

Annexure II

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

MRS. SHEETAL NITIN PANCHAL

MRS. SHANTABEN RAMANLAL PANCHAL

Address :- Plot No. 272/403, Hans
Avenue CHS Ltd., Jawahar Nagar, Road No.
03, Goregaon West,
Mumbai - 400104.
Mobile :- 9082356477

TO WHOMSOEVER IT MAY CONCERN

I/We **MRS. SHEETAL NITIN PANCHAL AND MRS. SHANTABEN RAMANLAL PANCHAL** 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.	301
7.	Floor No.	3rd 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- 1-8465-2022 dtd. 10.06.2022
11.	Date of Registration.	10.06.2022
12.	Amount of Stamp duty paid	Rs. 4,43,000.00

I/we hereby certify that, the stamp duty payable for the registration of the agreement no. BRL- 1-8465-2022 dtd. 10.06.2022 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

Sheetal

MRS. SHEETAL NITIN PANCHAL

शान्ताबा रमानल

MRS. SHANTABEN RAMANLAL PANCHAL

CHALLAN
MTR Form Number-6



MH003002305202223E		BARCODE		Date 07/06/2022-15:26:51		Form ID 25.2	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
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 301 BLDG NO 8 VIJAYI JWALA CHSL	
2022-2023 One Time				Premises/Building		CTS NO 217	
Account Head Details		Amount In Rs.		Road/Street		SHASHTRI NAGAR GOREGAON WEST	
0045501 Stamp Duty		436000.00		Area/Locality		MUMBAI	
0063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 1 0 4	
				Remarks (If Any)			
				PAN2=AYEPP4303R~SecondPartyName=SHEETAL NITIN PANCHAL			
				AND SHANTABEN RAMANLAL			
				PANCHAL~CA=6950000~Marketval=7266100			
				Amount In Words			
		4,66,000.00		Lakhs Six Thousand and Sixty Only			
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Re		1289546900	
		Bank Date		RBI Date		08/06/2022	
		Bank-Branch		BANK OF BARODA			
		Scroll No. , Date		1 , 08/06/2022			
Document ID :		Signature Not Verified		Mobile No. :		9820121193	
E- This challan is valid		Document to be registered in Sub Registrar office only. Not valid for unregistered document.					
Digitally signed by DS		VIRTUAL TREASURY					
MUMBAI 03		Date: 2022.06.10					
08:43:16 IST		Reason: GRAS-Secure					
Document		Location: India					
Remarks		Defacement No.		Defacement Date		Userid	
(S)-324-8465		0001603657202223		09/06/2022-10:59:54		IGR190	
						Defacement Amount	
						30000.00	

Main Account Holder Name :CHIRAG INFRAPROJECTS PVT LTD

Address :

Joint Account Holder Name :
MOOLCHAND KESHRIJAL JAIN
PUSHPA KISHORE SHAH
ARUN JAMADAS ASHER

2/*A*G*R*T*A* 1*T F*O*R* O*F*S V R*A*
J*W*H*R*A*A*, G*R*G*O* W*S*
M*M*A
M*H*R*S*T*A-4*0*6*
I*D*A

Customer Id: IOOV10838
Branch Name: GOREGAONW
IFSC Code: BARB0VJGORE

Account No: 897XXXXXXXXX966
MICR Code: 400012331
Nominee Reg: No

Your Account Statement as on 25/04/2025

Statement Period from 01/06/2022 to 31/05/2023

Statement of transactions in Current Account 897XXXXXXXXX966 in INR for the period 01/06/2022 - 31/05/2023

