

324/9719

पावती

Original/Duplicate

Friday, June 07, 2024

नोंदणी क्र. :39म

10:24 AM

Regn.:39M

पावती क्र.: 10650

दिनांक: 07/06/2024

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-१ -9719-2024

दस्तऐवजाचा प्रकार : प्रतिज्ञापत्र

मादर करणाऱ्याचे नाव: मेसर्स उमंग कन्स्ट्रक्शन कंपनी चे भागीदार उमंग सूर्यकांत शाह

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 3200.00

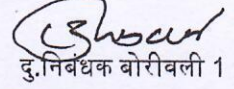
पृष्ठांची संख्या: 160

एकूण:

रु. 4200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:43 AM ह्या वेळेस मिळेल.


दु.निबंधक बोरीवली 1

बाजार मूल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 1000/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624061115703 दिनांक: 07/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624069015636 दिनांक: 07/06/2024

बँकेचे नाव व पत्ता:

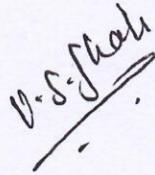
3) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003152686202425E दिनांक: 07/06/2024

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees





CHALLAN
MTR Form Number-6



GRN	MH003152686202425E	BARCODE	Date		06/06/2024-16:55:08	Form ID
Department			Inspector General Of Registration			
Registration Fee			Payer Details			
Type of Payment			Ordinary Collections IGR			
Office Name			BRL1_JT SUB REGISTRAR BORIVALI 1			
Location			MUMBAI			
Year			2024-2025 One Time			
Account Head Details			Amount In Rs.			
0030063301			Amount of Tax			
			1000.00			
Flat/Block No.			SHASTRI NAGAR WEST VIEW CHSL CTS 220			
Premises/Building			BLDG NO 21 SHASTRI NAGAR GOREGAON WEST			
Area/Locality			MUMBAI			
Town/City/District						
PIN			4 0 0 1 0 4			
Remarks (If Any)			SecondPartyName=THE HONBLE CHIEF OFFICER MUMBAI BOARD			
			MHADA~			
Amount In			One Thousand Rupees			
Words			1,000.00			
Payment Details			BANK OF BARODA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN			
Name of Bank			Ref. No.			
Name of Branch			Bank Date			
			RBI Date			
			Bank-Branch			
			Scroll No. , Date			



Department ID : Mobile No. : 8452883169
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

बरल - १
एव १२ ३ १६०
२०२४



CHALLAN
MTR Form Number-6



GRN MH003152686202425E						BARCODE [Barcode]							Date 06/06/2024-16:55:08					Form ID								
Department Inspector General Of Registration									Payer Details																	
Registration Fee Type of Payment Ordinary Collections IGR									TAX ID / TAN (If Any)																	
									PAN No.(If Applicable)						AAFU0237L											
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1									Full Name						UMANG CONSTRUCTION CO											
Location MUMBAI																										
Year 2024-2025 One Time									Flat/Block No.						SHASTRI NAGAR WEST VIEW CHSL CTS 220											
Account Head Details						Amount in Rs.			Premises/Building																	
0030063301 Amount of Tax						1000.00			Road/Street						BLDG NO 21 SHASTRI NAGAR GOREGAON WEST											
									Area/Locality						MUMBAI											
									Town/City/District																	
									PIN						4 0 0 1 0 4											
									Remarks (If Any)																	
									SecondPartyName=THE HONBLE CHIEF OFFICER MUMBAI BOARD																	
									MHADA~																	
									Amount In						One Thousand Rupees Only											
									Words																	
Payment Details BANK OF BARODA						FOR USE IN RECEIVING BASIS																				
Cheque-DD Details									Bank CIN						Ref. No.						0240339402406060105138678138					
Cheque/DD No.									Bank Date						RBI Date						06/06/2024-16:58:51 Not Verified with RBI					
Name of Bank									Bank/Branch						BANK OF BARODA											
Name of Branch									Scroll No. , Date						Not Verified with Scroll											

Department ID :

Mobile No. :

8452883169

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

सदर सलाम केवल दुसऱ्या निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या **बरेल - १**

Challan Defaced Details

कक्षातयाच्या बरला - १

ए	७	१	५	०
२०२४				

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-324-9719	0001752383202425	07/06/2024-10:24:00	IGR190	1000.00
Total Defacement Amount					1,000.00



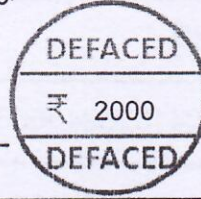
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0624069015636

