



महाराष्ट्र MAHARASHTRA

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ML 434392

20 AUG 2015



उपकोषागार कोर्टा, उल्हासनगर
मुद्रांक पुरवठा दिनांक

07 AUG 2015

718115

GIFT DEED OF IMMOVABLE PROPERTY

THIS DEED OF GIFT IS MADE AND EXECUTED AT ULHASNAGAR
DIST - THANE(M.S) ON THIS DAY OF -----

BETWEEN

SHRI. NARAYAN S. KHADE. Hindu aged about 80 years, Residing C-BLOCK ROAD, PRBUDH NAGAR, DATTA TEMPLE, ULHASNAGAR-3, THANE , MAHARASHTRA-421003. **HEREINAFTER REFERRED TO AS THE FIRST PARTY "DONOR"** (Which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, successors, administration and assigns) **THE PARTY OF THE FIRST PART.**

IN FAVOUR OF

SHRI. BHASKAR NARAYAN KHADE, Hindu, adult, aged about 54 years, Occupation: Housewife, Residing at C- BLOCK ROAD, PRBUDH NAGAR, DATTA TEMPLE, ULHASNAGAR-3, THANE , MAHARASHTRA-421003. **HEREINAFTER REFERRED TO AS THE SECOND PARTY "DONEE"** (Which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, successors, administration and assigns) **THE PARTY OF THE SECOND PART.**

THAT the Executant of this deed do hereby state on solemn affirmation That the Donee is Son of the Donor.

WHEREAS the Donor is the Blood Relatives of Donee and the Donor has got the love and affection for the Donee and further his shares shall be as mentioned below:-

WHEREAS the Donor is seized, possessed and absolute owner of the immovable property known as| Residential Premises Known as HUT OPP. ROOM NO. TRIMURTI NAVNAT TEMPLE, ULHASNAGAR-3, THANE , MAHARASHTRA-421003. total area _____ Sq.Ft. and the same is assessed under the Municipal Ward No. 10, **HEREINAFTER CALLED AS THE "SAID PROPERTY."**

AND WHEREAS THIS DEED WITNESSETH

THUS THE DONOR named above become the sole and absolute owner of the said property he has cleared the Municipal Taxes, Water Charges, N.A. Charges, and has cleared all the other dues in the concerned Govt. Office up-to-date and thus the Donor has never sold, leased, mortgaged the said property or portion / part thereof at all to anyone and they has not taken any kind of loan, on the said property from any Bank or from any person or persons at all, and it is free from all encumbrances, doubts, claims, interests etc. The Donor has got rights to sale/gift and transfer the said property unto the Donee i.e. | Residential Premises Known HUT OPP. ROOM NO. TRIMURTI NAVNAT TEMPLE, ULHASNAGAR-3, THANE , MAHARASHTRA-421003. total area _____ Sq.Ft. and the same is assessed under the Municipal Ward No. 10 . with all benefits attached to it.

THAT in pursuance of the said natural love and affection which the Donor has got for the said Donee, the Donor out of his own free WILL without any force or coercion and undue influence anybody whatsoever and while in full possession of senses and sound state of health both hereby give convey grant, transfer and confirm that unto the said Donee, all that piece and parcel of construction and /or | Residential Premises Known as HUT OPP. ROOM NO. TRIMURTI NAVNAT TEMPLE, ULHASNAGAR-3, THANE , MAHARASHTRA-421003. total area _____ Sq.Ft. and the same is assessed under the Municipal Ward No. 10 .and to have to hold and said property land, hereditaments and/or premises herby gifted unto and to the use of the Said Donee forever and absolutely to use and utilize full property.

THAT the Donor name above has cleared all he Municipal Taxes, Electric Charges, Water Charges, N.A. Charges up-to-date and hereinafter Donee will be paying the same from the date of execution of this Agreement.

NOW THEREFORE the Donee have become the Co-owner of the said property and he may enjoy the same rights, profits, according to his choice and

wishes. Thus the Said Property or any part thereof is not in any way been encumbered or given by way of mortgage gift sale etc. or no Agreement of any sort is made with anybody.

Thus the said property is free from all the encumbrances, doubts and thus has been gifted to the DONEE.

THAT the above said property is within the limits of Ulhasnagar Municipal Corporation and the same is form Residential and constructed on the Non-Agricultural land.

THAT all the documents, receipts, tax bills in original in connection with the said property are also delivered to the Donee by the Donor of the above said property.

AND WHEREAS the Donor has assured the Donee that he is sole and absolute owner of the said Property and he has got good rights and transfer the Said Property unto the Donee and he has not done any act or committed or cause to be done any Deed or anything whereby the Donors be prevented from transferring the Said property unto the Donee and the Donor has assured the Donee that he has the Marketable title to transfer the said property unto the DONEES.

THAT the Donor has assured the DONEES that he will give his consent in the office of the administration, Ulhasnagar Municipal Corporation, any other concerned office wherever it is found necessary as effect to compete transfer in favor of DONEES.

AND WHEREAS the Donor do hereby convey, transfer, assign all the piece and parcel of / Residential Premises Known as HUT OPP. ROOM NO. TRIMURTI

NAVNAT TEMPLE, ULHASNAGAR-3, THANE , MAHARASHTRA-421003, total area _____ Sq.Ft. and the same is assessed under the Municipal Ward No. 10 . with all liabilities privileges, easements and appearances of whatever nature to have and hold the above said property as DONEES have become the sole and absolute owner hereinafter.

THAT the DONEES has paid the Registration Charges, Stamp Duty, Writing Charges of the Said Property for the Registration in the office of the Sub-Registrar Ulhasnagar.

AND WHEREAS the DONEES have accepted the Gift the Said Property hereby granted.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF THE LAND, HEREDITAMENTS KNOWN AS | Residential Premises Known as HUT OPP. ROOM NO. TRIMURTI NAVNAT TEMPLE, ULHASNAGAR-3, THANE , MAHARASHTRA-421003, total area _____ Sq.Ft. and the same is assessed under the Municipal Ward No. 10 . The District Registration is Thane and the Sub-District Registration is Ulhasnagar and the same is for commercial and constructed on the Non-Agricultural Land and within the limits of Ulhasnagar Municipal Corporation PROPERTY NO: 10A0004150000

IN WITNESSES WHEREOF, BOTH THE PARTIES HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS GIFT DEED ON THE DAY, MONTH AND YEAR MENTIONED HEREIN ABOVE.

SIGNED SEALED AND DELIVERED }
By the within named DONOR }

21/2/2020 21/2/2020

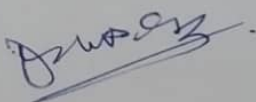
IN THE PRESENCE OF
I HEREBY GIFT
L.T.I. of
SHRI. NARAYAN S. KHADE

१ ०१/१२/२०१८ ११/२०/१२ २०१३

SIGNED SEALED AND DELIVERED
By the within named DONEES
IN THE PRESENCE OF
SHRI. BHASKAR NARAYAN KHADE
I HEREBY ACCEPT THE GIFT

१ ११/१२/२०१८ ११/२०/१२ २०१३

WITNESSES

1. 

2. 