



07/08/2024

पू.स.क्र.८

मु.स.क्र. 12930/2024

दस्तावेज क्रमांक : 12930/2024

नोंदणी :

Regn.63m

गावाचे नाव : आयरे

(1) विलेवाचा प्रकार	करारनामा
(2) भांडवलाचा	3500000
(3) बाजारभाव (भांडपट्ट्याच्या बाबत पट्ट्याकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	2976000
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: (विभाग क्र 11/46 दर 67600/- चौ.मी.) मीत्र आयरे येथील सी टी एस नंबर 6230 6231 आणि 6232 वरील पार्क एन्क्लेव्ह मधील सदनिका क्र 602 मद्राया मजला क्षेत्र 31.24 चौ . मी कारपेट + एन्क्लेव्ह 6.87 चौ . मी टाल्कनी एकूण क्षेत्र 38.11 चौ . मी कारपेट ((C.T.S. Number : 6230 6231 6232. ;))
(5) क्षेत्रफळ	1) 38.11 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 अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे नयनतारा नेक्स्ट तर्फे भागीदार अनिल अमरनाथ सिंह -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप 5 आर्चिस सोमायटी टंटन रोड गम नगर डोंबिवली पूर्व , मद्रागाष्ट, ठाणे. पिन कोड:-421201 पॅन नं:-AAOFN9534G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अर्जुन गणेश धामापूरकर -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम न 93 , रुस्तम आर्ट कंपाऊंड , जी .के मार्ग , पेनिन्सुला कॉर्पोरेट पार्क लोवर परेल , मुंबई , मद्रागाष्ट, मुम्बई. पिन कोड:-400013 पॅन नं:-ALXPD0781B 2): नाव:-सोनाली अर्जुन धामापूरकर -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम न 93 , रुस्तम आर्ट कंपाऊंड , जी .के मार्ग , पेनिन्सुला कॉर्पोरेट पार्क लोवर परेल , मुंबई , मद्रागाष्ट, मुम्बई. पिन कोड:-400013 पॅन नं:-BDJPD1844C
(9) दस्तऐवज करून दिल्याचा दिनांक	07/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12930/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

पक्षकारनामाठी विचारात घेतलेला तपशील:-

पक्षकार शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सहसुयम निबंधक कल्याण - ४



CHALLAN
MTR Form Number-6

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दस्त क्र. १२३० / २०२४
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GRN	MH006397535202425E	BARCODE	[Barcode]		Date	06/08/2024-19:21:43	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)							
Location	THANE			Full Name	ARJUN GANESH DHAMAPURKAR						
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 602 SIX FLOOR						
Account Head Details			Amount In Rs.	Premises/Building							
0030046401	Stamp Duty		245000.00	Road/Street	PARK ENCLAVE						
0030063301	Registration Fee		30000.00	Area/Locality	DOMBIVLI						
				Town/City/District							
				PIN		4	2	1	2	0	1
				Remarks (If Any)	SecondPartyName=NAYANTARA NXT-						
				Amount In	Two Lakh Seventy Five Thousand Rupees Only						
Total			2,75,000.00	Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	69103332024080620224	2882837212				
Cheque/DD No.				Bank Date	RBI Date	06/08/2024-19:22:27	Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8369464982

सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made on this 7TH day of AUGUST 2024;

BETWEEN

M/S. NAYANTARA NXT, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, through its Partners **Mr. ANIL A. SINGH**, having office at: Shop No. 005, AARCHIS C.H.S. Ltd., Tandan Road, Dombivali (EAST), Tal- Kalyan, Dist- Thane., **PAN NO. BEBPS6409F**, hereinafter referred to as "**THE PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner) of the ONE PART;

