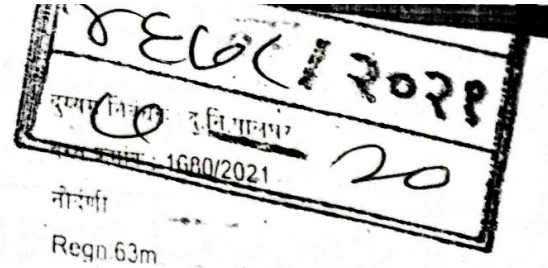


03/2021

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गावाचे नाव : कुरगाव (प्रभाव क्षेत्र)

1) विनिश्चाना प्रकार

करारनामा

2) मॉबदला

2735000

3) बाजारभाव(भाडेपट्ट्याच्या प्रतिपट्टाकार आकारणी देणे की पट्टेदार ते दूद करावे)

1443000

4) भू-मापन, पोट्टिहिसमा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:पालघर इतर वर्णन : इतर माहिती: , इतर माहिती: मोजे कुरगाव ता य त्रि पावपत्र घेवण मधील सर्वे क्रमांक 14 /1 + 14/2/2 जुना सर्वे क्रमांक 14/1, वसुंधरा नगरी मधील आकाश कॉम्प्लेक्स, मरुगिवा मजला 305, डी विंग, तिसरा मजला, क्षेत्र 32.23 चौ. मी. कारपेट हा या विक्री कराराना विषय आहे. (( Survey Number : New S. 14/1 + 14/2/2 Old S. NO. 14/1 : ))

1) 32.23 चौ.मीटर

5) क्षेत्रफळ

6) आकारणी किंवा जुडी देण्यात अमेज तेव्हा.

1): नाव:-मे एल एक्स एम अ इन्फ्रा रॉके भागीदार श्री. गौरव डि गोवळे वय:- पत्ता:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव:- ऑफिस क्रमांक १०, गोकुळ गार्डन, ठाकूर कॉम्प्लेक्स, कादियवली, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AAEFL4699Q

7) दस्तऐवज करून घेणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा (मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-ज्योती मंजय हिंडळेकर वय:-32; पत्ता:-प्लॉट नं: 8, माला नं:-, इमारतीचे नाव: लक्ष्मीवाडे यानवान भावन 4 दुनिज्जल, ब्लॉक नं: जयराम नागर काजुपाडा नल्लामोपारा पूर्व, रोड नं: पालघर, महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-AJBPH3704J

8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

9) दस्तऐवज करून दिल्याचा दिनांक

05/03/2021

10) दस्त नोंदणी केल्याचा दिनांक

08/03/2021

11) अनुक्रमांक, खंड व पृष्ठ

1680/2021

12) बाजारभावाप्रमाणे मुद्रांक शुल्क

109400

13) बाजारभावाप्रमाणे नोंदणी शुल्क

27350

14) शेरा

न्यायक्रमासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना 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.

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**FIRST SCHEDULE ABOVE REFERRED TO**

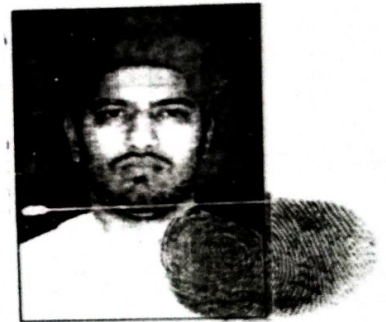
(Description of Flat)

Flat No. 305, on Floor Third, admeasuring Carpet Area 32.23 Sq. Mtr in Wing -D of "AKASH COMPLEX" in "Vasundhara Nagari" situated of lying being and situated at Survey No. 14/1+14/2/2 Village: Kurgaon, Taluka & District Palghar.

IN WITNESS HEREOF THE parties hereto have put their respective hands the day and year hereinabove written.

