

**Annexure II**

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

**MR. PARIMAL PRABHAKAR BHOGLE**

Address :- 401, Sai Shradha CHS, M.G.  
Road, Near Tewari Hospital, L. T. Nagar 4/5,  
Goregaon West, Mumbai – 400104.  
Mob. No. 8657900781

**TO WHOMSOEVER IT MAY CONCERN**

I/We **MR. PARIMAL PRABHAKAR BHOGLE** the undersigned state that, I/We have purchased the Unit viz. Flat Premises, the details of the same are as under.

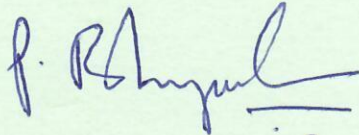
| Sr. No. | Descriptions                             | Details                                                                     |
|---------|------------------------------------------|-----------------------------------------------------------------------------|
| 1.      | Building Proposal File 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.                                 | 1803                                                                        |
| 7.      | Floor No.                                | 18th Floor                                                                  |
| 8.      | Wing No.                                 | ----                                                                        |
| 9.      | Building No.                             | 8, VIJAYI JWALA CHS LTD., Shastri Nagar,<br>Goregaon West, Mumbai – 400104. |
| 10      | Sale Agreement Registration<br>Under No. | BRL-4-3198-2024 dtd 27.02.2024                                              |
| 11      | Date of Registration.                    | 27.02.2024                                                                  |
| 12.     | Amount of Stamp duty paid                | Rs. 7,42,900.00                                                             |

I/we hereby certify that, the stamp duty payable for the registration of the agreement no. BRL-4-3198-2024 dtd 27.02.2024 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



**MR. PARIMAL PRABHAKAR BHOGLE**





CHALLAN  
MTR Form Number-6



|                                              |                    |         |  |  |                                                              |                     |         |      |
|----------------------------------------------|--------------------|---------|--|--|--------------------------------------------------------------|---------------------|---------|------|
| GRN                                          | MH016124975202324E | BARCODE |  |  | Date                                                         | 23/02/2024-14:32:10 | 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) AADC06273H                            |                     |         |      |
| Office Name BRL1_JT SUB REGISTRAR BORIVALI 1 |                    |         |  |  | Full Name CHIRAGINFRAPROJECTS PVT LTD                        |                     |         |      |
| Location MUMBAI                              |                    |         |  |  | Flat/Block No. 1803 VIJAYI JWALA CHSL BLDG NO 8              |                     |         |      |
| Year 2023-2024 One Time                      |                    |         |  |  | Premises/Building                                            |                     |         |      |
| Account Head Details                         |                    |         |  |  | Road/Street NEW SHASTRI NAGAR GOREGAON WEST                  |                     |         |      |
| 0030045501 Stamp Duty                        |                    |         |  |  | Area/Locality MUMBAI                                         |                     |         |      |
| 0030063301 Registration Fee                  |                    |         |  |  | Town/City/District                                           |                     |         |      |
|                                              |                    |         |  |  | PIN 4 0 0 1 0 4                                              |                     |         |      |
|                                              |                    |         |  |  | Remarks (If Any)                                             |                     |         |      |
|                                              |                    |         |  |  | PAN2=AEFPB1974B~SecondPartyName=PARIMAL PRABHAKAR            |                     |         |      |
|                                              |                    |         |  |  | BHOGLE--CA=12381000~Marketval=11586000                       |                     |         |      |
|                                              |                    |         |  |  | Amount In Seven Lakh Seventy Two Thousand Nine Hundred Rupee |                     |         |      |
|                                              |                    |         |  |  | Words s Only                                                 |                     |         |      |
| Payment Details BANK OF BARODA               |                    |         |  |  | FOR USE IN RECEIVING BANK                                    |                     |         |      |
| Cheque-DD Details                            |                    |         |  |  | Bank CIN Ref. No. 02003942024022301008 1373977027            |                     |         |      |
| Cheque/DD No.                                |                    |         |  |  | Bank Date RBI Date 23/02/2024-14:32:10 Not Verified with RBI |                     |         |      |
| Name of Bank                                 |                    |         |  |  | Bank-Branch BANK OF BARODA                                   |                     |         |      |
| Name of Branch                               |                    |         |  |  | Scroll No. , Date 1 , 26/02/2024                             |                     |         |      |

