



CHALLAN
MTR Form Number-6



GRN	MH013141622202528P	BARCODE	[Barcode]		Date	09/12/2025-18:48:33		Form ID	25.2	
Department Inspector General Of Registration					Payer Details					
Type of Payment Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)		AAHFO7300A			
Office Name MBI-19_JT SUB REGISTRAR MUMBAI 19					Full Name		OXFORD NAVRANG REALTY LLP			
Location MUMBAI										
Year 2025-2026 One Time					Flat/Block No.		SIDDHARTH NAGAR NAVNIRMATA CHSL			
Account Head Details			Amount in Rs.		Premises/Building					
0030045501 Stamp Duty			500.00		Road/Street		S V ROAD			
0030063301 Registration Fee			1000.00		Area/Locality		GOREGAON WEST			
					Town/City/District					
					PIN		4 0 0 1 0 4			
					Remarks (If Any)					
					SecondPartyName=MMRDA~					
					Amount In		One Thousand Five Hundred Rupees Only			
Total			1,500.00		Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		10000502025120909814 6646923372419	
Cheque/DD No.					Bank Date		RBI Date		09/12/2025-18:47:15 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
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.
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 8928760717

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

Receipt of Document Handling Charges

PRN : 1225095318691

Payment Date : 09/12/2025

Received from **dhc**, Mobile number **9820473700**, an amount of Rs.**8000/-**, towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.

Payment Details

Bank Name : SBIN

Receipt Date : 09/12/2025

Bank CIN : 10029762025120917987

REF No. : 9773449090837

This is computer generated receipt, hence no signature is required.



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UNDERTAKING

Dated: 09-12-2025

To,
The Chief Officer,
Mumbai Housing & Area Development Board,
3rd Floor, Griha Nirman Bhavan,
Kalanagar, Bandra (East),
Mumbai - 400051.

Sub.: Proposed redevelopment of existing Bldg. known as " Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited'." on plot bearing CTS no. 355 (Part) (1 to 9) and bearing Survey No. 7 of Village Pahadi, Building no. 15, Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.

Grant of your Consent to O.C. and payment of Stamp Duty by the Developer.

- Ref.: 1. Deputy Inspector General of Registration, Mumbai Division letter no. 2016/2021, letter dated 22.12.2021 received by this office dt. 03.01.2022.
2. Government Notification vide no. TPS-1820/ANo.37/Pr.No-80/20/Nov-13. dtd. 14/01/2021.
3. Hon. VP & CEO Circular no. REE/MB/Circular/424/2021 dtd. 25/02/2021.
4. MHADA NOC vide no. CO/MB/REE/NOC/F-212/1697/2022 dated.08.07.2022.

Sir,

I, Mr PARBAT RAMJI PATEL, (Developer) Authorized Partner of M/s. Oxford Navrang Realty LLP., having registered address A-102, Sigma Emerald, Old Anand Nagar, Gurunarayan Marg, Santacruz (East), Mumbai -400055. Developer of the above referred property through Development Agreement dated 15.02.2022 with the Society

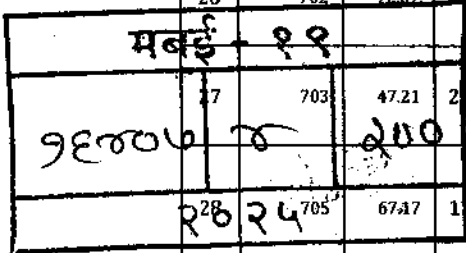
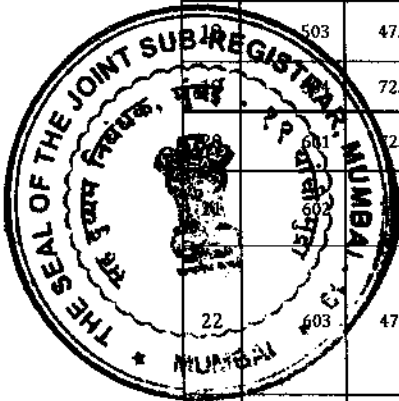
I/We do hereby undertake as under:

- 1) We have availed the benefit of 50% reduction in FSI premium for the area measuring 3517.18 Sq. mts. (Additional Built-Up area). As per Government of Maharashtra Notification dated 14.01.2021 and we have passed the benefit of the Stamp Duty for the area measuring about 3517.18 Sq. mts. to the Flat Purchasers. The benefit passed to the flat purchaser under agreement for sale is mentioned herein below for your kind reference and records.

Sr. No.	Unit No.	(Sq. Mts.) BUILT-UP AREA	Reg. Date	Stamp Duty Paid Amt.	Reg. Charges Paid Amt.	Reg. Office	Doc. No.	Name of the parties paid stamp duty	
								PURCHASER -1	DEVELOPER/SELLER
1	SHOP-5	17.58	17.02.2023	336000	30000	BORIVALI -4	2142/2023	Mr. VIMESH RATILAL CHHEDA	OXFORD NAVRANG REALTY LLP
2	SHOP-6	15.23	29.11.2023	312000	30000	BORIVALI -4	15316/2023	SHIVRATNA ROADWAYS LLP	OXFORD NAVRANG REALTY LLP
3	SHOP-7	16.76	29.11.2023	342000	30000	BORIVALI -4	15315/2023	SHIVRATNA ROADWAYS LLP	OXFORD NAVRANG REALTY LLP
4	SHOP-8	61.65	30.05.2024	1176000	30000	BORIVALI -4	8570/2024	Mr. RAJ SAMIR SHETHIA, Mr. ANIKET DEEPAK MARU & ELLEYS INDUSTRIES (INDIA) PVT LTD	OXFORD NAVRANG REALTY LLP
5	OFFICE-1	80.15	30.05.2024	813000	30000	BORIVALI -4	8569/2024	Mr. RAJ SAMIR SHETHIA, Mr. ANIKET DEEPAK MARU & ELLEYS INDUSTRIES (INDIA) PVT LTD	OXFORD NAVRANG REALTY LLP
6	OFFICE-2	40.18	30.05.2024	408000	30000	BORIVALI -4	8571/2024	Mr. ANIKET DEEPAK MARU, ELLEYS INDUSTRIES (INDIA) PVT LTD & Mr. RAJ SAMIR SHETHIA	OXFORD NAVRANG REALTY LLP
TOTAL		231.55	COMMERCIAL AREA						

