



(1) विलेखाचा प्रकार	गावाचे नाव : चांदिवली
(2) मोबदला	करारनामा 16244500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15784346.16
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन ; इतर माहिती: सदनिका क्र 04,11 वा हॅबिटेबल मजला, (सि - 1104), सी-बिंग, लेक रीविएरा बिल्डींग, चांदिवली, आय आर बी ऑफीस जवळ, मुंबई 400072, सदनिकेचे क्षेत्र 705 चौ फु कार्पेट रेरा प्रमाणे, सोबत 1 कार पार्किंग स्पेस. इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number : 11B/10 ;))
(5) क्षेत्रफळ	1) 72.07 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पशमिना रिअल्टी प्रा लि तर्फे ऑथो सिग्रेटरी अमित झा वय:-49; पत्ता:-प्लॉट नं:-, माळा नं: 3 रा मजला, इमारतीचे नाव: बेंगल केमिकल बिल्डींग, ब्लॉक नं: 502, प्रभादेवी, मुंबई, रोड नं: वीर सावरकर मार्ग, न्यु प्रभादेवी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AADCP9555B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-योगिता विनीत गायकवाड - - वय:-45; पत्ता:-प्लॉट नं: सर्विस क्वार्टर 3/19ए, माळा नं:-, इमारतीचे नाव: टाटा हौसिंग कॉलनी, ब्लॉक नं: अझीझ बाग चेंबुर, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-AIHPG0839Q 2): नाव:-विनीत अरुण गायकवाड - - वय:-45; पत्ता:-प्लॉट नं: सर्विस क्वार्टर 3/19ए, माळा नं:-, इमारतीचे नाव: टाटा हौसिंग कॉलनी, ब्लॉक नं: अझीझ बाग, रोड नं: चेंबुर मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-AFPPG4421H
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	12174/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	325000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी 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 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 04/01/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai this 21st day of Dec 2020

Pratik
Paikwad
Ab

BETWEEN

PASHMINA REALTY PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and deemed existing under the Companies Act, 2013 having its registered office at 3rd Floor, Bengal Chemical Building, 502, Veer Savarkar Marg, Prabhadevi, Mumbai 400 025, hereinafter referred to as "**the Developer**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

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AND

Mrs. Yogita Vinit Gaikwad and Mr. Vinit Arun Gaikwad having his/her/their address at **Service Quarter, 111/19 A, TATA Housing Colony, Aziz Baug, Chembur, Mumbai 400 074**, hereinafter referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenery and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last surviving trustee and his or her assigns and in case of a body corporate/company its successors and permitted assigns) of the **SECOND PART**



WHEREAS:

- A. By a Development Agreement dated October 8, 2007 read with Declaration cum Confirmation dated March 26, 2010 duly registered with the Sub Registrar of Assurances, Bandra, under serial no. BDR-13/3069 of 2010, the Developer herein acquired development right in respect of all those pieces or parcels of land or ground bearing Survey No.6(part) and bearing corresponding New C.T.S. No.11/H/A(part), New C.T.S. No.11-B/11, New C.T.S. No.11-B/11/28 to 11-B/11/93 and corresponding Old C.T.S. No.11(part) and Old C.T.S. Nos.11/28 to 11/93 of Village Chandivali Taluka Kurla admeasuring about 6,288.12 square metres, described more particularly in **Part A of the First Schedule** hereunder written and hereinafter referred to as the "**First Land**" and on the terms and conditions contained therein.
- B. By a Development Agreement dated October 8, 2007 read with Declaration cum Confirmation dated March 26, 2010 duly registered with the Sub Registrar of Assurances, Bandra, under serial no. BDR-13/3074 of 2010, the Developer herein acquired development right in respect of all those pieces or parcels of land or ground bearing Survey No.6(part) and bearing corresponding New C.T.S. No.11/H/A(part), New C.T.S. No.11H/106A, New C.T.S. Nos.11H/122A to 11H/190A and corresponding Old C.T.S. No.11(part), Old C.T.S. No. 11/106 and Old C.T.S. Nos.11/122 to 11/190 of Village Chandivali, Taluka Kurla admeasuring 8,225.30 square metres, described more particularly in **Part B of the First Schedule** hereunder written and hereinafter referred to as the "**Second Land**" and on the terms and conditions contained therein