Department ID :

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

Mobile No. :

9221520129

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न-करलेल्याच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

| Sr. No.                 | Remarks      | Defacement No.   | Defacement Date     | Userld | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|--------|-------------------|
| 1                       | (S)-387-3198 | 0008603744202324 | 27/02/2024-10:24:50 | IGR193 | 30000.00          |
| 2                       | (S)-387-3198 | 0008603744202324 | 27/02/2024-10:24:50 | IGR193 | 742900.00         |
| Total Defacement Amount |              |                  |                     |        | 7,72,900.00       |



|            |            |                                                        |     |              |              |                  |
|------------|------------|--------------------------------------------------------|-----|--------------|--------------|------------------|
| 14/02/2024 | 14/02/2024 | EBANK:1389542075/02003942024021400<br>301/MH015585926  |     | 4,98,000.00  |              | 31,78,334.47Cr   |
| 14/02/2024 | 14/02/2024 | EBANK:1389543515/IGR<br>Maharashtra/9722871626133/SB   |     | 2,011.80     |              | 31,76,322.67Cr   |
| 14/02/2024 | 14/02/2024 | EBANK:1389544726/IGR<br>Maharashtra/9570968618333/SB   |     | 1,211.80     |              | 31,75,110.87Cr   |
| 14/02/2024 | 14/02/2024 | MOHAMMAD HANIF GAFFUR SHAIKH-<br>VJGORE                | 818 | 27,993.00    |              | 31,47,117.87Cr   |
| 14/02/2024 | 14/02/2024 | NAGENDRA SINGH-VJGORE                                  | 804 | 27,800.00    |              | 31,19,317.87Cr   |
| 14/02/2024 | 14/02/2024 | SHAILESH KUMAR JASAHAM SEN-<br>VJGORE                  | 807 | 27,800.00    |              | 30,91,517.87Cr   |
| 14/02/2024 | 14/02/2024 | AKHILESH SHREENATH DWIVEDI-<br>VJGORE                  | 812 | 7,920.00     |              | 30,83,597.87Cr   |
| 15/02/2024 | 15/02/2024 | TO TRANSFER H K ENT-DBDAHI                             | 821 | 1,62,102.00  |              | 29,21,495.87Cr   |
| 15/02/2024 | 15/02/2024 | ROYAL TRADERS                                          | 809 | 87,980.00    |              | 28,33,515.87Cr   |
| 15/02/2024 | 15/02/2024 | TO TRANSFERRED TO KANCHAN<br>KAUSHAL KISHOR SHARMA-SA  | 819 | 90,799.00    |              | 27,42,716.87Cr   |
| 16/02/2024 | 16/02/2024 | CHAVAN BUDHAJI SURYAKANT                               | 805 | 19,800.00    |              | 27,22,916.87Cr   |
| 16/02/2024 | 16/02/2024 | HIMANSHU MAHENDRA SHAH                                 | 806 | 32,800.00    |              | 26,90,116.87Cr   |
| 16/02/2024 | 16/02/2024 | UNIVERSAL TESTING LAB                                  | 808 | 3,186.00     |              | 26,86,930.87Cr   |
| 16/02/2024 | 16/02/2024 | ADANI ELECTRICITY MUMBAI                               | 811 | 36,300.00    |              | 26,50,630.87Cr   |
| 16/02/2024 | 16/02/2024 | VIMLESH DIWEDI                                         | 813 | 7,920.00     |              | 26,42,710.87Cr   |
| 16/02/2024 | 16/02/2024 | KAMLESHSHRINATHDIWEDI                                  | 814 | 7,920.00     |              | 26,34,790.87Cr   |
| 16/02/2024 | 16/02/2024 | ROSHAN TRANSPORT                                       | 815 | 6,930.00     |              | 26,27,860.87Cr   |
| 16/02/2024 | 16/02/2024 | ROSHNI ENTERPRISES                                     | 817 | 4,217.00     |              | 26,23,643.87Cr   |
| 16/02/2024 | 16/02/2024 | MAHALAXMI                                              | 820 | 35,640.00    |              | 25,88,003.87Cr   |
