

सूची क्र.2

दुयम निबंधक : गह द.नि. कल्याण 2

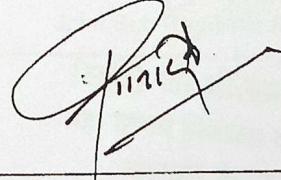
दुय क्रमांक : 8318/2022

नॉदणी :

Regn:63m

गावाचे नाव : मांडा

कगनामा	2958000
कगनामा (अमल्याम)	2958000
कगनामा (अमल्याम) चरक्रमांक (अमल्याम)	1) पालिकेचे नाव: कल्याण-दोंदणी इतर वर्णन : इतर माहिती: मोजे-मांडा, म.न./दि.न.156/2ग, 156/4, 163/2, व 163/9मी वा नदण नालम मीरी टाईप-1, डी विंग पहिला मजला मदनिका न. 103 क्षेत्र 37.96 चौ. मी. कपेट +4.20 चौ. मी. कय ( ( Survey Number : 156/ 2ग, 156 /4, 163/2 , व 163/ 9मी ; ) )
कगनामा (अमल्याम) चरक्रमांक (अमल्याम)	1) 37.96 चौ.मीटर
कगनामा (अमल्याम) चरक्रमांक (अमल्याम) चरक्रमांक (अमल्याम)	1): नाव:-अंजनी प्रगाद निचारी - चार्म डेव्हलपर्स तर्फे भागीदार धीरज गोविंद पटेल तर्फे कवली जबाब देणे बाबत कु.मु.पात्र धारक वय:-64; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: देव कॉम्पोरा कैडबरी जंक्शन ठाणे , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र. ठाणे. पिन कोड:-400602 फॅन नं:-AAEFC2381G
कगनामा (अमल्याम) चरक्रमांक (अमल्याम) चरक्रमांक (अमल्याम)	1): नाव:-खैरुन निगा नूरमोहम्मद शहा - - वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बावामाहंम अंबेडकर चौक मांडा दिववाळा गावठाण , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र. ठाणे. पिन कोड:-421605 फॅन नं:-DYUPS8931P
कगनामा (अमल्याम) चरक्रमांक (अमल्याम) चरक्रमांक (अमल्याम)	31/03/2022
कगनामा (अमल्याम) चरक्रमांक (अमल्याम) चरक्रमांक (अमल्याम)	06/04/2022
कगनामा (अमल्याम) चरक्रमांक (अमल्याम) चरक्रमांक (अमल्याम)	8318/2022
कगनामा (अमल्याम) चरक्रमांक (अमल्याम) चरक्रमांक (अमल्याम)	177500
कगनामा (अमल्याम) चरक्रमांक (अमल्याम) चरक्रमांक (अमल्याम)	29590

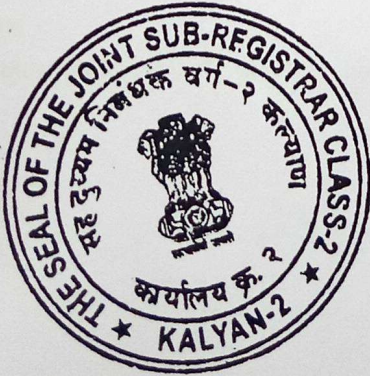


(सही) जी.बी.सातदिवे

(i) within the limits of any Municipal area or other area annexed to it.

सह: दुयम निबंधक वर्ग २,

कल्याण क्र. २





CHALLAN  
MTR Form Number-6



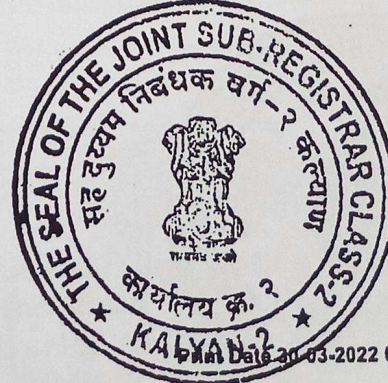
GRN	MH015362690202122M	BARCODE	[Barcode]	Date	25/03/2022-14:55:48	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				KLN2_KALYAN 2 JOINT SUB REGISTRAR			
Location				THANE			
Year				2021-2022 One Time			
				Payer Details			
				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Full Name				KHAIRUNNISA NOORMOHAMMED SHAH			
Flat/Block No.				CHARMS CITY BUILDING TYPE 1 WING D FLAT			
Premises/Building				NO103			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	177500.00	MANDA	KALYAN		4 2 1 6 0 5	SecondPartyName=CHARMS DEVELOPERS~
0030063301 Registration Fee	29590.00					
Total		2,07,090.00	Amount In		Two Lakh Seven Thousand Ninety Rupees Only	
			Words			

Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572022032535801	CPABNDMXA5		
Cheque/DD No.		Bank Date	RBI Date	25/03/2022-00:00:00	28/03/2022		
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		286 , 28/03/2022			

Department ID :  
NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल तब ही वैध होगा जब कि यह उपरोक्त कार्यालय में नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2022.03.30  
15:07:01 IST  
Reason: Secure  
Document  
Location: India



क.ल.न.२
दस्त क्र. ८३९८   २०२२

Ward No. : 2A  
 Village : Manda  
 Flat Area : **37.96 sq. mt.** carpet area + **4.20 sq.mt.** open terrace  
 admeasuring **42.16 sq.mt.**

Actual Value : **Rs. 29,58,000/-**

Market Value : **Rs. 29,58,000/-**

**AGREEMENT FOR SALE**  
 THIS AGREEMENT MADE AT KALYAN  
 ON THIS 31<sup>st</sup> DAY OF MARCH 2022  
 B E T W E E N

खैरुन्निसा

M/s. **Charms Developers**, a partnership firm, having its office at 1102, Dev Corpora, Cadbury Junction, Thane, 400602 through its partner **Mr. Dhiraj G. Patel** hereinafter called and referred to as the "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm, their respective heirs, ex ecutors, administrators and assigns ) of the Party of the First Part.

A N D

**Mrs. Khairunnisa Noor Mohd Shah (Age : 35 Years, Occupation : Self Employed)**

Residing Room No. 02, Babasaheb Ambedkar Chowk, Manda, Titwala (W) 421 605. hereinafter called and referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the Second Part;

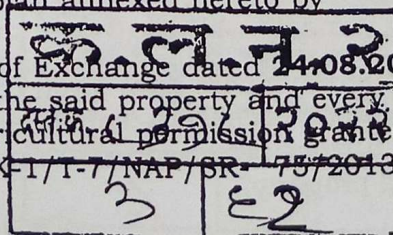
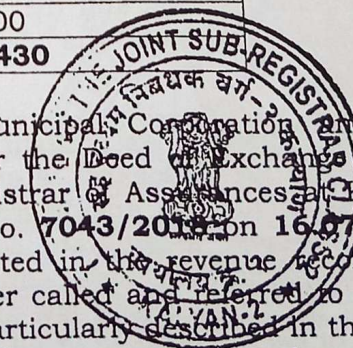
WHEREAS the Promoter herein is the owner of and seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Manda, Taluka Kalyan, District Thane bearing No;

Survey No.	Hissa No.	Area (Sq. mtrs)
156	2A	1210
156	4	1420
163	2	700
163	9C	100
<b>Total →</b>		<b>3430</b>

खैरुन्निसा

within the limits of the Kalyan Dombivli Municipal Corporation and the Promoter has acquired the said property under the Deed of Exchange dated **16.07.2018** registered at the office of Sub-Registrar & Assessors at Kalyan Dombivli Municipal Corporation under serial No. **7043/2018** on **16.07.2018** and the name of the Promoter herein is mutated in the revenue records as evident from mutation entry No. **3769** hereinafter called and referred to as the said property for the sake of brevity and more particularly described in the First Schedule hereunder written and shown on the plan annexed hereto by colour.

AND WHEREAS in pursuance to the said Deed of Exchange dated **24.08.2016**, the Promoter is well and sufficiently entitled to the said property and every part thereof together with the benefits of the non agricultural permission granted by the Collector, Thane bearing No. Mahasul/K-1/T-7/NAP/SR-75/2013 on 15.03.2014 For CHARMS DEVELOPERS



Partner

खैरुन्निसा

Ward No. : 2A  
 Village : Manda  
 Flat Area : **37.96 sq. mt.** carpet area + **4.20 sq.mt.** open terrace  
 admeasuring **42.16 sq.mt.**  
 Actual Value : **Rs. 29,58,000/-**  
 Market Value : **Rs. 29.58.000**

**AGREEMENT FOR SALE**  
 THIS AGREEMENT MADE AT KALYAN  
 ON THIS 31<sup>st</sup> DAY OF MARCH 2022  
 B E T W E E N

खैरुन्निसा

M/s. **Charms Developers**, a partnership firm, having its office at 1102, Dev Corpora, Cadbury Junction, Thane, 400602 through its partner **Mr. Dhiraj G. Patel** hereinafter called and referred to as the "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm, their respective heirs, ex ecutors, administrators and assigns ) of the Party of the First Part.

