

390/5153  
Tuesday, March 11, 2025  
3:37 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

गावाचे नाव: हरियासी  
दस्तऐवजाचा अनुक्रमांक: मबई29-5153-2025  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: योगेश गुरारी मसाके

पावती क्र.: 5489 दिनांक: 11/03/2025

नोंदणी फी  
दस्त ह्यानाळणी फी  
पृष्ठांची संख्या: 90

₹. 30000.00  
₹. 1800.00

एकूण:

₹. 31800.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:56 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक  
मुंबई क्र.-२९ (वर्ग-२)

वाजार मुल्य: ₹.8030297.07 /-  
मोबदला ₹.7680000/-  
भरलेले मुद्रांक शुल्क : ₹. 484745/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.1800/-  
डीडी/धनादेश/पि ऑर्डर क्रमांक: 0325111907574 दिनांक: 11/03/2025  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH017565011202425E दिनांक: 11/03/2025  
बँकेचे नाव व पत्ता:

DELIVERED



12/03/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 29

दस्त क्रमांक : 5153/2025

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7680000
(3) बाजारभाव (भाडेपट्ट्याच्या खाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	8030297.07
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1905, माळा नं: 19 वा मजला, विल्डींग नं 03, नताशा अब्दुलाना, इमारतीचे नाव: कन्नमवार नगर ईशा वाम को. ऑप. हौ. गो. ली, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 44.59 चौ मीटर रेरा कार्पेट, मोबल 1 कार पार्किंग ( ( C.T.S. Number : 356 ; ) )
(5) धेवफळ	1) 49.04 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल नेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पधकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स नताशा डेव्हलपर्स प्रा ली चे डायरेक्टर अल्बर्ट डिकॉस्टा - तर्फे मुखत्यार अनिल शंकर विचारे वय:-51; पत्ता:- प्लॉट नं: युनिट नं 606 , माळा नं: -, इमारतीचे नाव: इंडिया वुल्स मिंट कॉर्पोरेट पार्क , ब्लॉक नं: हिरानंदानी मेडॉम, हाईड पार्क , रोड नं: ठाणे पश्चिम मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AACCN6911G
(8) दस्तऐवज करून घेणा-या पधकाराचे 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: शिवमेना शाखे जवळ , ब्लॉक नं: कन्नमवार नगर 1 , रोड नं: विक्रोळी पूर्व मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AJQPM1045A
(9) दस्तऐवज करून 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) शेर	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई 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 11/03/2025 ) to Municipal Corporation of Greater Mumbai.

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

दस्तासोबत देण्यात आलेली सूची-२



सह दुय्यम निबंधक (वर्ग-२)  
मुंबई क्र.-२९

सुधारित मूल्य दर सारणी - २०१८

Transaction ID: 202409114222 11/03/2024 11:00:00 AM

सुधारित मूल्य दर  
 क्षेत्र: मुंबई (उपनगर)  
 मूल्य विभाग: 112-हरियाली - कुर्ली  
 उप मूल्य विभाग: उपनगर इमारती बाजार पूर्वोक्त अकारोक्त सर्व विभागात, उपनगर - माल  
 सर्वो नंबर / व भू क्रमांक: सि टी एस नंबर 13830

वर्गीकृत मूल्य दर तक्त्यानुसार मूल्यदर क्र.	वर्गीकरण	कार्यालय	मुद्रांक	वैधता	वैधतासमयी मूल्य
13830	विवाही महजिहा	180/10	153813	153813	153813

बांधीत क्षेत्राची माहिती	क्षेत्र	मिळकतीचा स्वरूप	विवाही कारणात	मिळकतीचा (प्रमाण)	संपूर्ण
बांधकाम क्षेत्र (Built Up)	89.94 चौरस मीटर	मिळकतीचा स्वरूप	विवाही कारणात	मिळकतीचा (प्रमाण)	संपूर्ण
बांधकामाचे वर्गीकरण	1-आर भी डी	मिळकतीचे स्वरूप	13830	मिळकतीचा दर	153813
बांधकाम सुविधा	आहे	मजला	13830		

