

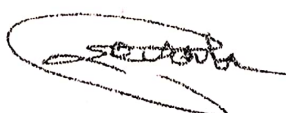
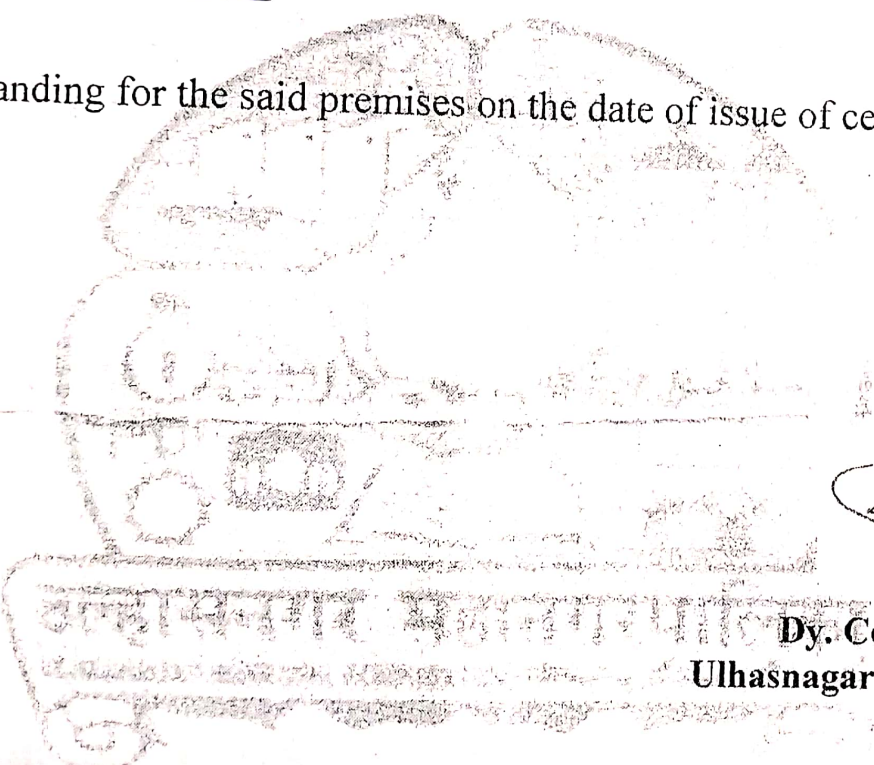
Certificate No: UMC/TAX/11214

