

Annexure II

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

Ms. Poonam Sharma

Address :- J N -4, 15/11, Sector 9,

Vashi, Navi Mumbai – 400703

Mobile:- 9920764961

TO WHOMSOEVER IT MAY CONCERN

I/We **Ms. Poonam Sharma** 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.	1702
7.	Floor No.	17th Floor
8.	Wing No.	A Wing
9.	Building No.	21, Shastri Nagar West View CHS Ltd.
10	Sale Agreement Registration Under No.	BRL-1-17938-2023 dated 21/11/2023
11	Date of Registration.	21/11/2023
12.	Amount of Stamp duty paid	Rs. 7,94,300.00

I/we hereby certify that, the stamp duty payable for the registration of the agreement no. BRL-1-17938-2023 dated 21/11/2023 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

Poonam Sharma

Ms. Poonam Sharma



21/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 17938/2023

नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	करारनामा
(2)भोबदला	13238100
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12431771.37
(4) भू-मापन,पोटहिस्सा व वरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1702,ए विंग,विलिंग नं - 21, माळा नं: 17 वा मजला, इमारतीचे नाव: शास्त्री नगर वेस्ट व्ह्यू को ऑप ही सोसा लि, ब्लॉक नं: शास्त्री नगर,ऑफ लिक रोड, रोड : गोरेगाव पश्चिम मुंबई - 400104, इतर माहिती: सोबत 1 स्टील्ड कार पार्किंग नं - 14 तळमजला..... सदनिके चे एकूण क्षेत्रफळ 658 चौ.फुट रेरा कार्पेट (C.T.S. Number : 220 ;)
(5) क्षेत्रफळ	1) 67.26 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स उमंग कन्स्ट्रक्शन कंपनी चे भागीदार उमंग सुर्यकांत शाह वय:-28; पत्ता:-प्लॉट नं: ऑफिस नं - सी - 103, माळा नं: -, इमारतीचे नाव: इस्टर्न कोर्ट, ब्लॉक नं: जंक्शन ऑफ तेजपाल अँड पार्लेम्बर रोड , रोड नं: विलेपार्ले पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAFFU0237L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूनम शर्मा वय:-74; पत्ता:-प्लॉट नं: जे एन - 4 , 15/11, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: सेक्टर 9, रोड नं: बांशी , नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ALVPS5804J
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	17938/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	794300
(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 approved to it.

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



SRN MH011097851202324E		BARCODE		Date 18/11/2023-12:28:11		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 A 1702 SHASTRI NAGAR WEST VIEW	
Year 2023-2024 One Time				Premises/Building		CHSL CTS 220	
Account Head Details			Amount In Rs.				
Stamp Duty			794300.00		Road/Street BLDG NO 21 SHASTRI NAGAR GOREGAON WEST		
Registration Fee			30000.00		Area/Locality MUMBAI		
					Town/City/District		
					PIN 4 0 0 1 0 4		
					Remarks (If Any)		
					PAN2=ALVPS5804J~SecondPartyName=SHARMA		
					SHARMA~CA=13238100~Marked		
					Amount In Eight Lakh Two Thousand Three Hundred Rupees		
			8,24,300.00		Words es Only		
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				Bank Date		RBI Date	
				Bank-Branch		BANK OF BARODA	
				Scroll No. , Date		1 , 20/11/2023	
Document ID				Mobile No. : 8452883169			
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.							
Challan Defaced Details							
Sr. No.				Remarks		Defacement No.	
				Defacement Date		Userid	
				Defacement Amount			

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: 700XXXXXXXX470
MICR Code: 400012068

Your Account Statement as on 23/04/2024

Statement Period from 16/11/2023 to 20/11/2023

Statement of transactions in Current Account 700XXXXXXXX470 in INR for the period 16/11/2023 - 20/11/2023

UMANG CONSTRUCTION CO		Current Account - 700XXXXXXXX470			
DATE	NARRATION	CHQ. NO.	WITHDRAWAL(DR)	DEPOSIT(CR)	BALANCE(INR)
20/11/2023	EBANK:SELF/1378064206/		15,00,000.00		1,35,70,977.78Cr
20/11/2023	EBANK:1378010213123112700476043\GST		21,48,544.00		1,50,70,977.78Cr
19/11/2023	RADHEKRISHNA CHEMICAL COM	885	18,231.00		1,72,19,521.78Cr
18/11/2023	EBANK:1377807404/IGR Maharashtra/8420356964436/SB		611.80		1,72,37,752.78Cr
18/11/2023	EBANK:1377806800/IGR Maharashtra/5028772051618/SB		2,011.80		1,72,38,364.58Cr
18/11/2023	EBANK:1377806111/02003942023111800219/MH0110 97851	A-1702	8,24,300.00		1,72,40,376.38Cr
17/11/2023	VENDING UPDATES INDIA PVT	881	2,475.00		1,80,64,676.38Cr
17/11/2023	BY INST 429909 : MICR CLG (CTS)			4,50,000.00	1,80,67,151.38Cr
17/11/2023	BY INST 182633 : MICR CLG (CTS)			10,00,000.00	1,76,17,151.38Cr
17/11/2023	BY INST 429908 : MICR CLG (CTS)			79,00,000.00	1,66,17,151.38Cr
16/11/2023	RTGS-CNRBR52023111667802845-RACPC COLLECTION A C B			14,91,212.00	87,17,151.38Cr
16/11/2023	BY INST 437065 : MICR CLG (CTS)			50,000.00	72,25,939.38Cr
16/11/2023	S M GRANITES	888	15,69,279.00		71,75,939.38Cr
16/11/2023	TEJPAL ENTERPRISES	895	5,900.00		87,45,218.38Cr

Your safety
is in your hands

Do not share your Account Number / PIN / OTP
for extending your EMI

Bank will never ask for such details

#StaySafeBankSafe

Date and Time: 23/04/2024 15:04

Contact-Us@18005700

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*This is a computer-generated statement. No signature is required.