Annexure II

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

MS. AARTI PRAKASH KHOT
Address :- 303, 3rd Floor, Shiv Shakti CHS, Hanuman Nagar, Off M.G. Road, Goregaon (West), Mumbai 400104.
Mob. No. 9920744489

TO WHOMESOEVER IT MAY CONCERN

I/We **MS. AARTI PRAKASH KHOT** 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.	504
7.	Floor No.	5th 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-1-8737-2024 dtd 22.05.2024
11	Date of Registration.	22.05.2024
12.	Amount of Stamp duty paid	Rs. 5,73,000.00

I/we hereby certify that, the stamp duty payable for the registration of the agreement no. BRL-1-8737-2024 dtd 22.05.2024 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

MS. AARTI PRAKASH KHOT

CHALLAN
MTR Form Number-6

GRN MH001939747202425E	BARCODE	Date 13/05/2024-14:13:29	Form ID 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AADCC6273H
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	CHIRAG INFRAPROJECTS PVT LTD
Location	MUMBAI		
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 504 VIJAYIJWALA CHS LTD BLD 08

Account Head Details	Amount In Rs.		
		Premises/Building	
0030045501 Stamp Duty	543000.00	Road/Street	NEW SHASTRI NAGAR
0030063301 Registration Fee	30000.00	Area/Locality	GOREGAON
		Town/City/District	
		PIN	4 0 0 1 0 4
		Remarks (If Any)	PAN2=ARNPK8786F~SecondPartyName=AARTI PRAKASH KHOT~CA=9050000~Marketval=8191000
		Amount In Words	Five Lakh Seventy Three Thousand Rupees Only
Total	5,73,000.00		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

DEFACED ₹573000.00 DEFACED

Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942024051300437	1385542249
Cheque/DD No.		Bank Date	RBI Date	13/05/2024-14:13:29	14/05/2024
Name of Bank		Bank-Branch		BANK OF BARODA	
Name of Branch		Scroll No. , Date		1 , 14/05/2024	

Department ID : Mobile No. : 9324604809

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

बरल - १		
८०३०	3	940
२०२४		

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2024.05.22 10:28:28 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-324-8737	0001310541202425	22/05/2024-10:24:27	IGR190	30000.00
2	(iS)-324-8737	0001310541202425	22/05/2024-10:24:27	IGR190	543000.00
			Total Defacement Amount		5,73,000.00