SIGNED AND DELIVERED by  
 the within named "VENDOR"  
**M/s LXMI Infra**  
 Through its Partner/Authorized Signatory  
**MR. GAURAV DILIP POKADE**  
 In the presence of.....

*Gaurav Pokade*



- [Signature]*
- [Signature]*

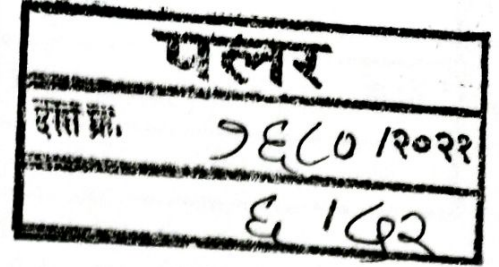


SIGNED AND DELIVERED by  
 the within named "PURCHASERS"  
**MRS. JYOTI SANJAY HINDALEKAR**  
 in the presence of

*Jyoti Hindalekar*



- [Signature]*
- [Signature]*



## Agreement for Sale

THIS AGREEMENT made at Boisar the 05 of 03, 2021

M/s. LXMI INFRA, a Partnership firm having its office at Shop No. 10, Shri Gokul Garden (G to N) CHS LTD. Opp. Vasant Pride, Thakur Complex, Kandivali (East), Mumbai 400 101 hereinafter referred to as "BUILDER/PRAMOTER" (which expression shall unless to be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/its heirs, executors, assigns, legal representatives and administrators and assigns) of the ONE PART.

AND

Mrs. JYOTI SANJAY HINDALEKAR Adult Indian Inhabitant/s/ having his/her/their address for the purpose of these presents at Room No 8, Laxmibai Sathavan Chawl 4, Tulinj Road, Jayram Nagar Kajupada, Nallasopara East Palghar 401209 .

as "The ALLOTTEE" (which expression shall, unless contrary to the context or meaning thereof, 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 FIRST PART.

- a) WHEREAS originally By several Deed of Conveyance, registered with the Sub-registrar of Assurances, and Agreements to Sale executed between Mr. Tarkeshwar Rampratap Singh, as a Purchaser and the Original Owners of the Lands as the Owners, purchased several plots amongst others property at Village Kurgaon, Boisar, Taluka Nallasopara Palghar, District Palghar admeasuring about 10,400 sq. mtrs. or their



Pranav Patil

Jyoti Hindalekar

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about hereinafter called the "Said Large Lands" more particularly described in the "FIRST SCHEDULE" written hereunder.

- b) The said Owner namely Mr. Tarkeshwar Rampratap Singh were/are full, absolute and lawful owners of or otherwise well and sufficiently entitled to the "said property".
- c) By an Agreement for Development dated 16 March 2013 duly registered in the office of Sub-Registrar, Palghar, under Sr. No. PLR/2405/2013 (hereinafter referred as the Said Agreement for Development), the said owner namely Mr. Tarkeshwar Rampratap Singh has granted the Development Rights to the Builder to consume FSI of 5,114 sq. mtrs. out of 10,400 sq. mtrs. of the said Larger Land situated at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar. The total FSI of 5,114 sq. mtrs. granted by the Owner to the Builder and FSI acquired by virtue of land conveyances, and additional FSI that might be acquired in future is situated on the plot of Land situated on part of New Survey No. 14/1+14/2/2 & Old Survey No. 14/1 admeasuring in aggregate area of 5,114 sq. mtrs. at Village Kurgaon, Boisar, Taluka Palghar, District Palghar forming part of the said Larger Land is thereafter referred to as the said smaller land/said property which together with the total FSI is more particularly described in the "FIRST SCHEDULE" hereunder written.
- d) In pursuance of the said Agreement for Development dated 16 March 2013 duly registered in the office of Sub-Registrar, Palghar, under Sr. No. PLR/2405/2013, the said owner namely Mr. Tarkeshwar Rampratap Singh had also executed Power of Attorney in favor of the Partner of the Builder (hereinafter referred as "The said Power Of Attorney") The said Power of Attorney dated 16 March 2013 is duly registered with the Sub- Registrar of Assurances at Palghar under Sr. No. PLR/ 2406 /2013 herein, conferring upon them several powers via power to construct the buildings on the said properties. In all circumstances, the Builder is absolutely seized and possessed of the said property situated on the part of New Survey No. 14/1 + 14/2/2 and Old Survey No. 14/1 admeasuring in aggregate area of 5,114 sq. mtrs. at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar and more particularly described in the "FIRST SCHEDULE".