| 16/02/2024 | 16/02/2024 | MS V M NETWORKS                                        | 822 | 6,000.00     |              | 25,82,003.87Cr   |
| 17/02/2024 | 17/02/2024 | BY INST 811158 : MICR CLG (CTS)                        |     |              | 10,00,000.00 | 35,82,003.87Cr   |
| 17/02/2024 | 17/02/2024 | IRAM ABDUL SAEED NALIYAW                               | 803 | 27,800.00    |              | 35,54,203.87Cr   |
| 17/02/2024 | 17/02/2024 | SHAH MECHANICAL WORKS                                  | 816 | 5,445.00     |              | 35,48,758.87Cr   |
| 20/02/2024 | 20/02/2024 | DD/BC ISSUED                                           | 824 | 1,59,600.00  |              | 33,89,158.87Cr   |
| 21/02/2024 | 21/02/2024 | RTGS-ICICR52024022100285585-<br>GURUKUMAR MALLAYA VANK |     |              | 10,00,000.00 | 43,89,158.87Cr   |
| 21/02/2024 | 21/02/2024 | BY INST 127 : MICR CLG (CTS)                           |     |              | 4,00,000.00  | 47,89,158.87Cr   |
| 21/02/2024 | 21/02/2024 | RADHEKRISHNA CHEMICAL COM                              | 810 | 9,558.00     |              | 47,79,600.87Cr   |
| 22/02/2024 | 22/02/2024 | BY INST 128133 : MICR CLG (CTS)                        |     |              | 15,00,000.00 | 62,79,600.87Cr   |
| 22/02/2024 | 22/02/2024 | BY INST 128134 : MICR CLG (CTS)                        |     |              | 75,000.00    | 63,54,600.87Cr   |
| 22/02/2024 | 22/02/2024 | BY INST 29 : MICR CLG (CTS)                            |     |              | 15,00,000.00 | 78,54,600.87Cr   |
| 22/02/2024 | 22/02/2024 | BY INST 30 : MICR CLG (CTS)                            |     |              | 75,000.00    | 79,29,600.87Cr   |
| 22/02/2024 | 22/02/2024 | REJECT:29:ALTERATION REQUIRED<br>DRAWERS AUTHENTICATI  |     | 15,00,000.00 |              | 64,29,600.87Cr   |
| 22/02/2024 | 22/02/2024 | INWARD RETURN                                          |     | 295.00       |              | 64,29,305.87Cr   |
| 23/02/2024 | 23/02/2024 | RTGS-HDFCR52024022382160502-<br>TUSHAR S PALAV         |     |              | 15,00,000.00 | 79,29,305.87Cr   |
| 23/02/2024 | 23/02/2024 | EBANK:1390880807/02003942024022301<br>008/MH016124975  |     | 7,72,900.00  |              | 71,56,405.87Cr   |
| 23/02/2024 | 23/02/2024 | EBANK:1390882671/IGR<br>Maharashtra/1687599098439/SB   |     | 2,011.80     |              | 71,54,394.07Cr   |
| 23/02/2024 | 23/02/2024 | EBANK:1390884664/IGR<br>Maharashtra/2190372397013/SB   |     | 1,411.80     |              | 71,52,982.27Cr   |
| 23/02/2024 | 23/02/2024 | EBANK:1390892541/02003942024022301<br>198/MH016132637  |     | 7,72,900.00  |              | 63,80,082.27Cr   |
| 23/02/2024 | 23/02/2024 | EBANK:1390893951/IGR<br>Maharashtra/6648108543723/SB   |     | 1,411.80     |              | 63,78,670.47Cr   |
| 23/02/2024 | 23/02/2024 | EBANK:1390896768/IGR<br>Maharashtra/5869112971733/SB   |     | 2,011.80     |              | 63,76,658.67Cr   |
| 26/02/2024 | 26/02/2024 | EBANK:1391163741/IGR<br>Maharashtra/6645637889939/SB   |     | 1,411.80     |              | 63,75,246.87Cr   |
| 26/02/2024 | 26/02/2024 | Charges for PORD Customer Payment<br>:001813447439     |     | 5.60         |              | 63,75,241.27Cr   |
| 26/02/2024 | 26/02/2024 | NEFT-BARBW24057351132-ULTRATECH<br>CEMENT LIMMITED-AX  | 826 | 76,800.00    |              | 62,98,441.27Cr   |
| 26/02/2024 | 26/02/2024 | SPECO INFRA                                            |     |              | 50,00,000.00 | 1,12,98,441.27Cr |
| 26/02/2024 | 26/02/2024 | MAHAVIR CONSTRUCTION CO-VJGORE                         | 825 | 50,00,000.00 |              | 62,98,441.27Cr   |