Receipt Date 07/06/2024

Received from UMANG CONSTRUCTION CO, Mobile number 8452883169, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9719 dated 07/06/2024 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District



Payment Details

Bank Name BARB

Payment Date 06/06/2024

Bank CIN 10004152024060614637

REF No. 1405786036

Deface No 0624069015636D

Deface Date 07/06/2024

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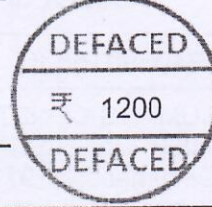
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0624061115703

Receipt Date 07/06/2024

Received from UMANG CONSTRUCTION CO, Mobile number 8452883169, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 9719 dated 07/06/2024 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District



Payment Details

Bank Name BARB

Payment Date 06/06/2024

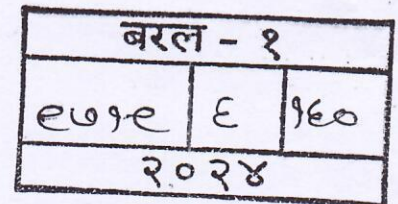
Bank CIN 10004152024060614707

REF No. 1405786731

Deface No 0624061115703D

Deface Date 07/06/2024

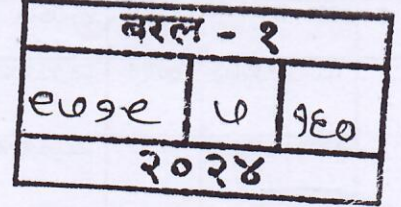
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UNDERTAKING

To
Resident Executive Engineer
Goregaon Division, Mumbai Board,
MHADA, Bandra (East),
Mumbai – 400 051.



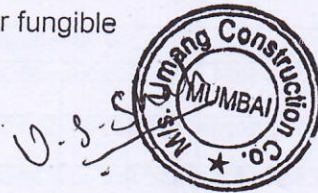
Sub. :- Proposed Redevelopment of existing property "SHASTRI NAGAR WEST VIEW CO-OPRATIVE HOUSING SOCIETY LIMITED, Building No. 21, Situated as CTS No. 220 (PT), Village Pahadi, Shastri Nagar, Off Link Road, Goregaon (West), Mumbai 400104".

- Payment of stamp duty paid by the Developer

Ref : 1) Government Notification issued under No. TPS-1820/AN-27/P.K.80/20UD-13 Dated 14.01.2021.
2) Hon. VP & CEO/A's circular No. REE/MB/PARIPATRAK/424/2021

I, Umang Suryakant Shah, Partner of M/S. UMANG CONSTRUCTION CO., having registered address at C-103, Eastern Court, Junction of Tejpal Road, Parleshwar Road, Vile Parle (East), Mumbai - 400057, Developer of the above referred property through Development Agreement dated 16th August 2017 (for Building No. 21) with the Society, I/We do hereby undertake as under:-

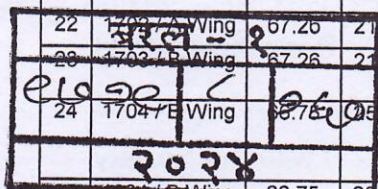
1. We have availed the benefit of 50% reduction in FSI Premium for Area admeasuring 983.00sq.mtrs. As per Government of Maharashtra Notification dated 14.01.2021 and we have passed the benefit of the Stamp Duty for the area admeasuring about 983sq.mtrs. to the flat purchasers and 958.00sq.mtr. for fungible



2 The benefit passed to the flat purchaser under Agreement for Sale is mentioned herein below for your kind reference and records.

