

Annexure II

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

Mr. :- Bhupendra Valjibhai Rathod

Mrs. :- Geeta Bhupendra Rathod

Address :- B-702, Sky-High Building,
Shankar Lane, Ext., Near Orlem Tank Road,
Malad West, Dely S.O, Mumbai 400064,
Mobile:- 8369265728

TO WHOMSOEVER IT MAY CONCERN

I/We Mr. Bhupendra Valjibhai Rathod and Mrs. Geeta Bhupendra Rathod 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.	2101
7.	Floor No.	21st Floor
8.	Wing No.	A Wing
9.	Building No.	21, Shastri Nagar West View CHS Ltd.
10	Sale Agreement Registration Under No.	BRL-1-7389-2023 Dated 19/05/2023
11	Date of Registration.	19/05/2023
12.	Amount of Stamp duty paid	Rs. 7,72,500.00

I/we hereby certify that, the stamp duty payable for the registration of the agreement no. BRL-1-7389-2023 Dated 19/05/2023 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

Mr. Bhupendra Valjibhai Rathod and

Mrs. Geeta Bhupendra Rathod

Valjibhai

G. Rathod



19/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्ता क्रमांक : 7389/2023

नोदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12875000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12858828.95
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 2101,ए विंग,बिल्डिंग नं - 21, माळा नं: 21 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 स्टील कार पार्किंग नं - 28,..... सदनिके चे एकूण क्षेत्रफळ 652 चौ.फुट रेरा कार्पेट (C.T.S. Number : 220 ;)
(5) क्षेत्रफळ	1) 66.65 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 उमंग कन्स्ट्रक्शन कंपनी चे भागीदार उमंग सुर्यकांत शाह वय:-28; पत्ता:-प्लॉट नं: सदनिका क्र - सी - 103, माळा नं: -, इमारतीचे नाव: इस्टर्न कोर्ट, ब्लॉक नं: जॅक्शन ऑफ तेजपाल अँड पालेश्वर 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:-भूपेंद्र वालजीभाई राठोड वय:-56; पत्ता:-प्लॉट नं: सदनिका क्र - बी - 702, माळा नं: सातवा मजला, इमारतीचे नाव: स्काय हाय बिल्डिंग, ब्लॉक नं: शंकर लेन एक्स, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AAGPR9176C 2): नाव:-गीता भूपेंद्र राठोड वय:-50; पत्ता:-प्लॉट नं: सदनिका क्र - बी - 702, माळा नं: सातवा मजला, इमारतीचे नाव: स्काय हाय बिल्डिंग, ब्लॉक नं: शंकर लेन एक्स, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AAGPR6695E
(9) दस्तऐवज करून दिल्याचा दिनांक	19/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	19/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	7389/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	772500
(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.

A-2101

CHALLAN
MTR Form Number-6

GRN	MH01782918520223E	BARCODE	Date		29/03/2023-15:54:04	Form ID	25.2
Department			Inspector General Of Registration				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment			Registration Fee				
Office Name			BRL1_JT SUB REGISTRAR BORIVALI 1				
Location			MUMBAI				
Year			2022-2023 One Time				
Account Head Details			Amount In Rs.				
0030045501 Stamp Duty			772500.00				
0030063301 Registration Fee			30000.00				
Full Name			UMANG CONSTRUCTION CO				
Flat/Block No.			FLAT NO A 2101 BLDG NO 21 SHASTRI NAGAR				
Premises/Building			WEST VIEW CHSL CTS 220				
Read/Street			SHASTRI NAGAR GOREGAON WEST				
Area/Locality			MUMBAI				
Town/City/District			MUMBAI				
PIN			4 0 0 1 0 4				
Remarks (If Any)			PAN2=AAGPR9176C~SecondPartyName=BHUPENDRA V RATHOD AND GEETA B RATHOD~CA=12875000~Mumbai=12861500				
Amount In			Eight Lakh Two Thousand Five Hundred Rupees Only				
Words			8,02,500.00				
Payment Details			BANK OF BARODA				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
Bank CIN			Ref. No.				
02003942023032902381			1329642692				
Bank Date			RBI Date				
29/03/2023-15:54:04			31/03/2023				
Name of Bank			BANK OF BARODA				
Name of Branch			Scroll No. , Date				
1 , 31/03/2023							

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8452883169

चलान फॉर्म नंबर 6 का उपयोग केवल नॉन-रजिस्टर्ड डॉक्यूमेंट्स के लिए किया जा सकता है। नॉन-रजिस्टर्ड डॉक्यूमेंट्स के लिए यह फॉर्म वैध है। नॉन-रजिस्टर्ड डॉक्यूमेंट्स के लिए यह फॉर्म वैध है।

Signature Not
VerifiedDigitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURY
Date: 2023.03.29 10:29:29
IST