Date: 11-Dec-23 3:26:38 PM

**No Due Certificate**

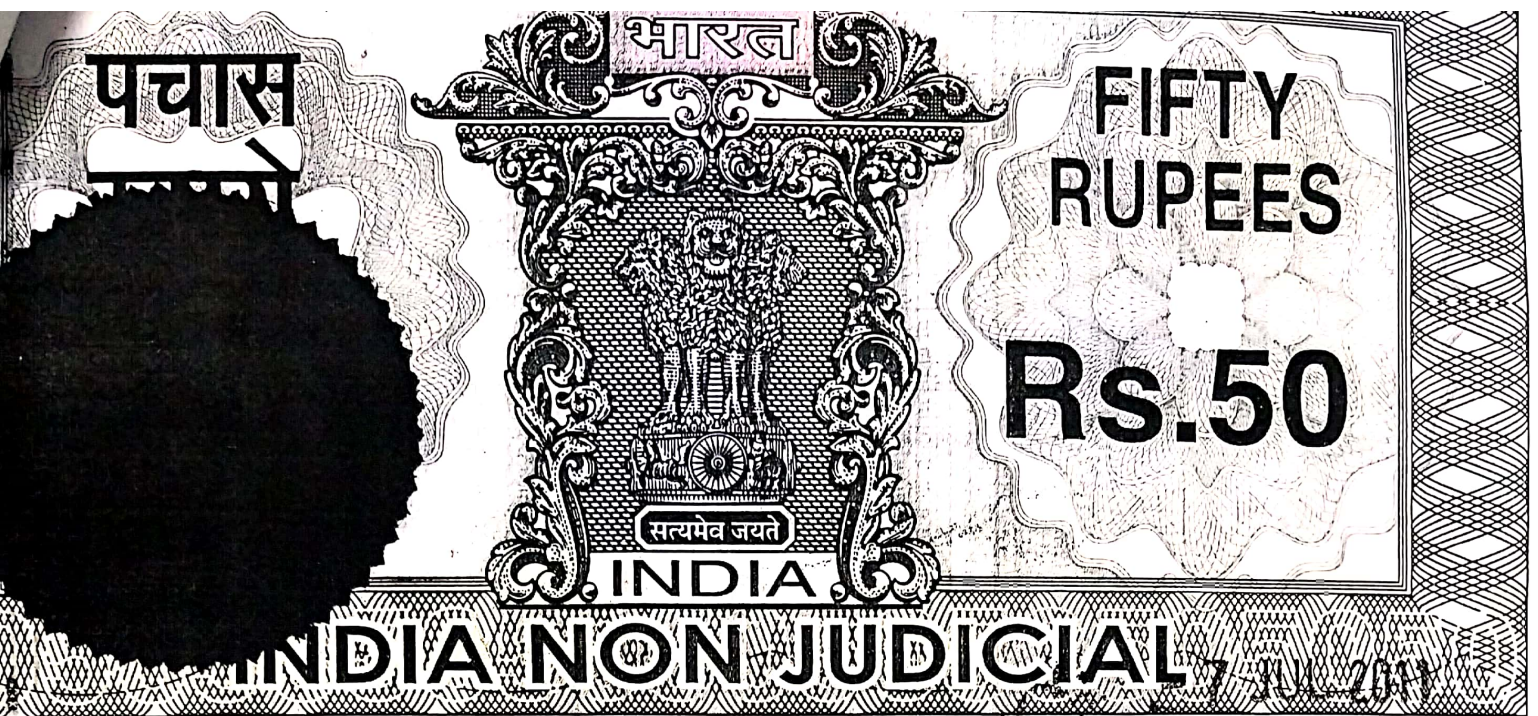
To certify that the name of the person primarily liable for payment of property taxes in  
of property no.22BI016673100 Address BK.NO.434 ROOM.8 ULHASNAGAR 2 is  
as ROCHALBAI in Assessment book.

tax outstanding for the said premises on the date of issue of certificate is Rs. 0/-



**Dy. Commissioner (Tax)**  
**Ulhasnagar Municipal Corporation**





MAHARASHTRA

Stamp Office, Mumbai  
22

JUL 2011

Officer

Stamp Office, Mumbai  
22

JUL 2011

Officer

T. S. Sawant

ब्रीदा वार जजोसिदिक मेटुशीलिटो मेजीस्टार 049608  
3121  
7 JUL 2011  
Advocate  
Happy J. B. Borivali - 400-103  
Mumbai



### AGREEMENT OF GIFT

This agreement of Gift is made at Ulhasnagar on  
this 07<sup>th</sup> July, 2011 BETWEEN:



भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

Stamp Office, Mumbai  
No. 922

6 JUL 2011

Officer

Post T. S. Sawant



बोला बार असोसिएट्स प्राइवेट लिमिटेड, मेजीस्टेट

AR 049601

प्रासक विभाग, रसा मंडी, २०, मार्ग,

3128

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7 JUL 2011

AGREEMENT OF GIFT

This agreement of Gift is made at Ulhasnagar on this  
07<sup>th</sup> July, 2011 BETWEEN:





Smt. Rukmanibai Kishinchand Tolani, Hindu aged about years, residing at- Anjali Apartment, Flat No. 303, 3<sup>rd</sup> floor, Hindustan Galli, Siru Chowk, Ulhasnagar- 2, Dist- Thane. hereinafter referred to as "DONOR (Which term and expression shall mean and include his heirs executors successors and assigns) OF THE ONE PART.

AND

Shri. Kishinchand Teomal Tolani, Hindu aged about 70 years, residing at- Anjali Apartment, Flat No. 303, 3<sup>rd</sup> floor, Hindustan Galli, Siru Chowk, Ulhasnagar- 2, Dist- Thane. hereinafter referred to as "DONEE (Which term and expression shall mean and include his heirs executors successors and assigns) OF THE OTHER PART.

Whereas the Donee is the husband of the Donor. And whereas the Donor is the owner of property known as – Half share of Room No. 8, Bk. No. 434, Ulhasnagar- 2, Dist- Thane. area adm. 207 sq.ft. (Out of 414 sq.ft.) it is Ulhasnagar Municipal Corporation, Ward No. 22, Property No. 22BI016673100, hereinafter called as SAID PROPERTY.

