390/5153 पावती Original/Duplicate Tuesday, March 11, 2025 नोंदणी क्रं. :39म 3:37 PM Regn.:39M पायती क्रं.: 5<mark>48</mark>9 दिनांक: 11/03/2025 गावाचे नाव: हरियाली दस्तऐवजाचा अनुक्रमांक: म**बई**29-5153-2025 दस्तऐवजाचा प्रकार : फरारमामा सादर करणाऱ्याचे नाव: योगेश मुरारी मसके नोंवणी फी ₹. 30000,00 दस्त हाताळणी फी ₹. 1800.00 पृष्ठांची संख्या: 90 आपणास मू**DELIVERED** 3:56 PA एकूण: ₹. 31800.00 3:56 PM ह्या वेळेस मिळेल. वाजार मुल्य: रु.8030297.07 /-मोबदला रु.7680000/-मुंबई क्र--२९ (वर्ग-२) भरलेले मुद्रांक शुल्क : रु. 484745/-1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325111907574 दिनांक: 11/03/2025 बँकेचे नाव व पत्ताः 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017565011202425E दिनांक: 11/03/2025 बँकेचे नाव व पत्ता: Egypt DELWERED

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 29

दस्त क्रमांक : 5153/2025

नोदंणी Regn:63m

गावाचे नाव: हरियाली

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

7680000

(3) बाजारभाव(भाडेपटटयाच्या

ह्याबनितपटटाकार आकारणी देतो की पटटेदार ते

8030297.07

, नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 1905, माळा नं: 19 वा मजला,बिल्डींग नं 03,ननाशा अव्हाना, इमारतीचे नाव: कन्नमवार नगर ईशा वास को ऑप.हौ.सो.ली, व्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 44.59 ही मी मीटर रेरा कार्पेट,सोबत 1 कार पार्किंग( ( C.T.S. Number: 356;))

(5) धेत्रफळ

1) 49.04 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यान असेल नेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे

1): नाव:-मेसर्स नताशा डेव्ह्लपर्स प्रा ली चे डायरेक्टर अल्बर्ट डिकॉस्ट - तर्फे मुखत्यार अनिल शंकर विचारे वय:-51; पत्ता:-प्लॉट नं: युनिट नं 606 , माळा नं: -, इमारतीचे नाव: इंडिया बुन्स मिंट कॉर्पोरेट पार्क , ब्लॉक नं: हिरानंदानी मेडॉम, हाईड पार्क , रोड नं: ठाणे पश्चिम मुंबई , महाराष्ट्र, ठाणे. पिन कीड:-400610 पॅन नं:-AACCN6911G

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-योगेश मुरारी मसके वय:-47; पत्ता:-प्लॉट नं: 158/4877,, माळा नं: -, इमारतीचे नाव: शिवसेना शाखे जवळ , ब्लॉक नं: कन्नमवार नगर 1 , रोड नं: विक्रोळी पूर्व मुंबई , महार्गाष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AJQPM1045A

(9) दस्तएवज करुन दिल्याचा दिनांक

11/03/2025

(10)दस्त नोंदणी केल्याचा दिनांक

11/03/2025

(11)अनुक्रमांक,खंड व पृष्ठ

5153/2025

🕻 12)बाजारभावाप्रमाणे मुद्रांक शुल्क

484745

[13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेग

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारनाना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any ¢antonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दम्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंवई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यामाठी कार्यालयात स्वतः जाणेची आवश्यकता न ही.