A N D

**Mrs. Khairunnisa Noor Mohd Shah (Age : 35 Years, Occupation : Self Employeed)**

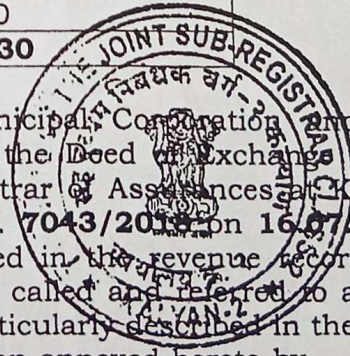
Residing Room No. 02, Babasaheb Ambedkar Chowk, Manda, Titwala (W) 421 605. hereinafter called and referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS the Promoter herein is the owner of and seized and possessed of and well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at village Manda, Taluka Kalyan, District Thane bearing No;

Survey No.	Hissa No.	Area (Sq. mtrs)
156	2A	1210
156	4	1420
163	2	700
163	9C	100
<b>Total →</b>		<b>3430</b>

खैरुन्निसा

within the limits of the Kalyan Dombivli Municipal Corporation and the Promoter has acquired the said property under the Deed of Exchange dated **16.07.2018** registered at the office of Sub-Registrar of Assurances at Kalyan Dombivali Municipal Corporation under serial No. **7043/2018** on **16.07.2018** and the name of the Promoter herein is mutated in the revenue records as evident from mutation entry No. **3769** hereinafter called and referred to as the said property for the sake of brevity and more particularly described in the First Schedule hereunder written and shown on the plan annexed hereto by colour.



AND WHEREAS in pursuance to the said Deed of Exchange dated **24.08.2016**, the Promoter is well and sufficiently entitled to the said property and every part thereof together with the benefits of the non agricultural permission granted by the Collector, Thane bearing No. Mahasul/K-1/T-7/NAP/SR-75/2013 on **15.03.2014**

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For CHARMS DEVELOPERS

*(Signature)*  
 Partner

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and building commencement certificate issued by the Kalyan Dombivli Municipal Corporation under No. KDMC / NRV/ BP / KV /2012-13 /277/188 dated 24.08.2016 which is inclusive of the transferable development rights to the extent of 2202 sq. meters acquired under three different agreements.

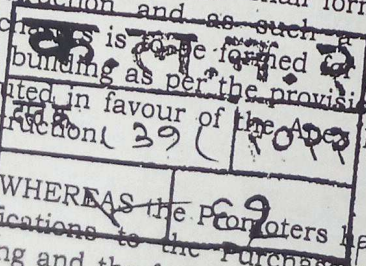
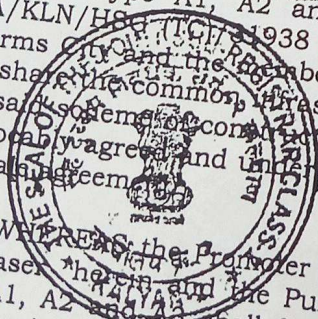
AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for use, utilization and consumption of incentives and increases in floor space index, transfer of development rights, staircase floor space index and all other permissible floor space index to be used and utilized on the said property as may be granted by the Kalyan Dombivli Municipal Corporation from time to time as may be permitted under the Development Control Regulations.

AND WHEREAS the Promoter intends to carry out the development on the said property and the buildings to be constructed thereon shall comprise in the scheme of construction known as "Charms City" in terms of the sanctioned plans and permissions and in pursuance to the rights, powers and authorities vested in the Promoter, the Promoter have initiated the construction work on the aforesaid property.

AND WHEREAS the Promoter has brought to the express notice and knowledge of the Purchaser herein and the Purchaser herein is aware of the fact that the Promoter has completed the work of 8 buildings in the scheme of construction known as Charms City and the Kalyan Dombivli Municipal Corporation has granted the part Building Completion Certificate for Buildings A9, A10 and A11 under No. KDMC /NRV /CC/KV/87 dated 07.06.2013 and further part Building Completion Certificate for Building No. A4, A5, A6, A7 and A8 under No. KDMC /NRV /CC/KV/307 dated 14.01.2015 and the Promoter has sold the flats/units constructed therein to intending purchasers in project name and style as Charms City and further co-operative housing society for Building Nos. A4, A5 and A6 is incorporated and registered under No. TNA /KLN /HSG (TC)/28323/2015-16 in the name and style as Charms City Building No. A-4, A-5, A-6 Co-operative Housing Society Limited, a co-operative housing society for Building Nos. A7 and A8 is incorporated and registered under No. TNA/KLN/HSG (TC)/28324/2015-16 in the name and style as Charms City Co-operative housing society for Building Nos. A9, A10 and A11 in the name and style as Charms City Building No. A-9, A-10 and A-11 Co-operative Housing Society Limited and upon completion of the present buildings, separate co-operative housing society will be formed and registered for the occupants of the buildings Type A1, A2 and A3 is incorporated and registered under No. TNA/KLN/HSG (TC)/28325/2019-20. However all the flat purchasers in said Charms City and the members of such separate co-operative housing societies will share the common structural, recreational facilities and amenities of the said scheme of construction and the Purchaser herein have expressly and irrevocably agreed and understood the covenants to that effect as mentioned in flat sale agreement.

