

Lociety Comm. B

SHARE CERTIFICATE

ANDHERI GARDEN VIEW CO-OP. HOUSING SOCIETY LTD.

Registration No. BOMW/K-WEST/HSG/TC/5836 Dt. 6-8-1991.  
(Registered under the Maharashtra Co-operative Societies Act. 1960) (Maharashtra Act. XXIV of 1961)  
Garden View, X-13, Shastri Nagar, Off Four Bunglow, [J. P. Road],  
Andheri [W.], BOMBAY-400 058.

Certificate No. 26

Member's Register No. 26

FLAT No. 502

This is to Certify that *Shri/Smt./M/s.* MRS. SHYAMALA SESHADRI.  
of Bombay is the Registered holder  
of FIVE Shares numbered from 126 to 130  
(both inclusive) in ANDHERI GARDEN VIEW CO-OP. HOUSING SOCIETY  
LTD. BOMBAY on which a sum of Rs. 50-00 per Share has been fully paid  
subject to the Bye-Laws of Society.

Rs. 250.00

Given under the Common Seal of the said society at

Bombay this 6TH day of AUGUST 199 1

[Signature] Chairman  
[Signature] Hon. Secretary  
[Signature] Member of the Committee

P. T. O.

Memorandum of the transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr./Folio No. in the Share Register: at which the transfer of Shares held by the transferor are registered	Sr./Folio No. in the Share Register at which the name of the Transferee is record
1	2	3	4	5
1	२७/१०/२००५	श्री. जावेद हमीद प्रोस्त त शिरोमणी शाकुन्ता जावेद सेन	1/2८	4/89
Chairman	मा उपनिवेशक संतकार रेजी दिवेकर	सेन कै.प. विभाज गुंई परतान्तरी देव लगे Hon. Secretary	श्री. दिवांग २७/१०/०५ श्री. देव लगे Hon. Secretary	Committee Members
2	Chairman	Hon. Secretary	Administrators	Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member





# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

### मासमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मासमत्ता कराचे देयक.

लेखा क्रमांक KW1514113480000	मासमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13556859 202120BIL13556860	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : GARDEN VIEW CO OP H SOC X/13 SHASTRI NAGAR OFF. J P ROAD ANDHERI WEST, MUMBAI 400058		प्रेषक - Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paliram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai - 400 058. ईमेल - aackw.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2824 9594	

मासमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / फ्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मासमत्तेचे वर्णन, करवाल्याची नावे.  
KW.5811 (9HUL-13)-BLDG NO X-13 SHASTRI NAGAR OSHIWARA VILLAGE HOUSE GARDEN BLDG NO X-13 M/S BYRAMJI JIJIBHOY PVT LTD P  
O N J SHAH ANDORS

प्रथम करनिर्धारण दिनांक: 01/10/1986	जसजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 262174610
एकूण भांडवली मूल्य: ₹ Twenty Six Crore Twenty One Lakh Seventy Four Thousand Six Hundred Ten Only (अक्षरी)		
दि. 31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी ₹ 0	
थकबाकीची दिनांक: 01/04/2021	ते 31/03/2022	(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			169616			169616
जल कर			0			0
जल साम कर			106539			106539
मसनिःसारण कर			0			0
मसनिःसारण साम कर			66173			66173
म.न.पा. शिक्षण उपकर			62091			62091
राज्य शिक्षण उपकर			52614			52614
राज्य शिक्षण उपकर			4606			4606
रोजगार हमी उपकर			3105			3105
बृह्म उपकर			78771			78771
पथ कर			543515			543515
एकूण देयक रकम			0			0
कलम 152 अ नुसार दंडाची रकम			0			0
परतंत्रावरील व्याजाची बसुली			0			0
आगाऊ अधिदानाचे समायोजन			543515			543515
भराबयाची निव्वळ रकम			0			0
प्रतिदानाची निव्वळ रकम						
अक्षरी रुपये	₹ Five Lakh Forty Three Thousand Five Hundred Fifteen Only			₹ Five Lakh Forty Three Thousand Five Hundred Fifteen Only		
अंतिम देय दिनांक	30/11/2021			31/12/2021		

"To make payment through NEFT: IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTKW1514113480000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्धारित करण्यात आला असून सदर दस्तऐवज सुमची मासमत्ता अधिकृत असल्याचे सूचित करत नाही.

व्याजविक व परिस्थितीची लाभदायक योजनांवरून वटी-सर्वीची पूर्तता करणा-या पात्र मासमत्ता करवाल्यांना वर्षावारी कर वा बटव्यात 5% ते 15% छपसत मन्नेष जाते.

सदरचे मासमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 152(1) अ) च्या अंतर्गत द्याव्या जाणेक खाती करण्यात येत आहे.



*(Signature)*  
विश्वास पं. मोटे  
करनिर्धारक व संकलक

Completion Certificate

*Suppl. District  
Municipal Engineer*

महानगरपालिका

No. CS/234/RS 11/AK

पदा-२
२६३०/१०
२०११

Pranath & Associ.  
1, New Vethar Road,  
Mumbai 400 020.

