

BRITANNIA MUMBAI MUNICIPAL CORPORATION  
MULUND NAGARPALIKA

CH/32360PES/AT 31 OCT 1996

To:

Shri H.M. Thakkar, Architect,  
3, Keshav Bhuvan, M.G. Road,  
Mulund (W), Mumbai-400 050.

Sub: Full occupation permission to residential building wings A, B, C, at plot bearing CTS No. 738 A, Mulund (West), comprising Gr. +3 upper floors.

Sir,

The full developmental work of building No. 'D' in plot No. S.No. 738-A completed under the supervision of Shri H.M. Thakkar, No. 738 may be occupied on the following conditions:-

1. That the certificates under Sec. 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.

2. That the remaining terms and conditions of the layout shall be complied with before submitting B.C.C. of the remaining building A of the layout.

A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to actions under Sec. 303, 353-A of Mumbai Municipal Corporation Act.



बकर-१४  
EJC

Yours faithfully,

29/10/96

Dy. Chief Engineer  
(Bldg. Proposal) (Eastern Suburbs)

DD/10/96

Carried to go True-Com

M

SITE ENGINEER (D. 27, 09)

3, Keshav Bhuvan, M.G. Road,  
Mulund (W), Mumbai-400 050

THIS COPY  
FOR ARCHITECTURE

Handwritten signature



12/2022

दस्तावेज क्रमांक : 23246/2022

नोंदणी :

Regn-63m

## माहितीचे नाव : मुलुंड

प्रक्रियेचा प्रकार	मितीज डीट
नोंदणी	0
साधारण (भाडेपट्ट्याच्या अकारणी देतो की पट्टेदार व मुद्र करावे)	0.0
व्यापन, पीटिंगमा व काढबाक (असल्यास)	1) पात्रिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: मदतिका क्र - गी / 44,2 रा मजला, मारुती अपार्टमेंट ऑफ रघुवंशी मारुती को ऑप हीमिंग सोसायटी लि., मीजे - मुलुंड पश्चिम, मंगेशिनी नायडू रोड, मुलुंड पश्चिम, मुंबई, ... मदतिकेचे एकूण क्षेत्र - 33.40 चौ मीटर वांधीव पैकी लिहून देणार ते प्रत्येकी 16.66 % हिस्सा म्हणजेच एकूण एकूण 33.33 % हिस्सा लिहून घेणार याचे नावे हक्क सोड पत्र करीत आहेत PUI: TX0201650640000 ( ( Survey Number : 277(part) ; C.T.S. Number : 738 A, PLOT NO A ; ) )
डेव्हलप	1) 11.13 चौ.मीटर
अकारणी किंवा जुडी देण्यात अमेन तेव्हा.	1): नाव:-हिराचंद पीतांबरदास डाघा वय:-74; पत्ता:-प्लॉट नं: रूम नं - 21, माळा नं: -, इमारतीचे नाव: आझाद भवन सोसायटी, ब्लॉक नं: नव भारत स्कूल जवळ, मुलुंड पश्चिम, मुंबई, रोड नं: एन एम रोड, महागाट, मुम्बई. पिन कोड:-400080 पॅन नं:-AAAPD6563D
इन्वेज करून देणा-या/लिहून ठेवणा-या याचे नाव किंवा दिवाणी न्यायालयाचा न्यायनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	2): नाव:-हितेश हिराचंद डाघा वय:-46; पत्ता:-प्लॉट नं: रूम नं - 21, माळा नं: -, इमारतीचे नाव: आझाद भवन सोसायटी, ब्लॉक नं: नव भारत स्कूल जवळ, मुलुंड पश्चिम, मुंबई, रोड नं: एन एम रोड, महागाट, मुम्बई. पिन कोड:-400080 पॅन नं:-AAMPD3142Q
इन्वेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कैलास हिराचंद डाघा वय:-43; पत्ता:-प्लॉट नं: रूम नं - 21, माळा नं: -, इमारतीचे नाव: आझाद भवन सोसायटी, ब्लॉक नं: नव भारत स्कूल जवळ, मुलुंड पश्चिम, मुंबई, रोड नं: एन एम रोड, महागाट, मुम्बई. पिन कोड:-400080 पॅन नं:-AFPPD2919B
इन्वेज करून दिल्याचा दिनांक	27/12/2022
इन्वेज नोंदणी केल्याचा दिनांक	28/12/2022
दस्तावेज क्रमांक, खंड व पृष्ठ	23246/2022
साधारणभावाप्रमाणे मुद्रांक शुल्क	500
साधारणभावाप्रमाणे नोंदणी शुल्क	1000



नामाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

*(Signature)*  
सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा

**RELEASE DEED**

THIS RELEASE DEED is made and entered into at MUMBAI on this <sup>12</sup> 27 day of DECEMBER, 2022.