AND WHEREAS the Promoter has brought to the notice and knowledge of the Purchaser herein and the Purchaser is aware of the fact that said buildings Type A1, A2 and A3 shall form an integral part of 'Charms City' scheme of construction and as such a separate co-operative housing society of flat purchaser is to be formed under general administration and maintenance of the said building as per the provisions of law and the Deed of Conveyance shall be executed in favour of the Apex Body of all the societies in the said scheme of construction.

AND WHEREAS the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned building and the further proposed expansion, amalgamation and extensions in respect of the said property.



वैश्वानरेशा

AND WHEREAS the Promoter is entitled to the proposed flats / units constructed and upon such society or corporation AND WHEREAS the manner of execution of the fact shall be and registered cooperative transfer i AND WHEREAS the knowledge consist of the construction made under laws obtained with the purchase c



AND WHEREAS the Promoter declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force;

AND WHEREAS as per the above recited deeds, documents and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed buildings at their own costs and expenses and to dispose of the flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / units to form a co-operative housing society or corporate body as the case may be.

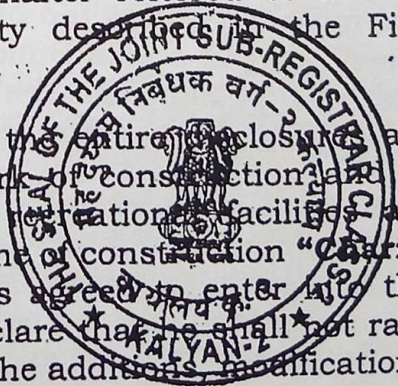
AND WHEREAS the Promoter has clearly disclosed said fact about the mode and manner of execution of conveyance / ultimate document of transfer and the said fact shall be expressly and categorically mentioned in the procedure of formation and registration of co-operative housing society and the purchaser and/or the cooperative housing society shall not demand separate and independent deed of transfer in their favour in any manner whatsoever.

AND WHEREAS the Promoter have disclosed and brought to the clear notice and knowledge of the Purchaser herein that the entire scheme of construction consists of several buildings and have also shown the lay-out, scheme of construction, the existing and proposed infrastructural facilities and have also made aware that some buildings are completed in all respect, some buildings are under construction and in progress and the Promoter will as per the prevailing laws, rules, enactments and statutes shall follow the due process of law and obtain the revised sanctions, alterations and modifications and shall proceed with the construction work from time to time and shall exploit the maximum potentiality of floor space index and during the course of construction and completion of the entire scheme of construction will form a policy for the formation of the ad-hoc committee of the Promoters, co-operative housing society as well as the conveyance of the land and buildings to be transferred to the co-operative housing society and shall also make the arrangement and provision of the common infrastructural amenities and facilities to be used, utilized and enjoyed by all the flat purchasers in the scheme of construction in common.

AND WHEREAS the Promoter declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force and the Promoters are entitled and enjoined upon to construct the buildings on the project land in the manner as recited hereinabove and in accordance with the sanctioned plans and permissions.

AND WHEREAS the Purchaser is offered a **Flat No. 103** carpet area admeasuring **37.96 sq. metres** in wing 'D' on 1st floor along with open terrace of **4.20 sq. metres** floor in the building No. "Type - 1" wing 'D' in the scheme of construction known as "Charms City" (hereinafter referred to as "the Premises") being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosure and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof in the scheme of construction "Charms City" and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted by the concerned town planning authority from the time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.



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AND WHEREAS the carpet area of the said premises is **37.96 square meters** and "Carpet Area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said flat/unit for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

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 Purchaser has paid to the Promoter a sum of **Rs. 40,000/- (Rupees Forty Thousand only)** being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

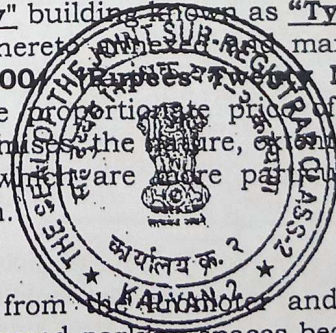
AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

1. The Promoter shall construct the said building presently as per the sanctioned plans and permissions on the said property described in the First Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1(a) (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being flat / unit No. **103** on the **1st floor**, admeasuring **37.96 sq. mt.** carpet along with open terrace of **4.20 sq. metres** the right to use to the flat premises in the building No. **Type - 1** in the Wing **'D'** (herein after referred to as the said "premises") in the scheme of construction known as **"Charm's City"** building known as **"Type - 1" wing 'D'** as shown in the floor plan thereof hereto marked as **Annexure D** for the consideration of **Rs. 29,58,000/- (Rupees Twenty Nine Lakh Fifty Eight Thousand Only)** including 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.