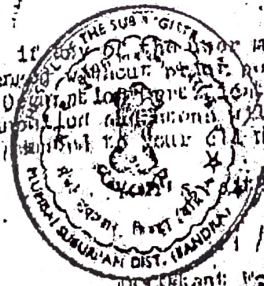
Subj - Occupation permission for Building No. 13 on plot bearing C.P.No. 622 to 625 of J.V. Road at Bakhori (West) Village, Oshivara.

Ref - Your letter No. - of 12-11-07.

With reference to the above I have to inform you that there is no objection to your client occupying the premises as shown by you in completion plans submitted by you after obtaining proper connection and subject to following conditions which should be complied with within 3 (Three) Months from the date of present thereof.

1. That the Certificate under Sec. 270-A of the Bombay Municipal Corporation Act for alternate water supply should be obtained from Hydraulic Engineer.
2. That all the terms & conditions of approved layout will be complied with.
3. That the society will be registered within 3 months.
4. That the temp. godown will be demolished within 3 months.
5. That the conveyance of P.P. Roads in the name of H.C.C.B. will be executed within 3 months.

Please also note that if the plans mentioned in the approved plans are found changed without prior permission from the Municipal Corporation, this Occupation permission will be treated as null and void and all the conditions will be taken to be off the water connection on your client.



Building Proposals (Municipal Engineer) - Mumbai

02/12/07

CS/234/RS 11/AK 20 DEC 07

Copy forwarded for information to the owner :- Chief Promoter  
Municipal Nagar Co-op. Hst. Society Ltd. C/A. 1999.

Municipal Engineer,  
Building Proposals (Municipal Engineer) - Mumbai

## -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : बी.मो.एम. / डब्ल्यू / के.वे.स्य / एल.एस.जी / टीसी / ५८३६ सन १९९१

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

अंधेरी गाडिंग व्ह्यू को-ऑपरेटिव्ह होसिंग सोसायटी  
लि. सं. नं. ४१ बिल्डिंग नं. पुक्स १३ ब्रास्मो नगर  
ऑफ जे.पॉ. रोड, अंधेरी (प) मुंबई - ४८

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील  
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)  
अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र  
सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये  
संस्थेचे वर्गीकरण होसिंग  
संस्था असून उपवर्गीकरण भाडेकार सहभागिदारी  
आहे.

कार्यालयीन मोहोर :-



मुंबई

दिनांक ११/५/१९९१

सही

(जे.एस.पानपट्टे)

हुद्दा



**AGREEMENT FOR SALE**

THIS AGREEMENT made at Mumbai, this the 26 day of July 2004, Year Two Thousand Four, BETWEEN Mrs. SHYAMALA BESHADRI an Adult, Indian Inhabitant, residing at Flat No. 502, 5th floor, Bldg. No. X-13, Andheri Garden View Co-operative Housing Society Ltd, Shastri Nagar, Off Four Bungalows, Andheri (West), Mumbai 400 053, hereinafter called "Vendor" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the FIRST PART AND (1) Mr. JAVED ~~MR.~~ HANIF SHAIKH & (2) Mrs. SHAGUFTA JAVED SHAIKH (through ~~their~~ <sup>his</sup> ~~competent~~ <sup>competent</sup> attorney Mr. SHAIKH DABIR AHMED) Adults, residing at 10/A Havana, Seven Bungalows, Opp Nana Nani Park, Versova Road, Mumbai 400 053, hereinafter called "Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs,

by  
 Served Md.  
 Funded  
 Stamp Office  
 TOWN & COUNTRY  
 OFFICE  
 FORT MUMBAI  
 MAH-GS02/2004  
 R.0113750  
 INDIA  
 STAMP DUTY  
 26/7/04



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 3484/2  
 2008

*[Handwritten signature]*

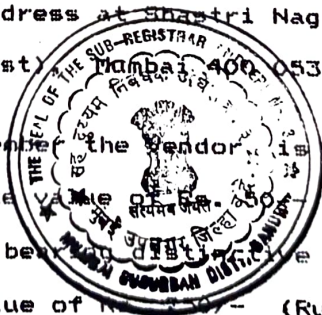
executors, administrators and assigns) of the SECOND PART.

WHEREAS the Vendor herein is the sole and rightful Owner of Flat No. 502, on the 5th floor, in Bldg. No. X-13, of Andheri Garden View Co-operative Housing Society Ltd, situated at Shastri Nagar, Off Four Bungalows, Andheri (West), Mumbai 400 053, admeasuring 76.20 sq. mtrs. / 820 sq. ft. Built-up (hereinafter referred to as "the said flat") and is this day fully seized and possessed of and entitled in all manner to dispose of the said Flat under this Agreement.

