

# Paramount Co-operative Housing Society Limited

Regd. No. B 2187 of 1958

PLOT NO. 116, "DWARAKA", ROAD NO. 29, SION (EAST), MUMBAI 400 022.

Date: 11 Aug 24

11 Aug 2024

To whom so ever this may concern

As per the records available with the Paramount CHSL, the chain of ownership for flat number 25 in Dwaraka bldg. is as per the names and dates incorporated at the back of the original share certificates of the society, bearing serial nos: -0199 ; 0033; 0148 0232----- and quantities 335.....The bottom name mentioned, as in Mr. Mahavir Kothari is the present owner as of date.

Regards

*Mutlichadi*





# THE PARAMOUNT CO-OPERATIVE HC USING SOCIETY LTD

Regd No B 2187 of 1958

PLOT NO 116, DWARAKA BUILDING, SION EAST, MUMABI 400022

10/09/2018

Mr Mahavir Kothari  
Flat No 25 Dwaraka  
Plot no 116  
Sion east, Mumbai 400022

Sir,

We are in receipt of your letter dt 24/08/2018 regarding requirements of documents pertaining to your flat no 25 in Dwaraka building.

In this connection we give the details as below.


1. Our building Dwaraka is having registration number B 2187 of 1958
2. The property tax registration number is FN0500150020000,
3. Copy of latest property tax payment receipt attached (2018-19)
4. History of the flat No 25 is given below
  - a. It was originally sold to Mr Shamlal Tarachand Milwani on 22/05/1950
  - b. It was transferred to Smt Shilwanti Tarachand Milwani by nominee transfer
  - c. The flat was transferred in the name Mrs Anita S. Khetwani on 5 May 1986 by nominee.
  - d. By sale deed registered on 25/02/2015, the flat was transferred to Mr Mahavir Laxmilalji Kothari
  - e. The details of Share certificates

| Share Certificate no | Distonctive Nos | No of shares |
|----------------------|-----------------|--------------|
| 1. 0033              | 157-161         | 5            |
| 2. 0148              | 4650-4814       | 165          |
| 3. 0199              | 9475-9512       | 38           |
| 4. 0232              | 12863-12989     | 127          |

Thanking you,

Yours sincerely,

PARAMOUNT COOPERATIVE H.C. SOCIETY LTD

  
NON. SECRETARY





**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलन खाते**

38576/

मालमत्ता कर दायक

मालमत्ता कर दायक बृहन्मुंबई महानगरपालिका अधिनियम, १९६८ च्या अन्वये जारी करण्यात आले आहे

|   |                               |  |                           |
|---|-------------------------------|--|---------------------------|
| मालमत्ता लेखा क्रमांक<br>FN0500150020000  | मालमत्ता कर वर्ष<br>2018-2019 | दाखल क्रमांक<br>201810BIL07058792<br>201810BIL07058793   | दाखल दिनांक<br>17/05/2018 |
| आधारकर्त्याचे नाव व पत्ता<br>THE SECY M/S THE PARAMOUNT<br>OP HOUSING SOCIETY LTD PLOT NO 116 SION EAST MUMBAI 22   |                               | आधारकर्त्याचे पत्ता<br>Asstt Assessor & Collector, Assessment & Collection Department F-North Ward Office<br>Room No 49 E-52, 4th Floor Bhuja Day Road, Matunga (E), Mumbai-19 |                           |
| मालमत्ता कर असलेल्या मालमत्ता करदात्याचे नाव व पत्ता<br>F-5640 5641 & 5642 (1/1681 2BR3, SION RD HOUSE WITH GARAGE THE PARAMOUNT CO-OPERATIVE HOUSING SOCIETY LIMITED |                               |  |                           |
| आयुक्त करनिर्धारण दिनांक<br>31/03/1961  | संपूर्ण कर वर्ष<br>31/03/2019 | एकूण भाडवली मूल्य ₹ 81220755   |                           |
| अक्षरी<br>Eight Crore Twelve Lac Twenty Thousand Seven Hundred Fifty-Five Only  |                               |  |                           |
| एकूण वया करालाखे ३१/०३/२०१९ या तारखेपर्यंतची रकमबाबत ₹ 0  |                               | ०१/०४/२०१९ या तारखे नंतरची रकमबाबत ₹ 0   |                           |
| एकूण कालावधी  | 01/04/2018                    | 31/03/2019   |                           |