AND

[1] **Mr. ARJUN GANESH DHAMAPURKAR** aged 41 Years, **PAN: ALXP00781B**

[2] **Mrs. SONALI ARJUN DHAMAPURKAR** aged 42 Years, **PAN: BDJPD1844C**

Residing at : Room No 93 , Rustam art compound , G.K Marg , peninsula corporate park lower parcel , Mumbai : 400013 Thane, Maharashtra, hereinafter called "**the PURCHASERS**" (which expression shall unless contrary to the context or meaning thereof shall mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) of the OTHER PART;

WHEREAS, one **Mr. MATU SHANTARAM KENE and OTHERS**, is the owner of all those pieces or parcels of land bearing C.T.S. No. 6230, 6231 and 6232 i.e. 401.6 Sq. Mts., Behind Hanuman Gym, Near Hanuman Mandir, Village - AYRE, Dombivali (East), Taluka Kalyan, Dist. Thane, within the limit of Kalyan Dombivali Municipal Corporation, Sub Registrar Kalyan within the jurisdiction of Registration District Thane and as per the latest mutation entries bearing numbers 8, 4028 & 185 names of the aforesaid owners are recorded in the PROPERTY CARD extracts of the revenue records of the concerned authority.



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And Whereas under and by virtue of **Development Agreement** dated **16/02/2018**, the Promoters have acquired the development rights of the above said land bearing CTS NO 6230, 6231 AND 6232 i.e. 401.6 sq.mtrs. Behind Hanuman Gym, Near Hanuman Mandir Village- AYRE, Dombivali (East), Taluka Kalyan, Dist. Thane, within the limits of Kalyan Dombivali Municipal Corporation Sub Registrar Kalyan within the jurisdiction of Registration District Thane, from the Owners of such pieces and parcels of land on the basis of area sharing ratio. The said Development Agreement is duly registered before the Sub-Registrar of Assurances under **Doc. No. KLN4-1581-2018** on dated **16/02/2018**. The aforesaid Owners have also granted the Irrevocable General Power of Attorney, duly registered before the Sub Registrar of Assurances under **KLN4-1582-2018** on dated **16/02/2018** in favor of the Promoters and have handed over the vacant & peaceful possession of the said land to the Promoters herein and the Promoters are now fully seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid land admeasuring about **401.6 Sq. Mts.** situated at Village-AYRE, Tal. Kalyan & Dist. Thane and for the sake of brevity hereinafter referred to as "THE PROPERTY" and more particularly described in the "**First Schedule**" hereunder written and are fully entitled to develop the said plots by constructing the buildings thereon as per the plans approved by the concern authorities.

AND WHEREAS, the Promoters through the Owners have obtained '**Sanction of Commencement Certificate**' from the **Kalyan Dombivali Municipal Corporation, Thane vide its Certificate No.-KDMC/TPD/BP/DOM/2018-19/0020/06, dated 03/04/2023**, further the Promoters have got the plan sanctioned and approved for construction of the residential buildings on the said property consisting of Building Comprising Ground stilt plus 1st floor to 4th floors in the project land; and whereas by virtue of the Development Agreement, dated 16/02/2018, duly entered into between the Owners of the said project land and the Promoters herein, the Owners and the Promoters have demarcated and divided the premises to be constructed on the project land coming to their respective share as per the list of Flats coming to the share of the Owners and to the share of the Promoters respectively attached with the agreement. The said Development Agreement is duly registered before the Sub-Registrar of Assurances under Doc. No. **KLN4-1581-2018**, dated **16/02/2018**.



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AND WHEREAS, in pursuance to the sanctioned plans and permissions, the Promoters have commenced the construction work on the said plots of land.

AND WHEREAS, the Promoters have floated the ownership scheme on the said Land under the name and style of "**PARK ENCLAVE**" comprising of various buildings as mentioned hereinabove consisting of residential units. Though the Promoters herein have right to develop the entire project land, the Promoters have decided to carry out construction/development in phases and accordingly have identified/earmarked portion out of the project land named as **PARK ENCLAVE**, which is sanctioned vide 'Sanction of Development Permission/Commencement Certificate' bearing Certificate No.- **KDMC/TPD/BP/DOM/2018-19/0020/06, dated 03/04/2023** from the Kalyan Dombivali Municipal Corporation, Thane; and is only subject matter of this agreement and the said project shall be known as "**PARK ENCLAVE**" hereinafter referred to as "**said PROJECT**" and which is more particularly described in the Schedule hereunder written.

