

Annexure II

“Certificate to be Given by Unit Purchaser/Customer as per B(II)”

MR. DEVESH GUPTA

MRS. RICHA DEVESH GUPTA

Address :- A – 104, Sethia Green View,
Motilal Nagar No 2, Off M G Road,
Manthan Restaurant Lane, Goregaon West,
Mumbai - 400104.

Mob. No. 9867567920

TO WHOMSOEVER IT MAY CONCERN

I/We **MR. DEVESH GUPTA AND MRS. RICHA DEVESH GUPTA** the undersigned state that, I/We have purchased the Unit viz. Flat Premises, the details of the same are as under.

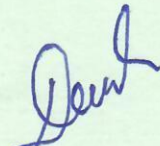
Sr. No.	Descriptions	Details
1.	Building Proposal File No.	MH/EE/BP-Cell/GM/MHADA-53/277/2020
2.	CS No./CTS No.	217 (part)
3.	Village	Village : Pahadi, Goregaon West
4.	Name of the Developer	M/S CHIRAG INFRAPROJECTS PVT. LTD.
5.	Name of L.S./Architect	Mr. Ashim Khatri
6.	Flat No.	1703
7.	Floor No.	17th Floor
8.	Wing No.	----
9.	Building No.	8, VIJAYI JWALA CHS LTD., Shastri Nagar, Goregaon West, Mumbai – 400104.
10.	Sale Agreement Registration Under No.	BRL-1-7012-2024/ dtd 26.04.2024
11.	Date of Registration.	26.04.2024
12.	Amount of Stamp duty paid	Rs. 7,50,000.00

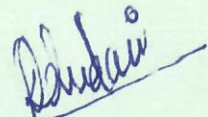
I/we hereby certify that, the stamp duty payable for the registration of the agreement no. BRL-1-7012-2024/ dtd 26.04.2024 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours faithfully,

Unit Purchaser / Customer


MR. DEVESH GUPTA


MRS. RICHA DEVESH GUPTA

CHALLAN
MTR Form Number-6



GRN	MH001074566202425E	BARCODE			Date	24/04/2024-11:30:50	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AADCC6273H			
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1					Full Name CHIRAG INFRAPROJECTS PVT LTD			
Location MUMBAI					Flat/Block No. FLAT NO 1703 CTS NO 217 VIJAY JWALA CHS			
Year 2024-2025 One Time					Premises/Building LTD BLD 08			
Account Head Details				Amount In Rs.		Road/Street		
0030045501 Stamp Duty				750000.00		NEW SHASTRI NAGAR		
0030063301 Registration Fee				30000.00		Area/Locality GOREGAON WEST		
						Town/City/District		
						PIN		
						Remarks (If Any)		
						PAN2=AIPPG7663N~Second Pay Name=DEVE GUPTA AND RICHHA		
						DEVESH GUPTA~CA=125000~Marketval=125000		
						Amount In		
						Seven Lakh Eighty Thousand Rupees Only		
Total				7,80,000.00		Words		
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	02003942024042400285	1382854524
Cheque/DD No.					Bank Date	RBI Date	24/04/2024-11:30:50	Not Verified with RBI
Name of Bank					Bank-Branch		BANK OF BARODA	
Name of Branch					Scroll No. , Date		1 . 25/04/2024	
Department ID :					Mobile No. 8108389347			
Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. चलान केवल दस्तावेज के पंजीकरण के लिए उपयुक्त है। अनपंजीकृत दस्तावेज के लिए अमान्य है।								
बल - १ ००९२ ३ ९६० २०२४								
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount			
1	(IS)-324-7012	0000679700202425	26/04/2024-10:32 21	IGR190	30000 00			