New Purchasers List

Sr. No.	Flat No.	Area Sq.Mtr.	Registration Date	Stamp Duty Amt. (In Rs.)	Registration Charges (In Rs.)	New Purchaser List	Developer
1	104 / B Wing	66.76	30-12-2021	5,13,800.00	30,000.00	Mr. Pares Hasmokh Parmar	Umang
2	204 / B Wing	66.76	14-08-2023	6,78,000.00	30,000.00	Mr. Chandrakant Gopal Arekar & Saroj Chandrakant Arekar & Ms. Meghna Pravin Ghongade	Umang Construction Co.
3	404 / B Wing	66.76	06-04-2023	7,28,600.00	30,000.00	Mr. Vedprakash Jatashankar Pandey & Mrs. Anita Vedprakash Pandey	Umang Construction Co.
4	504 / B Wing	66.76	02-12-2022	8,01,500.00	30,000.00	Mr. Ajinkya Pramod Patil & Pramod Onkarrao Patil	Umang Construction Co.
5	602 / A Wing	56.76	01-06-2022	6,65,100.00	30,000.00	Mr. Ankit Anil Patil & Anil Krishna Patil	Umang Construction Co.
6	603 / B Wing	62.45	25-05-2022	6,31,400.00	30,000.00	Mr. Vinit Chetan Gogri & Mrs. Deepika Chetan Gogri	Umang Construction Co.
7	1004 / B Wing	66.75	08.09.2023	7,71,500.00	30,000.00	Mr. Suresh Shantaram Ms. Sawant Manisha Suresh Sawant Ms. Sonal Pravin Kadam	Umang Construction Co.
8	1202 / A Wing	67.27	22.06.2023	8,40,000.00	30,000.00	Mrs. Shilpa Mahesh Kalawar & Mr. Mahesh Balkrishna Kalawar & Ms. Shweta Mahesh Kalawar	Umang Construction Co.
9	1203 / B Wing	61.15	26-08-2022	8,12,900.00	30,000.00	Mr. Amit Kumar Ladha & Mrs. Surekha Amit Ladha	Umang Construction Co.
10	1204 / B Wing	60.69	26-08-2022	8,07,200.00	30,000.00	Mr. Amit Kumar Ladha & Mrs. Surekha Amit Ladha	Umang Construction Co.
11	1303 / A Wing	60.65	01-06-2022	5,91,000.00	30,000.00	Mr. Dinesh Bhau Khadtare & Mrs. Ashwini Dinesh Khadtare	Umang Construction Co.
12	1303 / B Wing	67.26	07-03-2024	8,88,600.00	30,000.00	Mr. Amit Baburao Dhuri & Mrs. Amruta Amit Dhuri	Umang Construction Co.
13	1401 / A Wing	66.65	17-02-2023	7,96,100.00	30,000.00	Mr. Rahul Satyawan Gawade & Mr. Satyawan Govind Gawade	Umang Construction Co.
14	1402 / B Wing	36.8	21-04-2023	3,90,000.00	30,000.00	Mr. Deepak Raghunath Waghmare & Vanita Deepak Waghmare	Umang Construction Co.
15	1403 / B Wing	36.8	08-09-2023	3,90,000.00	30,000.00	Mrs. Arti Arjun Singh & Mr. Arjun Rakesh Singh	Umang Construction Co.
16	1404 / B Wing	66.76	18-01-2022	5,92,000.00	30,000.00	Mr. Ganesh Deepaji Choudhari & Mrs. Leela Ganesh Choudhary	Umang Construction Co.
17	1501 / A Wing	66.65	28-04-2023	7,39,650.00	30,000.00	Mrs. Shilpa Dnyanesg Parab & Mr. Nainish Krishna Vengurlekar	Umang Construction Co.
18	1502 / A Wing	67.26	21-12-2022	8,29,000.00	30,000.00	Mrs. Shreya Yogesh Jatia & Mr. Lavin Mahesh Jalan	Umang Construction Co.
19	1503 / B Wing	67.27	06-04-2023	7,46,100.00	30,000.00	Mr. Ashish Asaram Pathode & Priyanka Subhash Toke	Umang Construction Co.
20	1602 / A Wing	48.66	17-02-2023	5,62,100.00	30,000.00	Mr. Girish Jugalkishore Dhoot & Mrs. Meetali Girish Dhoot	Umang Construction Co.
21	1701 / A Wing	66.65	16-02-2023	8,22,900.00	30,000.00	Mr. Prashant Deju Poojari & Neha Sharan Suvarna	Umang Construction Co.
22	1702 / A Wing	67.26	21-11-2023	7,94,300.00	30,000.00	Ms. Poonam Sharma	Umang
23	1702 / B Wing	67.26	21-12-2022	7,50,000.00	30,000.00	Mr. Mahesh Pandurang Kadam & Mrs. Sheetal Mahesh Kadam	Umang Construction Co.
24	1704 / B Wing	66.75	05-10-2023	7,44,000.00	30,000.00	Mr. Jayesh Dahyabhai Kantharia Mrs. Bharati Jayesh Kantharia & Ms. Madhuben Dahyabhai Kantharia	Umang Construction Co.
25	1804 / B Wing	66.75	26-10-2023	8,80,600.00	30,000.00	Mr. Digambar Shyamrao Mahore & Mrs. Priyanka Digambar Mahore	Umang Construction Co.
26	1901 / A Wing	66.65	20.03.2023	8,34,000.00	30,000.00	Mrs. Shubhangi John & Mrs. Monica John	Umang Construction Co.
27	1902 / A Wing	67.26	15.12.2023	8,80,200.00	30,000.00	Mr. Kevin Louis Fernandes	Umang
28	1903 / B Wing	67.27	24-03-2023	8,34,000.00	30,000.00	Mr. Hiren Ranvir Karakasia & Mrs. Deepti Hiren Karakasia	Umang Construction Co.
29	1904 / B Wing	66.76	11-11-2022	7,50,000.00	30,000.00	Mr. Ashok Mahabai Shetty	Umang
30	2001 / A Wing	66.65	05-07-2023	7,71,450.00	30,000.00	Mr. Hrushikesh Chandrakant Panaskar & Mrs. Ankita Mohanto Das	Umang Construction Co.
31	2002 / A Wing	67.267	20-10-2022	8,10,000.00	30,000.00	Mr. Kedar Ashok Potkar & Mrs. Pallavi Kedar Potkar	Umang Construction Co.
32	2003 / B Wing	67.27	16-02-2023	7,94,300.00	30,000.00	Mrs. Jesika Nilesh Gosalia	Umang
33	2004 / B Wing	66.75	07-03-2024	8,51,500.00	30,000.00	Mr. Hiren Ketan Bhataria & Mrs. Chhayamati Ketan Bhataria	Umang Construction Co.
34	2101 / A Wing	66.65	19-05-2023	7,72,500.00	30,000.00	Mr. Bhupendra Valjibhai Rathod & Mrs. Geeta Bhupendra Rathod	Umang Construction Co.
35	2203 / B Wing	67.26	08-09-2023	8,22,900.00	30,000.00	Mr. Kamlesh Rajaram Sharma & Mrs. Sona Kamlesh Sharma	Umang Construction Co.
Total :		2231.25	Sq.Mtr.				