AND WHEREAS, the Promoters are in the process of developing the said Property and constructing buildings having Ground stilt plus 1st to 7th floors.

AND WHEREAS, the Promoters declare that the above referred agreements permissions and sanctions are still valid, subsisting and are completely in force.

AND WHEREAS, the Promoters are entitled and enjoined upon to construct the residential buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the competent authorities including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the Development Permission/ Commencement Certificate is annexed herewith as "**Annexure-A**".

AND WHEREAS, the Allottee(s) is/are offered a Flat bearing No. **602** on the **Six** Floor of Building (hereinafter referred to as "**the said Flat**") in the buildings' project to be known as "**PARK ENCLAVE**" (hereinafter referred to as "**the said BUILDING**") being constructed in the said project, by the Promoters.



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AND WHEREAS, the Promoters have entered into a standard agreement with Architects registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.

AND WHEREAS, the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architects and the structural Engineer till the completion of the building(s).

AND WHEREAS, by virtue of the aforesaid Agreements, the Promoters have sole and exclusive right to sell their share of the Flats and Other Units in the proposed building(s) to be constructed by the Promoters on the project land and to enter into Agreement(s) with the Allottee(s) of the said Flats and Other Units therein and to receive the sale price in respect thereof.

AND WHEREAS, on demand from the Allottee(s), the Promoters have given inspection to the Allottee(s) of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoters' Architects **SHRI SHIRISH G. NACHANE and STHAPATYA NIRMAAN** 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 there under.

AND WHEREAS, the authenticated copy of Certificate of Title issued by the advocate of the Promoters showing the nature of the title of the Promoters to the project land on which the Flats are to be constructed have been annexed hereto and marked as "Annexure-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 and specifications of the said Flat agreed to be purchased by the Allottee(s), as sanctioned and approved by the local authority have been annexed and marked as "Annexure-D".

AND WHEREAS, the list of the amenities has been specified in the "Third Schedule" mentioned under in this agreement.



AND WHEREAS, the Promoters have got the approvals from the concerned authority(s) to the plans, the specifications, elevations, sections and of the said building/s so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS, while sanctioning the said plans concerned authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters 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 authority.

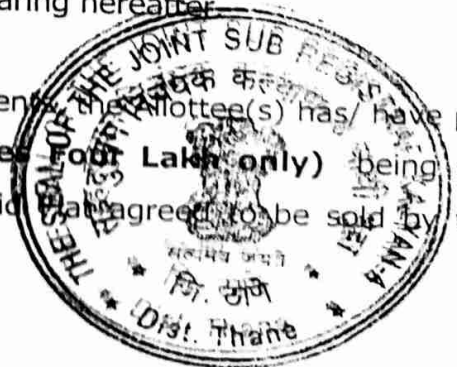
AND WHEREAS, the Promoters have accordingly commenced construction of the said building(s) in accordance with the said proposed plans.

AND WHEREAS, the Allottee(s) have applied to the Promoters for allotment of a Flat bearing number **602** on the **Six Floor** of the proposed buildings' project to be known as "**PARK ENCLAVE**" being constructed on the said Project.

AND WHEREAS, the carpet area of the said Flat No. **602** is **31.24 Sq. Mts.** and "Carpet Area" means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive enclosed **Balcony area 6.87 Sq. Mts.** appurtenant to the said Flat for exclusive use of the Allottee(s) and verandah area appurtenant to the said Flat for exclusive use of the Allottee(s) and exclusive open terrace appurtenant to the said Flat for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the said Flat.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other agree 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 hereafter.