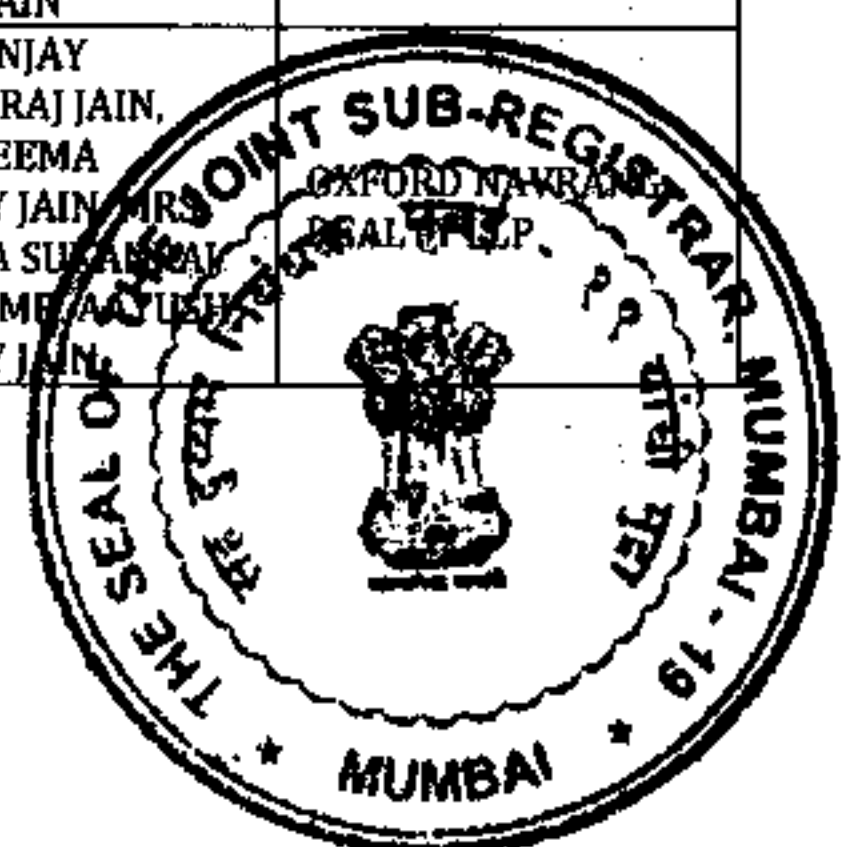
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7	203	47.23	10.11.2023	471000	30000	BORIVALI - 4	14641/2023	MRS. ADITI AMOL NAIK & MR. AMOL NARAYAN NAIK & MRS. SMITA NARAYAN NAIK	OXFORD NAVRANG REALTY LLP
8	204	72.07	29.06.2022	500	100	BORIVALI - 4	10386/2022	MRS. VIMAL INDRAKUMAR JAIN	OXFORD NAVRANG REALTY LLP
9	301	72.07	04.08.2022	786000	30000	BORIVALI - 1	12051/2023	MR. UTSAV DEEPAK ZAVERY & MR. YOGESH NAVINCANDRA ZAVERI	OXFORD NAVRANG REALTY LLP
10	302	72.07	20.01.2023	500	100	BORIVALI - 4	1268/2023	MRS. REKHA PRADIP MANGAONKAR	OXFORD NAVRANG REALTY LLP
11	303	47.23	12.04.2024	455000	30000	BORIVALI - 4	5928/2024	MISS. MEERA DILIPKUMAR PARMAR & MRS. SARASWATI DILIPKUMAR PARMAR	OXFORD NAVRANG REALTY LLP
12	304	72.07	13.06.2022	500	100	BORIVALI - 4	9502/2022	MR. PRAKASH MOHAN PUJARI & PUSHPA VASUDEO SUVARNA & MRS. KUSUM RAMESH PUJARI & MRS. GUNAVATHI MAHESH AMIN	OXFORD NAVRANG REALTY LLP
13	401	72.07	13.06.2022	500	100	BORIVALI - 4	9511/2022	MRS. RENU OMPRAKASH SOMANI	OXFORD NAVRANG REALTY LLP
14	402	72.07	13.06.2022	500	100	BORIVALI - 4	9496/2022	MR. BIMAL BIPINCHANDRA SHAH & MRS. TRUPTI BIMAL SHAH	OXFORD NAVRANG REALTY LLP
15	403	47.23	06.11.2023	375000	30000	BORIVALI - 4	14336/2023	MRS. VANDANA LAXMIPRASAD JAISWAL	OXFORD NAVRANG REALTY LLP
16	404	72.07	13.06.2022	500	100	BORIVALI - 4	9503/2022	MR. PRASHANT GOPAL MANTRI	OXFORD NAVRANG REALTY LLP
17	502	72.07	13.06.2022	500	100	BORIVALI - 4	9504/2022	MR. RAJENDRA GAJANAN NAIK & MRS. SAROJ GAJANAN NAIK	OXFORD NAVRANG REALTY LLP
18	503	47.23	11.01.2024	515000	30000	BORIVALI - 4	579/2024	HEMLATA NEERAJ KUHITE	OXFORD NAVRANG REALTY LLP
		72.07	29.06.2022	500	100	BORIVALI - 4	10384/2022	MRS. MANDA NEERAJ KUHITE	OXFORD NAVRANG REALTY LLP
		72.07	13.06.2022	500	100	BORIVALI - 4	9514/2022	MRS. ARPITA JITENDRA PANCHAL	OXFORD NAVRANG REALTY LLP
		72.07	29.06.2022	500	100	BORIVALI - 4	10385/2022	MRS. ASHA PRABHAKAR CHAVAN	OXFORD NAVRANG REALTY LLP
	603	47.23	11.03.2024	444000	30000	BORIVALI - 4	3904/2024	MR. MUKESH VISHANJI SATRA, MRS. PRITI MUKESH SATRA & MR. JAINAM MUKESH SATRA	OXFORD NAVRANG REALTY LLP
23	604	72.07	13.06.2022	500	100	BORIVALI - 4	9499/2022	MRS. PADMA VISHNU RAIMALANI	OXFORD NAVRANG REALTY LLP
24	605	67.17	04.10.2024	654000	30000	BORIVALI - 4	14617/2024	MR. SHIVPRAKASH RAMASHRAY TIWARI & MRS. PRATIMA SHIVPRAKASH TIWARI	OXFORD NAVRANG REALTY LLP
25	701	72.07	20.01.2023	500	100	BORIVALI - 4	1265/2023	MRS. ANJU LAXMINIWAS BALDUWA	OXFORD NAVRANG REALTY LLP
26	702	72.07	21.02.2023	761400	30000	BORIVALI - 4	2315/2023	MR. MAHENDRA LAKHAMSHI SHAH & MRS. MANISHA MAHENDRA SHAH	OXFORD NAVRANG REALTY LLP
27	703	47.21	21.02.2023	498960	30000	BORIVALI - 4	2313/2023	MRS. MANISHA MAHENDRA SHAH & MR. MAHENDRA LAKHAMSHI SHAH	OXFORD NAVRANG REALTY LLP
28	705	67.17	11.02.2024	654000	30000	BORIVALI - 4	2280/2024	MRS. BHAVNA PRAKASHBHAI GHODA & MR. PRAKASHKUMAR JAYANTILAL GHODA	OXFORD NAVRANG REALTY LLP
29	802	72.07	23.06.2023	702000	30000	BORIVALI - 4	8194/2023	MR. ATUL PATEL & MR. ASHOK KUMAR PATEL	OXFORD NAVRANG REALTY LLP