Total Area 1941.00 Sq.Mtrs. (50% benefit Area 983.00 Sq.Mtrs. + Fungible Area-958.00 Sq.Mtrs.)

3. The said flat purchasers have issued their certificate, confirming the Stamp duty amount is paid by us i.e. the Developer in terms of Government Notification dated 14 January 2021 vide and same is submitted to your office along with Index-II
4. We have already uploaded the details of Flat Purchasers on our website <https://umangrealty.com/westview> as per the guidelines of Government Notification dated 14th Jan, 2021 vide No. TPS-1820/AN37P.K-80/20UD-13 and MHADA Letter dated 27.05.2021.

In this regard, herewith confirm and assure you that above Stamp Duty amount is paid by us and in case of occurrence of any additional liabilities towards the aforesaid Stamp Duty, we hereby undertake to indemnify you and further undertake that we shall pay the same as and when the same will be intimated to us by the concerned Government Department Authorities.

Solemnly affirmed at Mumbai.

This 7TH Day of June, 2024

FOR M/S. UMANG CONSTRUCTION CO.

Partner

Mr. Umang Suryakant Shah



Witness

1) Mr. R. Reddy

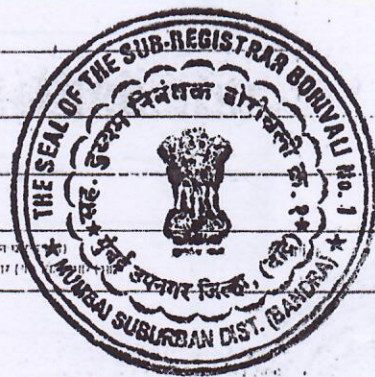
2) Abdul Kadar

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१३३५ । यथागच्छ गृहनिर्माण मन्त्रः.



१६१७२ १०. अ. माग/ एलमयाद न. ५, प्रं. २१७ प्रमाणे.

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वि. सं. सात/मदतसाह न. भ. क्र. २१७ प्रमाणे.

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[illegible]

न.भू.अ.गांरगांव
मुखर्डी उपनगर (जि.भ.)