AND WHEREAS, prior to the execution of these presents, the Allottee(s) has/ have paid to the Promoters a sum of **Rs 4,00,000/- (Rupees Four Lakh only)** being part payment of the agreed sale consideration of the said Flat agreed to be sold by the



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Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge at the foot hereof) and the Allottee(s) has/have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016, with the Real Estate Regulatory Authority at MAHARASHTRA, MAHARERA project Registration No. **P51700053121**, the authenticated copy of the Certificate is annexed herewith as "**Annexure-E**".

AND WHEREAS, under Section 13, of the said Act the Promoters are required to execute a written Agreement for Sale of said Flat with the Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

AND WHEREAS, in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell the said Flat and the Allottee(s) hereby agree(s) to purchase the said Flat.

Now therefore this agreement witnessed and it is hereby agreed by and between the parties hereto as follows:

1] The Promoters shall construct the said buildings project Building comprising Ground stilt plus 1st to 7th floors by way of future expansion by utilizing additional FSI/TDR as per the rules and regulations of Kalyan Dombivali Municipal Corporation in accordance with the plans, designs and specifications approved by the concerned authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned authority/ Government to be made in any of the Premises, provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flats of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

a) (i) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the **said Flat bearing No. 602 admeasuring 31.24 Sq. Mts. carpet area, exclusive enclosed Balcony area 6.87 Sq. Mts. , OPEN Balcony area 00.00 Sq.Mts. . Carpet Area on the**

Six



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Floor of Building in the proposed buildings' project to be known as "PARK ENCLAVE", hereinafter referred to as "the said Flat", more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-D", for a lump sum price of **Rs.35,00,000/- (Rupees Thirty Five Lakhs only)** being and 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 Schedule written hereunder.

a) (ii) The Allottee(s) hereby declare that initially they do not intend to purchase and acquire the covered car parking space and as and when the Allottees require the same they shall request the Promoters and only on availability with the Promoters, the Promoters may allot the car parking space to the Allottee(s) on first come first serve basis for the price as may be fixed by the Promoters.

b) The total aggregate consideration amount for the said Flat cost is **Rs.35,00,000/- (Rupees Thirty Five Lakhs only)**. The Allottee(s) have paid on or before execution of this agreement a sum of **Rs 4,00,000/- (Rupees Four Lakh only)** as advance payment or application fee and hereby agree(s) to pay to the Promoters the balance amount of **Rs.31,00,000/- (Rupees Thirty One Lakhs only)** in the following manner:

Sr. No.	Particulars	Percent
1.	EMD at the time of booking	10%
2.	Completion of Plinth	15%
3.	On completion of 1 st Slab	7%
4.	On completion of 2 nd Slab	7%
5.	On completion of 3 rd Slab	7%
6.	On completion of 4 th Slab	7%
7.	On completion of 5 th Slab	7%
8.	On completion of 6 th Slab	7%
9.	On completion of 7 th Slab	7%
10.	On completion of 8 th Slab	7%
11.	Bricks Works & Plaster.	9%



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12.	Flooring.	5%
13.	Work Completion.	5%
	Total	100%

Subject to the terms of this Agreement and the Promoters abiding by the construction milestones, the Allottee(s) shall make all payments, on demand by the Promoters, within the stipulated time as mentioned in the payment schedule through account payee Cheque/ Demand Draft or online payment in favour of **NAYANTARA NXT**, payable at Dombivali as per the details mentioned below:

Bank Name	UNION BANK OF INDIA
Bank Branch	SAGAON DOMBIVALI
Account Name	NAYANTARA NXT
Account no.	576201010050961
IFSC Code.	UBIN0557625

c) The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the said Flat.

d) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee(s) for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/ order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.