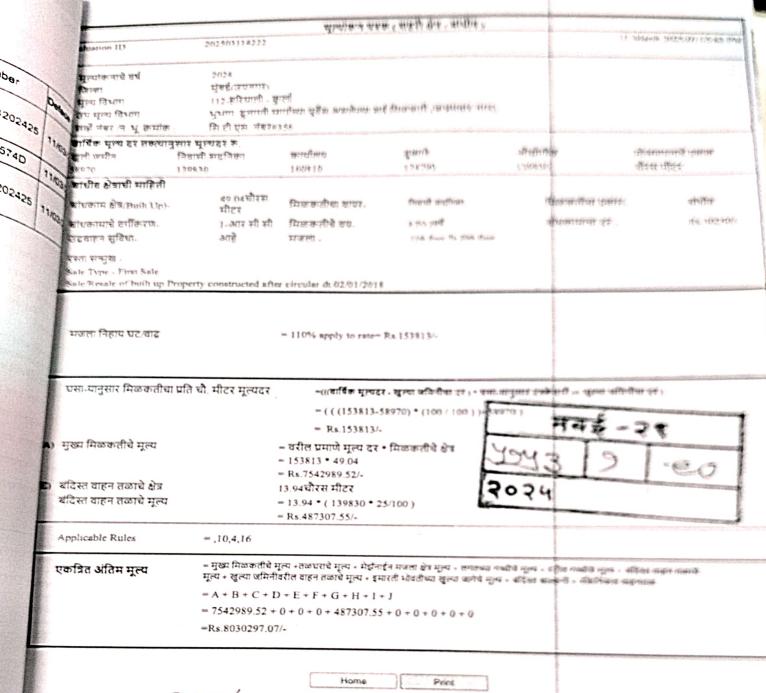
Integrated Governance enabling You to Do Business Easily

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 11/03/2025) toMunicipal Corporation of Greater Mumbai. No need to spend your valuable time and energy to submit this documents in person.



दस्तासोबत देण्यात आलेली सूची-२

निर्वेधक (वर्ग-२) मुंबई क्र--२९



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#### CHALLAN MTR Form Number-6

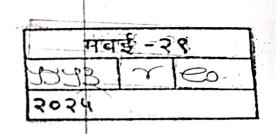


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विद्यालन केवळ दुय्यम निवंधक कार्योल्यात नोंदगी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु



Page 1/1





## AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mumber on this 11 day of Marc 2025.

### **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 its 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

Mr. YOGESH MURARI MASKE, Age 46 years, PAN No. AJQPM1045A, AADHAAR No. 3715 9866 0202, residing at Near Shivsena Shakha - 112, 158/4877, Kannamwar Nagar - 1, Vikhroli (East), Mumbai, Maharashtra - 400083, 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.

However the total plot area as per site measurement is 625.71 sq.mtr which also the road set back area of 1.29 sq.mtr (hereinafter referred to as "the said Land") with building standing thereon having ground plus 03 upper floors, bearing building of known as KANNAMWAR NAGAR ISHA-WAS CO-OPERATIVE How standard in the registration sub-district of Mumbai Suburban District and there is tuated at Kannamwar Nagar, Vikhroli East, Mumbai 400 083 in Mumbai Mumbai Mumbai Mumbai Mumbai Ward (hereinafter referred to as the "said Old Building").

Corporation "\$" Ward (neremand 1997)

B) By virtue of Lease Deed dated 27/11/1989, registered in the office of the Joint Registrar of Assurances at Kurla of Bombay on 03/07/1999 under registration serial P-11095/80 (hereinafter referred to as "the said Lease Deed"), MHADA granted the land on lease of 99 Years to KANNAMWAR NAGAR ISHA-WAS CO-OPERATION (hereinafter referred to as "the said society") and further the said society of Assurances at Knyla of Bombay on 03/07/1999 under registration serial No. P-11093 (hereinafter referred to as "the said Old Building was transfered to the said Society.

C) Therefore, by virtue of said Lease Deed and Said Sale Deed the said Society is the own of the said Old Building and is the Lessee of the said Land. The said Old Building at said Land shall hereinafter collectively referred to as "the said Property."

D) By virtue of said Lease Deed and Said Sale Deed, the said society is seized and possessed of and even otherwise well and sufficiently entitled to said Property more particularly described in the SCHEDULE I.