22/04/2024	22/04/2024	IMPS/P2A/411323294956/PARIMALPRAB HAKA/IMPSAXB9198			4,00,000.00	1,71,88,385.60Cr
23/04/2024	23/04/2024	DHRUVIT ENTERPRISES	925	17,603.00		1,71,70,782.60Cr
24/04/2024	24/04/2024	EBANK:1399753176/02003942024042400 285/MH001074568	1703	7,80,000.00		1,63,90,782.60Cr
24/04/2024	24/04/2024	EBANK:1399756593/IGR Maharashtra/9778112011817/SB		2,011.80		1,63,88,770.80Cr
24/04/2024	24/04/2024	EBANK:1399757634/IGR Maharashtra/4475899470537/SB		1,211.80		1,63,87,559.00Cr
24/04/2024	24/04/2024	CHIRAG INFRAPROJECTS PVT LTD- VJGORE	978	5,00,000.00		1,58,87,559.00Cr
26/04/2024	26/04/2024	PRATIK PRAKASH KADAM			4,00,000.00	1,62,87,559.00Cr
26/04/2024	26/04/2024	DIVINE JOINERY FITTING C	963	9,594.00		1,62,77,965.00Cr
26/04/2024	26/04/2024	ROYAL TRADERS	977	1,88,100.00		1,60,89,865.00Cr
26/04/2024	26/04/2024	NEFT-HSBCN24117240840-MAHANAGAR GAS LIMITED			79,582.00	1,61,69,447.00Cr
26/04/2024	26/04/2024	NEFT-HSBCN24117240851-MAHANAGAR GAS LIMITED			47,749.00	1,62,17,196.00Cr
27/04/2024	27/04/2024	NEFT-KKBK241186949798-Kotak Mahindra Bank Ltd			16,76,181.00	1,78,93,377.00Cr
29/04/2024	29/04/2024	Charges for PORD Customer Payment :001945112880		58.00		1,78,93,319.00Cr
29/04/2024	29/04/2024	RTGS-BARBR52024042900862681- SUPER GLASS HOUSE-KOTA	979	6,50,770.00		1,72,42,549.00Cr
29/04/2024	29/04/2024	EBANK:1400406010//24042900398250/CB DT TIN20		13,750.00		1,72,28,799.00Cr
29/04/2024	29/04/2024	EBANK:1400406912//24042900407434/CB DT TIN20		695.00		1,72,28,104.00Cr
29/04/2024	29/04/2024	EBANK:1400408485//24042900417534/CB DT TIN20		35,378.00		1,71,92,726.00Cr
29/04/2024	29/04/2024	EBANK:1400409525//24042900422336/CB DT TIN20		3,100.00		1,71,89,626.00Cr
29/04/2024	29/04/2024	EBANK:1400410426//24042900428733/CB DT TIN20		1,270.00		1,71,88,356.00Cr
29/04/2024	29/04/2024	EBANK:1400412054//24042900438482/CB DT TIN20		5,762.00		1,71,82,594.00Cr
29/04/2024	29/04/2024	NEFT-N120243008840064-HDFC DISB FUNDED			8,95,020.00	1,80,77,614.00Cr
30/04/2024	30/04/2024	BY INST 144964 : MICR CLG (CTS)			20,00,000.00	2,00,77,614.00Cr
30/04/2024	30/04/2024	DEVENDRA ELECTRICALS	971	16,905.00		2,00,60,709.00Cr
30/04/2024	30/04/2024	Charges for PORD Customer Payment :001947587333		17.40		2,00,60,691.60Cr
30/04/2024	30/04/2024	NEFT-BARBU24121344511-CRESCENT MOON HOMES-HDFC BAN	980	1,44,017.00		1,99,16,674.60Cr
03/05/2024	03/05/2024	JITENDRA MUNNAKA JAISWAL			4,75,000.00	2,03,91,674.60Cr
03/05/2024	03/05/2024	KONE ELEVATOR INDIA PVT L	946	8,92,119.00		1,94,99,555.60Cr
03/05/2024	03/05/2024	MBK/412486556461/15:01:45/Down payment and GST			82,800.00	1,95,82,355.60Cr
03/05/2024	03/05/2024	UMANG CONSTRUCTION CO-VILWES	982	13,60,680.00		1,82,21,675.60Cr
03/05/2024	03/05/2024	6 FDS FROM 03/28988 TO 03/28993- VJGORE	981	1,50,00,000.00		32,21,675.60Cr
04/05/2024	04/05/2024	SMS Charges for FEB 24		11.66		32,21,064.04Cr
04/05/2024	04/05/2024	BY INST 100067 : MICR CLG (CTS)			2,35,276.00	34,56,940.04Cr
04/05/2024	04/05/2024	BY INST 275226 : MICR CLG (CTS)			1,34,466.00	35,91,406.04Cr
04/05/2024	04/05/2024	BY INST 25227 : MICR CLG (CTS)			19,79,040.00	55,70,446.04Cr
04/05/2024	04/05/2024	BY INST 283451 : MICR CLG (CTS)			4,50,000.00	60,20,446.04Cr
06/05/2024	06/05/2024	TO TRANSFER CHIRAG-VJGORE	984	1,00,000.00		59,20,446.04Cr
06/05/2024	06/05/2024	EBANK:1401441530//24050600401096/CB DT TIN20		13,500.00		59,06,946.04Cr
06/05/2024	06/05/2024	EBANK:1401442374//24050600405230/CB DT TIN20		55,381.00		58,51,565.04Cr



26/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 7012/2024

नोदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12144048.66
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1703, माळा नं: 17 वा मजला, इमारतीचे नाव: विजयी ज्वाला को ऑप ही सोसा लि, ब्लॉक नं: शास्त्री नगर ऑफ लिंक रोड, रोड नं: गोरेगाव पश्चिम मुंबई - 400104, इतर माहिती: सदनिके चे एकूण क्षेत्रफळ 642 चौ फुट रेरा कारपेट सोबत 1 स्टील कार पार्किंग नं. 10((C.T.S. Number : 217 ;))
(5) क्षेत्रफळ	1) 65.63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकानाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स चिराग इन्फ्रा प्रोजेक्ट्स प्रा लि चे संचालक अरुण सुलचंद जैन तर्फे मुखत्यार आयुष किशोर शाह बय:-27; पत्ता:-प्लॉट नं: ऑफिस नं - 101/102, चिल्डिंग नं - सी - 7, माळा नं: 1 ला मजला , इमारतीचे नाव: पूर्वी बिहार को ऑप ही सोसा लि , ब्लॉक नं: शास्त्री नगर , रोड नं: गोरेगाव पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AADCC6273H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-देवेश गुमा बय:-38; पत्ता:-प्लॉट नं: सदनिका क्र - ए - 104 , माळा नं: -, इमारतीचे नाव: सेठीया ग्रीन व्ह्यु , ब्लॉक नं: मोतीलाल नगर नं - 2 ऑफ एम जी रोड , रोड नं: गोरेगाव पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AIPPG7663N 2): नाव:-रिचा देवेश गुमा बय:-37; पत्ता:-प्लॉट नं: सदनिका क्र - ए - 104 , माळा नं: -, इमारतीचे नाव: सेठीया ग्रीन व्ह्यु , ब्लॉक नं: मोतीलाल नगर नं - 2 ऑफ एम जी रोड , रोड नं: गोरेगाव पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AXTPD5434H
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7012/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	750000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.