Pratik
Ab
Paikwad

First Land : All those pieces or parcels of land or ground bearing Survey No.6(part) and bearing corresponding New C.T.S. No.11/H/A(part), New C.T.S. No.11-B/11, New C.T.S. No.11-B/11/28 to 11-B/11/93 and corresponding Old C.T.S. No.11(part) and Old C.T.S. Nos.11/28 to 11/93 of Village Chandivali Taluka Kurla admeasuring about 6,288.12 square metres,

PART - B

Second Land : All those pieces or parcels of land or ground bearing Survey No.6(part) and bearing corresponding New C.T.S. No.11/H/A(part), New C.T.S. No.11H/106A, New C.T.S. Nos.11H/122A to 11H/190A and corresponding Old C.T.S. No.11(part), Old C.T.S. Nos. 11/106 and Old C.T.S. Nos.11/122 to 11/190 of Village Chandivali, Taluka Kurla admeasuring 8,225.30 square metres.

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PART - C

Third Land : All that piece and parcel of land bearing Survey No.6(part) and corresponding New C.T.S. No.11B/10 admeasuring 1,323.70 square metres lying being and situate at Village Chandivali in Taluka Kurla

PART - D

Fourth Land : All that piece and parcel of land bearing Survey No. 6(part) and corresponding New C.T.S. No.11/C admeasuring 1,970.90 square metres lying being and situate at Village Chandivali in Taluka Kurla

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Real Estate Project being constructed and developed on the said Land)

Sale Building No.4 – Wing C to be constructed on portion of the said First land described in Part A of the First Schedule above referred

Real Estate Project FSI details of C – Wing :

Sr. No.	Details	Area in Square Meters
1	FSI sanctioned till date for the Real Estate Project as per IOA	4029.80
2	Additional FSI proposed to be consumed (not yet sanctioned) for the Real Estate Project	3048.50
3	Total FSI proposed to be consumed for the Real Estate Project	7078.03



THE THIRD SCHEDULE ABOVE REFERRED TO

(Being description of the common areas, facilities and amenities in the said Wing that may be usable by the Allottee/s on a non-exclusive basis)

Sr. No.	Wing Amenities
1	Main Entrance Lobby
2	Lift, Lobby and Landings
3	Staircase and Staircase landing
4	Refuge area

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Being description of the common areas, facilities and amenities in the Larger layout that may be usable by the Allottee/s on a non-exclusive basis along with allottee/s/occupants in the Larger layout)

Sr. No.	Larger layout Included Amenities
1.	Event Plaza
2.	Multipurpose court

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3.	Yoga/Meditation Lawn
4.	Jogging Track
5.	Children Play Area
6.	Squash Court
7.	Swimming pool
8.	Wooden Deck with Sun Beds
9.	Gymnasium
10.	Indoor games
11.	Steam Room
12.	Senior Citizen Plaza
13.	Acupressure Pathway
14.	Chit Chat Plaza
15.	Chess Court
16.	Iaccuzi

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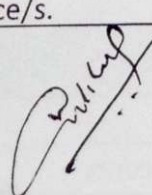
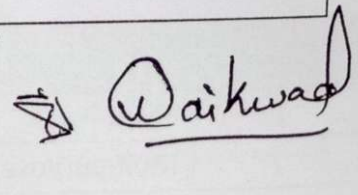
THE FIFTH SCHEDULE ABOVE REFERRED TO
(Being description of the internal fitting and fixtures in the said Premises)

Sr No	Details of Internal Fittings and Fixtures
1	Split A/c in Living room and all bedrooms
2	Ceramic Tiles on Walls (Kitchen)
3	Designer & Digital Tiles in Washrooms
4	Digital Marble Tiles on Flooring
5	Exhaust Fan in Washrooms & Kitchen
6	Video Door Phones
7	Larger Capacity Boiler
8	Modular Kitchen without Accessories
9	Stainless Steel Sink
10	Toughened Glass Partition (Washrooms)
11	P. & Sanitary fittings - Jaquar or equivalent



THE SIXTH SCHEDULE ABOVE REFERRED TO
(Meaning of certain terms and expressions)

Sr. No.	Terms and Expressions	Meaning
1.	Said Premises	Flat No. 04 on the 11 th habitable floor of the said Wing in this Real Estate Project. (C - 1104)
2.	Said Wing	C
3.	Carpet area of the said Premises as per RERA	705 Sqft/ 65.49 Sq.Mts
4.	Dry Balcony Area	0
5.	Deck Area	0
6.	Net Carpet area	705 Sqft / 65.49 Sq.Mts.
7.	Sale Price	Rs. 1,62,44,500/- (Rupees One Crore Sixty Two Lacs Forty Four Thousand Five Hundred Only)
8.	Part Payment towards the Sale Price paid prior hereto	Rs10,99,000/- (Rupees Ten Lacs Ninety Nine Thousand only)
9.	Car parking space/s	Right to park in 1 [ONE] car parking space/s.

Pratik  

10.	Bank Account of the Developer	Pashmina Realty Private Limited Master Collection Escrow Account Account No.57500000243577 Bank- HDFC Bank Limited IFSC Code- HDFC0000060 Branch-Fort
11.	Completion Date	30 th June 2023
12.	Contact Details	Developer's email address: <u>crm.lakeriviera@pashminadevelopers.com</u> Developer's phone number: 022-66166700 Developer Allottee/s email address: <u>gaikwadvinit7@gmail.com</u> Allottee/s phone number: 9892734084
13.	PAN	Developer's PAN: AADCP9555B Allottee PAN 1 : AIHPG0839Q Allottee PAN 2 : AFPPG4421H

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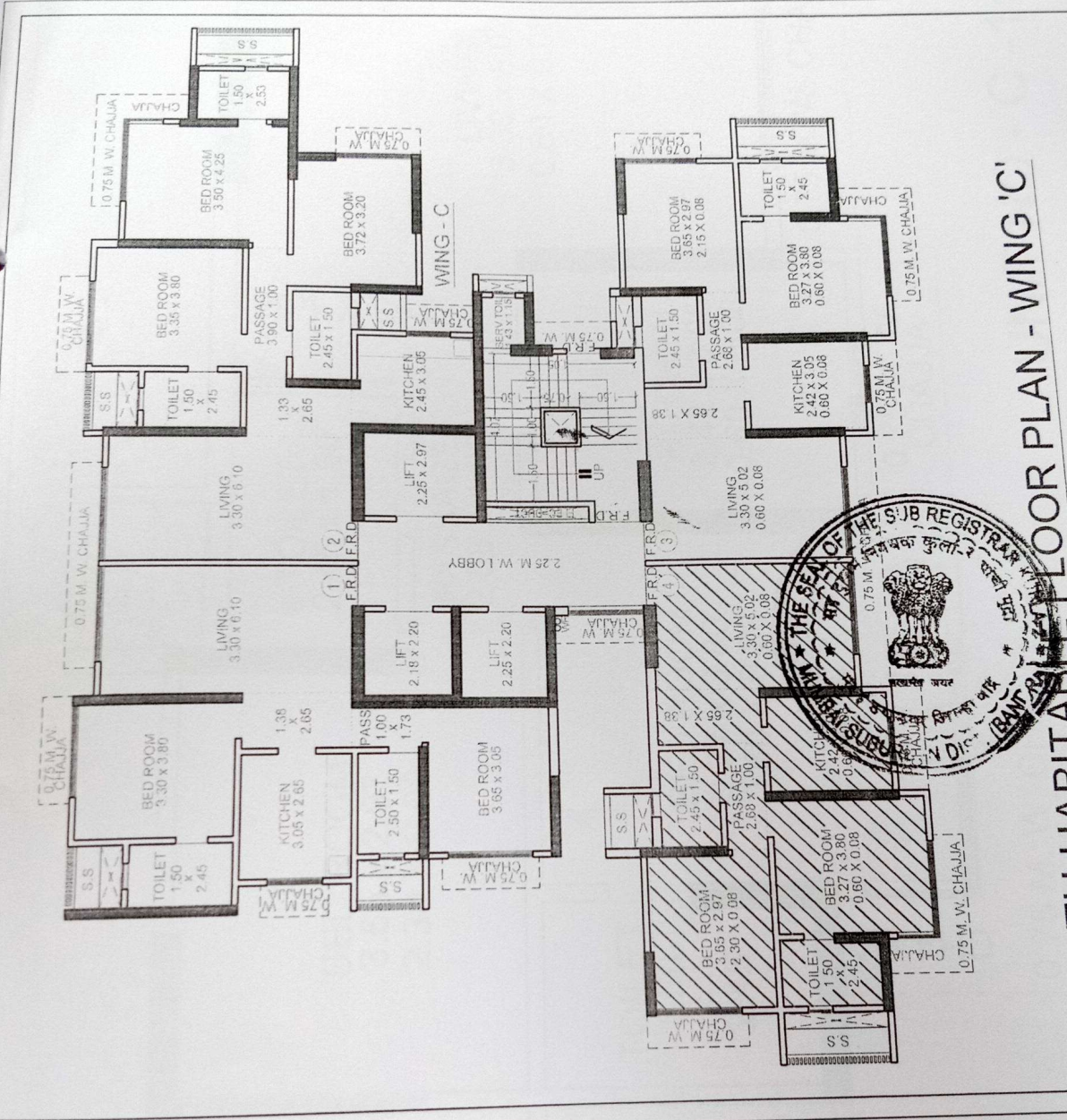
THE SEVENTH SCHEDULE ABOVE REFERRED TO (PAYMENT SCHEDULE)
(Schedule of Payment of the Sale Consideration as payable by the Allottee/s)

Payment Milestone	(% Due)	Amount ,(Rs.)
Booking Amount	10.00%	16,24,450
On Agreement	10.00%	16,24,450
On completion of Excavation	10.00%	16,24,450
On completion of Foundation	5.00%	8,12,225
On completion of Basement 1st Slab	5.00%	8,12,225
On completion of Plinth Slab	5.00%	8,12,225
On completion of E Deck Slab	3.00%	4,87,335
On Completion of 3rd Slab	3.00%	4,87,335
On Completion of 5th Slab	3.00%	4,87,335
On Completion of 7th Slab	3.00%	4,87,335
On Completion of 9th Slab	3.00%	4,06,113
On Completion of 11th Slab	2.50%	4,06,113
On Completion of 13th Slab	2.50%	

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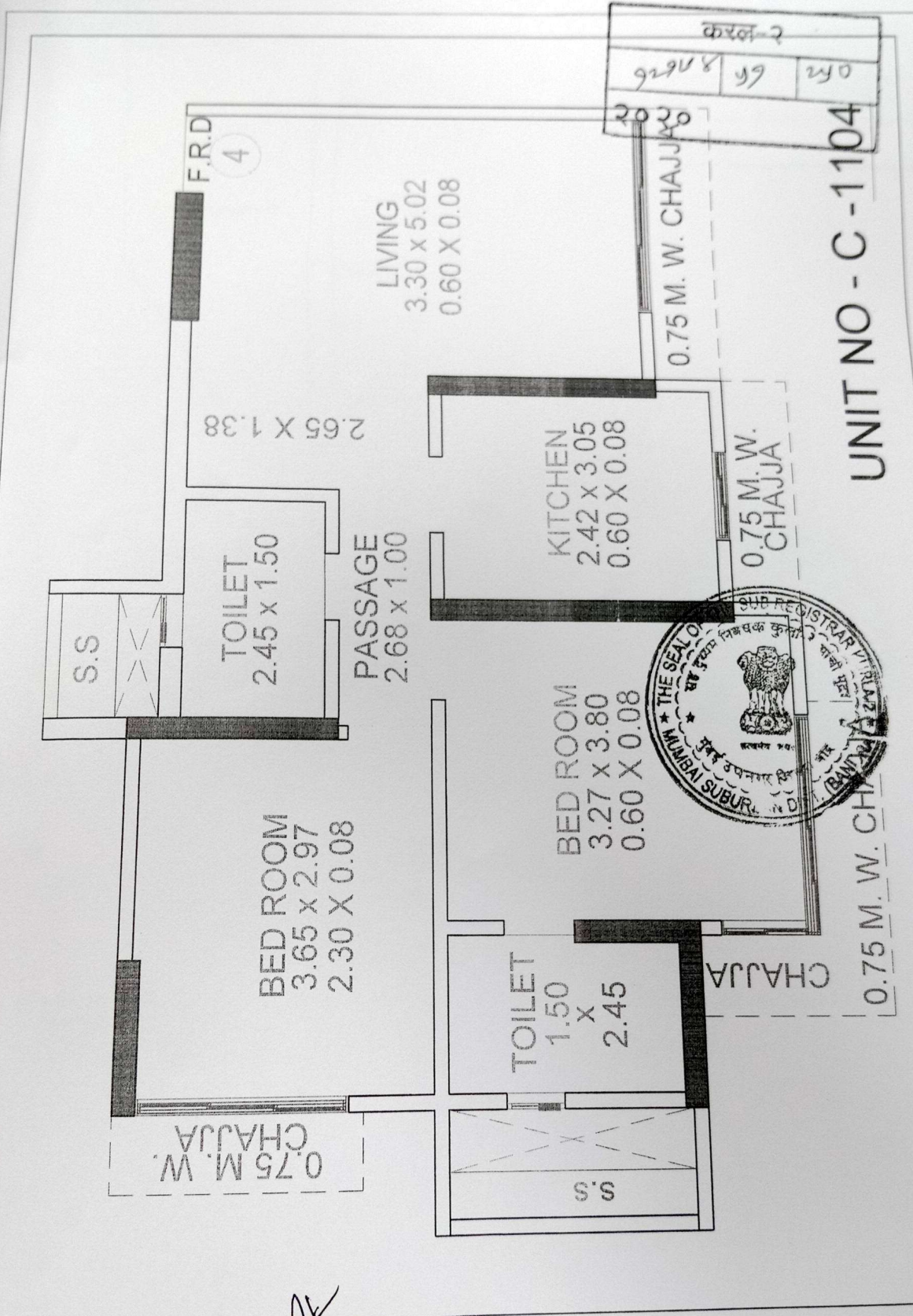
Wairwad

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11TH HABITABLE FLOOR PLAN - WING 'C'

AK
Paikwad
Pituf



UNIT NO - C - 1104



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Handwritten signature: [Illegible]



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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 :
P51800018480

Project: LAKE RIVIERA WING, Plot Bearing / CTS / Survey / Final Plot No.: 11H/A PT, 11HA/106 TO 190, 11B/11, 11B/11/28 TO 11B/11/93, 11C, 11B TO 10 at Kurla, Kurla, Mumbai Suburban, 400072;

1. **Pashmina Realty Private Limited** having its registered office / principal place of business at **Tehsil: Ward G South, District: Mumbai City, Pin: 400025.**

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

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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, Rates of Interest and Disclosures on Website) Rules, 2017;
- o 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 for the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable for the project is less than the estimated cost of completion of the project.

- o The Registration shall be valid for a period commencing from **05/11/2018** and ending with **31/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- o 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 11/5/2018 11:10:24 AM

Dated: 05/11/2018

Place: Mumbai

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

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DEVELOPER COPY

Sr. No. 029



SLUM REHABILITATION AUTHORITY
Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

NO L/PVT/0059/2011/1011/AP/54

31 OCT 2018

COMMENCEMENT CERTIFICATE

(Sale Building)

To,
M/s. Pashmina Realty Pvt Ltd
3rd floor, Bangal Chemical Building,
502, Anant Kanekar Marg,
Prabhadevi, Mumbai - 400 025.

Sir,

With reference to your application No. 3758 dated 31/07/2018 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 11/B/10, 11/B/11, 11/B/11/28 to 11/B/11/93, 11/C, 11h/10c/A, 11/h/122/A to 11h/142/A & 11/H/A (part) with building J.F. Scheme on plot bearing G.S. no 11h/A (part), 11h/143 to 11h/145
of village Chandivall T.P.No. _____
ward 'L' Situated at Chandivall, Powai Mumbai - 400 072

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/DDTP/181/L/L/L dt. 01/08/2018
IDA/U/R No. SRA/ERG/L/PVT/0059/2011/1011/AP/54 dt. 30/08/2018
and on following conditions

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used, as permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- 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 lapse shall not bar a subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation 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 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed Shri . P.B. Pawar

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Top of 2nd level Podium.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Pawar
31.10.18
Executive Engineer (SRA) - II

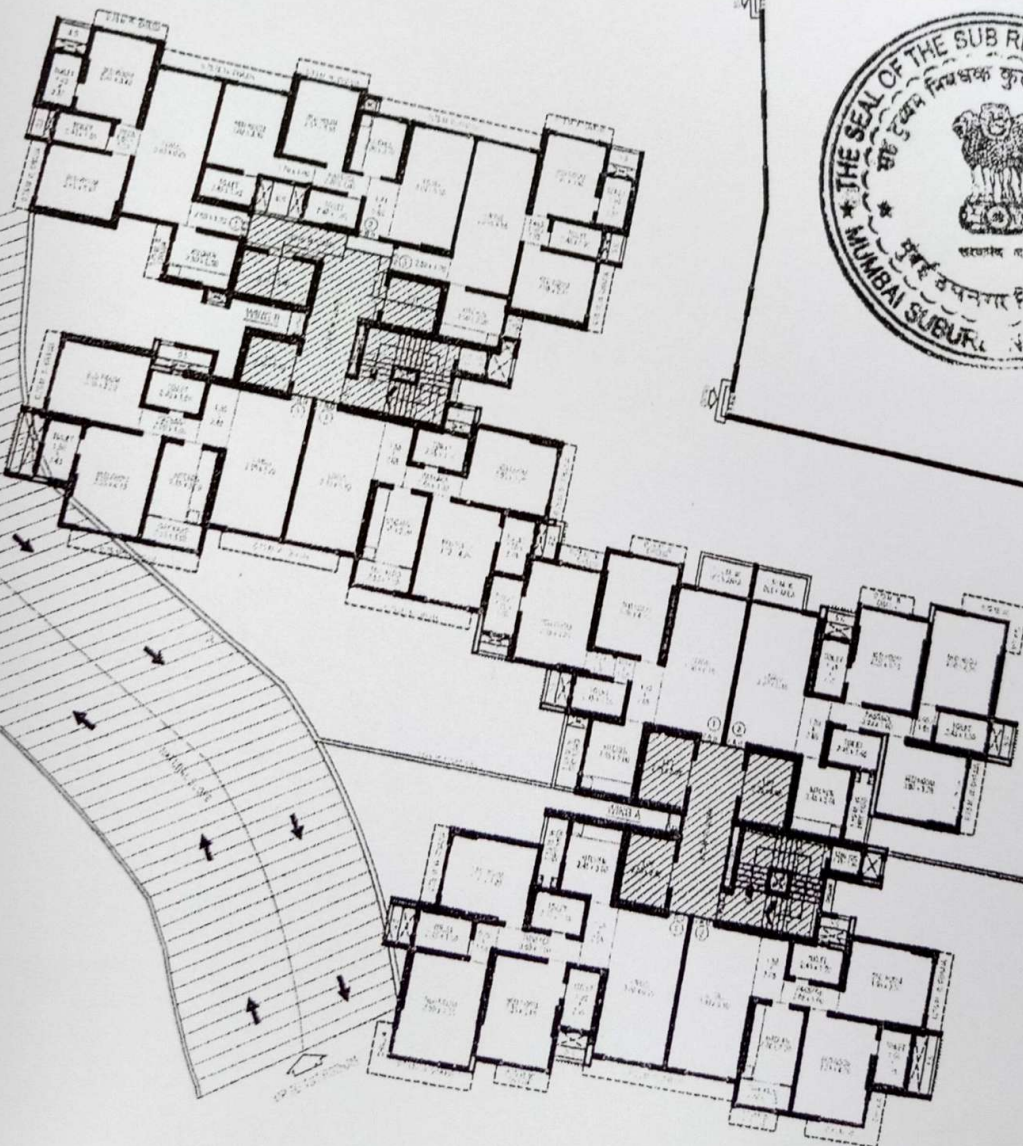
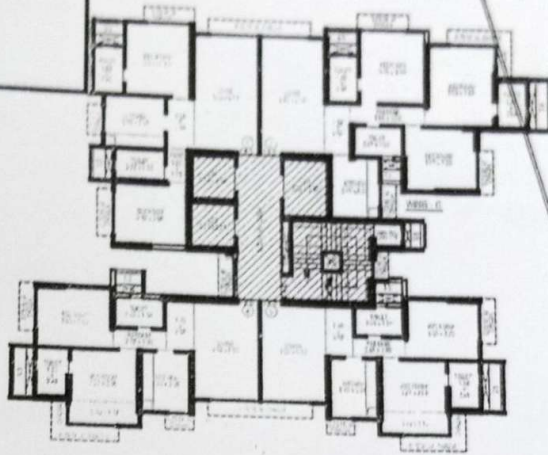
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

