

Annexure II

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

Mr. Amit Kumar Ladha

Mrs. Surekha Amit Ladha

Address :- A-4, 1104 Nandini Apartment,
Near Siddhivinayak Temple, Vesu,
Abhava, Surat, Abhva, Gujarat – 395007.
Mobile:- 9913944477 / 9016539997

TO WHOMSOEVER IT MAY CONCERN

I/We Mr. Amit Kumar Ladha & Mrs. Surekha Amit Ladha 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-53/276/2021
2.	CS No./CTS No.	220 (part)
3.	Village	Village : Pahadi, Goregaon West
4.	Name of the Developer	M/S Umang Construction Co.
5.	Name of L.S./Architect	Mr. Ashim Khatri
6.	Flat No.	1204
7.	Floor No.	12th Floor
8.	Wing No.	B Wing
9.	Building No.	21, Shastri Nagar West View CHS Ltd.
10.	Sale Agreement Registration Under No.	BRL-1-12068-2022 dated 26/08/2022
11.	Date of Registration.	26/08/2022
12.	Amount of Stamp duty paid	Rs. 8,07,200.00

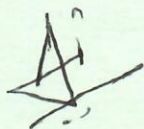
I/we hereby certify that, the stamp duty payable for the registration of the agreement no. BRL-1-12068-2022 dated 26/08/2022 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

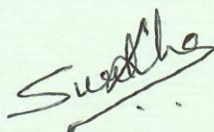
Yours faithfully,

Unit Purchaser / Customer

Mr. Amit Kumar Ladha



Mrs. Surekha Amit Ladha





30/08/2022

सूची क्र.2

दुय्यम निर्बंधक : सह इ.नि. बोरीवली 1

दस्त क्रमांक : 12068/2022

नोदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13452400
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12341747.7
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका क्र - 1204, वी विंग, 12 वा मजला, विलिंग नं - 21 शास्त्री नगर वेस्ट व्ह्यू को ऑप ही सोसा लि. शास्त्री नगर, ऑफ सिक रोड, गोरगाव पश्चिम मुंबई-400104. सोबत 1 कार पार्किंग स्पेस नं 7, सदनिकेचे क्षेत्रकळ 853 ची फूट रेरा कार्पेट (C.T.S. Number : 220 ;)
(5) क्षेत्रकळ	1) 60.69 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स उर्मग कन्स्ट्रक्शन कंपनी बे भागीदार उर्मग सूर्यकांत शाहू बय:-27; पत्ता:- प्लॉट नं: सदनिका क्र - सी - 103, माळा नं: -, इमारतीचे नाव: इस्टर्न कोर्ट, ब्लॉक नं: पार्लेखर रोड, रोड नं: विलेपार्ले पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAFFU0237L
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अमित कुमार लढा बय:-45; पत्ता:- प्लॉट नं: सदनिका क्र - ए - 4, 1104, माळा नं: ,, इमारतीचे नाव: नंदिनी अपार्टमेंट, ब्लॉक नं: वेसू अभाव सुरत, रोड नं: अम्बवा गुजरात गुजरात, SURAT. पिन कोड:-395007. पॅन नं:-AAYPL3771B 2): नाव:- सुरेखा अमित लढा बय:-42; पत्ता:- प्लॉट नं: सदनिका क्र - ए - 4, 1104, माळा नं: ,, इमारतीचे नाव: नंदिनी अपार्टमेंट, ब्लॉक नं: वेसू अभाव सुरत, रोड नं: अम्बवा गुजरात, गुजरात, SURAT. पिन कोड:-395007. पॅन नं:-ACZPL5169Q
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	29/08/2022
(11) अनुक्रमांक, खंड व पुढ	12068/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	807200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) बेरा	



मुद्रांकनासाठी विचारात घेतलेला तपशील:-

यह. दुय्यम निर्बंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment 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 मुह्यमुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
यात हे दस्तऐवज बाबत 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 29/08/2022) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



CHALLAN
MTR Form Number-6

B-1204

SAR	MH006397056202223E	BARGODE	Date 13/08/2022-14:51:55		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) AAFFU0237L		
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name UMANG CONSTRUCTION CO		
Location MUMBAI			Flat/Block No. FLAT NO 8 1204 BLDG NO 21 SHASTRI NAGAR		
Year 2022-2023 One Time			Premises/Building WEST VIEW CHSL CTS 220		
Account Head Details		Amount In Rs.	Road/Street SHASTRI NAGAR GOREGAON WEST		
80045601 Stamp Duty		807200.00	Area/Locality MUMBAI		
80063301 Registration Fee		30009.00	Town/City/District		
			PIN 4 0 0 1 0 4		
			Remarks (If Any)		
			PAN2=AAAYPL3771B-SecondPartyName=AMIT KUMAR LADHA AND SUREKHA AMIT LADHA-CA=13452400-Marketval=12344000		
			Amount In Words Eight Lakh Thirty Thousand Two Hundred and Nine Rupees Only		
		8,37,200.00	FOR USE IN RECEIVING BANK		
Payment Details BANK OF BARODA			Bank CIN Ref. No. 02003900000000000000000000000000		
Cheque-DD Details			Bank Date RBI Date 13/08/2022-14:51:55		
IssueDD No.			Bank Branch BANK OF BARODA		
Name of Bank			Scroll No., Date 1, 17/08/2022		
Name of Branch					
Signature Not Verified			Mobile No. : 9620154946		
Digitally signed by US VIRTUAL TREASURY			This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.		
MUMBAI 03			Barcode - 2		
Date 13/08/2022			9208C 3 930		
Time 12:04:31 IST			2022		
Reason: GRAIS Secure Document					
Defacement No.		Defacement Date	Userid	Defacement Amount	
0003447385202223	20/08/2022-11:58:29	IGR190	30009.00		
0003447385202223	20/08/2022-11:59:39	IGR190	807200.00		
Total Defacement Amount		8,37,200.00			

UMANG CONSTRUCTION CO
C 1*3 E*S*E*N C*U*T J*N*T*O* O*
T*J*A* R*A*D P*R*E*H*A* R* V*L* P*R*E*E*S*
M*M*A
M*H*R*S*T*A-4*0*5*
I*D*A

Customer Id: ZANV18685
Branch Name: VILE PARLE (WEST) BR., MUMBAI
IFSC Code: BARB0VILWES

Account No: 700XXXXXXX470

MICR Code: 400012088

Your Account Statement as on 23/04/2024

Statement Period from 10/08/2022 to 23/08/2022

Statement of transactions in Current Account 700XXXXXXX470 in INR for the period 10/08/2022 - 23/08/2022

UMANG CONSTRUCTION CO		Current Account - 700XXXXXXX470			
DATE	NARRATION	CHQ NO.	WITHDRAWAL (CR)	DEPOSIT (CR)	BALANCE (INR)
23/08/2022	EBANK:1316595893/IGR Maharashtra/4035725118625/SB		611.80		37,30,909.98Cr
23/08/2022	EBANK:1316595182/IGR Maharashtra/8477359216733/SB		2,011.80		37,31,521.78Cr
23/08/2022	EBANK:1316594301/02003942022082301227/MH0067 62783		8,62,300.00		37,33,533.58Cr
23/08/2022	BY INST 148488 : MICR CLG (CTS)			11,00,000.00	45,95,833.58Cr
22/08/2022	Repayment credit [70010300000025]			29,57,817.00	34,95,833.58Cr
22/08/2022	ROSHAN TRANSPORT	453	51,450.00		5,38,016.58Cr
22/08/2022	MAHALAXMI	456	33,810.00		5,89,466.58Cr
22/08/2022	RADHEKRISHNA CHEMICAL COM	454	18,202.00		8,23,278.58Cr
22/08/2022	EBANK:1316381152/22082700486883/IGST		3,98,000.00		6,41,478.58Cr
20/08/2022	VANDANA-GOREGA	455	37,087.00		10,99,478.58Cr
20/08/2022	RADHEKRISHNA CHEMICAL COM	450	14,396.00		10,76,585.58Cr
20/08/2022	ANAROCK PROPERTY CONSULTA	436	45,200.00		10,90,981.58Cr
20/08/2022	TO VIRENDRA PARMAR-VILWES	449	96,277.00		11,36,161.58Cr
20/08/2022	GIRISH JUGALKISHORE DHOOT			1,00,000.00	12,32,438.58Cr
18/08/2022	TO VINAYAK TRADING CO-CPTANK	451	17,91,706.00		11,32,438.58Cr
18/08/2022	MADHAVI ADITYA PATIL	437	3,00,000.00		29,24,144.58Cr
18/08/2022	ROYAL TRADERS	441	78,451.00		32,24,144.58Cr
18/08/2022	KAMLESHSDEWEDI	438	8,000.00		33,02,595.58Cr
18/08/2022	Mr VIMLESH SHREENATH DIWE	439	8,000.00		33,10,595.58Cr
18/08/2022	GEETA MARKETING COMPANY	444	75,000.00		33,18,595.58Cr
18/08/2022	KALPESH DEVJI HANAT	445	7,983.00		33,93,595.58Cr
18/08/2022	NEW SUPER HIRING AGENCY	446	8,700.00		34,01,558.58Cr
18/08/2022	PRERNA PERFECT PRINT	448	1,03,038.00		34,10,258.58Cr
18/08/2022	EBANK:1315909722/IGR Maharashtra/4567243287837/SB		611.80		35,13,296.58Cr
18/08/2022	EBANK:1315909168/IGR Maharashtra/5710761682935/SB		2,011.80		35,13,908.38Cr
18/08/2022	EBANK:1315908550/02003942022081800215/MH0065 13129		7,69,800.00		35,15,920.18Cr
17/08/2022	AKHILESH SHREENATH DWIVEDI-VJGORE	440	8,000.00		42,85,720.18Cr
17/08/2022	PRAMOD SURYANARYAN SINGH-VJGORE	442	2,18,154.00		42,93,720.18Cr
17/08/2022	MOHAMMAD HANIF SHAIKH-VJGORE	447	29,340.00		45,11,874.18Cr
14/08/2022	EBANK:1315435104/IGR Maharashtra/8863432383439/SB		611.80		45,41,214.18Cr
14/08/2022	EBANK:1315434767/IGR Maharashtra/8039259792737/SB		611.80		45,41,825.98Cr
14/08/2022	EBANK:1315434266/IGR Maharashtra/8595842870637/SB		2,011.80		45,42,437.78Cr
14/08/2022	EBANK:1315434038/IGR Maharashtra/2888368824923/SB		2,011.80		45,44,449.58Cr
14/08/2022	EBANK:1315433306/02003942022081300367/MH0063 97055		8,37,200.00		45,48,461.38Cr
14/08/2022	EBANK:1315426639/02003942022081300305/MH0063 95636		8,42,900.00		53,83,661.38Cr

B-1204
B-1203