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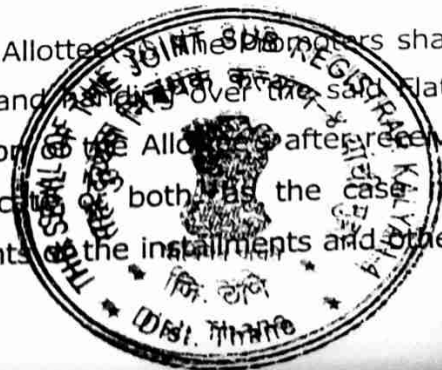
e) The payment of any installments if made in advance shall be adjusted to the next installments as mentioned above. No interest shall be paid by the Promoter for such advance payments made by the Allottee(s) or by housing finance companies/Bank etc. on behalf of Allottee(s).

f) The Promoters shall confirm the final carpet area that has been allotted to the Allottee(s) after the construction of the Buildings are complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of **3 (Three) percent**. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee(s) within **45 (Forty Five) days** with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Promoters shall demand additional amount from the Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

g) The Allottee(s) authorizes the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoters may in its sole discretion deem fit and the Allottee(s) undertake not to object/demand/direct the Promoters to adjust his/her/their payments in any manner.

2) The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said Flat to the Allottee(s), obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat.

Time is essence for the Promoters as well as the Allottee(s). The Promoters shall abide by the time schedule for completing the project and handing over the said Flat to the Allottee's and the common areas to the association of the Allottee(s) after receiving the Occupancy Certificate or the Completion Certificate of the said project, as the case may be. Similarly, the Allottee(s) shall make timely payments of the installments and other dues



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dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

45) 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 courts at Thane will have the jurisdiction for this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

All that pieces or parcels of land bearing C.T.S. No. 6230, 6231 and 6232 i.e. 401.6 Sq. Mtrs., Behind Hanuman Gym, Near Hanuman Mandir, Village- AYRE, Dombivali (East), 421201.

On or towards the EAST	:	CHAWL
On or towards the WEST	:	BUILDING NAYANTARA
On or towards the NORTH	:	ROAD
On or towards the SOUTH	:	RAJARAM TOWER

SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat

All that residential premises bearing Flat No. 602 , admeasuring 31.24 Sq. Mts., enclosed Balcony area 6.87 Sq. Mts. , Carpet Area .on the Six Floor of the proposed buildings' project known as "PARK ENCLAVE" being constructed on C.T.S. No. 6230, 6231 and 6232 i.e. 401.6 Sq. Mtrs., Behind Hanuman Gym, Near Hanuman Mandir, Village- AYRE, Dombivali (East), 421201, Tal. Kalyan & Dist.-Thane.

THIRD SCHEDULE

Amenities

C.T.S. No. 6230, 6231 and 6232 i.e. 401.6 Sq. Mtrs., Behind Hanuman Gym, Near Hanuman Mandir, Village- AYRE, Dombivali (East), 421201, Tal. Kalyan & Dist.-Thane.

INTERNAL AMENITIES



(Handwritten signature)

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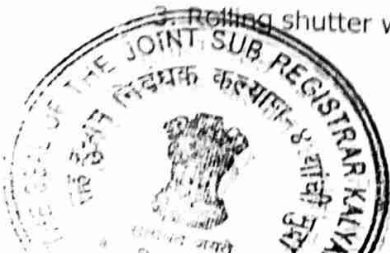
1. Beautiful Elevation with Decorative Entrance with CCTV Camera in Lobby.
2. Staircase steps with marble.
3. The Building will be painted with standard quality paint from outside.
4. Emulsion painting in the entire apartment.
5. Electric Light points along with premium Light Fixtures having concealed Copper Wiring & Modular Switches, Aqua Guard & AC Points.
6. All Internal Walls shall be finished with Plaster, Windows, Toilet and Bathrooms door frame will be of marble.
7. Main Entrance Door & Bedroom Door will be Flush Door in wooden frames with decorative panel.
8. 2 x 2 Vitrified Tiles flooring on all landing Floors/ Common Lobbies.
9. Toilet and Bathroom full wall designer tiles with combinations of Floor.
10. Anodized Aluminum covered/ fixed Glass Sliding Windows with Tinted Glass.
11. French Windows in Hall, Bedroom, Kitchen.
12. Kitchen Tiles up to Beam Level, Platform with Granite top and Stainless Steel Sink.
13. Superior Quality of Plumbing Fixture & Sanitary Fixtures.
14. False Ceiling in Hall.

