

**Annexure II**

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

**MR. ARVIND KUMAR AGARWAL**

**MRS. KSHMA ARVIND AGARWAL**

Address :- 41, Parwaran, Near Khoya  
Mandi, Jhansi Khas, Jhansi,  
Uttar Pradesh - 284002.  
Mob. No. 8080242626/

**TO WHOMSOEVER IT MAY CONCERN**

I/We **MR. ARVIND KUMAR AGARWAL AND MRS. KSHMA ARVIND AGARWAL** the undersigned state that, I/We have purchased the Unit viz. Flat Premises, the details of the same are as under.

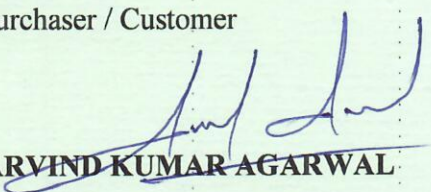
| Sr. No. | Descriptions                          | Details                                                                  |
|---------|---------------------------------------|--------------------------------------------------------------------------|
| 1.      | Building Proposal File No.            | 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.                              | 801                                                                      |
| 7.      | Floor No.                             | 8th Floor                                                                |
| 8.      | Wing No.                              | ----                                                                     |
| 9.      | Building No.                          | 8, VIJAYI JWALA CHS LTD., Shastri Nagar, Goregaon West, Mumbai – 400104. |
| 10      | Sale Agreement Registration Under No. | BRL-4-6162-2024 dtd 16.04.2024                                           |
| 11      | Date of Registration.                 | 16.04.2024                                                               |
| 12.     | Amount of Stamp duty paid             | Rs. 4,68,000.00                                                          |

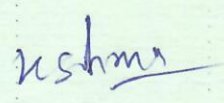
I/we hereby certify that, the stamp duty payable for the registration of the agreement no. BRL-4-6162-2024 dtd 16.04.2024 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours faithfully,

Unit Purchaser / Customer

  
**MR. ARVIND KUMAR AGARWAL**

  
**MRS. KSHMA ARVIND AGARWAL**



CHALLAN  
MTR Form Number-6



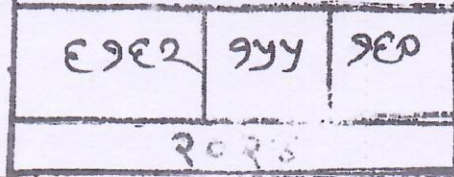
|                                              |                    |         |               |  |                                                                                                               |                     |         |      |
|----------------------------------------------|--------------------|---------|---------------|--|---------------------------------------------------------------------------------------------------------------|---------------------|---------|------|
| GRN                                          | MH000649398202425E | BARCODE |               |  | Date                                                                                                          | 15/04/2024-15:05:33 | 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) AADCC6273H                                                                             |                     |         |      |
| Office Name BRL1_JT SUB REGISTRAR BORIVALI 1 |                    |         |               |  | Full Name CHIRAG INFRAPROJECTS PVT LTD                                                                        |                     |         |      |
| Location MUMBAI                              |                    |         |               |  |                                                                                                               |                     |         |      |
| Year 2024-2025 One Time                      |                    |         |               |  | Flat/Block No. FLAT NO 801 VIJAYIJWALA CHS LTD BLD 08                                                         |                     |         |      |
| Account Head Details                         |                    |         | Amount In Rs. |  | Premises/Building                                                                                             |                     |         |      |
| 0030045501 Stamp Duty                        |                    |         | 468000.00     |  | Road/Street NEW SHASTRI NAGAR                                                                                 |                     |         |      |
| 0030063301 Registration Fee                  |                    |         | 30000.00      |  | Area/Locality GOREGAON                                                                                        |                     |         |      |
|                                              |                    |         |               |  | Town/City/District                                                                                            |                     |         |      |
|                                              |                    |         |               |  | PIN 4 0 0 1 0 4                                                                                               |                     |         |      |
|                                              |                    |         |               |  | Remarks (If Any)                                                                                              |                     |         |      |
|                                              |                    |         |               |  | PAN2=AFCPA0974L~SecondPartyName=ARVIND KUMAR AGARWA.<br>AND KSHMA ARVIND AGARWAL~CA=7800000~Marketval~7631093 |                     |         |      |
| Total                                        |                    |         | 4,98,000.00   |  | Amount In Four Lakh Ninety Eight Thousand Rupees Only                                                         |                     |         |      |
|                                              |                    |         |               |  | Words                                                                                                         |                     |         |      |
| Payment Details BANK OF BARODA               |                    |         |               |  | FOR USE IN RECEIVING BANK                                                                                     |                     |         |      |
| Cheque-DD Details                            |                    |         |               |  | Bank CIN Ref. No. 02003942024041500947 1381643032                                                             |                     |         |      |
| Cheque/DD No.                                |                    |         |               |  | Bank Date RBI Date 15/04/2024-15:08:50 Not Verified with RBI                                                  |                     |         |      |
| Name of Bank                                 |                    |         |               |  | Bank-Branch BANK OF BARODA                                                                                    |                     |         |      |
| Name of Branch                               |                    |         |               |  | Scroll No. , Date Not Verified with Scroll                                                                    |                     |         |      |