28/02/2024

सूची क्र.2

दुय्यम निबंधक : सह इ.नि. बोरीवली 4

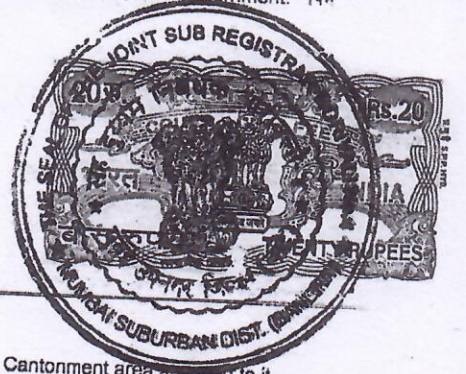
दस्त क्रमांक : 3198/2024

नोदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1)विलेखाचा प्रकार                                                                                                                    | करारनामा                                                                                                                                                                                                                                                                                                                           |
| (2)मोबदला                                                                                                                             | 12338000                                                                                                                                                                                                                                                                                                                           |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)                                                    | 11584810.71                                                                                                                                                                                                                                                                                                                        |
| (4) भू-मापन,मोटहिस्सा व धरक्रमांक(असल्यास)                                                                                            | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1803, माळा नं: 18 वा मजला, इमारतीचे नाव: विजयी ज्वाला को ऑप ही सोसा लि, ब्लॉक नं: शाखी नगर ऑफ लिंक रोड, रोड : गोरेगाव पश्चिम मुंबई - 400104, इतर माहिती: सदनिके चे एकूण क्षेत्रफळ 642 चौ फुट रेरा कारपेट( ( C.T.S. Number : 217 ; ) )                                       |
| (5) क्षेत्रफळ                                                                                                                         | 1) 65.63 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 चिराग इन्फ्रा प्रोजेक्ट्स प्रा लि चे संचालक अरुण मुलचंद जैन तर्फे मुखत्यार आयुष किशोर शाह वय:-26; पत्ता:-ऑफिस नं - 101/102, बिल्डिंग नं - सी - 7, 1 ला मजला , पूर्वी बिहार को ऑप ही सोसा लि , शाखी नगर , गोरेगाव पश्चिम मुंबई , बांगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-AADCC6273H |
| (8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-परिमल प्रभाकर भोगले वय:-47; पत्ता:-सदनिका क्र - 401 , - , साई श्रद्धा को ऑप ही सोसा लि , एम जी रोड, एल टी नगर 4/5 , गोरेगाव पश्चिम मुंबई , बांगड नगर , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-AEFPB1974B                                                                                            |
| (9) दस्तऐवज करून दिल्याचा दिनांक                                                                                                      | 27/02/2024                                                                                                                                                                                                                                                                                                                         |
| (10)दस्त नोंदणी केल्याचा दिनांक                                                                                                       | 27/02/2024                                                                                                                                                                                                                                                                                                                         |
| (11)अनुक्रमांक,खंड व पृष्ठ                                                                                                            | 3198/2024                                                                                                                                                                                                                                                                                                                          |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क                                                                                                   | 742900                                                                                                                                                                                                                                                                                                                             |
| (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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल 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 27/02/2024 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,  
मुंबई उपनगर जिल्हा.