विक्रय प्रकार: First Sale  
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला: निहाय घट/वाढ = 110% apply to rate= Rs.153813/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वर्गीकृत मूल्यदर \* सुधारित मूल्यदर दर) \* वसा.यानुसार टक्केवारी) = सुधारित मूल्यदर

$$= ((153813 - 58970) * (100 / 100)) = 94843$$

- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र = 153813 \* 49.04 = Rs.7542989.52/-
- B) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य = 13.94 चौरस मीटर = 13.94 \* (139830 \* 25/100) = Rs.487307.55/-

**नवई - २९**

५५३	१	१०
२०२४		

Applicable Rules = ,10,4,16

**एकत्रित अंतिम मूल्य**  
 = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लयातल्या वाहणीचे मूल्य + वरील मजलीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाहनाचे - मिळकतीचा मजला  
 = A + B + C + D + E + F + G + H + I + J  
 = 7542989.52 + 0 + 0 + 0 + 487307.55 + 0 + 0 + 0 + 0 + 0  
 = Rs.8030297.07/-

Home Print

श्री सह. हुमयुम सिंधक  
 नवई क्र. १२९ (वर्ग-२)





CHALLAN  
MTR Form Number-6



IRN	MH017555011202425E	BARCODE			Date	11/03/2025-12:39:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	MBI-28_JT SUB REGISTRAR MUMBAI 28			Full Name	MS NATASHA DEVELOPERS PVT LTD			
Location	MUMBAI			Flat/Block No.	FLAT NO. 1905, 19TH FLOOR, NATASHA AVANA			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	KANNAMWAR NAGAR			
330045501	Stamp Duty	484745.00		Area/Locality	VIKHOLOI EAST MUMBAI			
330063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 8 3			
				Remarks (If Any)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>सबई - २९</b>            YD 3 2 5            २०२५         </div>			
				SecondPartyName=	YOGESH MURARI MASKE			
Total		5,14,745.00		Amount In Words	Five Lakh Fourteen Thousand Seven Hundred Forty Five Rupees Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332025031113878	2919272276			
Cheque/DD No.		Bank Date	RBI Date	11/03/2025-12:40:57	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9167617410  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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**AGREEMENT FOR SALE**

This Agreement for Sale is made and entered into at Mumbai on this 11<sup>th</sup> day of March, 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 <sup>47</sup>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**.

*Yogesh*

*Albert*



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

- 2.2) The purchase price of the Apartment as mentioned above, is determined on the basis of above referred RERA carpet area of the apartment which Purchaser/s agree/s and confirm/s. Thus, the other appurtenant area such as terrace if any, balcony if any, service shaft if any, exclusive verandah, if any, are neither included in the RERA carpet area nor 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/- (Rupees 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

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

Sr. No	Payment Schedule	Balance Amount to be paid
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	1,53,600/-
15	On Commencement of Internal Plaster	1,53,600/-
16	Final Possession	1,53,600/-
<b>Grand Total</b>		<b>53,80,000/-</b>



- 2.4) The total price/consideration as mentioned in clause (2.3) above is excluding all 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,

*[Signature]*

*[Signature]*

मबई - २९		
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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.)

**FURTHER COMMENCEMENT CERTIFICATE**

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

Date : 06 March, 2025

To

NATASHA DEVELOPERS PVT LTD

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

**Sub :** Proposed Re-development of the Bldg. No. 3 known as Kannamwar Nagar Isha Was Co op 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 Bldg. 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 the 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



मबई - २९		
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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 functions of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 30 August, 2025

Issue On : 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 Ground (pt.) for Meter room, Pump Room, Servant's Toilet, UG Tank, Space for D.G. set, Stilt (pt.) for Parking Pit + Stack 2 & Society Office on 7th Floor + 1st to 19th(Pt) upper floors for residential user along with building height 61.10mt. above AGL. as per last Amendment 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 commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.



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Digitally signed by Prashant Damodar Dhatriak  
Date: 06 Mar 2025 19:30:01  
Organization: MHADA  
Designation: Executive Engr

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.

Copy to :-

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



