

3064-3		
9062	15	29
Khan died intestate on		
her husband		

(c) Unfortunately, Smt. Nazirbi Hanif Khan died intestate on 05.12.1995 at Ghatkopar, Mumbai leaving behind her husband namely Shri. Hanifkhan Huseinkhan and her children as the surviving heirs and legal representative to her estate. Subsequently, the said Flat was transferred on the name of Shri. Hanifkhan Huseinkhan and his name was embodied in Share Certificate on 10.01.1999 after following due process of law.



(d) Pursuant to Sale Agreement dated 27th December, 2002 entered into between Shri. Hanifkhan Huseinkhan, therein referred to as the Vendor of the One Part and the Vendors/Transferors herein, therein jointly referred to as the Purchasers of the Other Part, the Vendors/Transferors herein purchased and acquired the said Flat and the said Shares for the consideration and on the terms and conditions as more particularly set out in the said Sale Agreement dated 27.12.2002 which is duly registered with the Office of the Sub-Registrar, Kurli-1, Mumbai Suburban District (Bandra) vide Document No.BDR3-2782-2003.

(e) By Deed of Conveyance dated 16th September, 2014, executed by the Industrial Development & Investment Company Private Ltd (therein referred to as "the Vendors / Owners" of the First Part), M/s. Ghatkopar Land Development Corporation (therein referred as "the Builders / Developers" of Second Part) AND The Ghatkopar Nilamber Co-operative Housing Society Limited (therein referred to as "Purchasers" of Third Part), the said Builders / Developers sold, assigned, transferred and or conveyed its right, title and interest in the Plot No. 54, Jagdusha Nagar, Rifle Range, Golibar Road, Ghatkopar (west) in favour of Ghatkopar Nilamber Co-operative Housing Society Limited at the terms and conditions as mentioned in the

41211 - 2964211 - 63522121,

[Signature]

[Signature]

करत - 3		
9062	8	87
2024		



AGREEMENT FOR SALE

of

FLAT NO. 12 on 2nd floor in building known as
'GHATKOPAR NILAMBAR CO-OPERATIVE HOUSING SOCIETY LIMITED'

THIS AGREEMENT FOR SALE is made and entered into at Mumbai

this 17th day of January, 2025;

BETWEEN

(1) MRS. PRAVINABEN DINKARRAI VASA (PAN CARD NO - AAUPV5420D) (AADHAAR CARD NO - 3722 8642 3104), aged about 76 years; (2) MR. NIKHIL DINKARRAI VASA (PAN CARD NO - ACVPV1756D) (AADHAAR CARD NO - 9729 3425 1921), aged about 48 years, both Indian Inhabitants, presently residing at Flat No. 12, Second Floor, The Ghatkopar Nilambar Co-operative Housing Society Ltd, Plot No. 54, Jagdusha Nagar, Rifle Range, Golibar Road, Ghatkopar (West), Mumbai - 400086, hereinafter referred to as "the Vendors/Transferors" (which expression unless it be repugnant to the context or meaning thereof, shall mean and include their heirs, executors, administrators and successors) of the FIRST PART;

N. D. VASA

41211. 3261211. 12072212.

[Signature]

[Signature]

41211. 3261211. 12072212.

[Signature]

[Signature]

Receipt (pavti)

390/1082

पावती

Original/Duplicate

Friday, January 17, 2025

नोंदणी क्र.: 39म

1:53 PM

Regn.: 39M

पावती क्र.: 1170 दिनांक: 17/01/2025

गावाचे नाव: धाटकोपर

दस्तावेजाचा अनुक्रमांक: करल3-1082-2025

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: किशोर शिवाजी फलके

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

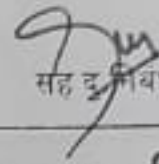
पृष्ठांची संख्या: 45

DELIVERED

एकूण:

रु. 30900.00

आपणास मूळ दस्त, ध्वनेल प्रिंट, सूची-२ अंदाजे
2:11 PM ह्या वेळेस मिळेल.



सह. दुय्यम निबंधक कुर्ला - 3

बाजार मुल्य: रु. 5252058.09/-

मोबदला रु. 5500000/-

भरलेले मुद्रांक शुल्क: रु. 330000/-

**सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)**

1) देयकाचा प्रकार: DHC रक्कम: रु. 900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0125179105466 दिनांक: 17/01/2025

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014222973202425M दिनांक: 17/01/2025

वॅकेचे नाव व पत्ता:



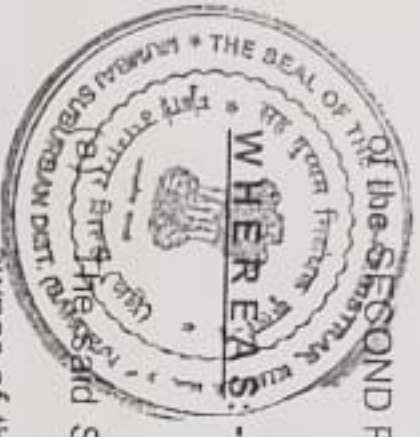
DELIVERED

AND

MR. KISHOR SHIVAJI PHALKE (PAN CARD NO -
 APPDPP2160A) (AADHAAR CARD NO - 8280 3207 5240), aged

about 42 years; (2) MRS. KISHORI KISHOR PHALKE (PAN CARD
 NO - AKEPV7172N) (AADHAAR CARD NO - 6743 0551 6476), aged
 about 34 years, both Indian Inhabitants, presently residing at
 Aminabai Chawl, Near Ganesh Mandir, Shivaji Chowk, Golibar Road,
 Ghatkopar (West), Mumbai - 400 086, hereinafter referred to as "the
 Purchasers/Transferees" (which expression unless it be repugnant
 to the context or meaning thereof, shall mean and include their
 respective heirs, executors, administrators, successors and assigns)

to the ~~SECOND~~ PART;