*Handwritten signature and name: J.P. DAGHA*

BETWEEN:

करल-२		
२३२६६	२	३०
२०२३		

1. MR. HIRACHAND PITAMBERDAS DAGHA Aged 74 years, PAN NO. AAAPD6563D an Hindu Adult, Indian Inhabitant, residing at Room No. 21, Azad Bhavan Society, N. S. Road, Opp. Nav Bharat School, Mulund (West), Mumbai-400080; AND

2. MR. HITESH HIRACHAND DAGHA Aged 46 years, PAN NO. AAMPD3142Q an Hindu Adult, Indian Inhabitant, residing at Room No. 21, Azad Bhavan Society, N. S. Road, Opp. Nav Bharat School, Mulund (West), Mumbai-400080; hereinafter called "THE RELEASERS"(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors and administrators and Assigns) of the

PART.

AND



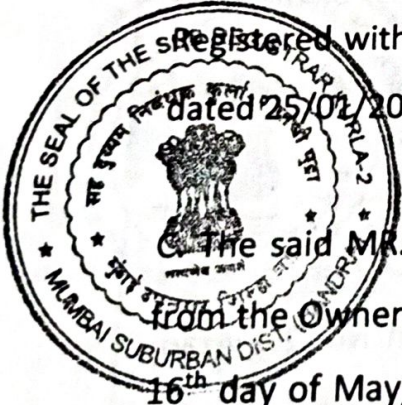
1. MR. KAILASH HIRACHAND DAGHA, Aged 43 years, PAN NO. AEPD2919B an Hindu adult, Indian Inhabitants, having address at Room No. 21, Azad Bhavan Society, N. S. Road, Opp. Nav Bharat School, Mulund (West), Mumbai-400080; hereinafter called "THE RELEASEE" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors & administrators and Assigns) of the OTHER PART.

करल-२	
WHEREAS:	30
2326 & 3	
2022	

A. The Releasers and the Releasee are the only surviving legal heirs of Late MRS. VANITA HIRACHAND DAGHA, who was Wife / Mother of the Releasers and the Releasee. The Late MRS. VANITA HIRACHAND DAGHA was the Co-owner in respect (50% Share) of Flat No. C/44, on 2<sup>nd</sup> Floor, admeasuring 33.40 Sq. Mtr. Built-up area of building known as Maruti Apartment of RAGHUVANSHI MARUTI Co-op Housing Society Ltd., standing on the plot of land bearing Plot No. A, Survey No. 277(part), C. T. S. No. 738A Village – Mulund (West), lying, being and situated at Sarojini Naidu Road, Mulund (West), Mumbai-400080; (hereinafter referred to as the "Said Flat") and more particularly described in the Schedule hereunder written. The said Late MRS. VANITA HIRACHAND DAGHA was expired on 29/09/2021 leaving behind the said Flat unto their legal heirs being the Releasers and the Releasee.

B. The said Flat was jointly purchased by Late MRS. VANITA HIRACHAND DAGHA and MR. HIRACHAND PITAMBERDAS DAGHA from MR. DINESH GOPALJI KATIRA vide Agreement dated 25<sup>th</sup> day of January, 2011 vide Registered with the Sub-Registrar of Kurla4 at Doc. No. BDR14-00619-2011

dated 25/01/2011.



The said MR. DINESH GOPALJI KATIRA had purchased the said premises from the Owners RAGHUVANSHI SAMAJ SEVA SANGH vide Agreement dated 16<sup>th</sup> day of May, 1992 vide Registered with the Sub-Registrar of Assurance, Mumbai at Sr. No. PBBM-1-2744-1992 dated 18/05/1992.

C. The Releasers and the Releasee are the only surviving legal heirs of said Late MRS. VANITA HIRACHAND DAGHA and there are no other legal heirs of Late MRS. VANITA HIRACHAND DAGHA in the said Flat.