ANNEXURE - C

PROPOSED LAYOUT PLAN

Future Development

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FORM A: PERSONAL DETAILS

APPLICANT

Existing Customer: Yes No

If Yes, CIF No/ Account No.

Name: First Name Middle Name Last Name

Date of Birth: PAN:

Mobile:

e-mail:

Name of Spouse:

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

- 1) Aadhaar / UID No.
- 2) Voter ID No.
- 3) Passport No.:
- 4) Driving License No.
- 5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1:

Address 2:

Please Tick

PMAY Yes/No.	Annual Gross Income		
CIF No.		PAL	
Existing SBI A/C No.		TIE UP (O applicable)	
LOS Reference No.:		Take Over	

Applicant Name : VINIT GAEKWAD
 Co-Applicant Name : YOGETA GAEKWAD
 Contact (Resi.) Mobile :

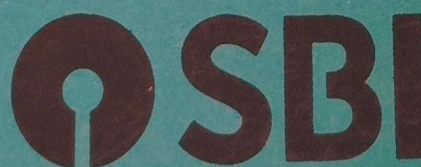
Loan Amount : 14 CR	Tenure : 275
Interest Rate :	EMI
Loan Type : HOME LOAN	SBI LIFE : YES / NO.
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :
 Property Cost :
 Name of Developer / Vendor :

RBO-	Zone -	Branch-	Code No.
Name S.S.L. Co-ordinator along with Mob. No.:			
Name RACPC Co-ordinator along with Mob. No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH-1		RESIDENCE VERIFICATION	05/04/2023 CR
SEARCH-2		OFFICE VERIFICATION	05/04/2023 CR
VALUATION-1		SITE INSPECTION	
VALUATION-2			

GROSS AMOUNT :



Reference Staff PF ID _____

Reference Staff Name _____

MARGBOOL ALL ANSARU
 Real Value