EXTERNAL AMENITIES

1. A premium residential Project of 7 storied elegant towers with stilt/Stack parking.
2. A perfect Combination of urban living & 360 degree natural ambiance.
3. Located in Dombivali with easy connectivity to Navi Mumbai and Thane as well as to Mumbai.
4. Close Proximity to Kopar & Dombivli Railway Station.
5. School, Hospitals, Supermalls, Multiplexes, Banks, Hotels & Hangouts nearby to suit your lifestyle and daily needs at walking distance.
6. Well illuminated professionally designed landscaping and common areas.
7. Modern Architecture with smart utilization of space.
8. Innovative 1 BHK & 2 BHK Flats with Terrace and Master Bedroom.
9. Elegantly designed main Entrance Gate with Security Cabin.
10. Fire Fighting Equipments (If Provisioned by KDMC).
11. Reputed Company High Speed Elevators with Power Back up.

GENERAL AMENITIES AND FACILITIES OF SHOPS AND COMMERCIAL UNITS

1. R.C.C Framed structure.
2. Internally Smooth plaster with Gypsum & Putty and externally sand faced Plaster with Water proof modern color scheme.
3. Rolling shutter will be provided.



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In witness whereof the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED]
BY THE WITHIN NAMED PROMOTERS]
M/S. NAYANTARA NXT]
PAN: AAOFN9534G]
REPRESENTED BY ITS PARTNER]
Mr. ANIL A. SINGH]

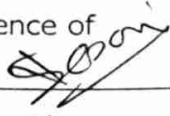
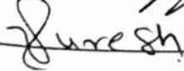


SIGNED, SEALED & DELIVERED BY]
THE WITHIN NAMED ALLOTTEES]
Mr. ARJUN GANESH DHAMAPURKAR]
PAN: ALXPD0781B]



Mrs. SONALI ARJUN DHAMAPURKAR]
PAN: BDJPD1844C]



In the Presence of]
1. ]
2. ]



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RECEIPT

Received of and from the within named Allottee(s) **Mr. ARJUN GANESH DHAMAPURKAR & Mrs. SONALI ARJUN DHAMAPURKAR** the Purchasers, on the day and the year first herein above written the sum of **Rs 4,00,000/- (Rupees Four Lakh only)** being part payment of the consideration against the sale of **Flat No. 602, admeasuring 31.24 Sq. Mts., enclosed Balcony area 6.87 Sq. Mts. , Carpet Area on the Six Floor of the building project named "PARK ENCLAVE" at C.T.S. No. 6230, 6231 and 6232 i.e. 401.6 Sq. Mtrs., Behind Hanuman Gym, Near Hanuman Mandir, Village- AYRE, Dombivali (East), 421201, Tal. Kalyan & Dist.-Thane,** paid by them to us as per the details mentioned below:

Date.	Cheque/RTGS/ DD/PO No./UPI	Bank Name	Amount in Rupees.
05/12/2023	NEFT	BANK OF MAHARASHTRA	RS 2,00,000 /-
20/06/2024	RTGS	BANK OF MAHARASHTRA	RS 1,00,000 /-
16/07/2024	RTGS	BANK OF MAHARASHTRA	RS 1,00,000 /-
		Total	Rs 4,00,000/-

Rs 4,00,000/- (Rupees Four Lakh only)