| कराचे नाव                                    | 01/04/2018                                      | 30/09/2018 | 01/10/2018                                | 31/03/2019 |
|--|---|------------|---|------------|
| सर्वसाधारण कर                                |   | 6419       |   | 6419       |
| जल कर  |   | 0          |   | 0          |
| तरंगलापण                                     |   | 4025       |   | 4025       |
| मूर्तनिर्माण कर                              |   | 0          |   | 0          |
| मूर्तनिर्माण लागू कर                         |   | 2505       |   | 2505       |
| नवीन शिक्षण उपकर                             |   | 2336       |   | 2336       |
| उच्च शिक्षण उपकर                             |   | 2038       |   | 2038       |
| संशोधन उपकर                                  |   | 16         |   | 16         |
| वृक्ष उपकर                                   |   | 116        |   | 116        |
| पावसा  |   | 2925       |   | 2925       |
| एकूण एकूण रकम                                |   | 20380      |   | 20380      |
| करतसे १५% अ नुसार देण्याची रकम               |   | 0          |   | 0          |
| सरकारच्यावतीने व्याजवही वसुली                |   | 0          |   | 0          |
| अली बर्ट यो जने नुसार लागूची रकम             |   | 0          |   | 0          |
| अली बर्ट यो लागूच्या लागूच्यावतीने वसुली रकम |   | 1092       |   | 0          |
| अलाऊ अधिदनाचे समाधान                         |   | 19288      |   | 20380      |
| प्रत्यक्षाची निव्वळ रकम                      |   | 18924      |   | 19652      |
| * ३०/०६/२०१८ पर्यंतची निव्वळ रकम             |   | 19106      |   | 19834      |
| * ३१/०७/२०१८ पर्यंत प्रत्यक्षाची निव्वळ रकम  |   | 19288      |   | 20380      |
| अक्षरी रकमे                                  | Nineteen Thousand Two Hundred Eighty-Eight Only |            | Twenty Thousand Three Hundred Eighty Only |            |
| संस्था                                       | THE PARAMOUNT COOPERATIVE HSG. SOCIETY LTD      |            |   |            |
| संस्था देय दिनांक                            | 25/08/2018                                      |            | 31/12/2018                                |            |

To make payment through NEFT:  
SC - SBIN00COLLEC, Beneficiary A/C No- BMCPOP FOR SECRETARY, Name-MCGM Property Tax  
Please note, payment done through NEFT will be collected against oldest bills first

अली बर्ट इन्वॉन्सिबल एविएट थो जने च्या काही सोसायटी मागे पाहणे  
संस्था लेखा क्रमांकासमोरीत पहिले ११ अंक इमारतीची वू आडडी (गृहनिर्माण आडडी/टीडी) असून त्याच एविएट सोसायटीच्या  
सि भागावर वू आडडी स्टोकर लावण्याचा प्रकल्प महासंस्थेकडे हवी घेता आहे. यामुळे महासंस्थेच्या  
बन्वडे कायदासंबंधीत प्रत्यक्षावरताय मध्ये वू आडडी प्रकल्प नसू करणे आवश्यक आहे. याची नुसता नंतर घ्यावी

देविदास शि. सीरसागर  
करनिर्धारक व संकलक (प)

CERTIFICATE OF REGISTRATION.

No. B- 2187 of 1958

The Deputy Registrar, Co-operative Societies,  
Bombay Division, Bombay, hereby notifies that the  
Paramount Co-operative Housing Society Limited, at Sion,  
District Bombay, has been registered under Section 10  
of the Bombay Co-operative Societies Act, 1925 (Bombay  
VII of 1925).



*B. S. Chaudhary*  
(B.S. Chaudhary.)  
Deputy Registrar,  
Co-operative Societies, Bombay.

Bombay.

Dated 28<sup>th</sup> February, 1958.

25



Certificate No. 0199

Shares 38

**PARAMOUNT CO-OPERATIVE HOUSING SOCIETY LTD.**  
**BOMBAY.**

Registration No. B 2187 of 1958.

(Registered, under Section 10 of the Bombay Co-operative Housing Society Act VIII of 1925, on 29th Feb. 1958)

Membership No. 33

Share Ledger Folio No. 33

This is to Certify that Shri/Sharimati T.K. MILWANI

of Bombay is the registered holder of THIRTY EIGHT (38)

fully paid up shares numbered 7475

to 7513

inclusive of Rupees Fifty each in the above

named Society; subject to the Bye-Laws thereof.