06/05/2024	06/05/2024	EBANK:1401443792//24050600412756/CB DT TIN20		55.00		58,51,510.04Cr
06/05/2024	06/05/2024	EBANK:1401444603//24050600417678/CB DT TIN20		30,109.00		58,21,401.04Cr
06/05/2024	06/05/2024	EBANK:1401445708//24050600422034/CB DT TIN20		2,100.00		58,19,301.04Cr
06/05/2024	06/05/2024	EBANK:1401446614//24050600428329/CB DT TIN20		315.00		58,18,986.04Cr
07/05/2024	07/05/2024	RTGS-BKIDR52024050700607024-BOI			20,15,000.00	78,33,986.04Cr
07/05/2024	07/05/2024	Charges for PORD Customer Payment :001962592075		17.40		78,33,968.64Cr
07/05/2024	07/05/2024	NEFT-BARBW24128881972-ULTRATECH CEMENT LIMITED-AXI	985	1,43,360.00		76,90,608.64Cr
08/05/2024	08/05/2024	IMPS/P2A/412916815693/MrsAARTIPRAKASH/ReqPaySBA91			10.00	76,90,618.64Cr
08/05/2024	08/05/2024	03/29100-VJGORE	986	25,00,000.00		51,90,618.64Cr
08/05/2024	08/05/2024	03/29101-VJGORE	987	25,00,000.00		26,90,618.64Cr
10/05/2024	10/05/2024	RTGS-SBINR12024051021617744-Mrs AARTI PRAKASH KHO			5,00,000.00	31,90,618.64Cr
10/05/2024	10/05/2024	IMPS/P2A/413114522676/MrsAARTIPRAKASH/ReqPaySBA91			47,500.00	32,38,118.64Cr
10/05/2024	10/05/2024	ASHETOSH KUMAR-VJGORE	864	29,800.00		32,08,318.64Cr
10/05/2024	10/05/2024	LAXMAN H SOLANKI-VJGORE	862	14,800.00		31,93,518.64Cr
13/05/2024	13/05/2024	NAGENDRA SINGH-VJGORE	856	27,800.00		31,65,718.64Cr
13/05/2024	13/05/2024	JEEVU TURI-VJGORE	861	14,800.00		31,50,918.64Cr
13/05/2024	13/05/2024	SHAILESH KUMAR JASAHRAM SEN-VJGORE	865	27,800.00		31,23,118.64Cr
13/05/2024	13/05/2024	AKHILESH SHREENATH DWIVEDI-VJGORE	997	7,920.00		31,15,198.64Cr
13/05/2024	13/05/2024	GOPAL SINGH B DEWAL-VJGORE	867	39,800.00		30,75,398.64Cr
13/05/2024	13/05/2024	EBANK:1402434487/02003942024051300423/MH001938969		7,78,600.00		22,96,798.64Cr
13/05/2024	13/05/2024	CHIRAG INFRAPROJECTS PVT LTD			6,00,000.00	28,96,798.64Cr
13/05/2024	13/05/2024	TO TRANSFERRED TO KANCHAN K SHARMA-SAIMUM	1000	48,199.00		28,48,599.64Cr
13/05/2024	13/05/2024	EBANK:1402436967/02003942024051300437/MH001939747	504	5,73,000.00		22,75,599.64Cr
13/05/2024	13/05/2024	EBANK:1402439741/IGR Maharashtra/4466059936037/SB		2,011.80		22,73,587.84Cr
13/05/2024	13/05/2024	EBANK:1402441902/IGR Maharashtra/3599397324327/SB		2,011.80		22,71,576.04Cr
13/05/2024	13/05/2024	Mr ROHAN RAMESH PAWASKAR	983	18,900.00		22,52,676.04Cr
13/05/2024	13/05/2024	VIJAYI JWALA CO OP HSG S	177	6,29,200.00		16,23,476.04Cr
14/05/2024	14/05/2024	MAHANTH LAL KAMMAL	992	20,000.00		16,03,476.04Cr
14/05/2024	14/05/2024	S M GRANITES	991	2,84,796.00		13,18,680.04Cr
14/05/2024	14/05/2024	MAHALAXMI	999	53,460.00		12,65,220.04Cr
14/05/2024	14/05/2024	VIMLESH SHREENATH DIWEDI	996	7,920.00		12,57,300.04Cr
14/05/2024	14/05/2024	SHAH MECHANICAL WORKS	994	5,445.00		12,51,855.04Cr
14/05/2024	14/05/2024	DIVINE JOINERY FITTING C	972	30,661.00		12,21,194.04Cr
14/05/2024	14/05/2024	ADANI ELECTRICITY MUMBAI	866	96,100.00		11,25,094.04Cr
14/05/2024	14/05/2024	Mr BUDHAJI SURYAKANT CHA	860	24,800.00		11,00,294.04Cr
14/05/2024	14/05/2024	IRAM ABDUL SAEED NALIYAW	858	27,800.00		10,72,494.04Cr
14/05/2024	14/05/2024	HIMANSHU MAHENDRA SHAH	857	32,800.00		10,39,694.04Cr
14/05/2024	14/05/2024	PRERNA PERFECT PRINT	855	44,457.00		9,95,237.04Cr
14/05/2024	14/05/2024	ROSHAN TRANSPORT	853	41,580.00		9,53,657.04Cr
14/05/2024	14/05/2024	KAMLESHSHRINATHDIWEDI	998	7,920.00		9,45,737.04Cr
14/05/2024	14/05/2024	RTGS-COSBR52024051400546071-SARITA MANE HOME LOAN			21,10,282.00	30,56,019.04Cr
14/05/2024	14/05/2024	NEFT-N135243039396601-HDFC DISB FUNDED			36,99,560.00	67,55,579.04Cr
15/05/2024	15/05/2024	EBANK:1402708014/IGR Maharashtra/5866671306819/SB		2,011.80		67,53,567.24Cr

24/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1
दस्त क्रमांक : 8737/2024
नोदंणी :
Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9050000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	8190331.21
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 504, माळा नं: 5 वा मजला, इमारतीचे नाव: विजयी ज्वाला को ऑप हौ सोसा लि, ब्लॉक नं: शास्त्री नगर ऑफ लिंक रोड, रोड : गोरेगाव पश्चिम मुंबई - 400104, इतर माहिती: सदनिके चे एकूण क्षेत्रफळ 443 चौ फुट रेरा कारपेट. सोबत 1 कार पार्किंग नं - 14,1 ला पोडीयम((C.T.S. Number : 217 ;))
(5) क्षेत्रफळ	1) 45.29 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन 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 अरुण मुलचंद जैन तर्फे मुखत्यार आयुष किशोर शाह वय:-27; पत्ता:-प्लॉट नं: ऑफिस नं - 101/102 , बिल्डिंग नं - सी - 7, माळा नं: 1 ला मजला , इमारतीचे नाव: पूर्ती विहार को ऑप हौ सोसा लि , ब्लॉक नं: शास्त्री नगर , रोड नं: गोरेगाव पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AADCC6273H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आरती प्रकाश खोत वय:-43; पत्ता:-प्लॉट नं: सदनिका क्र - 303 , माळा नं: 3 रा मजला , इमारतीचे नाव: शिव शक्ती को ऑप हौ सोसा लि , ब्लॉक नं: हनुमान नगर, ऑफ एम जी रोड , रोड नं: गोरेगाव पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-ARNPK8786F
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8737/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	543000
(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.

SEAL OF THE SUB-REGISTRAR

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