30	901	72.07	23.04.2025	768000	30000	MUMBAI-19	5515/2025	MR. DHIRAJ MURJI PATEL	OXFORD NAVRANG REALTY LLP
31	903	47.23	15.05.2024	471240	30000	BORIVALI -4	7631/2024	ELLEYS INDUSTRIES (INDIA) PVT LTD	OXFORD NAVRANG REALTY LLP
32	905	67.17	24.07.2024	712140	30000	BORIVALI -4	11397/2024	MR. PRAJESH D PARAPARAMBIL	OXFORD NAVRANG REALTY LLP
33	1003	47.23	15.05.2024	471240	30000	BORIVALI -4	7632/2024	ELLEYS INDUSTRIES (INDIA) PVT LTD	OXFORD NAVRANG REALTY LLP
34	1005	67.17	08.10.2024	977100	30000	BORIVALI -4	14773/2024	MR. PRAKASH CHUNILAL SHAH & MR. JIGNESH CHUNILAL SHAH	OXFORD NAVRANG REALTY LLP
35	1101	72.07	12.02.2024	702000	30000	BORIVALI -4	2345/2024	MRS. DIPAL ASHWIN GOGRI & MR. ASHWIN DAMJI GOGRI & MISS. CHETNA DAMJIBHAI GOGRI	OXFORD NAVRANG REALTY LLP
36	1103	47.23	15.05.2024	471240	30000	BORIVALI -4	7633/2024	ELLEYS INDUSTRIES (INDIA) PVT LTD	OXFORD NAVRANG REALTY LLP
37	1105	67.17	28.03.2023	690000	30000	BORIVALI -4	3905/2023	MR. JATIN VASANT SAWLA & MRS. CHARMY JATIN SAWLA	OXFORD NAVRANG REALTY LLP
38	1203	47.23	15.05.2024	471240	30000	BORIVALI -4	7634/2024	ELLEYS INDUSTRIES (INDIA) PVT LTD	OXFORD NAVRANG REALTY LLP
39	1205	67.17	08.03.2023	690000	30000	BORIVALI -4	3056/2023	MR. BIPIN BHAVANJI SAVLA	OXFORD NAVRANG REALTY LLP
40	1301	72.07	12.02.2024	702000	30000	BORIVALI -4	2347/2024	MR. JITEN DINESH DEDHIA & MRS. HETAL JITEN DEDHIA	OXFORD NAVRANG REALTY LLP
41	1302	72.07	14.02.2024	732000	30000	BORIVALI -4	2502/2024	MR. SAURABH SACHIN MEHTA & MR. SACHIN KISAN MEHTA	OXFORD NAVRANG REALTY LLP
42	1303	47.23	14.02.2024	459000	30000	BORIVALI -4	2501/2024	MR. ATHARVA SACHIN MEHTA & MRS. PRACHI SACHIN MEHTA	OXFORD NAVRANG REALTY LLP
43	1304	72.07	29.08.2023	732000	30000	BORIVALI -4	11124/2023	MR. DHRUV VINOD GALA mrs. aruna vinod gala	OXFORD NAVRANG REALTY LLP
44	1305	67.17	23.03.2023	712150	30000	BORIVALI -4	3629/2023	MR. ANIL VARJANG GALA & MRS. NEETA ANIL GALA	OXFORD NAVRANG REALTY LLP
45	1402	72.07	13.06.2022	500	100	BORIVALI -4	9507/2022	MR. SATYEN MADHUSUDAN MEHTA & MRS. LEENA SATYEN MEHTA	OXFORD NAVRANG REALTY LLP
46	1403	47.21	16.02.2023	457560	30000	BORIVALI -4	2492/2023	MRS. JAYVANTI KALYANJI GALA	OXFORD NAVRANG REALTY LLP
47	1405	67.17	25.04.2023	714000	30000	BORIVALI -6	8471/2023	MRS. NAMRA PATEL & MR. DEVANSH PARESH GORADIA	OXFORD NAVRANG REALTY LLP
48	1501	72.07	17.02.2023	698200	30000	BORIVALI -4	2145/2023	MR. SANDEEP RATILAL CHHEDA	OXFORD NAVRANG REALTY LLP
49	1502	83.83	11.10.2024	1180800	30000	BORIVALI -4	15031/2024	MR. KUNAL VIRENDRA SAFARI & MR. VIRENDRA RASIKLAL SAFARI & MRS. CHHAYA VIRENDRA SAFARI	OXFORD NAVRANG REALTY LLP
50	1505	67.17	23.03.2023	689850	30000	BORIVALI -4	3625/2023	MRS. MANIBEN KANTILAL SAVLA, MRS. LILAVANTI MANILAL DEDHIA & MR. MANISH MANILAL DEDHIA	OXFORD NAVRANG REALTY LLP
51	1601	72.07	05.12.2024	729000	30000	BORIVALI -4	17608/2024	MRS. RAJASHRI ANANDRAO MOHITE & MR. ANANDRAO MAHADEV MOHITE	OXFORD NAVRANG REALTY LLP
52	1603	47.23	20.10.2023	457560	30000	BORIVALI -4	13518/2023	MR. VIJAY PARASMAL JAIN & MRS. SANGEETA VIJAY JAIN	OXFORD NAVRANG REALTY LLP
53	1604	72.07	24.02.2025	846000	30000	MUMBAI-19	2406/2025	MR. SANJAY SUKANRAJ JAIN, MRS. SEEMA SANJAY JAIN, BABITA SUKANRAJ JAIN & MR. ANIL SANJAY JAIN	OXFORD NAVRANG REALTY LLP

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54	1605	67.17	09.03.2023	690000	30000	BORIVALI -4	3052/2023	MRS. SANGEETA PARAG SHAH & MR. TIRTH PARAG SHAH	OXFORD NAVRANG REALTY LLP
55	1703	47.23	20.10.2023	457560	30000	BORIVALI -4	13517/2023	MR. JAINISH NITIN GOGRI & MRS. SHILPA NITIN GOGRI	OXFORD NAVRANG REALTY LLP
56	1704	72.07	22.04.2024	729000	30000	BORIVALI -4	6445/2024	MR. VINOD SHANTILAL GUNDESHA & MRS. RUCHIKA VINOD GUNDESHA	OXFORD NAVRANG REALTY LLP
57	1705	67.17	22.04.2024	567850	30000	BORIVALI -4	6482/2024	VIMLA BABULAL PARMAR	OXFORD NAVRANG REALTY LLP
TOTAL		3285.63	RESIDENTIAL AREA						

