सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक: 22823/2023

नोदंणी : Regn:63m

गावाचे नाव: हरियाली

करारनामा

5923125

6655677.56

बाजारभाव(भाडेपटटयाच्या तितपटटाकार आकारणी देतो की पटटेदार ते

_{कराव)} _{गृ–मापन,}पोटहिस्सा व घरक्रमांक(असल्यास)

वेलेखाचा प्रकार

मोबदला

नेत्रफळ

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदिनका नं: 2206, माळा नं: 22 वा मजला, इमारतीचे नाव: नताशा अटलांटिस, ब्लॉक नं: कन्नमवार नगर 2, रोह : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदिनकेचे एकूण क्षेत्रफळ 37.63चौ मीटर रेरा कार्पेट((C.T.S. Number : 356 ;))

1) 41.39 चौ.मीटर

कारणी किंवा जुडी देण्यात असेल तेव्हा.

स्तऐवज करुन देणा-या/लिहून ठेवणा-या राचे नाव र्किवा दिवाणी न्यायालयाचा नामा र्किवा आदेश असल्यास,प्रतिवादिचे

तऐबज करुन घेणा-या पक्षकाराचे व र्किंवा गिन्यायालयाचा हुकुमनामा र्किंवा आदेश ग्रम,प्रतिवादिचे नाव व पत्ता 1): नाव:-मेसर्स नताशा डेव्हलपर्स प्रा ली चे भागीदार अल्बर्ट डिकॉस्टा - तर्फे मुखत्यार अनिल शंकर विचारे वय:-50; पत्ता:-प्लॉट नं: युनिट नं 606 , माळा नं: -, इमारतीचे नाव: इंडिया बुल्स मिंट कॉर्पोरेट पार्क , ब्लॉक नं: हिरानंदानी मेडॉस, हाईड पार्क , रोड नं: ठाणे पश्चिम मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AACCN6911G

1): नौव:-सीमा सुनिल सावंत वय:-44; पत्ता:-प्लॉट नं: रूम नं 199/06, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अभूदया बँक जवळ,बैल बाजार वाडीया, रोड नं: कुर्ला मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-BQFPS5530P

2): नाव:-सुनिल सुरेश सावंत वय:-49; पत्ता:-प्लॉट नं: रूम नं 199/06,, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अभूदया बँक जब्क, बैल बाजार वाडीया, रोड नं: कुर्ला मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AVUPS1888B

तऐवज करुन दिल्याचा दिनांक

07/12/2023

त नोंदणी केल्याचा दिनांक

08/12/2023

नुक्रमांक, खंड व पृष्ठ

22823/2023

जारभावाप्रमाणे मुद्रांक शुल्क

399350

जारभावाप्रमाणे नोंदणी शल्क

30000

तासाठी विचारात घेतलेला तपशील:-: ल्क आकारताना निवडलेला अनुच्छेद :-: (i) within the limits of any Municipal Corporation or any Cantonne

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 08/12/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

A seit



AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at _____ on this <u>07</u> day of <u>Dec.</u>
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;

8. S. Schwart

Am

& REGISTRATION: -

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

S.S. Sowant

SUBURBAN DIS



Building Permission Cell, Greater Mambai / 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

MH/EE/(BP)/GM/MHADA-9/1120/2022/CC/1/New

Date: 16 September, 2022

To

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

Bidg. No. 191 known as "Kannamwar Nagar Sangam Coop. Hsg. Soc. Ltd." on the plot bearing C.T.S. No. 356(pt) & Survey No. 113 (pt) of Village Hariyali, Kannamwar Nagar, Vikhroli (E), Mumbal - 400.083.

Sub: Proposed Redevelopment of Bidg. No. 191 known as Kannamwar Naga plot bearing C.T.S. 356(pt) & Survey No. 113(pt) of Village Hariyali, Kanna Vikhroli (E), Mumbai - 400 083.

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 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 Hariyall, Kannamwar Nagar, Vikhroli (E), Mumbai - 400

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in 1.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 public street. used by any reason until occupancy permission has been granted.
 - used by any reason decreased. 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.
 - provision of coastruction is not commenced this commencement certificate is renewable every year but such extended 5. If construction in no case exceed three years provided further that such laps shall not ber any subsequent period shall be fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966. 6. This Certificate flable to be revoked by the VP & CEO, MHADA if:
 - 6. This Certificate work in respect of which permission is granted under this certificate is not carried out or

Page 1 of 2



करनं -३ इस्ट्य पु० ल

Waterships Teal Estate Tegulatory Author
RESISTRATION CERTIFICATE OF PROJECT

See the fail

we project and the section of the extra the obligating project registration number :

nued NATASHA ATLANTIS Plo Bearing ITS Surrey Fire Por No. C.T.S. No. 356(PT) at Kurla Kurla.

- Halastia Developers Put List taking its registered office. (principal place of business at Thane, Pin: 4006/10.
- This registration is granted subject to the following conditions, named -
 - * The promoter shall enter mover agreement to sale with the alottees:
 - The promoter shall execute and register a conveyance treat in favour of the alottee of the allottees as the raise may be of the apartment or the common areas as one Rule 3 of Walter (Regulation and Development) Pregistration of Resident Estate Projects. Registration of Resident Measures on Measure (Fules 2017).
 - The promoter shall be post severily severily severily the and the promoter in a separate account to be maintained in a schedule text to sove the loss of construction and the land cost to be used only for that purpose so text such that he to be the first such that such that the first su
 - That entire of the amounts is be realised teremate by promote 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 unity 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 071+1/2022 and ending with 31/12/2028 unless
 renewed by the Waharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
 rule 8.
 - A The promoter shall comply with the provisions of the 4ct and the rules and regulations made there under:
 - That the promoter shall take all the perioding approvals from the congelent 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 gramed herein, as per the Authority may take necessary action against the promoter including revoking the registration gramed herein, as per the Authority may take necessary action against the promoter including revoking the registration gramed herein, as per the Authority may take necessary action against the promoter including revoking the registration gramed herein.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabliu
(Secretary MahaRERA)
Date 07-1-2022 11:51:06

Signature and seal of the Authorized Officer



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

ject: NATASHA ATLANTIS , Plot Bearing / CTS / Survey / Final Plot No.: C.T.S. No. 356(PT) at Kurla, Kurla, mbai 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 allottees, as the case may be, of the apartment or the common areas as per Rule 9 of M (Regulation and Development) (Registration of Real Estate Projects, Registration of Real 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

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 remanand Prabhu Dr. Vasan