Challan Defacement Details

Reason: GRAS Deface
Documentबरल - १
७३८९ ३ १३०
२०२३

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-324-7389	0001192466202324	19/05/2023-10:24:37	IGR190
2	(S)-324-7389	0001192466202324	19/05/2023-10:24:37	IGR190

UMANG CONSTRUCTION CO
C 1'S 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 15/03/2023 to 29/03/2023

Statement of transactions in Current Account 700XXXXXXX470 in INR for the period 15/03/2023 - 29/03/2023

UMANG CONSTRUCTION CO		Current Account - 700XXXXXXX470			
DATE	NARRATION	CHQ NO.	WITHDRAWAL (Dr)	DEPOSIT (Cr)	BALANCE (MR)
29/03/2023	EBANK:SELF/1346623967/			30,00,000.00	1,15,92,797.11Cr
29/03/2023	KANCHAN KAUSHAL KISHOR SH	885	88,880.00		85,92,797.11Cr
29/03/2023	EBANK:1346575425/02003942023032902851/MH0178 29185	A-210/	8,02,500.00		86,81,477.11Cr
29/03/2023	EBANK:1346570086/02003942023032902567/MH0178 25508	A-150/	7,89,650.00		94,83,977.11Cr
29/03/2023	EBANK:1346583214/02003942023032802423/MH0178 20247	B-404	7,58,800.00		1,02,53,627.11Cr
29/03/2023	EBANK:1346583825/02003942023032802233/MH0178 13030	B-1503	7,76,100.00		1,10,12,227.11Cr
29/03/2023	EBANK:SELF/1346538462/			30,00,000.00	1,17,86,327.11Cr
29/03/2023	EBANK:1346522886/https://aquaptax.mcgim.gov.in/112		23,800.00		87,86,327.11Cr
29/03/2023	EBANK:1346521123/ADANIELECMUM/YBBC18121531 10/RELI		34,810.00		88,12,127.11Cr
29/03/2023	BY INST 497991 : MICR CLG (CTS)			10,00,000.00	88,46,937.11Cr
29/03/2023	BY INST 841698 : MICR CLG (CTS)			10,00,000.00	78,46,937.11Cr
28/03/2023	VIMLESH SHREENATH DIWEDI	862	8,000.00		68,46,937.11Cr
28/03/2023	KAMLESHSHRINATHDIWEDI	864	8,000.00		68,54,937.11Cr
28/03/2023	J M ENTERPRISES	859	89,904.00		68,62,937.11Cr
28/03/2023	MAHIRA WATER PROOFING CO	860	1,99,384.56		69,52,841.11Cr
28/03/2023	EBANK:SELF/1346358428/		10,00,000.00		71,52,225.87Cr
28/03/2023	IMPS/P2A/308709863046/JESIKANILESHGOS/paymen HNB9			5,00,000.00	81,52,225.87Cr
27/03/2023	EBANK:WIB/1346187970/B104 part payment			3,15,000.00	78,52,225.87Cr
27/03/2023	TO TRANSFER H K ENTERPRISE-DBDAHI	857	1,70,161.00		73,37,225.87Cr
27/03/2023	RTGS-IBKLR02023032700090871-ANIL PATIL			28,93,849.00	75,07,386.87Cr
24/03/2023	EBANK:WIB/1345882863/bill 28		7,29,004.00		48,13,537.87Cr
24/03/2023	EBANK:SELF/1345843134/1470 to 1461		15,00,000.00		53,42,541.87Cr
24/03/2023	RTGS-IDIBR52033032432787683-Mr. TAWDE PRAKASH SHAN			50,00,000.00	68,42,541.87Cr
24/03/2023	IMPS/P2A/308314618741/JESIKANILESHGOS/paymen HNB9			5,00,000.00	18,42,541.87Cr
23/03/2023	Cheque Book Charges		500.00		13,42,541.87Cr
21/03/2023	EBANK:1346333322/IGR Maharashtra/9574775098426/SB		611.80		13,43,131.87Cr
21/03/2023	EBANK:1345332713/IGR Maharashtra/6170022982336/SB		2,011.80		13,43,743.47Cr
21/03/2023	EBANK:134532099/02003942023032100805/MH0174 09347	B-1903	8,64,000.00		13,15,755.27Cr
20/03/2023	EBANK:134520591123032700515993/IGST		21,45,770.00		22,09,755.27Cr
19/03/2023	DEEPAK R W			6,50,000.00	43,55,525.27Cr
18/03/2023	NEFT-IDIBH23077127123-JESIKA NILESH GOSALIA			620.00	37,05,525.27Cr
18/03/2023	BY INST 841694 : MICR CLG (CTS)			10,00,000.00	37,04,905.27Cr
17/03/2023	5020IGISS180280:BG Charges		42,539.00		27,04,905.27Cr
17/03/2023	EBANK:SELF/1344862453/1461 to 1470			10,00,000.00	27,47,444.27Cr
17/03/2023	EBANK:1344612885/IGR Maharashtra/0186256914113/SB		1,011.80		17,47,444.27Cr