Department ID :

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

Mobile No. 9324604805

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी केलेल्या दस्तांसाठी सदर चलन लागू नाही.



Challan Defaced Details

| Sr. No.                 | Remarks       | Defacement No.   | Defacement Date     | Userid | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1                       | (IS)-387-6162 | 0000400092202425 | 16/04/2024-15:02:35 | IGR193 | 30000.00          |
| 2                       | (IS)-387-6162 | 0000400092202425 | 16/04/2024-15:02:35 | IGR193 | 468000.00         |
| Total Defacement Amount |               |                  |                     |        | 4,98,000.00       |

|            |            |                                                    |     |              |              |                  |
|------------|------------|----------------------------------------------------|-----|--------------|--------------|------------------|
| 09/04/2024 | 09/04/2024 | VIMLESH SHREENATH DIWEDI                           | 953 | 7,920.00     |              | 2,16,05,516.13Cr |
| 09/04/2024 | 09/04/2024 | SHAH MECHANICAL WORKS                              | 956 | 5,445.00     |              | 2,16,00,071.13Cr |
| 09/04/2024 | 09/04/2024 | MAHIRA WATER PROOFING CO                           | 957 | 1,86,607.00  |              | 2,14,13,464.13Cr |
| 09/04/2024 | 09/04/2024 | GEETA MARKETING COMPANY                            | 964 | 6,684.00     |              | 2,14,06,780.13Cr |
| 09/04/2024 | 09/04/2024 | SHREE PLYWOOD                                      | 965 | 94,990.00    |              | 2,13,11,790.13Cr |
| 09/04/2024 | 09/04/2024 | Mr ROHAN RAMESH PAWASKAR                           | 966 | 18,900.00    | 63,666.00    | 2,12,92,890.13Cr |
| 10/04/2024 | 10/04/2024 | NEFT-HSBCN24101572962-MAHANAGAR GAS LIMITED        |     |              | 63,666.00    | 2,13,56,566.13Cr |
| 10/04/2024 | 10/04/2024 | NEFT-HSBCN24101572967-MAHANAGAR GAS LIMITED        |     |              | 31,833.00    | 2,14,20,222.13Cr |
| 10/04/2024 | 10/04/2024 | NEFT-HSBCN24101573285-MAHANAGAR GAS LIMITED        |     |              | 11,65,500.00 | 2,14,52,055.13Cr |
| 10/04/2024 | 10/04/2024 | NEFT-N101242984019048-HDFC DISB FUNDED             |     |              |              | 2,26,17,555.13Cr |
| 11/04/2024 | 11/04/2024 | VIJAYI JWALA CO OP HSG S                           | 176 | 6,29,200.00  |              | 2,19,88,355.13Cr |
| 11/04/2024 | 11/04/2024 | MCGM                                               | 958 | 9,43,226.00  |              | 2,10,45,129.13Cr |
| 11/04/2024 | 11/04/2024 | 960:MICR INWD CLG (CTS)                            |     | 31,185.00    | 31,185.00    | 2,10,13,944.13Cr |
| 11/04/2024 | 11/04/2024 | RETURNED:960:CLEARING HOUSE STAMP/DATE REQUIRED.   |     |              |              | 2,10,45,129.13Cr |
| 11/04/2024 | 11/04/2024 | ROSHNI ENTERPRISES                                 | 951 | 12,784.00    |              | 2,10,32,345.13Cr |
| 11/04/2024 | 11/04/2024 | MAHALAXMI                                          | 967 | 38,610.00    |              | 2,09,93,735.13Cr |
| 12/04/2024 | 12/04/2024 | IRAM ABDUL SAEED NALIYAW                           | 943 | 27,800.00    |              | 2,09,65,935.13Cr |
| 12/04/2024 | 12/04/2024 | WARIK ELECTRICALS-VJGORE                           | 968 | 49,500.00    |              | 2,09,16,435.13Cr |
| 12/04/2024 | 12/04/2024 | Cheque Book Charges                                |     | 1,770.00     |              | 2,09,14,665.13Cr |
| 15/04/2024 | 15/04/2024 | EBANK:1398540340/02003942024041500 947/MH000649398 | 801 | 4,98,000.00  |              | 2,04,16,665.13Cr |