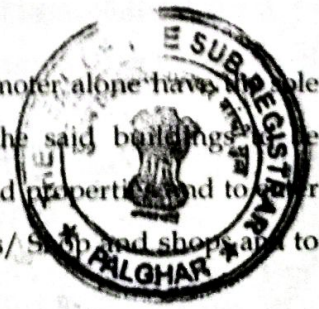


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- f) The Addl. Collector of Jawhar at Thane has also granted N.A. permission in respect of the said property vide his order no. Revenue/K-1/T-1A/NAP/SR-275/2012, dated 03/06/2014.
- g) The Town Planning of Palghar has also granted construction permission in respect of the said buildings to be constructed on the said property vide his order no. Revenue/K-1/T-1A/NAP/SR-275/2012, dated 18/03/2014 and the same is approved by the Addl. Collector of Jawhar at Thane in respect of the said property vide his order no. Revenue/K-1/T-1A/NAP/SR-275/2012, dated 03/06/2014, for Residential use on the terms and conditions mentioned therein.
- h) The Builder has entered into a standard Agreement with M/s Vastu Shilp Associates (Architects and Engineers). Being the Architects registered with the Council of Architects and have appointed M/s. Vastu Ship Associates (Architects and Engineers), located at 103, Decent Delight, Opp Gold Cinema, Mahim Road, Palghar West, District Palghar as Structural Engineers for the preparation of the Structural design of the said Buildings.
- i) The title of the Builder to the said Property is certified by Adv. Archana Warale, Advocates, Mumbai as clear and marketable free from encumbrances and copy of certificate dated 02/08/2014 is annexed hereto, as Annexure "A";
- j) The said project is financed by "THE MALAD SAHAKARI BANK LTD, having its registered office at 6, Sujata Niketan, Rani Sati Marg, Malad East, Mumbai - 400097. The prospective buyer should be aware of this and to obtained NOC form the said Bank of specified flat mentioned in the Deed of Registered Mortgaged vide Registration No. PLR2-4245-2018, dated 23.08.2018, entered into between M/S LXMI INFRA and The Malad Sahakari Bank Ltd."

AND WHEREAS in the premises aforesaid the Promoter alone have the sole and exclusive right to sell the Flats/ Shops in the said buildings constructed by the Promoter in the layout of the said property and to enter into Agreement for Sale with the Allottee of the flats/ Shops and to receive the sale price in respect thereof.



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AND WHEREAS	

The Allottee/s have demanded from the Promoter and the Promoter have given inspect to the Allottee/s of all the documents of title relating to the said properties, the said orders and permissions granted by the authorities concerned and the documents executed by and between the parties thereto and also approved building plans, designs and specifications and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as the said "RERA, 2016") and the rules made there under.

AND WHEREAS the Promoter have accordingly commenced construction of the said Buildings in accordance with the permissions and orders granted by the authorities concerned.

AND WHEREAS the Allottee/s applied to the Promoter for allotment of flat bearing number Flat No 305 on the Third floor of the Wing D of the building known as "AKASH COMPLEX" in the complex to be known as "VASUNDHARA NAGARI" to be constructed by the Promoter in the layout of the said properties (hereinafter referred to as "the Said Premises").