- 1) 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 14th Jan, 2021 vide no. TPS-1820/ANo-37/Pr.No-80/20/Nov-13 and same is submitted to your office along with Index – II.
- 2) We have already uploaded the Flat Purchasers Certificate in our website <http://www.oxfordrealtors.in> as per the guide lines of Government Notification dated 14th Jan 2021 vide no. TPS-1820/ANo-37/ Pr. No-80/20/Nov-13 and MHADA Letter dated 20/09/2022.
- 3) However, All the flats for the area admeasuring **3517.18 Sq. mts.** have been sold out details of the flats are mentioned above and there are no pending flats.

In this regard, We 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 09TH Day of DECEMBER, 2025

(Mr. PARBAT RAMJI PATEL)

Parbat Ramji Patel

Partner

OXFORD NAVRANG REALTY LLP



Dated 09/12/2025



Witness:

- 1) Dinesh Golatkar *[Signature]*
- 2) Ganesh Aamolskar *[Signature]*
Gorejan (E) M-63

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CHALLAN
MTR Form Number-4

Form No: 10000047700722P	Serial Code: 9	Date: 11/03/2022	Page No: 1
Department: Inspector General of Registration		Payee Details	
Stamp Duty		TAX NO / TAN (if any)	
Type of Payment: Registration Fee		PAN No. (if applicable)	
Office Name: BR/1/JT SUB REGISTRAR BORIVALI MC-4	Location: MUMBAI	Full Name: OXFORD NAVYANG REALTY LLP	
Year: 2020-2022 One Time	Amount in Ru.	Flat/Shop No.:	CTS NO. 835 GOREGAON NAVYANGNATA CHSL
Account Hand Details:	Amount in Ru.	Provisional Building	11/1/2022
000004651 Stamp Duty	800.00	Registration	11/1/2022
000000001 Registration Fee	100.00	Area/Locality	GOREGAON WEST
		Town/City/District	
		Pin	400 004
		Remarks (if any)	
		Documentary Stamp (if any)	
		Amount in Ru.	100.00
		Tax Number/Receipt Only	
Total	900.00	Words	
Payment Details: STATE BANK OF INDIA		FOR cash in RESERVE BANK	
Cheque/No. Details		Bank Code	10000000000000000000
000000001		Bank Date	11/03/2022-11/03/2022
Name of Bank		Branch	STATE BANK OF INDIA
Name of Branch		Branch No. / Date	Not Verified with Bank

Signature: _____
Date: 11/03/2022



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Department of Stamp & Registration Maharashtra

Receipt of Document Handling Charge

PRN: 11102022000000000000 Date: 11/03/2022

Received from DHC, Mobile number 8828760717, an amount of Rs.440/-, towards Document Handling Charge for the Document to be registered on Document No. 15666 dated 11/03/2022 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name: HDFC Date: 11/03/2022

Bank Code: 10004152022101108668 PPF No: 222145841538

This is computer generated receipt, hence no signature is required.



Department of Stamp & Registration Maharashtra

Receipt of Document Handling Charge

PRN: 11102022000000000000 Date: 11/03/2022

Received from DHC, Mobile number 8828760717, an amount of Rs.440/-, towards Document Handling Charge for the Document to be registered on Document No. 15666 dated 11/03/2022 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name: HDFC Date: 11/03/2022

Bank Code: 10004152022101108668 PPF No: 222145841538

Debit No: 11102022000000000000 Debit Date: 11/03/2022

This is computer generated receipt, hence no signature is required.

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POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS, We, MR. PARBAT RAMJI PATEL and M/S. TEJRAJ BUILCON PRIVATE LIMITED (through its Director MR. SAMIR T SHETHIA) both are Partner of M/S. OXFORD NAVRANG REALTY LLP, having office at 7, Shiv Sagar CHSL, Sector No. 01, Charkop, Kandivali (West), , Mumbai - 400 067; send greetings;

WHEREAS we are the Partner of M/S. OXFORD NAVRANG REALTY LLP, and having its Registered Office at 7, Shiv Sagar CHSL, Sector No. 01, Charkop, Kandivali (West), , Mumbai - 400 067 and we are constructing a building at CTS No.355 (Part), (1 to 9), Survey No. 07, Village: Pahadi Goregaon (West), Taluka: Borivali, Building Known as GOREGAON NAVNIRMATA CO-OPERATIVE HOUSING SOCIETY LIMITED, Building No. 15, S.V.Road, Goregaon (West), MUMBAI- 400104 and for registered the Allotment letter/ Agreement for sale of Flats/ Shops / Office, Deed of Rectification, Deed of Cancellation, affidavit, Undertaking, Declaration or any other Document I am required to present personally before the sub-registrar of Assurance for registration and admit execution thereof, however due to exigencies of work we are not in a position to personally attend before the sub-registrar and admit execution thereof.

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AND WHEREAS being personally attended before the sub-registrar of Assurance to lodge the document and admit execution thereof, we are desirous of appointing MR. SANDEEP RATILAL CHHEDA and for MR. DINESH PRAKASH GOLATKAR having address at Flat No. 6, Sant Mukta Co-operative Housing society, Aarey Road, Goregaon (E), Mumbai 400 063 to be my true and lawful Attorney or Agent either jointly or individual

Now know ye and these present witness that We, MR. PARBAT RAMJI PATEL and M/S. TEJRAJ BUILCON PRIVATE LIMITED (through its Director MR. SAMIR T SHETHIA) both are Partner of M/S. OXFORD NAVRANG REALTY LLP, having office at 7, Shiv Sagar CHSL, Sector No. 01, Charkop, Kandivali (West), , Mumbai - 400 067, do hereby nominate, constitute and appoint the said MR. SANDEEP RATILAL CHHEDA and /or MR. DINESH PRAKASH GOLATKAR years presently residing at Mumbai to be our true and lawful attorney to act for us in our name and or on our behalf either jointly or individually to do any of the following acts, deeds, matters and things, Viz

1. To present and lodge any Allotment letter, Agreement, Permanent Alternate Accommodation Agreement, Agreement for sale of Flats/shops/office including any affidavit, Undertaking, Declaration or any other document that may be signed and executed by us in respect of any shop/Flat or premises in any of above Building/s in the office of the sub-Registrar of Assurance at Mumbai, Taluka, Borivali and also to admit execution of the same and the receipt of consideration and to do all acts, deeds and things necessary for effective registering the said Agreement/Document.