CHIRAG INFRAPROJECTS PVT LTD				Current Account - 897XXXXXXXXX966		
TRAN DATE	VALUE DATE	NARRATION	CHQ NO.	WITHDRAWAL(DR)	DEPOSIT(CR)	BALANCE(INR)
01/06/2022	01/06/2022	SAINATH CONSTRUCTION				
01/06/2022	01/06/2022	GAYATRI TRADERS			14,00,000.00	14,10,276.13Cr
01/06/2022	01/06/2022	CHIRAG INFRAPROJ PVT LTD-VJGORE			14,00,000.00	28,10,276.13Cr
07/06/2022	07/06/2022	EBANK:1306493260/02003942022060701 055/MH003002305	36	12,00,000.00		16,10,276.13Cr
			301	4,66,000.00		11,44,276.13Cr
08/06/2022	08/06/2022	VIJAYI JWALA CO OP HSG ST				
09/06/2022	09/06/2022	CHIRAG INFRAPROJECTS PVT LTD	441735	5,20,000.00		6,24,276.13Cr
10/06/2022	10/06/2022	RAJ M PARMAR-MALEAS			12,00,000.00	18,24,276.13Cr
10/06/2022	10/06/2022	Mr ROHAN RAMESH PAWASKAR	48	59,200.00		17,65,076.13Cr
10/06/2022	10/06/2022	UMANG CONSTRUCTION CO-VJVILE	37	18,900.00		17,46,176.13Cr
10/06/2022	10/06/2022	UMANG CONSTRUCTION CO-VJVILE	49	10,20,510.00		7,25,666.13Cr
10/06/2022	10/06/2022	UMANG CONSTRUCTION CO-VJVILE	50	61,020.00		6,64,646.13Cr
10/06/2022	10/06/2022	AKHILESH SHREENATH DWIVEDI- VJGORE	44	7,840.00		6,56,806.13Cr
10/06/2022	10/06/2022	NAGENDRA SINGH-VJGORE				
10/06/2022	10/06/2022	SHAILESH KUMAR JASAHAM SEN- VJGORE	39	24,800.00		6,32,006.13Cr
			40	24,800.00		6,07,206.13Cr
13/06/2022	13/06/2022	NEW SUPER HIRING AGENCY	45	10,827.00		5,96,379.13Cr
13/06/2022	13/06/2022	KAUSHL KISHOR KALPNATH S	47	19,562.00		5,76,817.13Cr
14/06/2022	14/06/2022	Mr VIMLESH SHREENATH DIWE	42	7,840.00		5,68,977.13Cr
14/06/2022	14/06/2022	MAHIRA WATER PROOFING CO	46	46,405.00		5,22,572.13Cr
14/06/2022	14/06/2022	MAHALAXMI	41	4,500.00		5,18,072.13Cr
14/06/2022	14/06/2022	KAMLESHSDEWEDI	43	7,840.00		5,10,232.13Cr
14/06/2022	14/06/2022	NEFT-BARBS22165751556-DOGRA PUMPS-SHAMRAO VITHAL C	51	30,000.00		4,80,232.13Cr
14/06/2022	14/06/2022	HIMANSHU M SHAH-VJBORE				
18/06/2022	18/06/2022	UNIVERSAL TESTING LAB	38	29,800.00		4,50,432.13Cr
20/06/2022	20/06/2022	DHRUVIT ENTERPRISES	52	27,612.00		4,22,820.13Cr
27/06/2022	27/06/2022	CHIRAG INFRAPROJECTS PVT LTD	53	11,252.00		4,11,568.13Cr
27/06/2022	27/06/2022	UMANG CONSTRUCTION CO-VJVILE			12,00,000.00	16,11,568.13Cr
27/06/2022	27/06/2022	UMANG CONSTRUCTION CO-VJVILE	55	3,40,170.00		12,71,398.13Cr
27/06/2022	27/06/2022	UMANG CONSTRUCTION CO-VJVILE	54	10,20,510.00		2,50,888.13Cr
27/06/2022	27/06/2022	EBANK:1309032622/IGR Maharashtra/1499953825612/SB		405.90		2,50,482.23Cr
04/07/2022	04/07/2022	CHIRAG INFRAPROJECTS PVT LTD			1,00,000.00	3,50,482.23Cr
05/07/2022	05/07/2022	SHAILESH SEN-VJGORE	60	24,800.00		3,25,682.23Cr
05/07/2022	05/07/2022	NAGENDRA SINGH-VJGORE	59	24,800.00		3,00,882.23Cr
06/07/2022	06/07/2022	RAJ M P-MALEAS	62	14,800.00		2,86,082.23Cr
06/07/2022	06/07/2022	Mr ROHAN RAMESH PAWASKAR	58	18,900.00		2,67,182.23Cr
06/07/2022	06/07/2022	CHIRAG INFRA 02/1684			5,00,000.00	7,67,182.23Cr
07/07/2022	07/07/2022	BY CHIRAG INFRAPROJECTS PVT LTD			50,000.00	8,17,182.23Cr
07/07/2022	07/07/2022	EBANK:1310431718/02029760707202203 705/CBDT1310431		77,579.00		7,39,603.23Cr
07/07/2022	07/07/2022	EBANK:1310434063/02029760707202204 049/CBDT1310434		4,200.00		7,35,403.23Cr
07/07/2022	07/07/2022	ADANI ELECTRICITY MUMBAI	65	6,790.00		7,28,613.23Cr



10/06/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 8465/2022

नोदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7266081.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 301,बिल्डिंग नं - 8, माळा नं: 3 रा मजला, इमारतीचे नाव: बिजयी ज्वाला को ऑप हौ सोसा लि, ब्लॉक नं: शास्त्री नगर, रोड : गोरेगाव प मुंबई - 400104, इतर माहिती: सदनिकेचे रेरा कारपेट क्षेत्र 41.13 चौ.मीटर((C.T.S. Number : 217 ;))
(5) क्षेत्रफळ	1) 45.28 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 असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स/चिराग इन्फ्रा प्रोजेक्ट्स प्रा लि चे संचालक मुलचंद के जैन वय:-67; पत्ता:-प्लॉट नं: ऑफिस नं - 101/102; माळा नं: पहिला मजला , इमारतीचे नाव: बिल्डिंग नं. सी -7,पुर्ती विहार को ऑप हौ सोसा लि , ब्लॉक नं: ऑप सिद्धार्थ हॉस्पिटल,शास्त्री नगर , रोड नं: गोरेगाव प मुंबई, महाराष्ट्र, मुम्बई. 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:-शीतल नितिन पंचाल वय:-40; पत्ता:-प्लॉट नं: 272/403 , माळा नं: -, इमारतीचे नाव: हंस एवेन्सु को ऑप हौ सोसा लि , ब्लॉक नं: जवाहर नगर रोड नं - 03 , रोड नं: गोरेगाव प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AYEPP4303R 2): नाव:-शांताबेन रमणलाल पंचाल वय:-60; पत्ता:-प्लॉट नं: 272/403 , माळा नं: -, इमारतीचे नाव: हंस एवेन्सु को ऑप हौ सोसा लि , ब्लॉक नं: जवाहर नगर रोड नं - 03 , रोड नं: गोरेगाव प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-BBIPP7582E
(9) दस्तऐवज करून दिल्याचा दिनांक	09/06/2022
(10)दस्त नोंदणी केल्याचा दिनांक	10/06/2022
(11)अनुक्रमांक,खंड व पृष्ठ	8465/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	436000
(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 other Government area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 10/06/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

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