



AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at _____ on this th 07 day of Dec. 2023.

BETWEEN

M/s. NATASHA DEVELOPERS PVT. LTD, CIN NO. U45400MH2008PTC177856. PAN No. AACCN6911G, a company duly incorporated under the provisions of the Companies Act, 1956 through it's Managing Director MR. ALBERT D'COSTA having its office at: Unit No. 606, India Bulls Mint Corporate Park, Hiranandani Meadows, Near Hyde Park, Thane (W), Pin Code 400 610., hereinafter referred to as the "DEVELOPERS" (Which expression shall mean and include partners or partner for the time being of the said respective firm, the survivors or survivor of them and the heirs, executors, and assigns of the last surviving partner or their assigns) of the **FIRST PART**

AND

Mrs. SEEMA SUNIL SAWANT, Age 44 years, PAN No. BQFPS5530P, AADHAAR No. 9302 6364 0551. and Mr. SUNIL SURESH SAWANT, age 49 years, PAN NO. AVUPS1888B, AADHAAR NO. 440030221709 both residing at S/O Sunil Sawant, Room No. 199/06, Near Abhudaya Bank, Bail Bazar Wadia, Kurla. Mumbai Maharashtra 400070. hereinafter referred to as the "PURCHASER/S," (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators, and assigns) of the **SECOND PART**;

S. S. Sawant

S. S. Sawant

[Signature]



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2023

STAMP DUTY & REGISTRATION: -

The charges towards Stamp Duty, Registration & Incidental Expenses of this Agreement shall be borne by Purchaser/s.

35) DISPUTE RESOLUTION: -

Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, such unsettled dispute shall be referred to the regulatory authority as per the provisions of Real estate Regulation and Development Act 2016 and the Rules and Regulation framed thereunder.

36) GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

SCHEDULE I

THE SAID LANDED PROPERTY ABOVE REFERRED TO:

All that piece and parcel of leasehold land being Survey No. 113 (pt) and CTS No. 356 (pt), admeasuring 1615.67 sq. mtrs, (1374.97 sq. mtrs + 240.70 sq. mtrs = 1615.67 sq. mtrs.) (as per revised layout plan) or thereabouts together with the proposed building having Ground + 1st Floor Commercial + 37 floors (Total 38 Floors upto height of 120mts whichever is higher). bearing building no. 191 known as KANNAMWAR NAGAR SANGAM CO-OPERATIVE HOUSING SOCIETY LIMITED lying, being and situated at Village Hariyali within the registration District of Mumbai Suburban and bounded as follows:



- On or towards the North : By Building No. 60
- On or towards the South : By Building No. 192
- On or towards the West : Eastern Express Highway
- On or towards the East : 12.20 Meter Road

SCHEDULE II

SAID APARTMENT ABOVE REFERRED TO:

Apartment bearing No. 2206, admeasuring about 37.63 Sqft. Meters. of RERA Carpet area on the 22nd Floor of the said New Building known as "NATASHA ATLANTIS" which is constructed in or upon the above referred said Land, which apartment is marked, shown & annexed on the floor plan.

J.S. Sawant



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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/1120/2022/CC/1/New

Date : 16 September, 2022

To

M/s. Natasha Developers Pvt.Ltd.
C.A. to Kannamwar Nagar
Sangam Co.Op. Hsg. Soc. Ltd.

Bldg. No. 191 known as
"Kannamwar Nagar Sangam Co-
op. Hsg. Soc. Ltd." on the plot
bearing C.T.S. No. 356(pt) &
Survey No. 113 (pt) of Village
Hariyali, Kannamwar Nagar,
Vikhroli (E), Mumbai - 400 083.



Sub : Proposed Redevelopment of Bldg. No. 191 known as Kannamwar Nagar Sangam Co-op. Hsg. Soc. Ltd. on the plot bearing C.T.S. 356(pt) & Survey No. 113(pt) of Village Hariyali, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083.

Dear Applicant,

With reference to your application dated 16 September, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to carry out **Proposed Redevelopment of Bldg. No. 191 known as Kannamwar Nagar Sangam CHSL. on plot bearing C.T.S. 356(pt) & Survey No. 113(pt) of Village Hariyali, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-9/1120/2022/IOA/1/Old dt. 24 May, 2022 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be 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.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See under-staff]

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This registration is granted under section 5 of the Act to the following project under project registration number:

PR1800067526

Project: NATASHA ATLANTIS, Plot Bearing: DTS/Survey, Final Plot No.: C.T.S. No. 356(PT) at Kuria, Kuria, Municipal Suburban, 400083

1. Natasha Developers Pvt. Ltd. having its registered office / principal place of business at: ~~Trane, Pin: 400610.~~

2. This registration is granted subject to the following conditions, namely:-

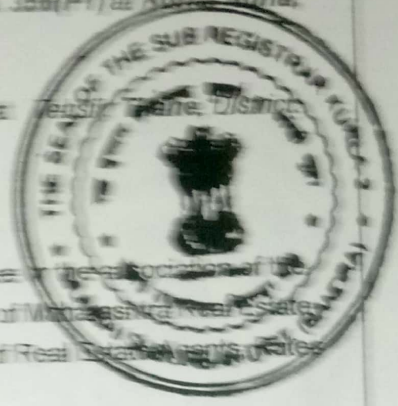
- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 07/11/2022 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 3.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Viswanath Premanand Prabhu
(Secretary, MahaRERA)
Date: 07-11-2022 11:51:06

Signature and seal of the Authorized Officer



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :
1800047526

Project: **NATASHA ATLANTIS**, Plot Bearing / CTS / Survey / Final Plot No.: **C.T.S. No. 356(PT)** at **Kurla, Kurla, Mumbai Suburban, 400083;**

Natasha Developers Pvt Ltd having its registered office / principal place of business at **Thane, Pin: 400610.**

This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Deeds of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **07/11/2022** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(MARRA)