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2. And to do all acts, deed and things necessary to effect the registration of the said document/s before the Sub-Registrar of Assurance at Mumbai, Taluka Borivali and to receive back the duly registered Document and to give valid receipts therefore

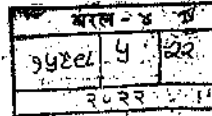
3. And I do hereby undertake to ratify and confirm all and whatever other act or acts my said Attorney shall do or purpose to do or cause to be done by virtue of these presents.

IN WITNESS THEREOF We, MR. PARBAT RAMJI PATEL and M/S. TEJRAJ BUILCON PRIVATE LIMITED (through its Director MR. SAMIR T. SHETHIA) both are Partner of M/S. OXFORD NAVRANG REALTY LLP., has set hands on the 11th day of October, 2022.
Signed and sealed by the within named

Parbat Ramji Patel
MR. PARBAT RAMJI PATEL

Samir T. Shethia
M/S. TEJRAJ BUILCON PRIVATE LIMITED
(through its Director MR. SAMIR T. SHETHIA)

both are Partner of
M/S. OXFORD NAVRANG REALTY LLP



WITNESS

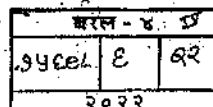
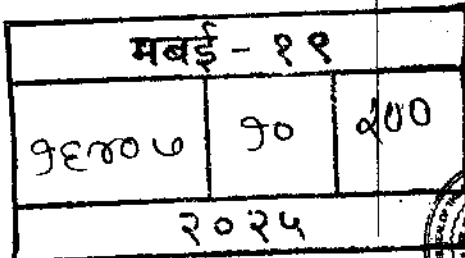
We have accepted the power of attorney.

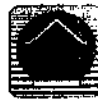
S.R. Chheda
MR. SANDEEP RATILAL CHHEDA

Dinesh Prakash Golatkar
MR. DINESH PRAKASH GOLATKAR

Witness

① Dipeesh Misal
② Amit Ghosh
③ Sant Mukth Chel
Goregaon (E) M. C.S.





Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPR/4315/16/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)
No. MH/EE/BP Cell/GIA/MHADA-53/1116/2022
Dated: 18 MAY 2022

To
M/s Oxford Navrang Realty LLP
CA to Siddharth Nagar Navrangmata CHSL

Subj:- Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navrangmata CHSL on Plot bearing CTS no. 355 (pt) 355/1 to 9 of Village Fehadi, Siddharth Nagar MHADA layout at S.V. road, Goregaon (W).
Ref:- 1. Concession approval from Hon'ble V.P./MHADA dtd. 26.04.2022
2. Architect's application for IOA dated 12.05.2022.

Dear Applicant

With reference to your Notice U/s 45 (1) (ii) of MRTP Act 1966 submitted with letter dated 12.05.2022 and the plans, Sections Specifications and Description and further particulars and details of your Proposed redevelopment of existing bldg. no. 15 known as Siddharth Nagar Navrangmata CHSL on Plot bearing CTS no. 355 (pt) 355/1 to 9 of Village Fehadi Goregaon (West), Siddharth Nagar MHADA layout at S.V. road, Goregaon (W), Mumbai. 400 104 furnished to this office under your letter, dated 12.05.2022. I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/s 45 (1) (ii) of the MRTP Act 1966 as amended up to date, my approval by reasons thereof subject to fulfilment of conditions mentioned as under:-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/9(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix IX of D.C. Regulation - 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be submitted before C.C.

प्रमाणित कर, मध्यम, अतः (3), अतः 1000 000
पुनः 1116 000
महाराष्ट्र 18.05.2022

Office Information System, Patilnagar, Bandra (E) Dist. Mumbai - 400 051
Phone: 80005000
Fax No.: 022-28537058 Website: www.mhda.maharashtra.gov.in



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4. Janata Insurance Policy shall be submitted.
5. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work. Bore well shall be constructed in consultation with H.E./MCGM.
6. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular w/no. CHE/DP/7749/OBN dt.07.06.2016.
7. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect, I.S., R.C.C. consultant etc.
8. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of Hon'ble V.P. & C.E.O. MHADA.
9. The safety measure shall be taken on site.
10. Architect, Structural consultant shall verify the scheme's progress as per sub-structure, super structure & OHT.
11. That the requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC UNG - MG2 / F/ 6550 dated 1.06.2018 shall be submitted before C.C.
12. That the RUT shall be submitted to incorporate a clause in the sale agreement with prospective buyers, that the building is proposed with deficient open space and the developer/prospective buyer will not object to the development on the adjacent plots in future with deficient open spaces.
13. That the undertaking from Owner shall be submitted as per the format mentioned in case of doing business manual version 1.1, stating that no nuisance to the public and inhabitants of the neighborhood shall be caused due to the proposed construction of building under reference.
14. That the RUT shall be submitted stating that the electric substation shall not be raised in future.
15. That the indemnity bond from owner/developer shall be submitted indemnifying MHADA and its officers against any litigations, claims that may arise due to inadequate size of rooms.
16. RUT as per Govt. order of industry energy & labour dept. about the registration of all labours working on site shall be submitted.
17. That the Tree NOC shall be submitted.



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2. All the payments as estimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
 3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, if applicable, shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Hydraulic Engineer, f) PCO, g) NOC from Electric Supply Company.
 4. That the Material testing report for construction materials used at site shall be taken as per required frequency.
 5. That the yearly progress report of the work will be submitted by the Architect.
 6. That the design and specification for mechanized parking tower shall be obtained from the Consultant/Manufacturer.
 7. That the work of Mechanized parking tower shall be carried out as per NOC granted by R.E.(T&C) department, MCGM or remarks by consultant.
 8. That the Private Consultant's remarks for Site Elevation shall be submitted.
 9. That the mechanical ventilation remarks for WC of shops at ground floor shall be obtained.
- D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**
1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
 2. That the low lying plot will be filled up to a reduced level of at least 27.55 m Town Hall Datum or 0.15 m above adjoining road level whichever is higher with surum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side.
 3. That the dust bin will be provided on site.
 4. That 3.00 mt. wide paved pathway upto stair case will be provided.
 5. That the open spaces as per approval, parking spaces and terrace will be kept open.
 6. That the sign plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
 7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
 8. That terraces, sanitary blocks, nishans in kitchen shall be made Water proof and same shall be provided by method of pouncing and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
 9. That final N.O.C. from concerned authorities / empanelled consultants for : a) S.W.D., b) Water Works, c) CFO / Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessors, h) R.E. T & C shall be submitted before occupation.