E) By and under the Development Agreement dated 03/01/2022 and registered with the lar Sub-Registrar of Assurances at Kurla under serial No. KRL-2-20-2022 (hereinalty referred to as "the said Development Agreement") made and entered into between the said collectively referred as the party of the Second part and M/s. NATASHA DEVELOPENTY. LTD. therein referred to as the Developers as the party of the Third Part (hereinalty assigned all their development rights in favor of said Developer in respect of the said standing on the said Land being Building No. 03 comprising of ground and 3(Three) upon Land a new multistoried building having additional floors (hereinafter referred to as "the Developer").

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etc., The Stamp duty will be borne by the Developer.

The purchase price of the Apartment as mentioned above. above referred RERA carpet area of the apartment which flurchaser confirm/s. Thus, the other appurtenant area such as terrace from palcony if any, service shaft if any, exclusive verandah, if any, are neither included in the are considered for determining the purchase price.

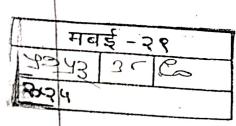
2.3) The Purchaser/s has/have paid on or before execution of this agreement a sum of Rs. 23,00,000/- (Rupces Twenty - Three Lakhs Only) as Earnest Money Deposit or application fee and hereby agree/s to pay to the Developer the balance amount of purchase consideration of Rs. 53,80,000/- (Rupees Fifty - Three Lakhs Eighty Thousand Only) in the following manner: -

# PAYMENT SCHEDULE

TOTAL AMOUNT	Rs. 76,80,000/-
AMOUNT RECEIVED	Rs. 23,00,000/-
BALANCE AMOUNT	Rs. 53,80,000/-

Sr. No	Payment Schedule	Balance Amount to be
1	On Commencement of Excavation	4,000/
2	On Commencement of Piling	3,84,000/-
3	On Commencement of Plinth	3,84,000/-
4	On Completion of Plinth	3,84,000/-
5	On Commencement 1st Slab	7,68,000/-
6	On Commencement 3rd Slab	4,60,800/-
7	On Commencement 6th Slab	4,60,800/-
8	On Commencement 9th Slab	4,60,800/-
9	On Commencement 12th Slab	4,60,800/-
10	On Commencement 15th Slab	4,60,800/-
11	On Commencement 20th Slab	4,60,800/-
12	On Commencement of Block work	1,53,600/-
13	On Commencement of Plumbing work	76,800/-
14	On Commencement of Tiling work	
15	On Commencement of Internal Plaster	1,53,600/-
16	Final Possession	1,53,600/-
		1,53,600/-
	Grand Total	53,80,000/-

The total price/consideration as mentioned in clause (2.3) above is excluding all 2.4)taxes/levies such as value added taxes (VAT), Services Taxes, GST, Swatch Bharat Cess Tax and/or such other taxes which may be levied any time, hereinafter in connection with construction/development of said project upon said Land payable by the Developer, irrespective as to who is made liable under concerned Statute/Rules to pay such taxes i.e Development Cess, Development Charges, Infrastructure Charges, Metro Cess, Electric Meter Deposit, Water Meter Deposit,





# 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.)

# FURTHER COMMENCEMENT CERTIFICATE

MH/EE/(BP)/GM/MHADA-9/1859/2025/FCC/2/Amend No.

Date: 06 March, 2025

To

2013

NATASHA DEVELOPERS PVT LTD

Unit 606, India Bulls Mint Corporate Park, Hiranandani Meadows, Near Hyde Park, Thane (West) - 400 610.

> Proposed Re-development of the Bldg. No. 3 known as Kannamwar N Hsg. Soc. Ltd.

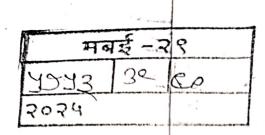
Dear Applicant.

With reference to your application dated 09 August, 2023 for development permission and grant of Further 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 Re-development of the Bidg. No. 3 known as Kannamwar Nagar Isha Was Co op Hsg. Soc. Ltd..