AND WHEREAS relying upon the said application, declaration and agreement, the Promoter agreed to sell to the Allottee/s the said premises at the price and on the terms and conditions hereinafter appearing;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016, with the Maharashtra Real Estate Regulatory Authority (MahaRERA) at Mumbai, having Registration No. P9900006053 , AND WHEREAS, under section 13 of the said Act, the Promoter is required to execute a written 'Agreement for Sale' of said Flat/Shop with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.



AND WHEREAS the Promoters are entitled and enjoined upon to construct the project land in accordance with the recitals hereinabove; AND WHEREAS the Vendor/Lessor/Original Owner/Promoter is in possession of the project land AND WHEREAS the Promoter has proposed to construct on the project of buildings having Stilt / Ground floor and 3 (Three) upper floors.

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AND WHEREAS the Allottee is offered an Flat bearing number Flat No. 305 on the Third floor, (herein after referred to as the said "Flat" "Shop") in the Wing D of the Building called Akash Complex (herein after referred to as "the said Building") being constructed in the said project, by the Promoter

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 registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai No. P99000006053 authenticated copy of Registration Certificate is attached in Annexure 'G';

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 by virtue of the Development Agreement/Power of Attorney, the Promoter has sole and exclusive right to sell all types of saleable units 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 of such saleable units and 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 Messers M/s. Vastu Shilp Associates 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 the Plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure -H.

AND WHEREAS the authenticated copies of the Floor plans and specifications of the Flat/Shop agreed to be purchased by the Allottee sanctioned and approved by the local authority have been annexed hereto and marked as Annexure I.



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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.

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.

AND WHEREAS the Allottee has applied to the Promoter for allotment of Flat/Shop No. Flat No 305 on Third floor in Wing D situated in the building No. 2 being constructed in the Akash Complex of the said Project.

AND WHEREAS the said Flat/Shop is having 32.23 sq. mtr. Carpet Area, under definition of Maha RERA authority.

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. 295000/- (Rupees Two Lakh Ninty Five Thousand Only), being part payment / earnest money of the sale consideration of the Flat/Shop agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt of which has been acknowledged by 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 Maharashtra Real Estate Regulatory Authority (MahaRERA) at Mumbai,



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having Registration No. P990000006053; AND WHEREAS, under section 17 of the said Act, the Promoter is required to execute a written 'Agreement for Sale' of said Flat/ Shop with the Allottee, 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 Allottee hereby agrees to purchase the Flat No 305.

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

1. The Promoter shall construct the said building/s consisting of 2 (Two) buildings, comprising of 6 (Six) wings with each wing of stilt/part ground floor and 3 (Three) upper floors on the project land 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 Allottee in respect of variations or modifications which may adversely affect the Flat/Shop of the Allottee, except any alteration or addition required by any Government authorities or due to change in law.

1 (a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat/Shop No. Flat No 305 of the type of 1BHK, bedroom Hall and Kitchen, having Carpet Area admeasuring 32.23sq. Mtr. on Third floor in the building 2, Akash Complex in Wing D (hereinafter referred to as "the Flat" the Shop") as shown in the Floor Plan thereof, hereto annexed and marked 'Annexures I' for the consideration being the proportionate price of the common areas and facilities appertaining to the premises, the nature, extent and description of the common areas and facilities.



1 (b) The total aggregate consideration amount for the apartment hereinafter referred to as 'the Total Consideration'. Rs. 27,35,000/- (Rupees Twenty Seven lacks Thirty Five Thousand Only)

1 (c) The Allottee has paid on or before execution of this agreement a sum of Rs. 295000/- (Rupees Two lacks Ninety Five Thousand Only), out of the Total Consideration, as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 24,40,000/- (Rupees Twenty

*[Signature]*

*[Signature]*

दस्तावेज क्र. १६६० १२०२  
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**28. JOINT ALLOTTEES**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

**29. Stamp Duty and Registration:-** The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

**30. Dispute Resolution:-** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**31. 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 courts will have the jurisdiction for this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(The Said Larger Land)