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10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
 11. That final completion plans for Completion of work on site shall be submitted.
 12. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
 13. That set of plan mounted on canvas will not be submitted.
 14. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.
 15. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
 16. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
 17. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be stored separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.
- VP & CRO / MHADA has appointed Shri. Dinesh Mahajan / Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

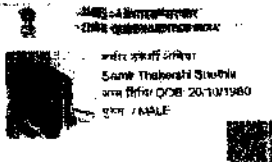
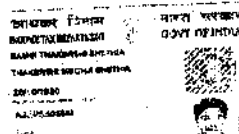
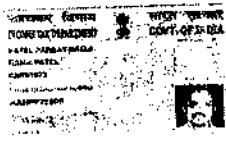
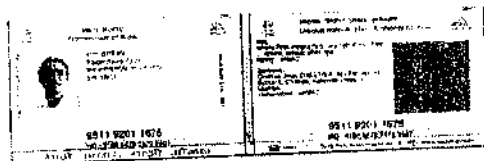
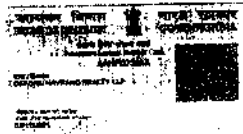
(Dinesh Mahajan)
Executive Engineer, B.P. Cell (W.S.)
Greater Mumbai / MHADA.



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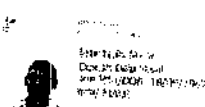
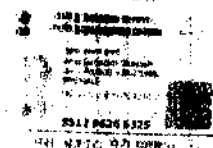
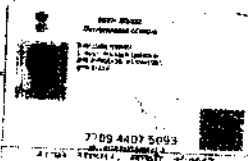
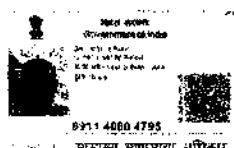
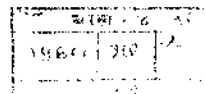
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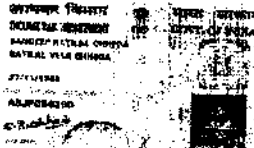
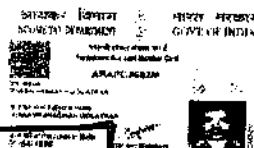


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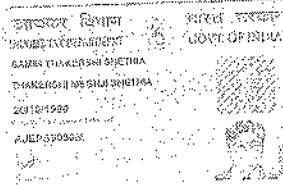


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ORIGINATOR: REALTY LLP

ATTENTION: 10/2



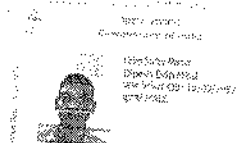
भारत सरकार
GOVERNMENT OF INDIA



समीर शेकराती शेट्टी
Samir Thakurati Shetty
जन्म तिथि (DOB): 20/10/1980
पुरुष / MALE

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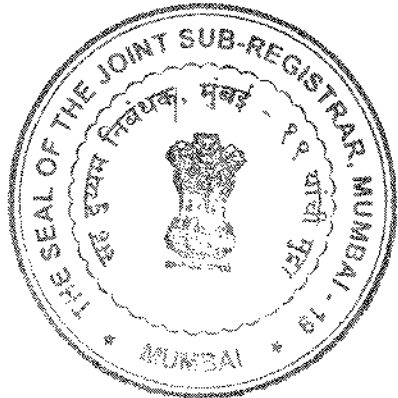
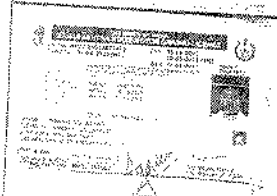
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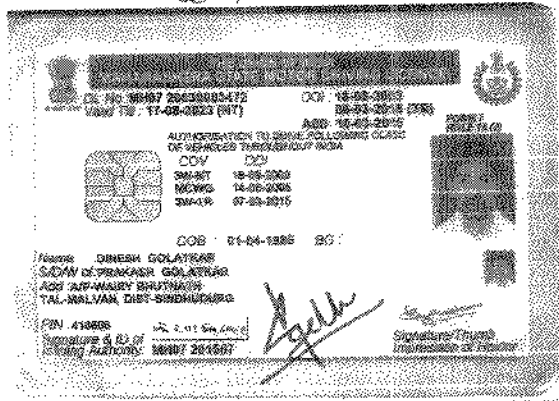
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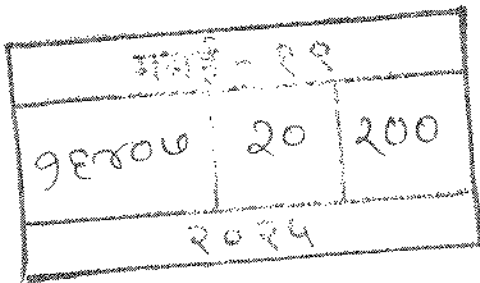
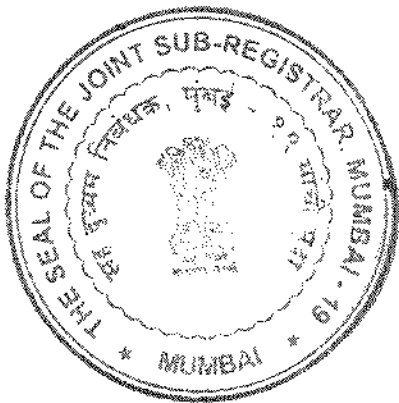
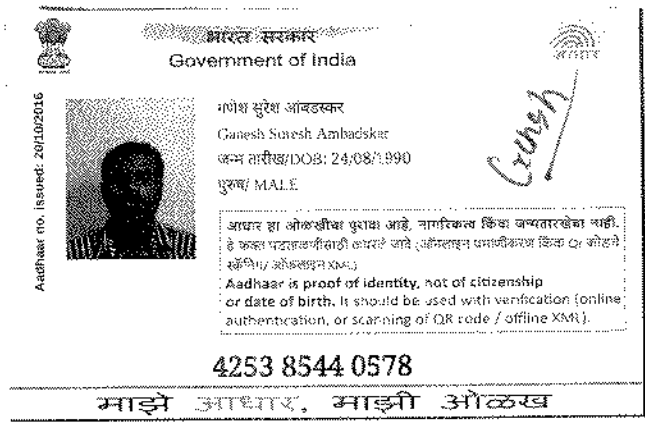


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witness - ①



witness - ②



ANNEXURE-II

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

Date: 17/02/2023

Name: MR. VIMESH RATILAL CHHEDA

Address: A/12, Adinarayan CHS, Aarey Road, Naik Wadi, Goregaon (East), Mumbai - 400063.