We Say Received (Rupees Four Lakh only)
For M/s. NAYANTARA NXT

(Mr. ANIL A. SINGH)

WITNESS:

1) _____

2) _____



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Kalyan Dombivli Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 270117
Proposal Code : KDMCC-24-ENTRY-49027

Permit No. : KDMCC/RB/2024/APL/00047
Date : 28/06/2024

Reference:- Building Permission No. : KDMC/TPD/BP/DOM/2018-19/0020/06
Approval date : 03/04/2023

Building Name : PARK ENCLAVE(Residential) Floors : STILT FLOOR, TYPICAL 1ST TO 7TH FLOOR, TERRACE FLOOR

To,
i) Anil Singh And Others, nayantara Nxt,
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING PLOT C.T.S.NO.- 6230 TO 6232, AT VILLAGE - AYRE, TALUKA
KALYAN, DIST : THANE.
ii) Shirish Nachane (Architect)

Sir/Madam,

With reference to your application No **RKDMCC202400191**, dated **07-06-2024** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949**, to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S.NO.- 6230 TO 6232, AT VILLAGE - AYRE**, Final Plot No -, Sector No. **SECTOR 5**, Mouje **AYRE** situated at Road / Street -, Society **NAYANTARA NXT**. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate.
8. All the provisions mentioned in UDCP, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that effect shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170, TC-2, shall be followed, if applicable.



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Kalyan Dombivli Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 270117
Proposal Code : KDMCC-24-ENTRY-49027

Permit No. : KDMCC/RB/2024/AP
Date : 28/06/2024

- 13. Authority will not supply water for construction.
- 14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- 15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or its connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Validity unknown

Digitally signed by Disha Dombivli, Sane
Date: 2024.06.28 16:01:46 IS
Reason: Approved Certificate
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-24-ENTRY-49027
Application Number : KDMCC20240019
Proposal Number : 270117
Certificate Number : KDMCC/RB/2024/AP



Scan QR code for verification of authenticity.

Assistant Director Town Planning
Kalyan Dombivli Municipal Corporation





दस्त क्र. १२८३० / २०२४

३४/६८

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

PS1700053121

Project: **PARK ENCLAVE**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 6230 6231 AND 6232 MAUJE
AYRE DOMBIVLI EAST 421201 at DOMBIVLI, Kalyan, Thane, 421201;**

1. **Nayantara Nxt** having its registered office / principal place of business at **Tehsil: Kalyan, District: Thane, Pin: 421201.**

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 (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 **16/10/2023** and ending with **30/06/2025** 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.



Dated: 16/10/2023
Place: Mumbai



Signature valid

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

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कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग

अटी व शर्ती

सुधारित बांधकाम परवानगी क्र: KDMC/TPD/BP/DOM/2018-19/0020/06

Dt 03/04/2023

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मोजे आयरे सि.स.नं. ६२३०, ६२३१ व ६२३२ मध्ये ४०१.०० चौ.मी. क्षेत्राच्या भुखंडावर तत्कालीन विकास नियंत्रण नियमावली नुसार ३९४.४५ चौ.मी. बांधकाम प्रारंभ परवानगी प्रदान करण्यात आली होती.

सद्यस्थितीत (UDCPR) नुसार Basic FSI, Ancillary FSI चा विचार घेऊन एकूण ६५९.१० चौ.मी. क्षेत्राच्या भुखंडावर विकास करावयास केलेल्या दि. २०/०७/२०२२ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुर्दुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, "सुधारीत बांधकाम प्रमाणपत्र" देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत :- स्टिक्ट + पहिला मजला ते चौथा मजला (पहिला मजला)

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR)मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभिंत व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास रस्त्याचे बांधकाम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व त्यासाठी होईपर्यंत भूखंडाकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.



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दस्त क्र. १२३०/२०२४

५३/१८ जागेत जी

भाडेकर असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.