Said SMT. NAZIRBI HANIF KHAN had been the original
 Owner of the flat premises admeasuring about 380 square feet
 (carpet area), bearing Flat No. 12 on the 2nd Floor in the
 building called as "The Ghatkopar Nilamber Co-operative
 Housing Society Limited situated at Plot No.54, Jagdusha
 Nagar, Rifle Range, Golibar Road, Ghatkopar (W), Mumbai -
 400 086 (more particularly described in the Schedule
 hereunder written and hereinafter referred to as "the said
 Flat").

(b) The said Smt. Nazirbi Hanif Khan had been sold the said Flat
 by the Builders / Developers i.e. M/s. Ghatkopar Land
 Development Corporation on the payment being made through
 Chief Promoter towards the Flat being constructed in building
 on Plot No. 54 at Jagdusha Nagar, Golibar Road, Ghatkopar
 (West), Mumbai - 400086.

12/11. 26/11/11. 5/12/11.

[Signature]

[Signature]

SCHEDULE ABOVE REFERRED TO

ALL THAT said flat admeasuring about 380 square feet (carpet area), bearing Flat No. 12 on the 2nd floor in the building called as The Ghatkopar Nilambar Co-operative Housing Society Limited situated at Plot No. 54, Jagdusha Nagar, Rifle Range, Golibar Road, Ghatkopar (West), Mumbai - 400086, on the land bearing C.T.S. No. 74/5 of Revenue Village Ghatkopar, Taluka Kurla, Mumbai Suburban District, within the Registration District & Sub-District Mumbai Suburban and within the jurisdiction of N-Ward Municipal Corporation of Greater Mumbai, Year of Construction of Building : 1977, Number of Floors: Ground + 3 Upper Floors, not having Lift facility.

41211, 21/04/21. 54522121.

N-Ward

Dhakar JP

Dshahar



BMPP-3171-75-10,00,000

Municipal Corporation Of Greater Bombay

बृहन्मुंबई महानगरपालिका

GS/2583/BSIII/M/N.

23/8/77

Office of the
Dy. City Engineer Zone III,
Jawahar Road Municipal Offices,
Ghatkopar (East),
Bombay. Pin 400 077.

To

Shri P. P. Karani, Architect,
Fort, Bombay-400 001.

Sub:- Occupation permission for building at
plot No.54, Jyadusha Nagar, Ghatkopar (East),
.....



Sir,

Ref:- Your letter dated 16-8-1977.

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 the pink colour on the completion plans submitted by you after obtaining water connection from Asstt. Engineer, Water Works N Ward and subject to the following conditions :

- 1) That certificate under Section 270A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
- 2) That the remaining terms and conditions of approved sub-division shall be complied with before asking for building completion certificate.
- 3) That the conveyance deed shall be finalised and submitted within 6 months from issue of this office letter.

Note : This permission is issued without prejudice to the actions under Section 270A, 305, 353A of the Bombay Municipal Corporation Act.

Please also note that if any of the abovementioned objections is not complied with and if the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

sd/-

Executive Engineer
Building Proposals Zone III.

AR3/23/8/77

Copy forwarded for information to the owner M/s. Ghatkopar Land Development Corporation.

Executive Engineer
Building Proposals Zone III.



Handwritten signature

ATTESTED

For Karani & Sanghol

[Signature]

Partner

VALIDATED UPTO 7-4-1978.

Sd/-

TRUE COPY
FOR M 'A'

Executive Engineer,
Building Proposals
Municipal Corporation of
Greater Bombay.

करीम-131		
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2098		

MUNICIPAL CORPORATION OF GREATER BOMBAY

BSIII/A/N of S-4-1975.

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, (Maharashtra Act No. XXVII of 1966 to M/s Ghatkopar Land Development Corporation.

Application to the development work of Residential street premises at Street No. 54, Jagdusha Nagar. Pissa No. of Village

Survey No. Situa



on the following conditions viz:-

1. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) The municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him in such an event, shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, under Section 152 of the Maharashtra Regional & Town Planning Act, 1966 the Municipal Commissioner has appointed Shri A.F. Khan.

Executive Engineer exercise his powers and functions of the planning Authority under Section 45 of the said Act.

2. The Commencement Certificate is valid for a period of one year from the date thereof & will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

For and on behalf of the Local Authority
The Municipal Corporation of Greater Bombay-

Sd/-

Executive Engineer, Building Proposals
Zone III

For
Municipal Commissioner for Greater Bombay.



[Handwritten mark]