ALL THAT piece or parcel of the land situated at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar, bearing, New Survey no. 14/1+14/2/2 and old survey nos. 14/1, 14/2/2 for Group Housing Scheme admeasuring in aggregate area of 10,400 Sq. Mtrs. Land Area or thereabout.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(The Smaller Land)

ALL THAT piece or parcel of the land situated at Village Kurgaon, Boisar West, Taluka Palghar, District Palghar, bearing; New Survey No. 14/1+14/2/2 & Old Survey No. 14/1 admeasuring in aggregate area of 5,114 Sq. Mtrs. (2 Buildings consisting of 6 wings) Land Area or thereabout.

**FIRST SCHEDULE ABOVE REFERRED TO**

(Description of Flat)

Flat No. Flat No 305, on Floor First, admeasuring Carpet Area 32.23 Sq. Mtr in Wing D of "AKASH COMPLEX" in "Vasundhara Nagari" situated on property described in FIRST SCHEDULE & FIRST SCHEDULE.

WITNESSESS WHERE OF the parties hereto have executed these presents the day and year first hereinabove mentioned.



(61)

SIGNED and DELIVERED by the )  
Within named BUILDER )  
M/s LXMI Infra )  
Through its Partner/ Authorized Signatory)

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२८/५२

*Gaurav Pokale*

Mr. Gaurav Dilip Pokale

In the presence of

1. *[Signature]* )  
          *[Signature]* )

2. Sumitra )



SIGNED and DELIVERED by the )  
Within named PURCHASER/s )

JYOTI SANJAY HINDALEKAR )

