and/or performed at the costs of the Purchaser any further deeds, things matters, etc. whatsoever for further more perfectly conveying and assuring the said Room Premises unto and to the use of the Purchaser as shall or may be reasonably required.

Wdg. M. A. P. 1001 P. 1001

H. O. M. A. P.

21344 2500002

K. R. M. A. P.

K. R. M. A. P.

7. The Vendors declares that **Electric Meter No. 6855813** under **Account No. 151214504** installed by the **RELLANCE ENERGY AUTHORITY** in the said Room Premises stands in the name of deceased **SMT. SINDHU SUDHAKAR PATIL**. The Vendors have No Objection if the **RELLANCE ENERGY AUTHORITY DIRECTLY** transfers the said Electric Meter in the name of the Purchaser.
8. The Vendors doth hereby further covenant with the Purchaser that, they have paid their share of taxes, maintenance charges and other liabilities/out goings payable in relation to the said Room Premises and that the Purchaser above named agrees to pay all the dues, maintenance, outstanding charges, expenses in respect of the said Room Premises from the date of the possession of the same.
9. The Vendors declares that they have No Objection whatsoever if the Purchaser above named obtains Ration Card in his name from the Rationing Authorities at the address of the aforesaid Room Premises.
10. That the condition of the said Room Premises has been seen by the Purchaser in the presence of the Vendors and has agreed to purchase the said Room Premises with full knowledge thereof on what is known as on "**OWNERSHIP BASIS**".
11. That the Purchaser has perused all the documents in respect of the said Room Premises and satisfied himself of all the rights of the Vendors in respect of the said Room Premises and hence have agreed to purchase the same with full knowledge thereof.
12. The Purchaser shall be at liberty to avail facilities such as Common Water Connection and Common W.C. alongwith other occupants in the said **Dube Chawl, Majaswadi**.

बद्ध. श्री. शिवाजी विर्गीय शिर्कोर

श्री. P. Mangad

२०१५/११ २१/०७/०२

K. R. Wachanekar.

SIGNED SEALED AND DELIVERED

By the within-named: **THE VENDORS**

 (1) **MRS. KALPITA KAIVARI SAKHARKAR**

 (2) **MRS. PRIYANKA DILIP MAYEKAR**

 (3) **MRS. ANJU PRAMOD MANJAREKAR**

 (4) **MRS. KHUSHI SUSHIL KADAM**

 (5) **MRS. KALPANA RUPESH NACHANKAR**

In the presence of

SIGNED SEALED AND DELIVERED

By the within-named: **THE PURCHASER**

 (6) **SMT. RAJESHRI RAMESH TALEKAR**

In the presence of

BEFORE ME,


 N. S. P. CHAVHAN

Authorized Notary
For C. Bombay
19, "Surya Parvati",
Shriharishree Nagar,
Road No. 2, Borivli (E),
Mumbai-400 035,
Tel. No. 26372695
26371965

WITNESSES:-1. Nithin V. Panchal 2. H. T. Sakthavetse 

28/11/16

Notary Regd. No.	Regd. SR No.
468	2016