- १) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, सुधारीत बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- १९) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २०) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २१) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २२) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहिल.
- २३) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- २४) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.



कलम - ४
दस्त क्र. १२७३० / २०२४
५४/६६

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:

अ.क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एकूण भरणा तपशिल	शेरा
१	ARI 020101	1,14,480/-	AC41989	31/03/23		
२	ARI 020102					
३	ARI 020103	1,325/-	AC41998	31/03/23		
४	ARI 020104	5,65,920/-	AC41998	31/03/23		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020110					
१०	ASI 010518	1,14,480/-	AC42002	31/03/23		
११	ASI 010519					
१२	ASI 010304	79,500/-	AC42005	31/03/23		
१३	ASI 010513	70,543/-	AC42001	31/03/23		
	Total					

२०/३/२४
सहाय्यक संचालक नगररचना, (कित) कल्याण डोंबिवली महापालिका, कल्याण.

प्रत :-

- १) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- २) प्रभाग क्षेत्र अधिकारी 'ह' प्रभाग क्षेत्र.



दस्तावेज क्रमांक: कनन4/12930/2024
दस्तावेजाचा प्रकार: -करारनामा

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | द्वयाचित्र | दस्ता प्रमाणित |
|----------|--|---------------------------------------|------------|----------------|
| 1 | नाव:म नयनतारा नेकम्ट नॉर्फे भागीदार अनिल अमरनाथ मिह - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:
शॉप 5 आर्चिम मोमायटी टंडन रोड राम नगर डोंबिवली पूर्व, महाराष्ट्र,
ठाणे.
फॉन नंबर:AAOFN9534G | लिहून देणार
वय :-41
स्वाक्षरी:- | | |
| 2 | नाव:अर्जुन गणेश धामापूरकर - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:
रूम न 93, रुस्तम आर्ट कंपाऊंड, जी.के.मार्ग, पेनिन्मुला कॉर्पोरेट
पार्क लोवर परेल्, मुंबई, महाराष्ट्र, मुम्बई.
फॉन नंबर:ALXPD0781B | लिहून घेणार
वय :-41
स्वाक्षरी:- | | |
| 3 | नाव:मोनाजी अर्जुन धामापूरकर - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:
रूम न 93, रुस्तम आर्ट कंपाऊंड, जी.के.मार्ग, पेनिन्मुला कॉर्पोरेट
पार्क लोवर परेल्, मुंबई, महाराष्ट्र, मुम्बई.
फॉन नंबर:BDJPD1844C | लिहून घेणार
वय :-42
स्वाक्षरी:- | | |

हीत दस्तावेज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक 07/08/2024 02:58:39 PM

अंदाज -
यादीत इमम अमे निवेदीत करताना की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | द्वयाचित्र | दस्ता प्रमाणित |
|----------|--|------------|----------------|
| 1 | नाव:विनोद देमाई - -
वय:38
पत्ता:डोंबिवली
पिन कोड:421202 | | |
| 2 | नाव:मुरेश वऱ्हाडे - -
वय:23
पत्ता:डोंबिवली
पिन कोड:421202 | | |

दस्तावेज क्र. 4 / 08 / 2024 02 : 59 : 03 PM

प्रमाणित करण्यात येतेकी सदर
दस्त क्र. 12930 मध्ये EC पाने
आहेत. पुस्तक क्रमांक. 1 वर
नोंद दि. 07/08/2024

सह. दय्यम निबंधक कल्याण-4

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
ARJUN GANESH DHAMAPURKAR	eChallan	69103332024080620224	MH006397535202425E	245000.00	SD	0003528332202425	07/08/2024
	DHC		0824060918061	1360	RF	0824060918061D	07/08/2024
ARJUN GANESH DHAMAPURKAR	eChallan		MH006397535202425E	30000	RF	0003528332202425	07/08/2024



Self owned Family Rented Co. Lease

9804112846

Self owned Family Rented Co. Lease

9594947896