(ii) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser covered parking spaces bearing No. \_\_\_\_\_ situated at \_\_\_\_\_ Basement and/or still and/or podium being constructed in the layout for the consideration of **Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only).**



दस्ता क्र.	८३७४२०२२
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# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

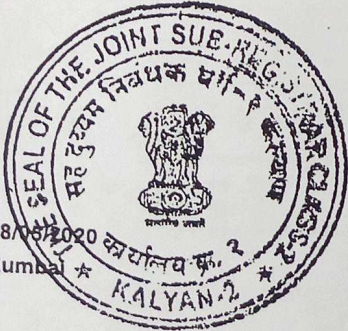
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700019699**

Project: **CHARMS CITY** Plot Bearing / CTS / Survey / Final Plot No.: **158-2A, 158-4, 163-9C, 163-2** at **Manda, Kalyan, Thane, 421605;**

- Charms Developers** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400601.*
- 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 (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 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 **22/02/2019** and ending with **31/01/2023** 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
- 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: 18/06/2020  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 23-06-2020 12:50:46

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

क.स.न.२

दस्तावेज क्र. ८३९८ २०२२

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कल्याण डोंबिवली महानगरपालिका, कल्याण प्रारंभ

बांधकाम प्रारंभ प्रमाणपत्र  
(वि.ए.२२०२.०० चौ.मी.क्षेत्र वापरून)

जा.क.कडोंमपा/नरवि/बाप/कवि/२०१२-१३/२७७७८८  
कल्याण डोंबिवली महानगरपालिका, कल्याण  
दिनांक :- २४/११/२०१६

श्रीमती. जयश्री प्रकाश शिंदे व इतर  
कु.मु.प.धा.- गणेश इंटरप्रायझेस तर्फे भागीदार श्री.विनोदकुमार आर.सिंग  
वास्तुशिल्पकार- श्री.जॉन वर्गीस, कल्याण(प.)  
स्ट्रक्चरल इंजिनिअर - श्री.पंकज कुलकर्णी, कल्याण(प.)

विषय - स.नं.१५६/२अ. ४. स.नं.१६३ हि.नं.२. स.नं.१६३/१क. मौजे-माडा येथे बांधकाम प्रारंभप्रमाणपत्र परवानगीबाबत

संदर्भ:-१) अंतरीम बांधकाम परवानगी क.कडोंमपा/नरवि/बाप/कवि/२०१२-१३/२७७, दि.३१/१२/२०१२  
२) आवेदकाचा दि.२६/०७/२०१६ रोजीचा श्री.जॉन वर्गीस, कल्याण(प.) वास्तुशिल्पकार यांचे मार्फत सादर केलेला अर्ज क्र.२१३७४

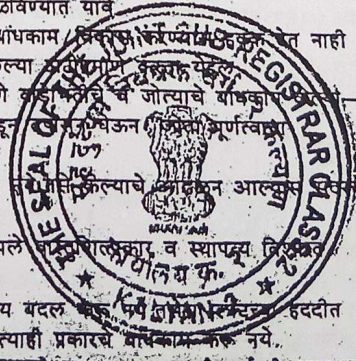
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.-व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं.१५६/२अ, ४, स.नं.१६३ हि.नं.२, स.नं.१६३/१क, मौजे-माडा मध्ये ३४३०.०० चौ.मी. क्षेत्राच्या भूखंडावर ह.वि.ह. २२०२.०० चौ.मी. क्षेत्रासह ५०५४.०३ चौ.मी. क्षेत्राचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २६/०७/२०१६ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून नुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे रहिवासी इमारतीच्या बांधकामाबाबत, 'बांधकाम प्रारंभ प्रमाणपत्र' देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

इमारत टाईप-१ - तळ + पाच मजले + सहावा मजला (रहिवास)  
इमारत टाईप-२, विंग A, B, C - स्टिक्ट + सात मजले (रहिवास)

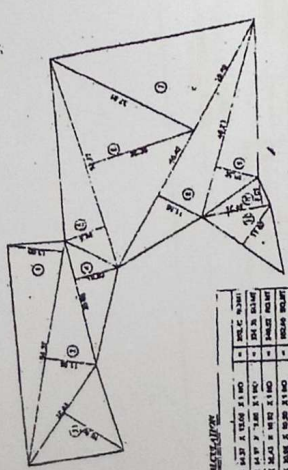
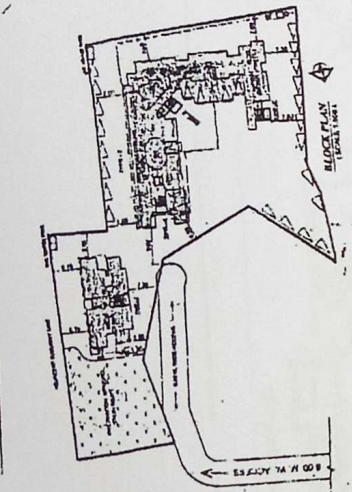
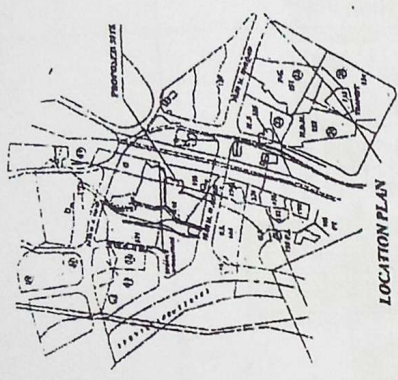
नगररचनाकार (क.वि.)

कल्याण डोंबिवली महापालिका, कल्याण.

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करणे किंवा बांधकाम करणे येत नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या सर्व प्रमाणे व नकाशाप्रमाणे व नकाशाप्रमाणे वाढीकडे व जोत्याचे बांधकाम करणे बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून घेतल्या जाऊन 'बांधकाम प्रमाणपत्र' देण्यात यावे. 'दाखला' घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. कोणत्याही प्रकारचे बांधकाम करणे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफटी) जबाबदारी सर्वस्वी आपले व आपल्या वारसाचे व स्यापणूक वारसाचे यांचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्यांच्या सव्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कवाळ न्यायाद अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा आपलेवर राहिल.
- भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित नकाशाप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्यप्रमाणे केले जाईल व तसा रस्ता हाडण्यात इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.



क.व.नं.२	
दिनांक: २३/११/२०१६	
३९	६२ (क.मा.प)



**AREA SCHEDULE**

NO.	DESCRIPTION	AREA (SQ. M.)
1	Plot Area	11100.00
2	Area reserved for Public Use	11100.00
3	Area reserved for Public Use	11100.00
4	Area reserved for Public Use	11100.00
5	Area reserved for Public Use	11100.00
6	Area reserved for Public Use	11100.00
7	Area reserved for Public Use	11100.00
8	Area reserved for Public Use	11100.00
9	Area reserved for Public Use	11100.00
10	Area reserved for Public Use	11100.00
11	Area reserved for Public Use	11100.00

**STAIRCASE AREA SCHEDULE**

NO.	DESCRIPTION	AREA (SQ. M.)
1	Staircase	100.00
2	Staircase	100.00
3	Staircase	100.00
4	Staircase	100.00
5	Staircase	100.00
6	Staircase	100.00
7	Staircase	100.00
8	Staircase	100.00
9	Staircase	100.00
10	Staircase	100.00
11	Staircase	100.00
12	Staircase	100.00
13	Staircase	100.00
14	Staircase	100.00
15	Staircase	100.00
16	Staircase	100.00
17	Staircase	100.00
18	Staircase	100.00
19	Staircase	100.00
20	Staircase	100.00
21	Staircase	100.00
22	Staircase	100.00
23	Staircase	100.00
24	Staircase	100.00
25	Staircase	100.00
26	Staircase	100.00
27	Staircase	100.00
28	Staircase	100.00
29	Staircase	100.00
30	Staircase	100.00

**DOOR AND WINDOW SCHEDULE**

NO.	DESCRIPTION	AREA (SQ. M.)
1	Door	100.00
2	Window	100.00
3	Door	100.00
4	Window	100.00
5	Door	100.00
6	Window	100.00
7	Door	100.00
8	Window	100.00
9	Door	100.00
10	Window	100.00
11	Door	100.00
12	Window	100.00
13	Door	100.00
14	Window	100.00
15	Door	100.00
16	Window	100.00
17	Door	100.00
18	Window	100.00
19	Door	100.00
20	Window	100.00
21	Door	100.00
22	Window	100.00
23	Door	100.00
24	Window	100.00
25	Door	100.00
26	Window	100.00
27	Door	100.00
28	Window	100.00
29	Door	100.00
30	Window	100.00

**GENERAL INFORMATION**

1. AREA SCHEDULE	2. STAIRCASE AREA SCHEDULE	3. DOOR AND WINDOW SCHEDULE
4. ELECTRICAL PLAN	5. WATER SUPPLY PLAN	6. SANITARY PLAN
7. PLUMBING PLAN	8. AIR CONDITIONING PLAN	9. OTHER PLAN

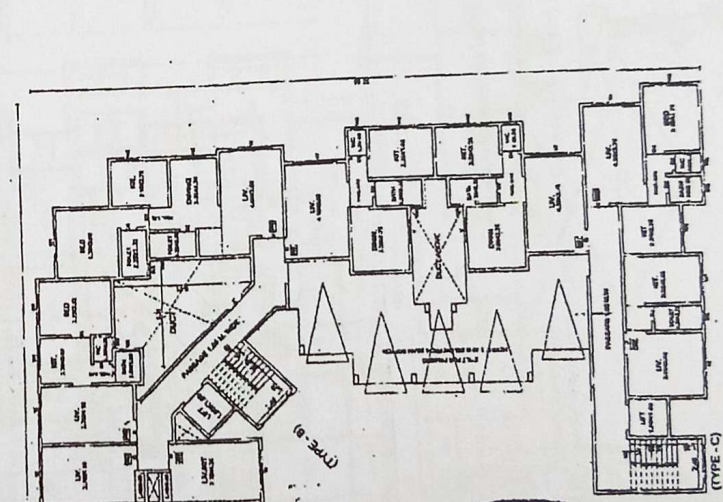
**PROPOSED BUILDING ON PLOT BEARING NO. 150/2/14/18**  
**7/2/AC AT PILL MANDLA, PILL KALLIAN, DIST. - THANE.**

NAME & SIGNATURE OF OWNER: **V. K. K.**

NAME & SIGNATURE OF ARCHITECT: **V. K. K.**

**TYPE-1 FLOOR PLAN**

NO.	DESCRIPTION	AREA (SQ. M.)
1	Room	100.00
2	Room	100.00
3	Room	100.00
4	Room	100.00
5	Room	100.00
6	Room	100.00
7	Room	100.00
8	Room	100.00
9	Room	100.00
10	Room	100.00
11	Room	100.00
12	Room	100.00
13	Room	100.00
14	Room	100.00
15	Room	100.00
16	Room	100.00
17	Room	100.00
18	Room	100.00
19	Room	100.00
20	Room	100.00
21	Room	100.00
22	Room	100.00
23	Room	100.00
24	Room	100.00
25	Room	100.00
26	Room	100.00
27	Room	100.00
28	Room	100.00
29	Room	100.00
30	Room	100.00



**क. ल. न. २**  
**सक. ८३९८ २०२२**  
**४९**      **६२**

CONTENTS OF SHEET -

CONRAD FLOOR PLAN, PLOT AREA DIAGRAM WITH CALCULATION,  
SWAY AREA STATEMENT, BELT AREA STATEMENT, PARKING STATEMENT

SHEET NO - 1/4

ONE

STAMP OF APPROVAL OF PLAN

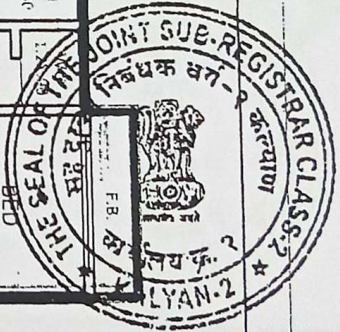
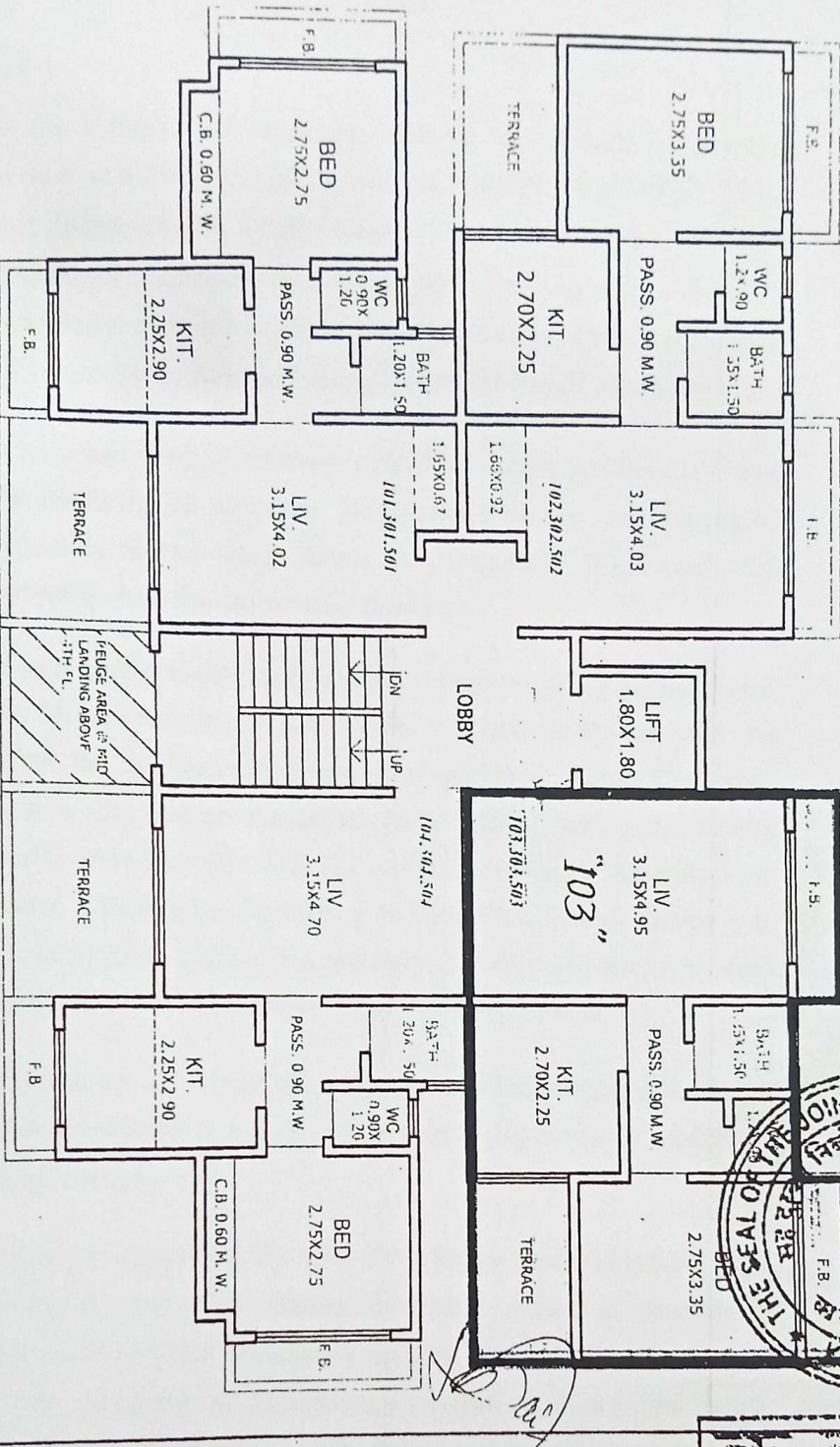


सुभाष चंद्र बोस  
एन सी यू सी कलेज रोड वी वी एन रोड  
प्लॉट नं. १५००० / १५१ / १५२ / १५३ / १५४ / १५५ / १५६ / १५७ / १५८ / १५९ / १६०  
सुभाष चंद्र बोस  
एन सी यू सी कलेज रोड वी वी एन रोड



*[Handwritten Signature]*  
एन सी यू सी कलेज रोड वी वी एन रोड  
सुभाष चंद्र बोस

# Charms City - D Wing (Odd Floor)



200	200	200
200	200	200
200	200	200

FLAT NO. 103 IN BLDG. Type-1 Bldg  
 FLOOR HAVING D-Wing  
 CARPET AREA OF 37.96 Sq.Mt.

For CHARMS DEVELOPERS

SIGN OF VENDOR

SIGN OF PURCHASER

- 1) 200010271
- 2) \_\_\_\_\_

PROJECT NAME

CHARMS CITY

PROPOSED BLDG. ON PLOT  
 SURVEY NO. 156/163  
 H. NO. 2A, 4, 2, 9C,  
 NEAR RAILWAY STATION, SANGODA ROAD  
 MANDA, TITWALA (WEST) 421605

DEVELOPER  
 M/S CHARMS DEVELOPERS

**PERSONAL DETAILS**

Customer:  Yes  No

CIF No/ Account No.

First Name

Middle Name

Last Name

KHAIRUN NISA NOOR MOHAMMED

DOB: 28081986

PAN: DYUPS8931P

7700967911

Spouse:

Father:

Male  Female  Third Gender

Status:  Single  Married  Divorced  Widowed

KYC (Minimum one to be filled)

Aadhaar / UID No. 988758478282

Passport No.

Driving License No.:

SA Job card No.

Issued by National Population Register Containing Name and Address:

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

DEFENCE PERSONNEL:  Indian Army  Indian Navy  Indian Air force

SERVICE UNDER:  Benefit Pension  New Pension Scheme

Address:

<h1>SSL</h1>	Code No.	MUM99999
	File	
	Ref No.	RP01/24010076
ASE	Rajesh Teklot	7219145709
ASM	Sarvesh Pandey	
AQM	Kuldeep Gini	

LOS Number	
LOS Branch Name	KANJURGMAH WEST <del>VIKROTI EAST</del>
Branch Code	61722
Source Type	Connector
Expected Disbursement Date	
Reference ID	
Applicant Name	KHAIRUNNISA SHAH
Co-Applicant Name	CIF- 87142757575
Date of Birth	28-08-1986
Pan Card Number	D40P58931P
Bank Account Number	SBI -
E-mail ID	
Mobile No.	7700967911
Loan Amount & Interest Rate	27,00,000/-
Tenure	360 MONTH
Connector Name & Code	MANJESH REDKAR
Proposal Type	Balance Transfer
Property Final : Yes / No	
RACPC	
RBO	
AMT NO.	