MCA

Serial No. 044

# RAGUVANSHI MARUTI CO-OP HSG. SOC.LTD.

BOM/WT/HSG/TC/8715/2001-2002  
MARUTI APARTMENT, 277-A, S.N.ROAD,  
OPP. RIDHI SIDHI, MULUND (W) MUMBAI 400 080

Registration No. 044

Date 5th Jan, 2015

Authorised Share Capital Rs. 12000/- Divided into 240 Shares each of Rs. 50/- Only

Member's Regist.No. 039

THIS TO CERTIFY That Shri/Smt. DINESH GOPALJI KATRA

is the Registered Holder of ( 5 Five ) Shares From 216 To 220  
of Rs. 250/ ( Rs. Two Hundred Fifty Only )

In Raguvanshi Maruti Co-Op Hsg. Soc. Ltd.

Subject to the Bye Laws of the said Society and that upon each of such Shares the sum of

Rs. 250/- Has been Paid

Given under the common seal of said Society at Mumbai

This 5th Day January 2015



A.D.chande

Chairman

Hon. Secretary

Members of Mng. Committee

Memorandum of The Transfer of the Shares in Mentioned Shares

Sr.No Of Trnsf.	Date of Transfer	To Whom Transferred	Transferred From Sr.No. Of Share Register	Transferred To Sr.No. Of Share Register	L/F No.
1	Jan--2011 <i>A.D.Chande</i> Chairman	VANITA JHRACHAND DAGHA JHRACHAND PTTAMBER DAGHA <i>[Signature]</i> Hon.Secretary	39 <i>[Signature]</i> Mng.Comt.Member	90 Mng.Comt.Member	90
2	Chairman	Hon.Secretary	Mng.Comt.Member	Mng.Comt.Member	
3	Chairman	Hon.Secretary	Mng.Comt.Member	Mng.Comt.Member	
4	Chairman	Hon.Secretary	Mng.Comt.Member	Mng.Comt.Member	
5	Chairman	Hon.Secretary	Mng.Comt.Member	Mng.Comt.Member	



Tuesday, January 25, 2011

10:50:26 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 625

दिनांक 25/01/2011

गावाचे नाव मुलुंड

दस्तऐवजाचा अनुक्रमांक वदर14 - 00619 - 2011

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: वनिता हिराचंद डाघा

नोंदणी फी	:-	16570.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)	:-	460.00
<b>एकूण</b>	<b>रु.</b>	<b>17030.00</b>

आपणास हा दस्त अंदाजे 11:05AM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबधक

सह दु.नि.का-कुर्ला 4

बाजार मुल्य: 1656640 रु. मोबदला: 1657000रु.

भरलेले मुद्रांक शुल्क: 65450 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बी ओ बी मुं 80;

डीडी/घनाकर्ष क्रमांक: 954032; रक्कम: 16570 रु.; दिनांक: 19/01/2011

समाशोधनाच्या कारणास्तव

वर्ष 2011  
 1619  
 मुंबई (उपनगर)  
 - 123-मूल्ड (प) - कुली  
 - 123/567 - भूभाग एल बी एस मार्गे व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरित सर्व मिळकती.  
 सि टी एस नंबर -- 738  
 मुंबई (उपनगर)  
 बांधीव

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
31,100	62,000	85,700	107,200	62,000

मिळकतीचे क्षेत्र	33.40	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उद्वाहन सविधा	आहे
मिळकतीचे वय	11 to 20	(Rule 5)	मजला	2

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* घसारा टक्केवारी  
 = 62,000.00 \* 80.00 / 100  
 = 49,600.00

(Rule 5 or 6)

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* मिळकतीचे क्षेत्र (Rule 19 or 20)  
 = 49,600.00 \* 33.40 + मजला निहाय घट/वाढ  
 = 1,656,640.00 \* 100.00 / 100



बदिस्त अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य  
 + बदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य +  
 = A + B + C + D + E + F + G + H  
 = 1,656,640.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00  
 = 1,656,640.00

दर-१४	
६९६	१-
२०११	

श्री. गणेश  
 वरिष्ठ निबंधक कुर्ला न. ४,  
 मुंबई उपनगर जिल्हा.



615732

घातेदाराची प्रत / Party Copy



ठाणे भारत सहकारी बँक लि.  
शेड्यूल्ड बँक

Thane Bharat Sahakari Bank Ltd.  
Scheduled Bank

शाखा / Br.

दिनांक / Date 20-01-11

मुद्रांक शुल्क / Stamp Duty

रु./Rs. 65,450/-

सेवा आकारणी शुल्क / Service Charges रु./Rs. 10

No. of Documents 1

एकूण / Total

रु./Rs. 65,460

अक्षरी रूपये / Amount in Words

Sixty five thousand Six  
Hundred Sixty Only



मुद्रांक शुल्क भरणान्याचे नाव Mrs Venita H. Waghmare

Name of stamp duty paying party another

पत्ता / Address H/2 NO-21

Azad Bhawan Co-op Hsg Soc Ltd

N. S. Road, Mulund W. E

समोरच्या पक्षकाराचे नाव / Name of counter party Mr. Dimesh G. Khatira

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

Agreement for Sale

धनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव / Name of the Drawee Bank

Bank of Baroda

पो. नं. - 954031 / 81  
रोखपाल / Cashier

19/01/11  
अधिकारिचा सही / Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamps.

१८	
६९९	२
२०११	



तदर-१४	
एज	३
२०११	

For Thane Bharat Sahakari Bank Ltd.  
 Authorized Signatory  
 Sr. Clerk

Mr. Navin P. Farde

M. C. Road, Near Railway Station,  
 Mumbaid (W), Mumbai - 400 080  
 D-S/STPVI/C.R.1005/03/05/724-727

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made and entered into at  
 MUMBAI, this 25<sup>th</sup> day of January 2011, BETWEEN **MR**  
**DINESH GOPALJI KATIRA** aged about 59 years, Hindu, Adult,

1

> एनेश गोपालजी काठिरा

> दानाबाबा साहेब साठे

> म.प. डाठगा

INDIA  
 STAMP DUTY MAHARASHTRA  
 R. 0065450/- PB5246  
 103/01  
 JAN 20 2011  
 16:04

Indian Inhabitant, owner of Flat No.C/44, Second Floor, Maruti Apartment of Raghuvanshi Maruti Co.op. Hsg. Soc. Ltd., Sarojini Naidu Road, Mulund (West), Mumbai-400080, hereinafter referred to as the "**TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART and **MRS VANITA HIRACHAND DAGHA** aged about 58 years & **MR HIRACHAND PITAMBAR DAGHA** aged about 64 years both of them, Hindu, Adult, Indian Inhabitants, residing at Flat No.21, Azad Bhuvan Co.op. Hsg. Soc. Ltd., N.S. Road, Mulund (West), Mumbai-400080, hereinafter referred to as the "**TRANSFEREES**" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.



**W H E R E A S :**

(i) The Transferor herein **MR DINESH GOPALJI KATIRA** is seized and possessed of or otherwise well and sufficiently entitled to Flat No.C/44 on the Second Floor of the building known as Maruti Apartment of Raghuvanshi Maruti Co.op. Hsg. Soc. Ltd., situated at Sarojini Naidu Road, Mulund (West), Mumbai-400080, described in more details in the schedule given hereunder. The Transferor has renovated the said Flat and has installed certain Furniture's & Fixtures. Hereinafter for the brevity's sake the said Flat and the furniture's and fixtures shall be jointly referred to as the "Said Premises"

एनेश गोपालजी कातिरा  
 एनेश गोपालजी कातिरा  
 ज.प. DAGHA

वदर-१४	
६९९	४
२०१९	

अवकाश २०२०.१२.११  
२२.१.२०२०

Apartment of Raghuvanshi Maruti Co.op. Hsg. Soc. Ltd.,  
constructed in the year 1996, consisting of Ground plus Three  
floors, situate on piece and parcel of land situate and lying at  
Sarojini Naidu Road, Mulund (West), Mumbai-400080, bearing  
Plot No."A", Survey No.277(part), C.T.S. No.738A, Village  
Mulund (West), Taluka Kurla, District Mumbai Suburban  
Registration District and Sub District of Mumbai City  
Mumbai Suburban District within the limits of Ward.