सत्य प्रतिलिपि

बदर-१०
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Page 90 of 160		
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बदर-१०
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दस्तावेज करून देणार तथाकथीत (करारनामा किंवा त्याचे अंगिलेख किंवा करार संक्षेपलेख) दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

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दस्त क्रमांक :बरल-१ /9719/2024

दस्ताचा प्रकार :-प्रतिज्ञापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स उमंग कन्स्ट्रक्शन कंपनी चे भागीदार उमंग सूर्यकांत शाह पत्ता:प्लॉट नं: सी - 103 , माळा नं: -, इमारतीचे नाव: ईस्टर्न कोर्ट , ब्लॉक नं: जंक्शन ऑफ तेजपाल रोड, पार्लेश्वर रोड , रोड नं: विलेपार्ले पूर्व मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-29 स्वाक्षरी:-		

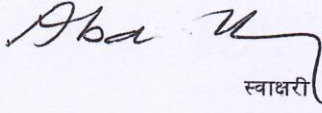
बरील दस्तऐवज करून देणार तथाकथित प्रतिज्ञापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 06 / 2024 10 : 25 : 15 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अब्दुल कादर
वय:42
पत्ता:कांदिवली पश्चिम, मुंबई
पिन कोड:400101

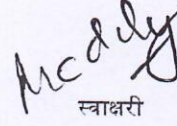

स्वाक्षरी

छायाचित्र

ठसा प्रमाणित



2 नाव:मुरली रेड्डी
वय:57
पत्ता:आरे रोड गोरेगाव पश्चिम मुंबई
पिन कोड:400104


स्वाक्षरी



भनाणित करणेत येते, की या

बरल-१/ ९७१९ /२०२४

शिक्का क्र.4 ची वेळ:07 / 06 / 2024 10 : 26 : 00 AM

दस्तामध्ये एकूण १६० पाने आहेत

मुस्तक क्रमांक १, क्रमांक.....वर

नोदला.७/६/२०२४

सह.दुय्यम निबंधक, बोरीवली क्र. १,

सह.दुय्यम निबंधक, बोरीवली क्र.१ दिनांक:

मुंबई उपनगर जिल्हा.

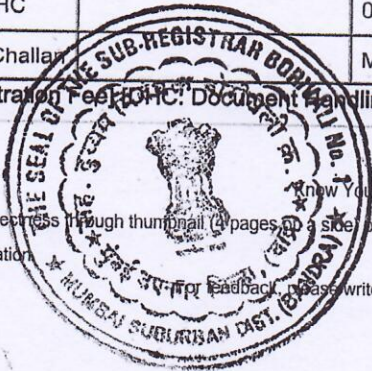
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	UMANG CONSTRUCTION CO	eChallan	02003942024060601029	MH003151758202425E	1000.00	SD	0001752378202425
2		DHC		0624061115703	1200	RF	0624061115703D
3		DHC		0624069015636	2000	RF	0624069015636D
4		eChallan		MH003152686202425E	1000	RF	0001752383202425

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9719 /2024

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07/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

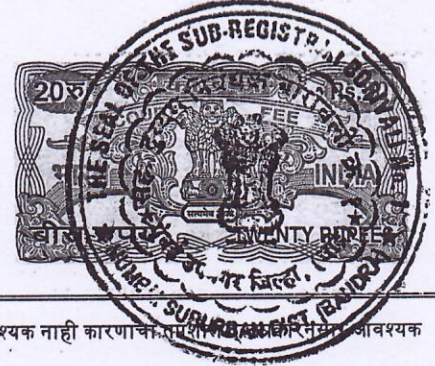
दस्त क्रमांक : 9719/2024

नोदंणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	प्रतिशापत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: रीडेव्हलोपमेंट शास्त्री नगर वेस्ट व्ह्यू ऑफ हौ सोसा लि, बिल्डिंग नं - 21, शास्त्री नगर, ऑफ लिक रोड, गोरगाव पश्चिम मुंबई - 400104 इतर माहिती :- दस्तात नमुद केल्याप्रमाणे ((C.T.S. Number : 220 PT ;))
(5) क्षेत्रफळ	1) 0 NA
(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 सूर्यकांत शाह वय:- 29; पत्ता:- प्लॉट नं: सी - 103 , माळा नं:- , इमारतीचे नाव: ईस्टर्न कोर्ट , ब्लॉक नं: जंक्शन ऑफ तेजपाल रोड, पार्लेश्वर रोड , रोड नं: विलेपार्ले पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:- 400057 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9719/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशीलानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : Affidavit

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	UMANG CONSTRUCTION CO	eChallan	02003942024060601029	MH003151758202425E	1000.00	SD	0001752378202425	07/06/2024
2		DHC		0624061115703	1200	RF	0624061115703D	07/06/2024
3		DHC		0624069015636	2000	RF	0624069015636D	07/06/2024
4		eChallan		MH003152686202425E	1000	RF	0001752383202425	07/06/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]