| 15/04/2024 | 15/04/2024 | RADHEKRISHNA CHEMICAL COM                          | 950 | 26,019.00    |              | 2,03,90,646.13Cr |
| 15/04/2024 | 15/04/2024 | EBANK:1398542181/IGR Maharashtra/8785746099723/SB  |     | 2,011.80     |              | 2,03,88,634.33Cr |
| 15/04/2024 | 15/04/2024 | EBANK:1398546470/IGR Maharashtra/4939319423817/SB  |     | 1,211.80     |              | 2,03,87,422.53Cr |
| 15/04/2024 | 15/04/2024 | S M GRANITES                                       | 961 | 4,39,422.00  | 58,275.00    | 1,99,48,000.53Cr |
| 15/04/2024 | 15/04/2024 | NEFT-HS92410640442637-PRASADCHANDORKAR             |     |              |              | 2,00,06,275.53Cr |
| 16/04/2024 | 16/04/2024 | CHIRAG INFRAPROJECTS PVT LTD-VJGORE                | 969 | 36,00,000.00 |              | 1,64,06,275.53Cr |
| 16/04/2024 | 16/04/2024 | SHOBHA RAMESH CHANDRA BHA                          | 947 | 2,56,500.00  | 79,582.00    | 1,61,49,775.53Cr |
| 16/04/2024 | 16/04/2024 | NEFT-HSBCN24107522978-MAHANAGAR GAS LIMITED        |     |              |              | 1,62,29,357.53Cr |
| 17/04/2024 | 17/04/2024 | UNIVERSAL TESTING LAB                              | 940 | 354.00       | 5,00,000.00  | 1,62,29,003.53Cr |
| 17/04/2024 | 17/04/2024 | BY INST 144982 : MICR CLG (CTS)                    |     |              |              | 1,67,29,003.53Cr |
| 18/04/2024 | 18/04/2024 | CHIRAG INFRAPROJECTS PVT LTD-VJGORE                | 970 | 1,00,000.00  | 18,40,000.00 | 1,66,29,003.53Cr |
| 19/04/2024 | 19/04/2024 | MONORAMA MAJUMDER NEE CHATTERJEE                   |     |              |              | 1,84,69,003.53Cr |
| 19/04/2024 | 19/04/2024 | SHEETAL S GAVALI-VJGORE                            | 975 | 2,79,056.00  |              | 1,81,89,947.53Cr |
| 19/04/2024 | 19/04/2024 | MOHD HANIF SHAIKH-VJGORE                           | 976 | 58,719.00    |              | 1,81,31,228.53Cr |
| 19/04/2024 | 19/04/2024 | ROSHAN TRANSPORT                                   | 960 | 31,185.00    |              | 1,81,00,043.53Cr |
| 19/04/2024 | 19/04/2024 | GEETA MARKETING COMPANY                            | 926 | 1,44,300.00  |              | 1,79,55,743.53Cr |
| 19/04/2024 | 19/04/2024 | DEVENDRA ELECTRICALS                               | 924 | 1,80,735.93  |              | 1,77,75,007.60Cr |
| 19/04/2024 | 19/04/2024 | DEVENDRA ELECTRICALS                               | 962 | 6,972.00     |              | 1,77,68,035.60Cr |
| 19/04/2024 | 19/04/2024 | APAARSANITATIONPROPG                               | 922 | 2,82,026.00  |              | 1,74,86,009.60Cr |
| 20/04/2024 | 20/04/2024 | 974:MICR INWD CLG (CTS)                            |     | 1,88,100.00  | 1,88,100.00  | 1,72,97,909.60Cr |
| 20/04/2024 | 20/04/2024 | RETURNED:974:CLEARING HOUSE STAMP/DATE REQUIRED.   |     |              |              | 1,74,86,009.60Cr |
| 20/04/2024 | 20/04/2024 | GEETA MARKETING COMPANY                            | 973 | 31,677.00    |              | 1,74,54,332.60Cr |
| 22/04/2024 | 22/04/2024 | EBANK:1399499270\24042700869461\GST                |     | 31,83,608.00 |              | 1,42,70,724.60Cr |
| 22/04/2024 | 22/04/2024 | EBANK:1399499902\24042700869889\GST                |     | 2,05,526.00  |              | 1,40,65,198.60Cr |
| 22/04/2024 | 22/04/2024 | EBANK:1399500790\24042700870324\GST                |     | 26,326.00    |              | 1,40,38,872.60Cr |
| 22/04/2024 | 22/04/2024 | SHREE PLYWOOD                                      | 927 | 87,084.00    | 28,36,597.00 | 1,39,51,788.60Cr |
| 22/04/2024 | 22/04/2024 | NEFT-N113242999670351-HDFC DISB FUNDED             |     |              |              | 1,67,88,385.60Cr |