IN WITNESS WHEREOF the parties hereto have hereunto set  
and subscribed their hands to this writing on this day of \_\_\_\_\_  
first hereinabove written: -

SIGNED, SEAL AND DELIVERED

By the within named "TRANSFEROR"

**MR DINESH GOPALJI KATIRA**

PAN NO. AAFPK5032K

In the presence of \_\_\_\_\_

① R. M. Shrivastava



(Left Hand Thumb Impression)

अवकाश २०२०.१२.११

Full Signature

② [Signature]

SIGNED, SEAL AND DELIVERED

By the within named "TRANSFeree"

**MRS VANITA HIRACHAND DAGHA**

PAN NO. AADPD 1099 D

In the presence of \_\_\_\_\_

① R. M. Shrivastava



(Left Hand Thumb Impression)

अवकाश २०२०.१२.११

Full Signature

② [Signature]

बदर-१४	
६९९	९९
२०९९	

The Transferees shall not be responsible or liable in whatsoever nature of the same.

9. Upon receipt of full and final payment the Transferor shall on request of the Transferees sign, execute and do such further documents, deeds, papers etc. and things as the Transferees may reasonably require for completely effectuating this agreement for sale.

10. Upon receipt of full and final payment the Transferor shall authorise the Transferees to represent himself and to sign, execute and deliver any letters, writings or documents or forms of the society which may be required to sign in respect of the said premises on behalf of the Transferor.

11. The Transferees shall apply in the prescribed forms for membership of the said society and shall always abide by the rules and regulations and byelaws of the said society.

12. It is mutually agreed between both the parties that Transferees will pay proper Stamp Duty and Registration Charges payable on this Agreement.



13. The said society has so far not issued share certificate to any of its members and hence the Transferor has not received the same. The Transferor hereby authorizes the Transferees to represent himself in the Office of the society and collect the original share certificate whenever issued by the society.

**SCHEDULE**

A Flat bearing No.C/44 admeasuring about 33.4 Sq.Mtr. Built Up Area on the Second Floor of the building known as Maruti

बंदर-१४	
६९९	१०
२०११	

8

> एनेश जेठालाल शर्मा

> एनीस शर्मा शर्मा

> J.A.P. DADWA

SIGNED, SEAL AND DELIVERED

By the within named "TRANSFEREE NO. 2"

MR HIRACHAND PITAMBAR DAGHA

PAN NO. AAAPD 6563 D

In the presence of

① R.M. Gholekar



(Left Hand Thumb Impression)

HIRACHAND P. DAGHA

Full Signature

② Dkades

**RECEIPT**

Received from the Transferees **MRS VANITA HIRACHAND DAGHA & MR HIRACHAND PITAMBAR DAGHA** a sum of ₹ 1,00,000/- (Rupees One Lac Only) by Cheque No.00001 Dated 24/01/11 Drawn on Bank of Baroda, Veena Nagar Branch, being part consideration out of the total consideration of ₹ 16,57,000/- (Rupees Sixteen Lacs Fifty Seven Thousand Only) payable by them to me as agreed hereinabove.



This Receipt is issued subject to realization of cheque.

WITNESS:

I Say Received,

1. R.M. Gholekar

2. Dkades

एनेशन गजाली कतिरा



**(MR DINESH GOPALJI KATIRA)  
TRANSFEROR**

बदर-१४	
६९६	१२
२०१५	

The Transferees shall not be responsible or liable in whatsoever nature of the same.

9. Upon receipt of full and final payment the Transferor shall on request of the Transferees sign, execute and do such further documents, deeds, papers etc. and things as the Transferees may reasonably require for completely effectuating this agreement for sale.

10. Upon receipt of full and final payment the Transferor shall authorise the Transferees to represent himself and to sign, execute and deliver any letters, writings or documents or forms of the society which may be required to sign in respect of the said premises on behalf of the Transferor.

11. The Transferees shall apply in the prescribed forms for membership of the said society and shall always abide by the rules and regulations and byelaws of the said society.

12. It is mutually agreed between both the parties that Transferees will pay proper Stamp Duty and Registration Charges payable on this Agreement.



13. The said society has so far not issued share certificate to any of its members and hence the Transferor has not received the same. The Transferor hereby authorizes the Transferees to represent himself in the Office of the society and collect the original share certificate whenever issued by the society.

### SCHEDULE

A Flat bearing No.C/44 admeasuring about 33.4 Sq.Mtr. Built Up Area on the Second Floor of the building known as Maruti

बंदर-१४	
६९९	१०
२०११	

8

५ धनेश गोपालजी उताश.

७ लजीत शंकर. ५६५