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MR. VIMESH RATILAL CHHEDA** hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ OM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	Shop No 5
Floor No.	Ground floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	17/02/2023
Amount of Stamp duty paid	Ra. 336,000/-



We here by certify that, the stamp duty payable for the registration of this Agreement no.

_____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

V R Chheda

MR. VIMESH RATILAL CHHEDA



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दस्तावेज क्रमांक : 2142/2023

नोटवन्धी :

Range: 63m

वाचार्थे भाष : पी.एस.पहाडीगोरैगाँव

- 1) पत्रिकाके भाषा: Marathi, Mo. no. 2. इतर वर्णन : इतर पत्रिका: मुद्रण 20.00, मूल नमूना, पत्रांग
मजकूर पोस्टावा पत्रिकावा फी-शेण ह्रीकडिन सोना दि. 15/11/1981 मे. 16. डिवायड नमूना वही
रिट. ग्रीकडिन (पत्रिका) मुद्र. 400104. निमज्जीये वृद्ध वय 172 पो. स्ट. रेल कार्डे इरिवा 17.58
पो. स्ट. रिमलन एरिवा आहे (C.T.S. Number: 358:))

- 1) 17.58 बी.मीटर

- [illegible]

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- 10/05/2024

- 17/02/2024

- 214228

- 35000**

- 30000**

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी घत

गण. कुल्लु, जिमेल्ल, पोरीयल्ली-४,
सुंमर्षि कथनकर मित्रता.



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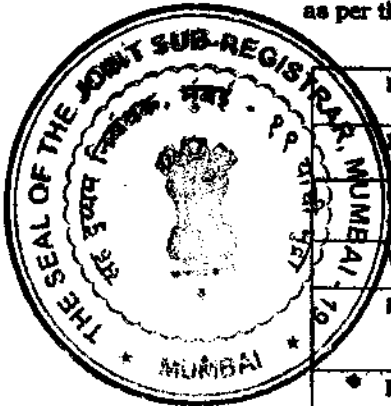
ANNEXURE-II

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

Date: 29/11/2023
 Name: SHIVRATNA ROADWAYS LLP
 Plot No. 39 And 40, S No. 19A and 20A, Siddhivinayak Heritage, Vishwa Naka, Pirwadi, Godoli, Satara - 415 001
 E-mail: _____
 Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, Mr. Hanmant Pandharinath Pandhare Partner of SHIVRATNA ROADWAYS LLP hereby states that, we have purchased the Flat as per the details mentioned herein under:



Description	Details
Building Proposal File No.	MH/EE/(B.P)/OM/NHADA-53/1116/2022
CS No. / CTS No. / F.P. No	CTS. No. 385
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD PLANET REALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No. / Shop No.	Shop No 6
Floor No.	Ground Floor
Wing No.	NO WING
Building No.	Only One Bldg.
Registration	
Stamp Registration	29/11/2023
Amount of Stamp duty paid	Rs. 312,000/-



I/We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.

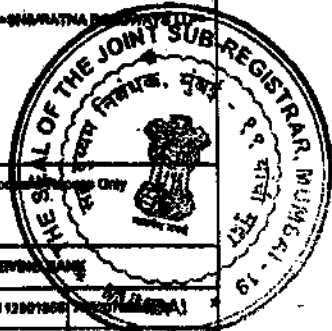
Yours Faithfully (Flat Purchaser/s)

SHIVRATNA ROADWAYS LLP

SHIVRATNA ROADWAYS LLP

Partner Mr. Hanmant Pandharinath Pandhare

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सूची क्र.2

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सौरावली :

१९९२/९३

२४/११/२०२३

संकेत : १०८८/२०२३

(१) विवेकानंद मठ	१०८८
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(३) मठ	१०८८
(४) मठ	१०८८
(५) मठ	१०८८
(६) मठ	१०८८
(७) मठ	१०८८
(८) मठ	१०८८
(९) मठ	१०८८
(१०) मठ	१०८८
(११) मठ	१०८८
(१२) मठ	१०८८
(१३) मठ	१०८८
(१४) मठ	१०८८

मुद्रण दिनांक : २४ द्दु.मि. सौरावली ४



खरी प्रत

२४ द्दु.मि. सौरावली ४

१९९१/९२	२४	२००
२०२४		

१९९१/९२	३०	२९०
२०२४		



ANNEXURE-II

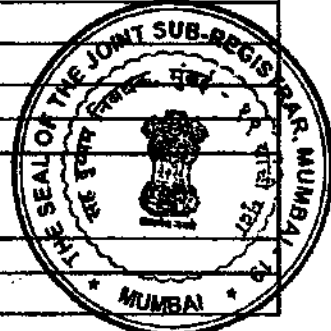
Certificate to be Given by Unit Purchaser/Customer as per B(II)

Date: 29/11/2023
Name: SHIVRATNA ROADWAYS LLP
Plot No. 39 And 40, S No. 19A and 20A, Siddhivinayak Heritage, Vishwa
Naka, Pirwadi, Godoli, Satara - 415 001
E-mail: _____
Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, Mr. Hanmant Pandharinath Pandhare Partner of SHIVRATNA ROADWAYS LLP hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/OM/NHADA-53/1116/2022
CS No. / CTS No. / F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD PLANET REALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No./ Shop No.	Shop No 7
Floor No.	Ground Floor
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	29/11/2023
Amount of Stamp duty paid	Rs. 342,000/-



I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)
SHIVRATNA ROADWAYS LLP

SHIVRATNA ROADWAYS LLP
Partner Mr. Hanmant Pandharinath Pandhare

मबई - १९		
९९९९०	३८	२९०
२०२५		

मबई - १९		
९९९९०	२०	२००
२०२५		



ANNEXURE-II

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

Date: 30/05/2024

Name: Mr. RAJ SAMIR SHETHIA, Mr. ANIKET DEEPAK MARU & ELLEYS INDUSTRIES (INDIA) PVT LTD

Address: 801, Mayfair Maaya, Junction of 9th and 11th Road, Khar (West), Mumbai - 400052.