*Jyoti Hindalekar*

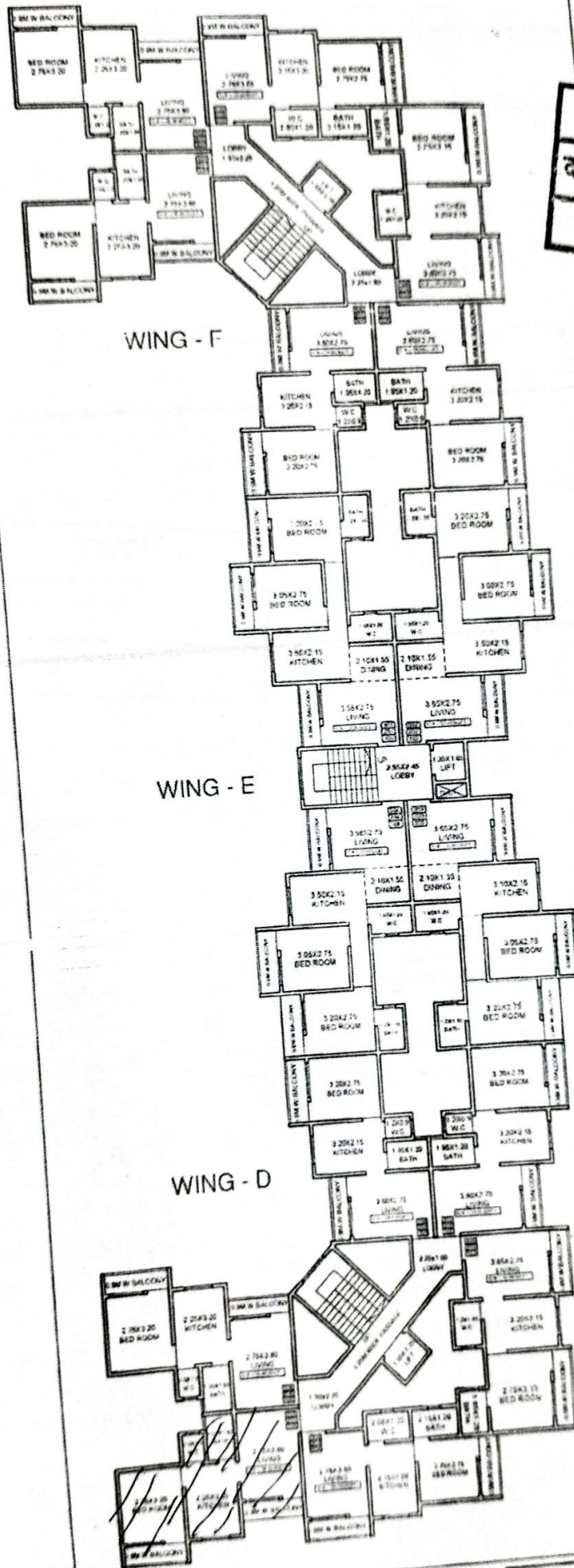


In the presence of

1. *[Signature]* )  
          *[Signature]* )

2. Sumitra )

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**पलार**

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SALE PLAN AT KURGAON (PANCHMARG)

VASTU SHILP ASSOCIATES

*Praveen Patel*

Architect  
NISHANT P. PATIL  
CA / 98723518



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अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाव: श्री. राजेंद्र राम बाबू इच्छा नवी कार्यालय की चौक दि. श्रीराम  
 पत्ता: प्लॉट नं. 8, भाळा नं. 1, इभाजीचे बांध, अंधिज इच्छा नं. 1,  
 गोकुळ मार्ग, ठाबुन कोण्डेबाबा, वाठिपली, जयपूर नं. 1, रोड नं. 1,  
 महागट, मुंबई.  
 पिन नंबर: AAETL48990

पत्रकाराचा इच्छा  
 विक्रम देवदार  
 वय: 32  
 स्वाक्षरी:

2 नाव: ज्योती संजय हिंदलेकर  
 पत्ता: प्लॉट नं. 8, भाळा नं. 1, इभाजीचे बांध, ज्योतीबाई महाबाबू  
 बाबाबाई वृत्तिजय, जयपूर नं. 1, इच्छा नं. 1, इच्छा नं. 1, इच्छा नं. 1,  
 मुंबई, रोड नं. भाळकर, महागट, THANE.  
 पिन नंबर: AJBPH3704

विक्रम देवदार  
 वय: 32  
 स्वाक्षरी:

द्वितीय दस्तऐवज करार देणारा न्यायाधीश करारनामा या ठराव देवदार करार देणारा  
 दिनांक: 3 वी वेळ: 08 / 03 / 2021 01 : 13 : 23 PM

श्रीराम -  
 खात्रील इच्छा असे निवेदीत करारनामा की ते दस्तऐवज करार देणा-यांना खात्रील: श्रीरामबाबू, व ज्योती श्रीराम पत्रकार

अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाव: अनिल राम बाबू  
 वय: 22  
 पत्ता: वीरा रोड व ठाणे  
 पिन कोड: 401107

2 नाव: सुमिका शंकर भाटल  
 वय: 42  
 पत्ता: 43 महादा बाबाबा अंतोप हीम मुंबई  
 पिन कोड: 400037

खात्री  
 खात्री

शिक्का क्र. 4 वी वेळ: 08 / 03 / 2021 01 : 14 : 58 PM

शिक्का क्र. 5 वी वेळ: 08 / 03 / 2021 01 : 15 : 15 PM सोपनी पुस्तक



Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Used At	Deface Number	Deface Date
1	JYOTI SANJAY HINDALEKAR	eChallan	03202292021030400038	MH012006546202021E	100400.00	SD	0006022906202021	08/03/2021
2		DHC		05013202108793	1040	RF	0503202108793D	08/03/2021
3	JYOTI SANJAY HINDALEKAR	eChallan		MH012006546202021E	27300	RF	0006022906202021	08/03/2021

[SD Stamp Duty] [RF Registration Fee] [DHC Document Handling Charges]

दस्तावेज करारनामा देणारी को. 97 च्या आधी

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