Whereas out of love and affection towards donee being husband of the donor has agreed to transfer his said property in favour of Donee by way of Gift And whereas the donee has also accepted the said gift from the donor. Now this agreement of gift witnesses as under:

**NOW THIS AGREEMENT OF GIFT WITNESSETH AS UNDER:**

1. That the donor transferred the above said property in favour of Donee by way of gift and the donee has also accepted the said gift from her husband. Half share Shri. Kishinchand Teomal Tolani.
2. That the donor had delivered the vacant possession of said property to the Donee on the execution of this agreement of Gift.
3. That the donee shall pay the taxes, elec. and water bills for the said property and now hereafter donee shall pay on the same in future



4. That now hereafter the donor or any body else on his behalf will not demand or claim any right over the said property and now hereafter the donee has become the sole and absolute owner of said property with all rights to enjoy profits and deal with the same in all and whatever manners as owner of the same.
5. That the Donor has gifted the said property to the Donee by way of gift and the donee has also accepted the said gift from the donor and has become owner of said property. The donor with his own sweet will without any coercion or pressure from anybody else gifted the property to the donee and said property is free from all liens and claims and there is no lien loan of any side.

In witness whereof the parties have set their hands on the day month and year herein first mentioned above.

Witness:

1.

SAD  
SAY



Smt. Rukmanibai Kishinchand Tolani  
Sign of the Donor



2.

Sumil

શ્રી કિશિનચંદ તોમલ તોલની

Shri. Kishinchand Teomal Tolani  
Sign of the Donee



Sumil



BEFORE ME

Sumil  
7/7/11

S.K. TRIVEDI  
NOTARY



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



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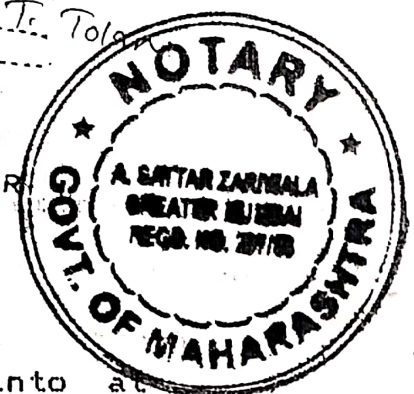


X 057695

Sr. No. 5245 Date 22.6.07  
Issued to Kishinchand T. Tolani  
Stamp Paper of Rs. 100/-

रजिस्ट्रार  
उल्हासनगर

(G. P. HINDUJA)  
STAMP VENDOR ULHASNAGAR  
Lic No. 18/92



15 JUN 2007

AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at  
Ulhasnagar, Dist. Thane, on this 25th day of June  
2007 between :

Smt. Barkha Mukesh Tolani, Hindu, adult, aged about 34  
years, residing at Ganeshi Ghar Apartment, Flat No. 401,  
4th floor, Ulhasnagar-1, Dist. Thane, hereinafter called  
the "VENDOR" (which expression shall unless it be  
repugnant to the context or meaning thereof be deemed to  
include her heirs, executors, administrators and assigns)  
of the Other Part.

Tolani Barkha M





ATON

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A N D

ATON  
CHASER

Shri Kishinchand T. Tolani, Hindu, adult, aged about 67  
residing at Flat No. 303, Anjali Apartment, 3rd  
floor, Ulhasnagar-2, Dist. Thane, hereinafter called the  
"PURCHASER" (which expression shall unless it be  
repugnant to the context or meaning thereof be deemed to  
include his heirs, executors, administrators and assigns)  
of the Other Part.



WHEREAS the Vendor is the joint owner with Smt. Anibai K. Tolani, having half share in respect of the property known as Room No. 8, area adm. about 46 sq.yds. sq.ft. situated at Bk.No. 434, Ulhasnagar-2, Dist. assessed under Ward No. 22, Khata No. 1218/1403 (89-90), hereinafter called the "SAID PROPERTY".

AND WHEREAS the Vendor jointly purchased the said property with Smt. Rukmanibai K. Tolani under an agreement For Sale dt. 08-07-2003 Shri Ramchandramal Kukreja and who had purchased the same under a Conveyance Deed vide Sr.No. \_\_\_\_\_ dt. 07-05-2000 Shri Ashok Narumal Nagdev thru. his C.A. Shri Ar Tikandas Lalwani and who had purchased the same under a Regd. Conveyance Deed No. 1704/92 dt. 18-05-1992 (1) Shri Manoharlal Gobindram Kamra and (2) Shri Gobindram Kamra and they had inherited and had the same from their grandmother Smt. Anibai Sowkatmal under a WILL regd. at Sr.No. 73 dt. 1977, and after her death and the previous Vendors the said property transferred in their names in the order of the Administrator, Ulhasnagar Township vide No. ADM/C-2/GBP/CR-32 dt. 06-05-1992 and Smt. Anibai Showkatmal had purchased the same under a Deed of Conveyance No. 74745-47 dt. 04-06-1960, from the Government of India, thru. Managing Officer, Office of the Government of Bombay.

AND WHEREAS the Vendor agrees to sell his half share in the said property for the total consideration of Rs.



Vendor has also agreed to sell the said property to the Purchaser herein in the said sum.

NOW THIS AGREEMENT WITNESSETH AS UNDER

1. That in pursuance of the said agreement the Vendor has received from the Purchaser a sum of Rs. 1,50,000/- (Rs. One lakh fifty thousand only) in cash in various installments, being the full and final sale consideration towards the sale of the said property; the receipt of which is hereby admitted and acknowledged by the Vendor before the witnesses.
2. That the Vendor hereby puts the Purchaser into joint possession of the said property.
3. That the Vendor hereby assures to the Purchaser that her share under sale is free from all encumbrances, liens, claims and charges. It has neither been mortgaged, nor gifted, nor sold to any one before this agreement.
4. That the Vendor hereby agrees that hereafter the Vendor and/or her heirs shall have no right, title interest or claim of whatsoever nature in the said property. The Purchaser has become the owners of the said property and he shall enjoy all rights, rents and profits accruing from the said property without any hindrances of the Vendor her heirs, executors, administrators and assigns.
5. That the Vendor delivered the Zerox copies of documents of the said property to the Purchaser herein.

IN WITNESS WHEREOF the parties hereto have set and



- 5 -

scribed their respective hands on the day, month and  
written above.

signed, sealed and delivered  
by the withinnamed Vendor  
Smt. Barkha M. Tolani,  
in the presence of .....

Tolani Barkha M.

signed, sealed and delivered  
by the withinnamed Purchaser  
Shri Kishinchand T. Tolani,  
in the presence of .....

निता बरखा टोला

BEFORE ME

RECEIPT

Received a sum of Rs. 1,50,000/- (Rs. One lakh fifty  
thousand only) as stated in clause 1 of this Agreement  
from the Purchaser herein.

25 JUN 2007 NOTARY  
GREATER MUMBAI

Witnesses: 1

Pinky

Index



I say received

Tolani Barkha M.

Vendor.





### AGREEMENT FOR SALE

This Agreement For Sale is made and entered into at Ulhasnagar, Dist. Thane(M.S.) ON THIS 8<sup>th</sup> July 2003.

**BETWEEN :**

**Shri Ramchand Daryanomal Kukreja** Hindu Adult aged about 43 years, Occupation -Business , Residing at Flat no. 509, Jai Bhavani Tower, Ulhasnagar - 421002. Dist. Thane (M.S.), hereinafter called the "VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean include his heirs, executors, administrators, legal representatives and assigns )... PARTY OF THE FIRST PART.



AND

Smt. Rukmanibai Kishichand Tolani, Adult aged about 50 years, residing at Flat no. 303, 3<sup>rd</sup> floor, Anjali Apartment, Ulhasnagar -421001. Dist. Thane (M.S.) 2) Smt. Barkha Mukesh Tolani Adult aged about 30 years, residing at Flat no.401, 4<sup>th</sup> floor, Ganeshi Ghar Apartment, Ulhasnagar -421001. Dist. Thane (M.S.) hereinafter called the "PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean include his heirs, executors, administrators, legal representatives and assigns)... PARTY OF THE SECOND PART.

AND WHEREAS the Vendor is sole and absolute owner of PROPERTY Know as Room no.8 (A.C. Sheet ), area adm about as per C.D. 46 Sq.yds. = 414 sq.ft. , situated in Bk.no. 434, Ulhasnagar-421002 Dist.-Thane. Assessed as Ward No.22 Khata no. 1218/1403 (as it is where it is),hereinafter called the " SAID PROPERTY".

AND WHEREAS the Vendor Shri. Ramchand Daryanomal Kukreja and who had purchased the above said property under a Regd. Conveyance Deed vide SR No. \_\_\_\_\_ dt. 07/05/2000 from Shri. Ashok Narumal Nagdev thru. His C.A. Shri. Manohar Tikamdas Lalwani and who had purchased the same under a Regd. Conveyance Deed no 1704/92 dt. 18/05/1992 from (1) Shri. Manohar Lalwani and (2) Shri. Gobindram Kamra and they had inherited and acquired the same from their grandmother Smt. Rochabai Sowkatmal under a Will regd. At SR No.73 Dt. 19/01/1977, And After Her Death And The Previous Vendor's Got The Said Property Transferred in Their name in the records of the Administrator Ulhasnagar Township vide letter no ADM/C-2/GBP/CR-32 dt. 06/05/1992/ and Smt. Rochani Showkatmal who had purchased the same under a Conveyance Deed no 74745-47 dt. 04/06/1960, from the President of India, thru Managing officer , office of the R.S.C Bombay.

AND WHEREAS the Purchaser has approached the Vendor for Purchase of the said property with all rights, Titles, Interest and benefits attached to the said property, for the total consideration of Rs.3,00,000/-(Rs. Three Lakhs only ) in various installments and the Vendor has also agreed to sell with all rights, Titles, interest and benefits attached to the said property to the Purchaser herein in the said sum

**NOW THIS AGREEMENT WITNESSETH AS UNDER:-**

1. That in pursuance of the said agreement the Vendor has Received from the Purchaser a sum of Rs.3,00,000/-(Rs. Three Lakhs only ) in various installments being the full and final sale consideration towards the sale of the said property the receipt of which is hereby admitted and





2. That the Vendor has delivered the quiet and vacant possession of the property with all papers and Documents pertaining to the said property to the Purchaser herein.
3. That the Vendor assures the purchaser that he has cleared the Municipal taxes, electricity bills and maintenance charges up to-dated. However, If any such dues are found prior to the execution of this agreement the vendor undertakes to clear the same immediately. Hereafter the Purchaser shall be liable to clear the same.
4. That the Vendor hereby further assures the Purchaser that the said property is free from all encumbrances and the said property is not mortgaged, or no loan has been taken on the strength of the said property and the vendor further covenants with the purchaser that he is absolute owner of the same and he has the good power and absolute authority to sell the same and the vendor has got, good clear and marketable title to the said property.
5. That the Purchaser has taken the inspection of all documents pertaining to the said property and he has satisfied with the title of the vendor.
6. NOW HEREAFTER, the aforesaid Vendor, his heirs, Executors, administrators and assigns shall have no right of whatsoever nature on the said property. The Purchaser has become the sole and absolute owner of the said property and he/she shall enjoy all rights, rents and profit accruing from the said property, without any hindrances of the Vendor his heirs, executor's administrators and assigns.
7. That the Purchaser may get the said property transferred in his name in the records of Ulhasnagar Municipal Corporation or any other offices wherever and for the effectual transfer of the said property in the name of the Purchaser the Vendor undertakes to sign any further papers and documents at the request and cost of the purchaser herein.

**SCHEDULE OF THE PROPERTY :-**

All the piece and parcel of construction and/or PROPERTY Know as Room no.8 (A.C. Sheet ), area adm. about as per C.D. 46 Sq.yds. = 414 sq.ft. , situated in Bk.no. 434, Ulhasnagar-421002 Dist.-Thane. Assessed as Ward No.22 Khata no. 1218/1403 (as it is where it is),hereinafter called the " SAID PROPERTY".Taluka and Sub-Registration Ulhasnagar, IST AND Dist. Registration Thane. The said property is situated within the limits of Ulhasnagar Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, Month and year written above.

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Shetty B.A., LL.M.  
India  
Kishichand Tolani  
presence of .....)

med, Sealed and delivered )  
the within named Purchaser)

Smt. Barkha Mukesh Tolani  
Signature  
In the presence of .....)

**BEFORE ME**

**S. R. SHETTY B.A., LL.M.**  
ADVOCATE  
NOTARY GOVT. OF INDIA  
"P. R. K. B. Begant Street,  
Santacruz (W), Mumbai - 400 054

Reg. No. 2/2/12  
Date 8/7/2003

RECEIVED Rs.3,00,000/- (Rs. Three Lakhs only) in various installments mentioned  
above, I hereby admit and acknowledge the receipt of the same before the  
witness.

I SAY RECEIVED

R.D. Kukreja

Shri Ramchand Daryanomal Kukreja

WITNESSES:

Ram - Ts.