Rs. 1900/-

Given under the common seal of the said Society,

at Bombay, this 26<sup>th</sup> day of April 1975

For and on behalf of PARAMOUNT CO-OPERATIVE HOUSING SOCIETY LTD.



W. S. Manian  
Chairman.

J. K. ...  
Committee Member.

M. V. ...  
Hon. Secretary.

Certificate No. 0232

Shares 127

**PARAMOUNT CO-OPERATIVE HOUSING SOCIETY LTD.  
BOMBAY.**

Registration No. B 2167 of 1958.

(Registered, under Section 10 of the Bombay Co-operative Housing Society Act VIII of 1925, on 29th Feb. 1958.)

Membership No.

Share Ledger Folio No. 149

This is to Certify that ~~She~~/Shrimati ANITA SHYAMSUNDER  
KHAETWANI  
of Bombay is the registered holder of 127 (one hundred twenty seven)  
fully paid up shares numbered 12863  
to 12989 inclusive of Rupees Fifty each in the above  
named Society subject to the Bye-Laws thereof.

Rs. 6350/-

Given under the common seal of the said Society.  
at Bombay, this 11<sup>th</sup> day of March 1988

For and on behalf of PARAMOUNT CO-OPERATIVE HOUSING SOCIETY LTD.



*myanliya*  
Chairman

*T. S. K. ...*  
Committee Member

*...*  
Hon. Secretary





Court of Small Causes.

Bombay.

22 AUG 1964

Dated

ISSUED TO

Res-Judicial Stamp value of Rs.

JUDICIAL STAMP

THIS INDENTURE made at BOMBAY this 17<sup>th</sup> day  
of <sup>September</sup> ~~AUGUST~~ 1964 BETWEEN SMT. SILWANTIBAI, widow of  
Tarachand Milwani, Indian Inhabitant, residing at  
flat No.25. in the building known as 'Dwaraka',  
situate at Plot No.116. Sion East, Bombay-22 (here-  
inafter referred to as "Indemnifier" in which expres-  
sion unless repugnant to the context or meaning  
thereof shall mean and include her heirs, executors,  
administrators and assigns) OF THE ONE PART, AND,  
THE PARAMOUNT CO-OPERATIVE HOUSING SOCIETY LIMITED,  
a Society registered under the Maharashtra Co-opera-  
tive Societies Act, having its registered office at

"Dwaraka" situate at Plot No.116. Sion East, Bombay-22, (hereinafter referred to as "Indemnified" in which expression unless repugnant to the context or meaning thereof shall mean and include its successors and assigns) OF THE OTHER PART,

WHEREAS prior to the death of Tarachand Kimatmal Milwani on the 30th day of December 1963 the said Tarachand Kimatmal Milwani was a co-partnership tenant of the Indemnified in respect of flat No.25 in the building known as 'Dwaraka' situate at Plot No.116 Sion East, Bombay-22, belonging to the Indemnified and held ~~five~~ (5) shares bearing Nos. from                      to                      in the said Co-operative Society, the Indemnified abovenamed.



AND WHEREAS upon the death of the said Tarachand Kimatmal Milwani, his wife the Indemnifier herein, has represented to the Indemnified that her deceased husband had by a Will executed on the 29th day of November 1962 bequeathed the beneficial interests of the said deceased in respect of the said flat in the said building including the shares held by him in the said Co-operative Society unto the Indemnifier absolutely

AND WHEREAS the Indemnifier has requested the Indemnified to transfer unto her the co-partnership tenancy rights in respect of the said flat in the said building including the shares held by the deceased in the said Co-operative Society

AND WHEREAS the Indemnified has agreed to do so upon the Indemnifier executing an Agreement to Indemnify the Indemnified against any demand or claim in respect of the said flat from any one claiming under the said Tarachand Kimatmal Milwani or anyone else.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the premises, the Indemnifier so as to bind her heirs, executors, administrators and assigns doth hereby covenant with the Indemnified, its successors and assigns that the Indemnifier, ~~its~~ her heirs, executors, administrators and assigns shall and will from time to time and at all times hereafter save harmless indemnify and keep indemnified the Indemnified its successors and assigns against all actions, demands, proceedings, damages, claims including the costs and expenses incurred in defending any such action or proceeding of every nature and kind whatsoever instituted preferred made or occasioned against the Indemnified its successors and assigns

by any person claiming with for, under, on behalf or upon trust for the said deceased Tarachand Kimatmal Milwani or by any other parson.