The Commencement Certificate/Building permission is granted on 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
- 6. 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.
  - 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 condition subject to which the same is granted or any of the restrictions imposed by VP & CEO, MHADA is contravened or not complied with.
  - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 and 45 of the Maharashtra Regional Town Planning Act, 1966

Page 1 of 3



7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

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

VP & CEO / MHADA has appointed Shri. Prashant Dhatrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 30 August, 2025

31 August, 2023

Valid Upto: 30 August, 2024

Application No.: MH/EE/(BP)/GM/MHADA-9/1859/2023/CC/1/New

Remark:

The Plinth C.C is issued as per the IOA Approved Vide letter no. MH/EE/BP Cell/ GM/MHADA-9/1294/2023 Dtd.13.06.2023

Issue On:

04 July, 2024

Valid Upto: 30 August, 2024

Application No.: MH/EE/(BP)/GM/MHADA-9/1859/2024/FCC/1/Old

Remark:

Issue On:

10 January, 2025

Valid Upto: 30 August, 2025

Application No.: MH/EE/(BP)/GM/MHADA-9/1859/2024/FCC/1/Amend

Remark:

The Full C.C. extended from vertical extension from 7(Pt) to 19th(Pt) upper floor residential use i.e. building comprising of Grant The Full C.C. extended from vertical extension from /(Pt) to 19th(Pt) upper floor residential use i.e. building comprising of Grat (pt.) for Meter room, Pump Room, Servant's Toilet, UG Tank, Space for D.G. set, Stilt (pt.) for Parking Pit + Stack 2 & Society on 7th Floor + 1st to 19th(Pt) upper floors for residential user along with building height 61.10mt.above AGL. as per last Ament plans Letter U/r. No. MH/EE/BP Cell/ GM/MHADA-9/1859/2024/IOA/1/Amend dated- 04.12.2024.

Note: - That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

Issue On:

06 March, 2025

Valid Upto: 30 August, 2025

Application No. : MH/EE/(BP)/GM/MHADA-9/1859/2025/FCC/2/Amend

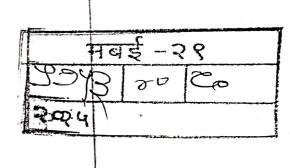
Remark:

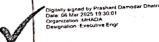
Read this C.C. which was issued on dtd. 10.01.2025 with corrected valid upto date.

Note: - That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal commission (BMC) dt. 25/10/2023 shall be strictly followed on Site in Table 1. (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.



Page 2 of 3





Executive Engineer/B.P.Cell Greater Mumbai/MHADA

Copy submitted in favour of information please

- 1. Chief Officer Mumbai Board.
- 2. Deputy Chief Engineer /B.P. Cell/MHADA.
- 3. Asst. Commissioner S Ward MCGM.
- 4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

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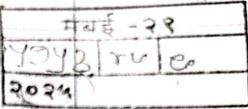
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- 5. EE Kurla Division / MB.
- 6. A.E.W.W S Ward MCGM.
- 7. A.A. & C S Ward MCGM
- 8. Architect / LS MILIND BALKRISHNA FULZELE.
- 9. Secretary Kannamwar Nagar Isha Was Co op Hsg. Soc. Ltd







Sections told

# Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM "C"
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number project: NATASHA AVANA , Plot Bearing / CTS / Survey / Final Plot No.:356 PT at Hariyalli, Kurta, Mumbai

- Natasha Developers Pvt. Ltd. having its registered office / principal place of business at Tehsil: Thane, District:
- 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 allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Managarus Fest Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Projects and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter maintained in a schedule bank to cover the cost of construction and the land cost to be as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

That entire of the amounts to be realised hereinafter by promoter for the real estate project from time to time, shall be deposited in a separate account to be maintained in a school led back to take the cost of construction and the land cost and shall be used only for that purpose, since the eight at the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 27/12/2023 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.



Dated: 27/12/2023 Place: Mumbai Signature valid Digitally Signed by Dr. Vasaru remanand Prabhu (Secret MahaRERA) Date: 2712-2023 10:29:43

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority