



CHALLAN
MTR Form Number-6



GRN	MH009972800202324E	BARCODE	[Barcode]		Date	25/10/2023-00:33:02	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)								
		PAN No.(If Applicable)								
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			Full Name	MS CHARMS DEVELOPERS					
Location	THANE			Flat/Block No.	CHARMS PADAMAVATI ROYAL					
Year	2023-2024 One Time			Premises/Building						
Account Head Details		Amount in Rs.	Road/Street	BLD NO 11 APARTMENT NO 201 2ND FLOOR A WING						
0030046401	Stamp Duty	36980.00	Area/Locality	AT TITWALA KALYAN						
0030063301	Registration Fee	17990.00	Town/City/District							
			PIN		4	2	1	6	0	5
			Remarks (If Any)	SecondPartyName=SHAILESH SUSHIL TWARI-						
			Amount in Words	Fifty Four Thousand Nine Hundred Seventy Rupees On ly						
Total	54,970.00									
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD No.	[Handwritten: कलान-१]			Bank CIN	Ref. No.	69103332023102510608	2835034918			
Name of Bank	[Handwritten: दस्त क्र. 922EE २०२३]			Bank Date	RBI Date	25/10/2023-00:34:32	Not Verified with RBI			
Name of Branch	[Handwritten: 2 62]			Bank-Branch	IDBI BANK					
				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.

सदर चलन केवल दुस्यम निबंधक कार्यालयान नीदणी करेयाच्या दस्तासाठी लागू आहे. नीदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Mobile No. : 1111111111

Print Date 25-10-2023 12:34:44

कल्याण-२	
दस्तावेज क्र. 922 eE	२०२३
६	७२



Agreement for Sale

This Agreement made at Kalyan this 25th day of Oct in the year Two Thousand and Twenty Three between M/S. **CHARMS DEVELOPERS, (PAN - AAFC2381G)** a partnership firm through its partner **MR. DHIRAJ PATEL** Age- 56 Years having its registered address at **Office No. 1 & 2, 1st Floor, Charms Group, Rosa Royale, opp Eden SuperMarket, Patlipada, Godbunder Road, Thane - 400615** hereinafter referred to as "Promoter" as **ONE PART**

And

MR. SHAILESH SUSHIL TIWARI- 34 YEARS (ADHAR NO - 348050147235), (PAN - AUCPT2800P), MRS. ANKITA SHAILESH TIWARI - 28 YEARS (ADHAR NO - 892765868731) (PAN - FEAPS9339H), an/all adults, Indian Inhabitants having its residential address at **3B/602, Rutu Riverside Estate, 3B, Opposite Vedant Kalyan Hospital, Near Gandhari Bridge, Kalyan-West, Thane, Maharashtra - 421301.** hereinafter collectively 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 such individual's heirs, executors and administrators and permitted assigns; and in all cases all persons claiming by under or through such Allottee/s including his/her/their/its successors in interest) of the **OTHER PART.**

WHEREAS by and three diverse Agreements/Conveyances executed between the Vendors therein and the Promoter of the Other Part, the Vendor agreed with the Promoter for the absolute sale to the Promoter/sold absolutely to the Promoter an immovable property being piece or parcel of freehold land bearing Survey No.89 Hissa No. 1A, Survey No. 95/2 Survey No. 95/10 and Survey No. 95/1A lying and being at Village Titwala, Taluka Kalyan, District Thane totally admeasuring 36,100 sq. mts. or thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as "the Project land").

AND WHEREAS promoter has given a proposal to take up **Pradhan Mantri AwasYojna (Urban) PPP** mode on the Project land with detailed project for the said scheme.

AND WHEREAS project is approved by State Level Sanctioning and Monitoring Committee (hereinafter referred as "SLSMC") 27th meeting held on 2nd Day of November, 2020 and also by State Level Appraisal Committee (hereinafter referred as "SLAC") during its 30th meeting held on 22nd day of September, 2020. Further the said

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Partners

[Handwritten signature]
For Charms Developers
Partners

scheme is approved by Central Sanctioning and Monitoring Committee (hereinafter referred to as "CSMC") during its 53rd meeting held on 22nd day of February, 2021.

AND WHEREAS based on the approval of SLAC, SLSMC and CSMC, the MOU and Letter of Intent has been issued for implementation of the Scheme for construction of Economically Weaker Sections (hereinafter referred to as "EWS") and Lower Income Group (hereinafter referred to as "LIG") tenements.

AND WHEREAS the Memorandum of Understanding (hereinafter referred as "MOU") entered between Chief Officer, Kokan Board of Maharashtra Housing & Area Development Board (hereinafter referred to as "MHADA") on behalf of Mission Director/ Pradhan Mantri AwasYojna and Chief Executive Officer, Maharashtra Housing and Area Development Authority (hereinafter referred as "MHADA") and Promoter for development of the project land as per approved scheme.

AND WHEREAS MHADA vide its letter dated PMAY/14/2022 dated 17th January 2022, has given the approval for development on project land with global FSI of 1.60, subject to terms and conditions mentioned therein, for proposed development of Economically Weaker Sections (hereinafter referred to as "EWS") and Lower Income Group (hereinafter referred to as "LIG") tenements.

AND WHEREAS MHADA vide its letter dated EE/BP/PMAY/A/MHADA/144/2022 dated 25th March 2022, has given the Intimation of approval for development on project land subject to terms and conditions mentioned therein.

AND WHEREAS MHADA vide its letter dated EE/BP/PMAY/A/MHADA/227/2022 dated 6th May 2022, has given the Commencement Certificate up to plinth for development on project land subject to terms and conditions mentioned therein.

AND WHEREAS Promoter shall construct 100% built up area in the form of tenements under EWS and LIG Categories only. Promoter shall sale 50% of the built up area component at price not exceeding the price agreed between promoter and MHADA and balance at the market price.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter has proposed to construct on the Project land 12 (Twelve) affordable housing building viz. "Charms Padamavati Royal" having 8 (Eight) "1" (one) ground and "7" (Seven) upper floors, 3 (Three) "1" (one) ground and "11" (Eleven) upper floors and 1 (one) Amenity Building having "1" (one) ground floor and "3" Upper Floors. Total tenements comprises of residential units and Amenity building units.

AND WHEREAS the Allottee is offered an Apartment/Flat bearing number 201 on the 2nd floor, (herein after referred to as the said "Apartment") in the Building No. 11, A Wing having "1" (One) ground and "7" (Seven) upper floors under "PHASE I" of "Charms Padamavati Royal" (herein after referred to as the said "Building") being constructed in the said project, by the Promoter.

[Handwritten signatures and initials]

AND WHEREAS the Allottee claims that it falls within the definition of Pradhan Mantri AwasYojna and is eligible to get Apartment/Flat allotted in the Pradhan Mantri AwasYojna (Urban) PPP Mode Scheme under category of Economic Weaker Section (EWS) or Lower Income Group (LIG).

AND WHEREAS the Promoter has entered into a Standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the Project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the **Real Estate (Regulation and Development) Act 2016** (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are -and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

KALYAN-1	
दस्तावेज क्र. 92208	2023
KALYAN-1	

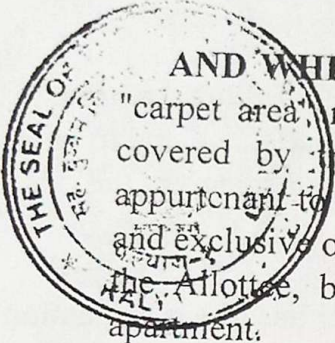


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 Anwar
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AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

दस्त क्र. १२२६६ / २०२३
 AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. 201 on 2nd Floor in Building No. 11, A Wing being constructed in the Charms Padamavati Royal Phase I of the said Project,



AND WHEREAS the carpet area of the said Apartment is 30 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the "Exclusive Verandah Balcony Terrace" (herein after referred as "EVBT") area of the said Apartment is 7.18 Square Meters.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 1,79,900/- (Rupees One Lakh Seventy Nine Thousand Nine Hundred Only), being part payment of the sale consideration of the Apartment agreed to be allotted by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority bearing Maharera Registration Number P51700045436 for Phase 1 comprising of 5 (Five) Affordable Housing Buildings and Maharera Registration Number P51700045389 for Phase 2 Comprising of 7 (Seven) Affordable Housing Buildings including Amenity Building.

The present Agreement is in respect of the flat/unit/s forming part of the sale component in Phase 1 of Sale Component Building No. 4, 5, 6, 10 & 11 to be known as "Charms Padamavati Royal Phase I" (herein after referred to as "THE SAID BUILDING") registered with the RERA under name as Charms Padamavati Royal Phase I;

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NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of the operative part of this Agreement and shall be read accordingly.

2. The Promoter shall construct the said building as per approved plans, consisting of ground and "7" (Seven) upper floors, ground and "11" upper floors, ground and "3" upper floors, as the case may be, on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

कार्य क्र. 922	दिनांक 2023
99	1.1.

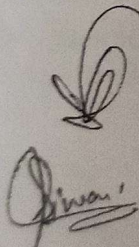
The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Apartment No. 201 in Building No. 11, A Wing on 2nd Floor** in the project to be known as "**Charms Padamavati Royal**" (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexure C-1 and C-2 for the consideration of **Rs. 17,99,000/-** which includes amount approved by CSMC (Central Sanctioning & Monitoring Committee) of **Rs. 15,41,199/-** after adjusting State Subsidy of **Rs. 1,00,000/-** and Central Subsidy of **Rs. 1,50,000/-** And amount of **Rs. 2,57,801/-** is being pass through charges, being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (The price of the Apartment including the proportionate price of the common areas and facilities). The consideration amount is inclusive of Stamp Duty, Registration, Cess, LBT, GST, Infrastructure charges, One Year Maintenance deposit, Share certificate, Clubhouse charges, Electricity Charges & etc.

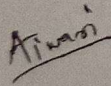
1.2. The allottee is aware of the fact based on its declaration of being qualified as member of Economic Weaker Section (EWS) or Lower Income Group (LIG), it enjoys the subsidy benefits granted by Central and State Governments for this project. In case of false declaration, Allottee will surrender the flat without any claim and will indemnify Promoter and Firm for the loss which they have incurred due to false declaration.

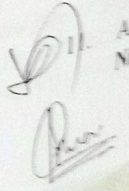
1.3. The Allottee has paid on or before execution of this agreement a sum **Rs. 1,79,900/- (Rupees One Lakh Seventy Nine Thousand Nine Hundred Only)** (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that

Promoter the balance amount of **Rs. 16,19,100/- (Rupees Sixteen Lakh Nineteen Thousand One Hundred Only)** in the following manner:-

1. Amount of **Rs. 3,59,800/- (Rupees Three Lakh Fifty Nine Thousand Eight Hundred Only.)** (Not exceeding 30% of the total consideration) to be paid to the Promoter on or after the execution of Agreement.


Promoter

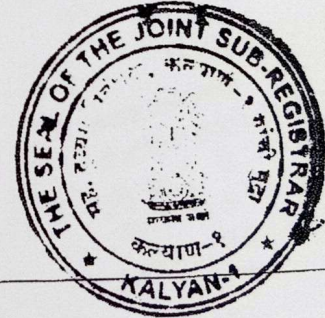

Allottee


Promoter

गावाचे नाव : टिटवाळा

(1) वित्तेखाचा प्रकार	करारनामा
(2) मोबदला	1799000
(3) वाजारभाव(भाडेपट्टयाच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1567500
(4) भू-मापन, पोटहिसमा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे टिटवाळा येथील सर्वे नं. 89 हिस्सा नं.1अ,सर्वे नं. 95 हिस्सा नं.1 अ,सर्वे नं. 95 हिस्सा नं.2 व सर्वे नं. 95 हिस्सा नं.10,यावरील चार्म्स पद्दावती रॉयल फेज-1,मधील अपार्टमेंट नं. 201,बिल्डिंग क्र. 11,ए विंग,इमरा मजला,क्षेत्रफळ 30 चौ.मी. कार्गट(मदर इमरती प्रधानमंत्री आवास योजने अंतर्गत मंजूर अमून दि. 01/12/2016 रोजीच्या शासन अधिमूचनेनुसार मदर इमारतीतील सदनिकेच्या विक्रीकरारनामा मुद्रांक शुल्का मध्ये 89950/- सवलत अमून आवश्यक मुद्रांक शुल्क 36980/- इतके भरले आहे.)((Survey Number : 89 व इतर ;))
(5) क्षेत्रफळ	1) 30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्नोवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. चार्म्स डेव्हलपर्स तर्फे भागीदार श्री धिरज पटेल यांचे तर्फे कवुनी जवावा करीता श्री आनंद शरद पितळे - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस नं. 1 व 2. पहिला मजला, चार्म्स गुप, रोम रॉयल, ईडन सुपर मार्केट, पाटनी पाडा, घोडवंदर रोड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AAEFC2381G
(8)दस्नोवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-शैलेश सुशील तिवारी - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 3बी/602,ऋतु रिबरसाईड इस्टेट,3 बी,वेदांत कल्याण हॉस्पिटल समोर,गंधारी ब्रिज जवळ,कल्याण प, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AUCPT2800P 2): नाव:-अंकिता शैलेश तिवारी - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 3बी/602,ऋतु रिबरसाईड इस्टेट,3 बी,वेदांत कल्याण हॉस्पिटल समोर,गंधारी ब्रिज जवळ,कल्याण प, महाराष्ट्र, पिन कोड:-421301 पॅन नं:-FEAPS9339H
(9) दस्नोवज करून दिल्याचा दिनांक	25/10/2023
(10)दस्न नोंदणी केल्याचा दिनांक	25/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12296/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	36980
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	17990
(14)शेग	

सह. दुय्यम निबंधक वर्ष २
कल्याण क्र. १



मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



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 :
P51700045436

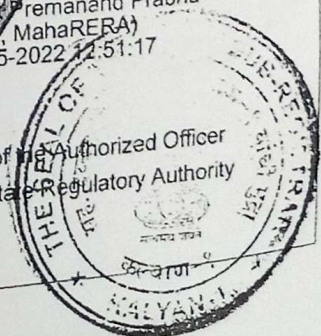
Project: *Charms Padamavati Royal Phase 1* , Plot Bearing / CTS / Survey / Final Plot No.: 89/1(a), 95/1(a), 95/2 and 95/10 at *Titwala, Kalyan, Thane, 421605*;

1. Charms Developers having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400601*.
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, 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 (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 **18/05/2022** and ending with **30/04/2027** 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.

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६०	७२

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 18-05-2022 11:51:17

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



Dated: 18/05/2022
Place: Mumbai



Building Permission Cell, PMAY cell / A

(A designated Planning Authority for PMAY constituted as per government regulation no. TPB-4315/167/CR-51/2015/UD-11 dtd.23.05.2018)

No.E.E/BP/PMAY/A/MHADA/ /2022

Date: - - 6 MAY 2022 227

COMMENCEMENT CERTIFICATE UP TO PLINTH

[For Building No. 4, 6, 10 & 11]

To,

✓ John Mthew (Charms Developers)
✓ Rosa Royal, Opp. Crown Tower,
Near Gravity Fitness Centre,
Hiranandani Estate, Patlipada,
G.B.Road, Thane (W).

कलन-१	
दस्तावेज क्र. 92208	2023
38	62

Sir,

With reference to your application dated 12/04/2022 & 18/04/2022 for building permission grant of Commencement Certificate up to plinth under section 44 of Maharashtra Regional Town Planning Act, 1966 to carry out development/construction of building on land bearing S. No. 89/T(A), 95/1(A), 95/2, 95/10 at Village Titwala, Tal.Kalyan, Dist. Thane the **Commencement Certificate UPTO PLINTH** for 4 Buildings i.e. Building No. 4, 6, 10 & 11 buildings is granted under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a buildings subject to compliance of conditions mentioned in IOA u/r No. EE/BP/PMAY/A/MHADA/144/2022, dated 25/03/2022 and also subject to additional conditions mentioned below

1. The open land 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 person until occupancy permission has been granted.
3. The Part Commencement Certificate / Development permission up to plinth shall remain valid for one year commencing from the date of its issue.
4. You have to obtain the Environmental Clearance for the total construction area from Env. Department before issue of Plinth CC construction area beyond 20000 Sq Mt.
5. This permission does not entitle you to develop land which does not vest with you.
6. The 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 MRTP Act, 1966.

- 7. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the construction work 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.
 - 8. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
 - 9. 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.
- VP & CEO / MHADA has appointed Shri. Dinesh Mahajan, Executive Engineer to exercise his powers and function of the Building Permission Cell under section 45 of the said Act.

- 5 MAY 2023

This CC is valid up to

and issued for the work up to plinth level

for 4 buildings i.e., Bldg. No.4, 6, 10&11.

कलन १	
दस्ता क्र. 92208	2023
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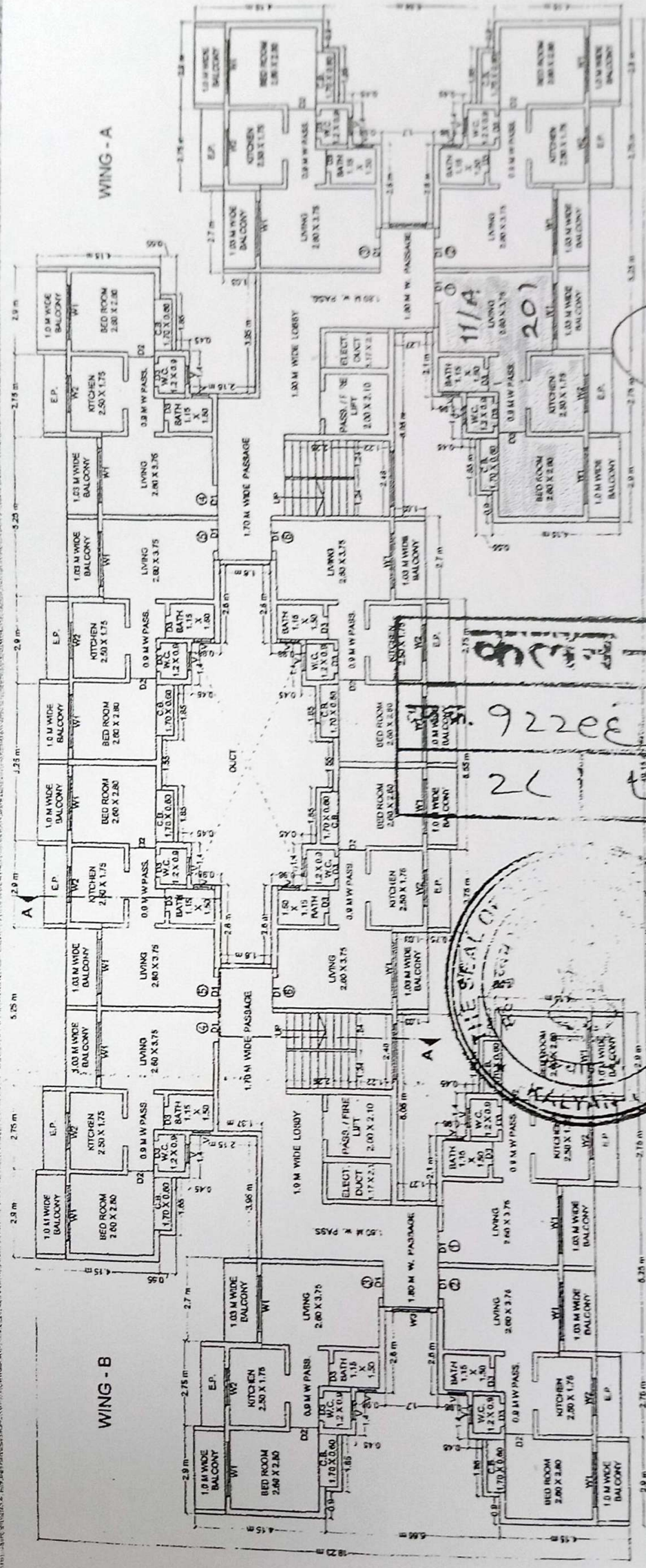
[Signature]
 Executive Engineer/B.P.Cell
 PMAY/ MHADA

Copy forwarded for favour of information:

- 1. Archt. Momin Sajid AB. Majeed, cogen! consultant, Engineers and Designers, 534/1, Shakeel compound, RoushanBaug, Dhamankar Naka, Bhiwandi, Dist-Thane, For Information
- 2. Chief Officer, Konkan Board, MHADA.
- 3. Commissioner, KDMC
- 4. Assl. Director of Town Planning, KDMC

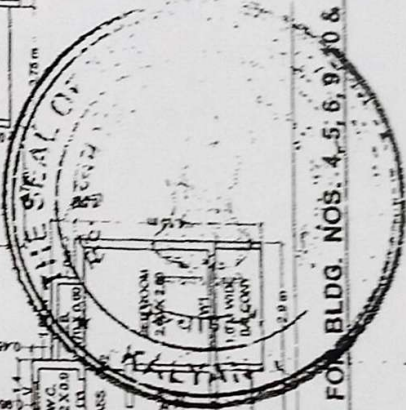


sd/-
 Executive Engineer/B.P.Cell
 PMAY/ MHADA



TYPICAL FLOOR PLAN (1ST TO 7TH FLOOR) FOR BLDG. NOS. 4, 5, 6, 9, 10 & 11 (SCALE 1:100)

FLAT NO. 201 IN BLDG. 11, A-WING
 ON 2ND FLOOR HAVING
 CARPET AREA OF 30 SQ. MT.
323 SQ. FT.



Handwritten text in a box: 201 and 92200000

For Charms Developers Partners

CHARMS PADMAVATI
ROYAL

SIGN OF PURCHASER
 SIGN OF VENDOR
 1) S. J. J. J.
 2) A. J. J. J.

PROPOSED BLDG ON PLOT BEARING S. NO - 89/1(A), 95/1 (A), 95/2, 95/10 AT VILLAGE, TITWALA, TAL. KALYAN DIST. THANE
 DEVELOPER: M/S CHARMS DEVELOPERS

Conciliations Act, 1996. The venue of the arbitration shall be Thane or such other place as may be mutually agreed to between the parties and the award of the arbitrator(s) shall be rendered in English.

29. 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 and the Thana courts will have the jurisdiction for this Agreement

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Titwala Village, Taluka Kalyan, District Thane in the presence of attesting witness, signing as such on the day first above written.

First Schedule Above Referred to Description of the freehold land

Pradhan Mantri Awas Yojna under PPP Scheme "Charms Padamavati Royal" is situated on Plot bearing survey no. 89/1(A), 95/1(A), 95/2, and 95/10 as per TILR numbering, demarcated by its boundaries (Latitude and Longitude of the end points East - 89/1P and 92, West - 95/7 89/2 and 89/3, North - Survey No. 101 and 87, South - 30 m Wide D P Road of Division - Kokan, Village - Titwala, Taluka - Kalyan, District - Thane, Pin code - 421605, admeasuring 36100 SqMtrs being developed by M/s. Charms Developers

Description of the Apartment

Apartment No. 201 in Building No. 11, A wing of the type ONE BHK. of carpet area admeasuring 30 sq. meters on 2nd Floor in the building "Charms Padamavati Royal".

Second Schedule Above Referred to

Nature, Extent and Description of Common Areas and Facilities

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Water Supply

Sewerage (Chambers, Septic Tank, STP)

Storm Water Drains

Land Scaping and Tree Planting

Street Lighting

Water Conservation, Rain Water Harvesting

Energy Management

Fire Protection and Fire Safety requirements

Electrical Meter Room



(Handwritten signatures and initials)

B.S.T



भारतीय स्टेट बैंक
STATE BANK OF INDIA

LOWER PAREL 03428

BRANCH / DEPARTMENT NAME HOME LOAN

SHAILESH TIWARI

ANKITA TIWARI

16 Lacs

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	18/12/23	A. subedar
VALUATION	18/12/23	Vaestukadla
SITE		
LOAN A/C		
T.D.		
D.E.		

_____ से _____ तक

From : _____ To : _____

18/12/2023

301999014/Fla062020/SBF

RM A: PERSONAL DETAILS

ting Customer: Yes No

APPLICANT CO-APPLICANT GUARANTOR

is, CIF No/ Account No. 85293091536



ne: First Name Middle Name Last Name
SHAILESH BOSHI L TIWARI

Age of Birth: 11031989 PAN: AUCPT280DP

Mobile: 9021463567

Email: SHAILESH TIWARI 1189@gmail.com

Name of Spouse: ANKITA SHAILESH TIWARI

Name of Father: SUSHIL KUMAR TIWARI

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Signature
Please sign here

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No. 348050147235

Driver ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

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

OR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

OR YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 3B-602 RUTORI VERSIDE ESTATE OPP VEDANT KALYAN HOSPITAL

Address 2: NEAR GANDHARI BRIDGE

Address 3:

Locality: KOLIVALI City: KALYAN
District: THANE State: MAHARASHTRA
Country: INDIA Pin Code: 421301

Permanent address same as the permanent address. Yes No

Permanent Address:

Address 1: 3B-602 RUTORI VERSIDE ESTATE OPP VEDANT KALYAN HOSPITAL

Address 2: NEAR GANDHARI BRIDGE

Address 3:

Locality: KOLIVALI City: KALYAN
District: THANE State: MAHARASHTRA
Country: INDIA Pin Code: 421301

Address type for communication: Permanent Current

Residential type: Rented Company lease Owned

Months residing in current address: 02 Months residing in current address: 00

Relationship with Primary Applicant:

Spouse Father Mother Brother Sister Son Daughter Daughter-in-law

Others, Please specify

Existing house/plot owned individually or jointly by the customer:

Part A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Single Customer: Yes No

CIF No/ Account No. 41365017070



X

Ankeeta
Please sign here

Name: First Name ANKEETA Middle Name SHATLESH Last Name TIWARI

Date of Birth: 19/04/1995 PAN:

Mobile: 8693874084

Email: Ankitatiwari1495@gmail.com

Name of Spouse: SHATLESH TIWARI

Name of Father: KESHAV RAMNAVAL SHURLA

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Number of KYC (Minimum one to be filled)

Aadhaar / UID No. 892765868731

Driver ID No.

Passport No.:

Driving License No.

MNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

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

ARMED FORCE OR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

TYPE OF YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: RAJNISANDHA A/104 LODHA GARDEN GANZ HARE

Address 2: NEAR AGRAWAL COLLEGE KALYAN(W)

Address 3:

City: KALYAN

District: THANE State: MAHARASHTRA

Postcode: 421901

Residential address same as the permanent address: Yes No

Residential Address:

Address 1:

Address 2:

Address 3:

City:

District: State:

Postcode:

Address type for communication: Permanent Current

Residential type: Rented Company lease Owned

Months residing in current address: 03 Months residing in current address:

Relationship with Primary Applicant:

Relationship: Spouse Father Mother Brother Sister Son Daughter Daughter-in-law

Others, Please specify

Existing house/plot owned individually or jointly by the customer: