



22/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 10548/2024

नोंदणी :

Regn:63m

गावाचे नाव : चेवूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5494027
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5219763.67
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं 1604,इ विंग, माळा नं: 16 वा भजला, इमारतीचे नाव: प्रीमियर बाय पनाचे, ब्लॉक नं: चेवूर मुंबई -400071, रोड : तालूका कुर्ला,ईस्टर्न एक्सप्रेस हायवे( ( C.T.S. Number : 61/C(PART),61C/122 TO 125 ; ) )
(5) क्षेत्रफळ	1) 320 चौ.फूट
(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:-पनाचे डेव्हलपर्स प्रायव्हेट लिमिटेड चे भागीदार युवराज एस कुकरेजा यांच्या तर्फे राजू शिंदे वय:-54; पत्ता:-प्लॉट नं: 106, माळा नं: सीटीएस नं 325/326 , इमारतीचे नाव: ऑलिव्ह अपार्टमेंट, ब्लॉक नं: गोवंडी मुंबई, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AAFCP3050M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-वैशाली बजरंग आलदर वय:-45; पत्ता:-प्लॉट नं: डी-6, माळा नं: ., इमारतीचे नाव: भुसन निवास, ब्लॉक नं: कुर्ला पश्चिम साकी नाका मुंबई, रोड नं: काजूपाडा पार्सप लाईन रोडथोरात मार्ग, जी.ए.नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-BCXPS2129A 2): नाव:-बजरंग पांडुरंग आलदर वय:-47; पत्ता:-प्लॉट नं: डी-6, माळा नं: ., इमारतीचे नाव: भुसन निवास, ब्लॉक नं: कुर्ला पश्चिम साकी नाका मुंबई, रोड नं: काजूपाडा पार्सप लाईन रोडथोरात मार्ग, जी.ए.नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-BFYPA9830C
(9) दस्तऐवज करून दिल्याचा दिनांक	22/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10548/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	329650
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

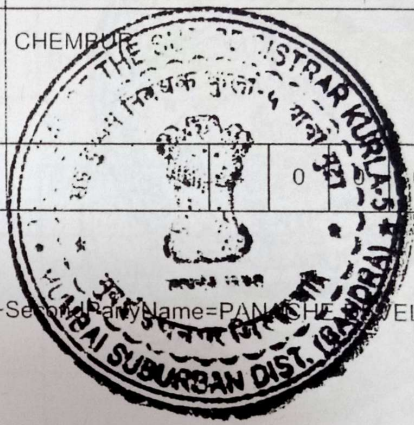
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



MH000822413202425M		BARCODE		Date 18/04/2024-17:15:20		Form ID 2-2	
Inspector General Of Registration				दस्तावेज Details 2/2024			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				8 100			
KRL5_JT SUB REGISTRAR KURLA NO 5				Full Name			
MUMBAI				VAISHALI BAJRANG ALDAR AND OTHERS			
2024-2025 One Time				Flat/Block No.			
				FLAT NO 1604 16TH FLOOR E WING PREMIER			
				Premises/Building			
				BY PANACHE			

Account Head Details		Amount In Rs.		
01	Stamp Duty	329650.00	Road/Street	EASTERN EXPRESS HIGHWAY TALUKA KJRLA
01	Registration Fee	30000.00	Area/Locality	CHEMBUR
			Town/City/District	
			PIN	0 0 7 1
			Remarks (If Any)	
			PAN2=AAF3050M-Second Party Name= PANACHE DEVELOPERS PVT LTD~	
			Amount In	Three Lakh Fifty Nine Thousand Six Hundred Fifty R
			Words	upes Only



Details		UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901791804202453460	523922798		
DD No.		Bank Date	RBI Date	19/04/2024-11:22:01	Not Verified with RBI		
Bank		Bank-Branch		UNION BANK OF INDIA			
Branch		Scroll No. , Date		1 , 20/04/2024			

ent ID : Mobile No. 9323157546

This chapter is valid for document to be registered in Sub Registrar office only. It is valid for unregistered document.

Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
(S)-520-10548	0000526740202425	22/04/2024-08:50:43	IGR561	30000.00

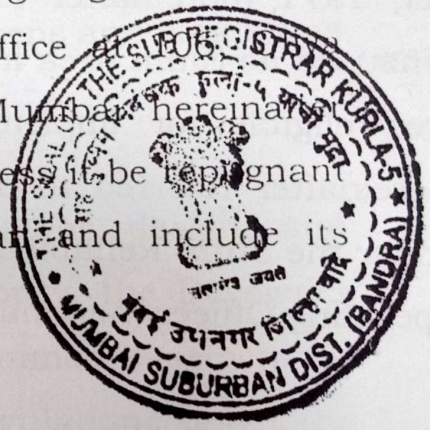
दस्त क्र. 90482 / 2024  
6/10

**AGREEMENT FOR SALE**

*above*  
**THIS AGREEMENT FOR SALE** is made at Mumbai this 22 day of April ~~March~~  
2024

**BETWEEN**

**PANACHE DEVELOPERS PVT LTD (PAN AAFCP3050M)**, a company incorporated under the Companies Act, 1956, bearing registration no. U45202MH2010PTC199110 and having its registered office at ~~at~~ Apartment, CTS NO 325/326 (PT) Village Govandi, Mumbai, hereinafter referred to as the "**Promoter**" (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**;



**AND**

**MRS. VAISHALI BAJRANG ALDAR & MR. BAJRANG PADURANG ALDAR** having D-6, Bhusan Niwas, Kajupada Pipe line Road , Kurla (W) Sakinaka , Mumbai . hereinafter referred to as "**Purchaser**" having **PAN CARD NO. BCXPS2129A ( Vaishali ) & BFYPA9830C ( Bajrang)** hereinafter referred to as the "**Purchaser**"/ "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors and assigns) of the **OTHER PART**.

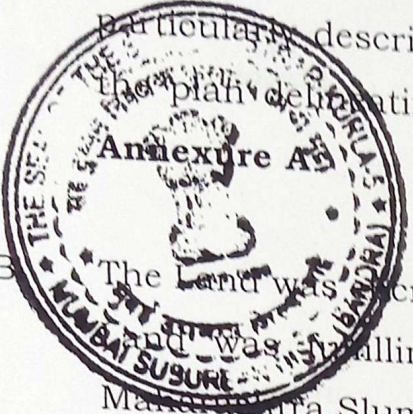
The Promoter and the Allottee are individually hereinafter referred to as a "**Party**" and collectively referred to as the "**Parties**".

*[Handwritten signatures]*  
*Vaishali*  
*Bajrang*

A.

The Government of Maharashtra  
दस्तावेज क्र. 1088/2028

owner of a piece of parcel of land admeasuring about 4430.20 square meters, bearing C.T.S. No. 61/C (Part), 61C/122 to 125 of village Chembur, Taluka Kurla, Mumbai 400071 (hereinafter referred to as the "said Land"). The said Land has been occupied by several slum dwellers since prior to 1976, who had constructed several structures thereon (hereinafter referred to as "said Structures"). The said Land is more particularly described in **First Schedule** hereunder written. A copy of the plan delineating the said Land is annexed hereto and marked as **Annexure A**.



B.

The Land was encroached by hutment dwellers prior to 1976 and as the land was falling the conditions laid down in Section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as the "Slum Act") it came to be censused as Slum Area in the year 1976 and thereby qualified as slum area eligible for implementation of a Slum Rehabilitation Project (hereinafter referred to as "SRA"). Subsequently, the subject project under the Slum Rehabilitation Scheme has been approved by the Chief Operating Officer (hereinafter referred to as the "CEO") SRA.

C.

The slum dwellers existing on the said Land collectively formed a co-operative housing society under the provisions of Maharashtra Co-operative Societies Act, 1960 and the rules framed thereunder, namely "BHARATRATNA DR. BABASAHEB AMBEDKAR CO-OP. HOUSING SOCIETY LTD." (hereinafter referred to as the "**Slum Society**") registered under number MUM/SRA/HSG/(TC)/12273/2012 on 26<sup>th</sup> November, 2012.

D.

By a General Body Resolution passed by the members of the Slum Society on 28<sup>th</sup> July 2006, M/s. Premdaya Builders and Gadkari Associates (hereinafter referred to as the "**Erstwhile Developer**") was appointed as the developer for carrying out the redevelopment works.

E.

Pursuant to several breaches committed by the Erstwhile Developer, the member of the Slum Society passed a general body resolution on 26<sup>th</sup> March 2010 terminating their understanding with the Erstwhile Developer in relation to the proposed redevelopment. Pursuant thereto, the Erstwhile Developer further issued a No-Objection Certificate dated

*[Handwritten mark]*

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*[Handwritten signature]*

In light of the aforesaid and specifically, by virtue of the Development Agreement, the Promoter has the sole and exclusive right to sell and allot flats in the said Sale Building, to be constructed on said Land and to enter into Agreements and receive the sale consideration thereof.

The Promoter has registered the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "**Act**") with the Real Estate Regulatory Authority (hereinafter referred to as the "**Authority**") bearing registration No. P51800008982. A copy of the registration certificate of the Project is annexed hereto and marked as **Annexure E**.



Prior to the execution of this Agreement the Promoter has given inspection to the Purchaser/s of all the documents including originals available with them that have been furnished to the Authority for registration of the said Project which are also available for review on the website of the Authority. In addition to the aforesaid documents, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said Property as available with the Promoter and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under provisions of the Act or the Rules and Regulations made thereunder. The Purchaser/s has/have also visited and inspected the site of construction of the Project on the said Property.

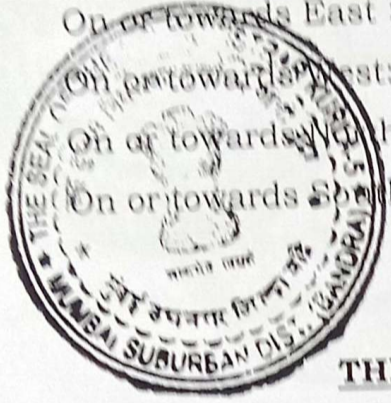
Pursuant to mutual discussions, the Promoter agreed to allot to him / her / them, the residential accommodation being **Flat No. E/1604** wing **E** admeasuring **320 sq.ft of (RERA carpet area)** (hereinafter referred to as the "**said Flat**") as more particularly described in the **Second Schedule** hereunder written and is shown the plan annexed hereto and marked as **Annexure F** on the **16<sup>th</sup> floor** in Wing **E** of the said Sale Building in the Project known as "**PREMIER BY PANACHE**" (hereinafter referred to as the "**said Project**") and registered with the Real Estate Regulatory Authority ("**RERA**") under No. P51800008982, being constructed on the said Land together with the specifications of the fixture/s and fittings more particularly described and mentioned in the

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

Sub District of Kurla bearing C.T.S. No. 61 C(Part) and 61 C/122-125, fully encroached by encroachers together with structures standing thereon belonging to about 378 slum dwellers, lying and being situate at village Chembur, Eastern Express Highway, Chembur Taluka Kurla, Mumbai 400071, within the registration Sub-District Kurla and District of Mumbai city and bounded as follows:



- On or towards East : CTS No. 61(Part)  
On or towards West : CTS No. 61(Part)  
On or towards North : CTS No. 1834  
On or towards South : Service Road abutting Eastern Express Highway stretch of Vasantao Naik Mahamarg.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
***(Description of the said Flat)***

A residential **Flat No. E/1604** admeasuring **320 sq.ft of RERA carpet area** on the **14TH floor** in **Wing E** of the Sale Building known as "**Premier by Panache**", which building stands on the Land admeasuring 4430.20 square meters, situate lying and being at village Chembur, Eastern Express Highway, Taluka Kurla, Chembur, Mumbai - 400071, within the registration Sub-District and District of Mumbai city.

***Specifications of Fixtures and Fittings)***

**THE THIRD SCHEDULE ABOVE REFERRED TO**

***YOU WILL GET ...***

**FLOORING :**

- In Hall/Living/Kitchen good quality Tiles will be provided.
- Good quality Tiles will be laid and polished in all room and passages.
- All bathrooms will have quality Tiles in Flooring and dado.
- Good Quality Kotta will be Fixed on building staircase.

**KITCHEN:**

- R.C.C cooking platform will be provided.
- The Kitchen platform shall be of Granite.

**W.C. AND BATHROOM**

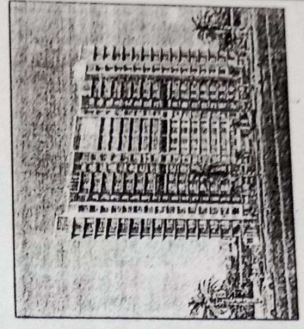
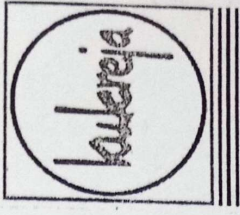
- Good quality Concealed fitting shall be provided in the Bathroom,
- Indian type water closet/western W.C. will be provided.
- There will be one water tap in bathroom.
- Good Quality concealed plumbing will be provided.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

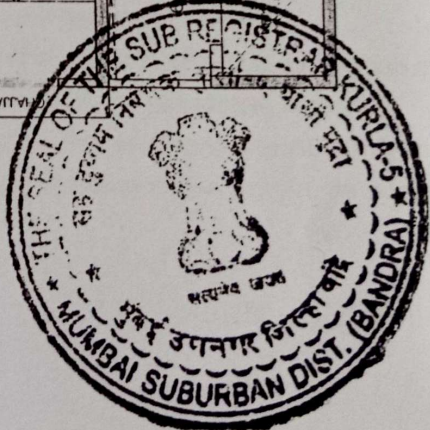
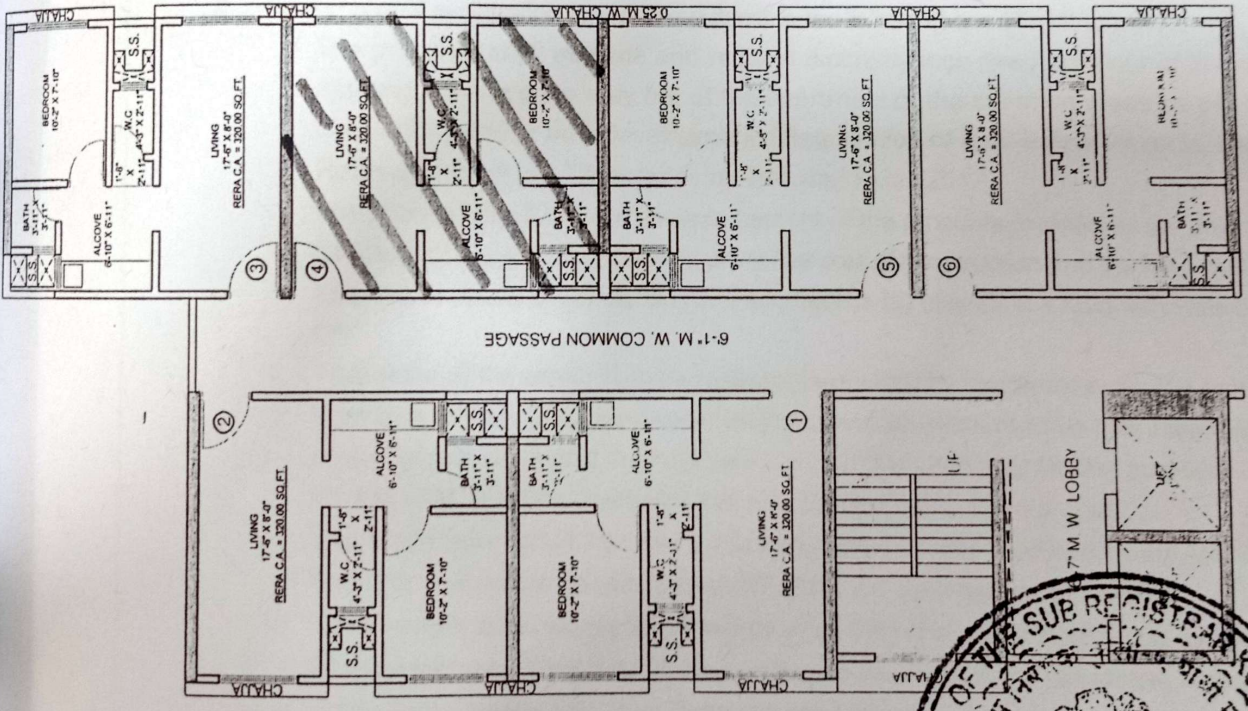
PREMIER  
BY  
KUKREJA



Flat No.  
E/1604

10th floor

करल - ५  
दस्त क्र. १०५४२/२०२  
३०/१००



SALE (WING E) TYPICAL FLOOR PLAN  
(2ND TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN)



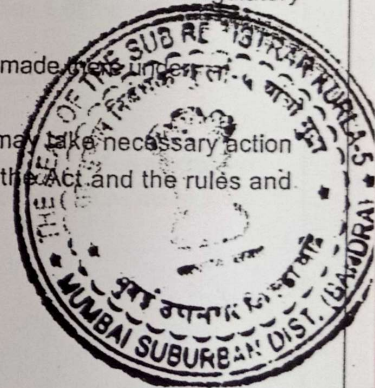


Maharashtra Real Estate Regulatory Authority  
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT  
FORM 'F'  
[See rule 7(2)]

करल - ५
अथवा १०५२/२०२४
३८१००

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Premiere by Panache, Plot Bearing / CTS / Survey / Final Plot No.: CTS No 61C Part, 61C/122-125 at Kurla, Kurla, Mumbai Suburban, 400071*; registered with the regulatory authority vide project registration certificate bearing No P51800008982 of

1. **Panache Developers Pvt Ltd.** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400071.*
2. This renewal of registration is granted subject to the following conditions, namely:-
  - 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 (2) 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;
  - 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 me/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 up to **29/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - 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: 18/01/2024  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 18/01/2024 12:52:54  
Maharashtra Real Estate Regulatory Authority





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

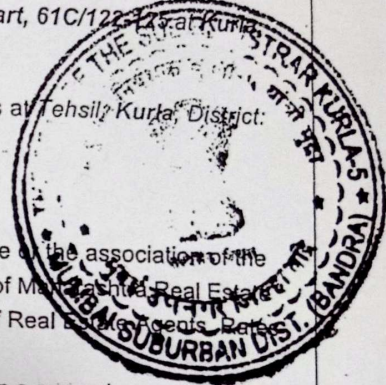
[See rule 6(a)]

करल - ५
दस्ता. क्र. १०५४८ / २०२४
३२/१०

This registration is granted under section 5 of the Act to the following project under project registration number : P51800008982

Project: *Premiere by Panache* , Plot Bearing / CTS / Survey / Final Plot No.: CTS No 61C Part, 61C/122-2, Great Kurla, District: Kurla, Mumbai Suburban, 400071;

1. Panache Developers Pvt Ltd having its registered office / principal place of business at *Tehsil Kurla District: Mumbai Suburban, Pin: 400088.*
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 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 (l) 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 19/08/2017 and ending with 30/12/2023 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  
(Secretary, MahaRERA)  
Date: 09-09-2021 18:15:49

Dated: 09/09/2021  
Place: Mumbai

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

SLUM REHABILITATION AUTHORITY

Administrative Building, Ashok Kulkarni Marg, Bandra  
MAHARASHTRA REGIONAL AND TOWN PLANNING

No. SRA/23/3/2017/M/STEL/A  
COMMENCEMENT CERTIFICATE

करल - ५
वसू क्र. १०५५८ /२०२५
STEL/A/०९२०

M/s. Parag Development Pvt. Ltd.

20, Shivajinagar, New, Mumbai-400 071.

Plot No. 400/071.

With reference to your application No. 23/3/2017/M/STEL/A dated 23/10/2017 for Development Permission and grant of Commencement Certificate under section 44 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. 400/071, Shivajinagar, New, Mumbai-400 071.

30 NOV 2017



of Village Chembur TPS No. 11/1  
ward 11/1 situated at Shivajinagar

The Commencement Certificate Building - Permits granted subject to compliance of mentioned in E.O. No. SRA/23/3/2017/M/STEL/A dated 23/10/2017

and on following conditions:

- The land vacated in consequence of the movement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be erected or allowed to be occupied or used or 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 shall 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 consequence of the provision of Special Zone Modification plan.
- If construction is not commenced, this Commencement Certificate is renewable every year and its extension shall be in no case more than three years provided further that such lapse shall not bar any 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 of the site or person is unable to comply with the sanctioned plans.
  - Any of the condition subject to which this permit 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 permit are that the building get 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 L. D. Mahajan  
Executive Engineer to exercise the powers and functions of the Planning Authority under section 44 of the said Act.

This C.C. is granted on condition that the applicant shall deposit the amount of Rs. 100000/- (Ten Lakhs only) as per approved plan SRA/23/3/2017/M/STEL/A dated 23/10/2017.

For and on behalf of the Slum Rehabilitation Authority  
30/11/17



# STATE BANK OF INDIA

Branch MULUND EAST

Branch Code 04210

RLMS. 50124060504995

CRM NO. 28508905

EMAIL ID. aldar.vaisheeli 2018@gmail.com

CIF No.1	87222522316
CIF No.2	81369694723
CIF No.3	
Existing SBI A/C No.	

PMAY	YES/NO	LOS Reference No.:
Applicant Name : <b>VAISHALI ALDAR</b>		
Co-Applicant Name : <b>BATIRANG ALDAR</b>		
Co-Applicant Name :		
Contract (Resi.) Mobile : 9594490055		
Loan Amount :	<b>5400000/-</b>	Tenure : <b>MAX</b>
Interest Rate :	8.75%	EMI :
Loan Type :		SBI LIFE : YES / NO
Home Loan Type	<b>FLEXI PAY</b>	
Moratorium	<b>18 MONTHS</b>	

Property Location :
Property Cost :
Name of Developer / Vendor :
SBI BUILDER TIE UP : Y/N
OPAS NO.:-

Name of Branch Manager / BST/HLST/SSL/HLC	<i>Budget loan</i>
Name of Dealing Officer at Branch Along with Mob No.:	<i>Janhavi</i>

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	<i>[Signature]</i>
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<i>05/06/24</i>	SITE INSPECTION	
VALUATION - 2	<i>Vaishali Karkh</i>		