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 6162/2024

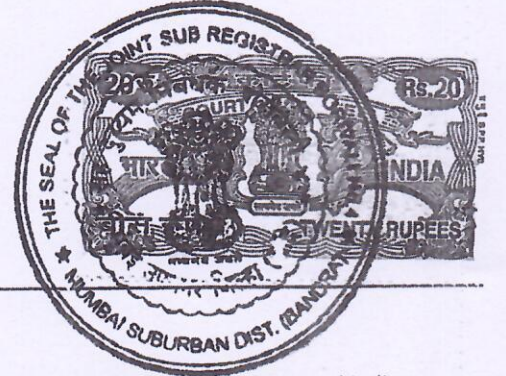
नोंदणी :

Regn:63m

18/04/2024

गावाचे नाव : पी.एस.पहाडीगोरेगांव

|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1)विलेखाचा प्रकार                                                                                                                    | करारनामा                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (2)मोवदला                                                                                                                             | 7800000                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)                                                    | 7631093.26                                                                                                                                                                                                                                                                                                                                                                                                               |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)                                                                                            | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 801, माळा नं: 8 वा मजला, इमारतीचे नाव: विजयी ज्वाला को ऑप हौ सोमा लि, ब्लॉक नं: शास्त्री नगर ऑफ लिंक रोड, रोड : गोरेगाव पश्चिम मुंबई - 400104, इनर माहिती: सदनिके चे एकूण क्षेत्रफळ 443 चौ फुट रेरा कारपेट ....( ( C.T.S. Number : 217 ; ) )                                                                                                                      |
| (5) क्षेत्रफळ                                                                                                                         | 1) 45.29 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 अमल्याम,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मेसर्स चिराम इन्फ्रा प्रोजेक्ट्स प्रा लि चे संचालक अरुण मुलचंद जैन तर्फे मुखत्यार आयुष किशोर शाह वय:-26; पत्ता:-प्लॉट नं: ऑफिस नं - 101/102 , बिल्डिंग नं - सी - 7, माळा नं: 1 वा मजला , इमारतीचे नाव: पूर्वी विभाग को ऑप हौ सोमा लि , ब्लॉक नं: शास्त्री नगर , रोड नं: गोरेगाव पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AADCC6273H                                                           |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-अरविन्द कुमार अग्रवाल वय:-53; पत्ता:-प्लॉट नं: 41, माळा नं: ,, इमारतीचे नाव: परवारन, ब्लॉक नं: झान्सी खास, झान्सी, रोड नं: उत्तर प्रदेश, उत्तर प्रदेश, JHANSI. पिन कोड:-284002 पॅन नं:-AFCPA0974L<br>2): नाव:-क्षमा अरविन्द अग्रवाल वय:-43; पत्ता:-प्लॉट नं: 41, माळा नं: ,, इमारतीचे नाव: परवारन, ब्लॉक नं: झान्सी खास, झान्सी, रोड नं: उत्तर प्रदेश, उत्तर प्रदेश, JHANSI. पिन कोड:-284002 पॅन नं:-AQJPA1671L |
| (9) दस्तऐवज करून दिल्याचा दिनांक                                                                                                      | 16/04/2024                                                                                                                                                                                                                                                                                                                                                                                                               |
| (10)दस्त नोंदणी केल्याचा दिनांक                                                                                                       | 18/04/2024                                                                                                                                                                                                                                                                                                                                                                                                               |
| (11)अनुक्रमांक,खंड व पृष्ठ                                                                                                            | 6162/2024                                                                                                                                                                                                                                                                                                                                                                                                                |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क                                                                                                   | 468000                                                                                                                                                                                                                                                                                                                                                                                                                   |
| (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.

खरी प्रत

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