IN WITNESS WHEREOF the Indemnifier has set and subscribed her hand, the day and year first hereinabove mentioned.

Signed, Sealed & Delivered by } श्रीलवती ताव. चं. ड.  
the withinnamed Smt. Silwanti- }  
bai, in the presence of } श्रीलवती ताव. चं. ड.

Interpreted and explained  
by me to Smt. Silwanti-  
bai who is identified by me &  
who signed in my presence.

T. G. Ghani  
Advocate High Court  
Buldhana  
17/9/64  
Navabhai Mansion  
P. M. Rd. Buldhana - 1



## TRANSFER FORM

No: 13569.

25

(x)

This instrument made this day the 2nd of March, 1981 between ~~Smt~~/Smt. Shilwanti Tarachand Milwani, registered member of the PARAMOUNT Co-operative Housing Society Ltd., Bombay and Smt. Shilwanti Tarachand Milwani and Smt. Anita Shyamsunder Khetwani resident of Bombay witnesseth that in consideration of the total sum of Rupees \_\_\_\_\_ (in words Rupees \_\_\_\_\_) only paid by the said Smt. Shilwanti Tarachand Milwani and Smt. Anita Shyamsunder Khetwani on \_\_\_\_\_ 1981.

I, the said Smt. Shilwanti Tarachand Milwani do hereby transfer to the said Smt. Shilwanti Tarachand Milwani and Smt. Anita Shyamsunder Khetwani his executors, administrators and assigns the fully paid up shares of rupees fifty each bearing number 157 to 161, 4650 to 4814 and 9475 to 9512 entered in the share certificate number 0033014820177 standing in my name this day in the books of the PARAMOUNT Co-operative Housing Society Ltd., Bombay a society duly registered under registration number \_\_\_\_\_ B-2187 of 1958 with its registered address at Plot No. 116, Sion (East), Bombay-400 022 and my following interest in the property of the society, viz.

1. Flat No. 25 with a floor area/carpet area of \_\_\_\_\_ sq. ft. on third floor in Building No. Dwarka of the said society which was allotted to me as tenant member of the Society with all fittings and fixtures.
2. All the amounts standing to my credit on this day in the books of the society towards deposit, loan stock bonds, sinking fund, dividend and other amounts to which I am legitimately entitled in respect of my being the member of the said Society.

Further, I, the said Smt. Shilwanti Tarachand Milwani do hereby declare that no one else except myself has any claim or title to or charge upon the said flat and that I hold myself fully responsible for the same.

And, We the said Smt. Shilwanti Tarachand Milwani and Smt. Anita Shyamsunder Khetwani accepts to hold the said shares amounts in credit and the said flat No. 25 on third floor allotted

by the society to Smt. Shilwanti Tarachand Milwani along with all fittings and fixtures in the present condition subject to the rights existing at present and the liabilities to be discharged in future as per bye-laws of the society.

All the dues of the society in respect of the said flat and the membership have been fully paid this day 2nd of March, 1981.

in witness whereof we have hereunto set our hands,

Smt. Shilwanti Tarachand Milwani  
(Name of the Transferor)

शिलवती ताराचंद  
(Signature of the Transferor)

Names of Witnesses & Signatures  
(for transferor)

1. Shri/Smt. Shyamsunder Khetwani [Signature]  
E/11 M. G. Nagar, Mahul Rd, Chembur,  
Bombay-74.
2. ~~Shri/Smt.~~ Vidya M. Asrani Vidya. Asrani  
29A/6 M. G. Nagar Mahul Road,  
Chembur, Bombay-74.

1) Smt. Shilwanti Tarachand Milwani  
and

शिलवती ताराचंद

2) Smt. Anita Shyamsunder Khetwani  
(Name of the Transferee)

Anita S. Khetwani  
(Signature of the Transferee)

Names of Witnesses & Signatures  
(for transferee)

1. Shri/Smt. Shyamsunder Khetwani [Signature]
2. ~~Shri/Smt.~~ Vidya M. Asrani Vidya. Asrani

N.B. : The transfer application should be accompanied by membership application from the transferee with an admission fee of rupee one only.