AND WHEREAS the Vendor has purchased the said flat from Mr. K. L. Vindal vide an Agreement dated 15/8/1988 AND WHEREAS Mr. K. L. Vindal had purchased the said flat from Mrs. Vimla I. Mishra & Mr. I. D. Mishra vide an Agreement dated 26/10/1985 AND WHEREAS Mrs. Vimla I. Mishra & Mr. I. D. Mishra had purchased the said flat from M/s. Ajmera Housing Corporation vide an Agreement dated 1/4/1982.

AND WHEREAS the Vendor is member of Andheri Garden View Co-operative Housing Society Ltd., (registered under registration No. BOM/W/K-WEST/H88/TC/ 5836 Dt. 6-8-1991 and having its registered address at Shastri Nagar, Off Four Bungalows, Andheri (West) Mumbai 400 053.

AND WHEREAS as such member the Vendor is absolute owner of five shares of face value of Rs. 50/- each in the capital of the society, bearing Nos. 126 to 130 of the aggregate value of Rs. 2500/- (Rupees Two Hundred Fifty only) hereinafter called the shares, under Share Certificate No. 26 issued by the said society and which share certificate stand in the name of the Vendor;



*Handwritten signature*  
DBS

2 3484 3  
2008

Purchasers.

- 8) The parties hereto shall sign and execute all further and necessary documents, papers, forms and writings as may be necessary for completing the transfer and the sale and more perfectly assuring and effectually transferring the said premises unto and to the use of the Purchasers.
- 9) This Agreement shall be engrossed in Duplicate the original whereof will be kept by the Purchasers and the duplicate by the Vendor.

**SCHEDULE**

Flat No. 502, on the 5th floor, in Bldg. No. X-13, of Andheri Garden View Co-operative Housing Society Ltd, situated at C.T.S. No. 622 to 625, S. No. 41(pt), Village Oshiwara, Shastri Nagar, Off Four Bungalows, Andheri (West), Mumbai 400 053, admeasuring 76.20 sq. mtrs. / 820 sq. ft. Built-up.

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED SEALED AND DELIVERED by )  
 the withinnamed Vendor )  
 Mrs. SHYAMALA SESHADRI )  
 in the presence of *Kamlesh* )  
*Malshwan* )

*Shahad*

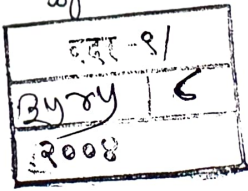
*Kang*

SIGNED SEALED AND DELIVERED )  
 by the withinnamed )  
 Purchasers )  
 (1) Mr. JAVED MD. DANIF SHAIKH )  
 & )  
 (2) Mrs. SHAGUFTA JAVED SHAIKH )  
 (through their constituted attorney )  
 Mr. SHAIKH DABIR AHMED, )  
 SUBURBAN DIST., )  
 in the presence of *M. J. ...* )



*C.A. D. S. Shah*

*Shahad*



en No 1





दस्ताक्रमांक व वर्ष: 3545/2004

Tuesday, July 27, 2004

4:16:20 PM

दुयाम निबंधक: अंधेरी 3 (अंधेरी)

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओशिवरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या  
बोबतीत पट्टाकार आकारणा देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 2,600,000.00  
वा.गा. रु. 2,560,320.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक  
(असल्यास) (1) सिटिएस क्र.: 622 वर्णन: विभागाचे नाव - ओशिवरा ( अंधेरी ). उपविभागाचे नाव -  
- भुभाग: उत्तरेस गाव हद्द व 27.45 मी. रुंद वि.यो. रस्ता, पूर्वेस विसा देसाई मार्गे रस्ता  
36.60 मि. वि.यो. रस्ता व पश्चिमेस अंशतः गावाची हद्द. रादर मिळकत यिती पत्रा  
मध्ये आहे. रादनिका क्र 502, 5 वा मजला, वि न एक्स-13, अंधेरी गावेत व यु.व्ही.न.  
बांधकाम वर्ष 1986
- (3) क्षेत्रफळ (1) बांधीय मिळकतीचे क्षेत्रफळ 76.2 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात  
असेल तेव्हा (1)-
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दिवाणी न्यायालयाचा हुकुमनामा किंवा  
किंवा आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता (1) श्यामला सेपाडी - ; घर/फ्लॅट नं: 502; गल्ली/रस्ता: सात बंगला; ईमारत नं: -;  
पेट/वसाहत: अंधेरी प; शहर/गाव: -; तालुका: -; पिन नं: -
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा हुकुमनामा किंवा  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता (1) जावेद हनिफ शेख तर्फे मुखत्यार शेख दबीर अहमद - ; घर/फ्लॅट नं: -;  
गल्ली/रस्ता: सात बंगला; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; पिन नं: -  
-; तालुका: -; पिन: 61; पॅन नम्बर: एएनबीपीएस9385जी
- (7) दिनांक करून दिल्याचा 26/07/2004
- (8) नोंदणीचा 27/07/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 3545 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 113750.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 26000.00
- (12) शेष