Place: Bombay.

Dated 2-3-1981.

The Bombay Thane Districts Co-operative Housing Society Ltd.  
Vikas Premises, 1st floor, 11 Bank Street, Fort,  
Bombay-400 023. Tel.No: 29 00 68.

*appreciated by the society held on 3/7/1981*



# APPLICATION FOR MEMBERSHIP

To

The Chief Promotor/Chairman,

The Paramount Co-operative Housing Society Ltd. / (Proposed)

Address : Plot No: 116, Sion (East),  
Bombay - 400022

Sir/Madam,

I the undersigned ~~Shri/Smt.~~ ANITA SHAMSUNDER KHETWANI

NOMINAL

hereby request you to admit me a ~~Co-partner/Co-owner~~ Tenant

Member of your Society. My particulars are given below :

(1) Age 39 years.

(2) Occupation Household Lady.

(3) Office address : Nil

(4) Residential address 6A/1 Mahatma Gandhi Nagar, Ramkrishna  
Chemburkar Marg, Chembur, Bombay - 400074.

(5) Monthly income of mine and or any other person on whom I am dependent is Rs. 1500/-

I have gone through the proposed/registered Bye-laws of your society and the Rules and the Regulations thereunder and I undertake to abide by the same and with any modification that the Registrar may make in them.

I am remitting herewith ~~Rs. 250/-~~ towards the value of five fully paid up Shares of ~~Rs. 50/- each and Re. 1/-~~ as entrance fee.

I am prepared to contribute \_\_\_\_\_ per cent of the total cost of the land and construction of building thereon. I expect to obtain the balance amount as loan either from Government or any other Financing Agency from which the Society may obtain loan. In the event of the Society being unable to obtain loan to the extent of its expectation, I am prepared to contribute such further amount towards the cost of land and construction as the Society may require.

I have paid Rs. \_\_\_\_\_ towards the cost of my flat.

I further furnish my particulars in form "E" under schedule attached to the Bye-laws as under ;

| Sr. No. | Name of the Member | Particulars regarding residential building/building sites owned by me (in whole or part) or by any other 'member of the family' staying with me | Place where situated | Reasons why it is necessary to have a house/plot from the Society |
|---------|--------------------|---|----------------------|---|
| 1       | 2                  | 3   | 4                    | 5   |
| 1.      | Mrs. Anita Shyan   |   |                      |   |

NOT APPLICABLE

Attested by :

Yours faithfully,

The Chief Promoter, Chairman

Anita S. Khetwani  
Anita S. Khetwani

Place : Bombay.

Date : 2-3-1981.

\* (The expression 'member of a family' for the purposes of Section 6 and Section 8 of the Maharashtra Co-operative Societies Act, 1960 means wife, husband, father, mother, son or un-married daughter.)

The Bombay Thane Districts Co-operative Housing Federation Ltd.  
Vikas Premises, First Floor, 11, Bank Street, Fort, Bombay-400 023.  
Telephone No. : 290068

C. P. 50000-12-80

*Under the rule decision taken at the  
11th Meeting held on 10/11/81*



(X)

Smt. Shilwanti Tarachand Milwani,  
Flat No. 25, 3rd floor,  
Dwarka Building,  
Near Koliwada Rly. Station,  
Bombay-400 022.

Hand Delivery.

13th December, 1980.

The Secretary,  
Paramount Co-operative Housing Society Ltd.,  
Bombay-400 022.

Sub: My Flat No. 25 in Dwarka Building.

Dear Sir,

With reference to the above said flat, I have appointed some nominees previously before this letter, which are recorded in your record, but I may now inform you that all those nominees appointed by me earlier than this letter are cancelled and would request you to please pass such remark in your record, under an advice to me and oblige.

Further, I would request you to please register the said flat in joint name of myself and my daughter ie. in the style of "Smt. Shilwanti Tarachand Milwani and Smt. Anita Shyamsunder Khetwani" in your record hereafter, under an advice to me and oblige. If there is any procedure for registering in joint name then please let me know the same, so that I should complete the same and forward to you for record purpose.

Thanking you for your co-operation,

Yours faithfully,

शिल्वती

(S. T. Milwani)

*W. M. Milwani*  
*dated 15-3-81*