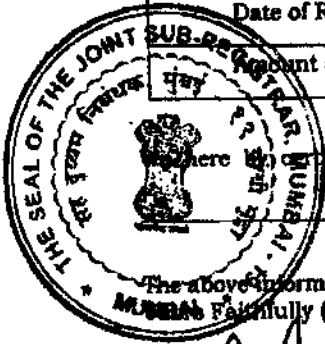
Email: _____

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned Mr. RAJ SAMIR SHETHIA, Mr. ANIKET DEEPAK MARU & ELLEYS INDUSTRIES (INDIA) PVT LTD hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	Shop No 8
Floor No.	Ground floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	30/05/2024
Amount of Stamp duty paid	Rs. 11,76,000/-



_____ hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Mumbai Fairfully (Flat Purchaser/)

Mr. RAJ SAMIR SHETHIA, Mr. ANIKET DEEPAK MARU & ELLEYS INDUSTRIES (INDIA) PVT LTD

महदई - १९		
९९९९७	४९	२९०
२०२५		

महदई - १९		
९९९९७	३०	२००
२०२५		



CHALLAN
NTR Form Number-6

GRN	MB052762485209426P	SARDOOR	11111111111111111111	Date	28/05/2024-18:34:19	Form ID	24.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable) AA/FD7500A			
Office Name BPL4_JT SUB REGISTRAR BORIVALI NO 4				Full Name OXFORD NAVRANG REALTY LLP			
Location MUMBAI				Flat/Block No. SHOP NO 08 NAVRANG NAVAR GOREGAON			
Year 2024-2025 One Time				Previous Building NAVRANGATA CHSL			
Account Head Details		Amount in Rs.		Road/Street		SV ROAD	
0030040500 Stamp Duty		1175000.00		Road/Street		SV ROAD	
0030063300 Registration Fee		30000.00		Area/Locality		GOREGAON WEST	
				Town/City/District			
				PIN		4000104	
				Remarks (If Any)			
				PAN2-BTKP6D180E-Second Party			
Total		12,05,000.00		Amount in Twelve Lakh 00 Thousand Rupees Only		Words	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CN		Ref. No. 1000000202400000400 000020040020	
Cheque/DD No.				Bank Date		28/05/2024-18:34:27 Not Verified with RBI	
Name of Bank				Bank Branch		STATE BANK OF INDIA	
Name of Branch				Branch No. , Date		Not Verified with Branch	

Stamp Duty ID: 0030040500
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलान नॉट रजिस्ट्रार ऑफिस के अलावा अन्य जगहों पर प्रयोग में नहीं लाया जा सकता है। नॉट रजिस्ट्रार ऑफिस के अलावा अन्य जगहों पर प्रयोग में नहीं लाया जा सकता है।

बल - ४		
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Ampram

Chall

मबई - १९		
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२०२५		

मबई - १९		
११९९८	४२	२९०
२०२५		





ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per Form II

Date: 30/05/2024
Name: Mr. RAJ SAMIR SHETHIA
Mr. ANIKET DEEPAK MARU
ELLEYS INDUSTRIES (INDIA) PVT LTD

Address: 8, Kane Niketan, Sunder Nagar No. 3, Kalina, Santacruz (East), Mumbai-400 098

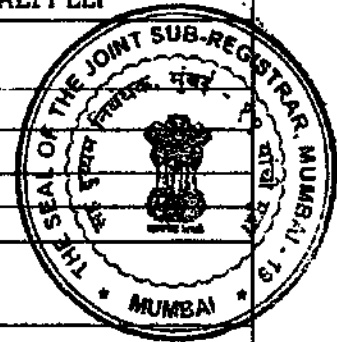
E-mail: _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, Mr. RAJ SAMIR SHETHIA, Mr. ANIKET DEEPAK MARU AND ELLEYS INDUSTRIES (INDIA) PVT LTD hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/OM/NHADA-53/1116/2022
CS No. / CTS No. / F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD NAVRANG REALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No./ Shop No.	Office No 01
Floor No.	1 st Floor
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	30 /05/2024
Amount of Stamp duty paid	Rs. 813,000/-



I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)

Mr. RAJ SAMIR SHETHIA

Mr. ANIKET DEEPAK MARU

ELLEYS INDUSTRIES (INDIA) PVT LTD

ELLEYS INDUSTRIES (INDIA) PVT LTD

मबई - १९		
९९९९५	४४	२९०
२०२५		

मबई - १९		
९९९९५	३३	२००
२०२५		



CHALLAN
MTR Form Number-6

GRN	MH002782122301425P	BARCODE	[Barcode]		Date	28/05/2024-18:29:50	Form ID	25.3
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (if Any)			
Type of Payment Registration Fee					PAN No. (if Applicable) ARFP07300A			
Office Name GRLA_JT SUB REGISTRAR GOREGAON NO 4					Firm Name OXFORD NAVRANG REALTY LLP			
Location MUMBAI					Flat/Block No. OFFICE NO 01 NAVRANG NAKAR GOREGAON			
Year 2024-2025 One Time					Premises/Building NAVRANG NAKAR			
Account Head Details				Amount In Ru.		Road/Street		
003004001 Stamp Duty				813600.00		SV ROAD		
0030083301 Registration Fee				30000.00		Area/Locality GOREGAON WEST		
						Town/City/District		
						PIN 4000104		
						Remarks (if Any)		
						PART-AABCE000K-SecondPartyName-ELLEYS INDUSTRIES INDIA		
						PVT LTD-		
						Amount In Eight Lakh Forty Three Thousand Rupees Only		
Total				8,43,600.00		Words		
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CEN		Ref. No.	
					10000000000000000000		10000000000000000000	
Cheque/DD No.					Bank Date		RBI Date	
					28/05/2024-18:30:03		Not Verified with RBI	
Name of Bank					Branch Name		STATE BANK OF INDIA	
Name of Branch					Serial No. , Date		Not Verified with Serial	

Disclaimer ID: 9026798717
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
जरूर ध्यान दें: यह चालान केवल दस्तावेज के पंजीकरण के लिए उपयुक्त है। अनपंजीकृत दस्तावेजों के लिए यह चालान वैध नहीं है।

Amitabh NASHI

बराब - ४		
64ER	2	02
२०२४		

मबई - १९		
99090	37	290
२०२४		

मबई - १९		
98700	38	200
२०२४		

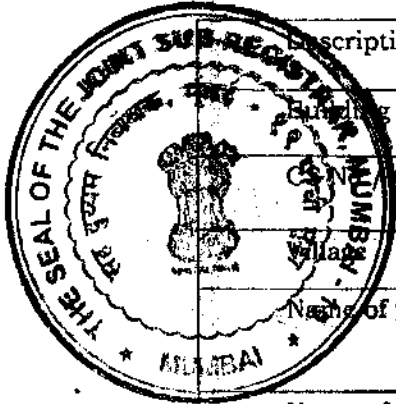
ANNEXURE-II

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

Date: 30/05/2024
 Name: Mr. RAJ SAMIR SHETHIA
 Mr. ANIKET DEEPAK MARU
 ELLEYS INDUSTRIES (INDIA) PVT LTD
 Address: 8, Kane Niketan, Sunder Nagar No. 3, Kalina, Santacruz (East), Mumbai-400 098
 E-mail: _____
 Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, Mr. RAJ SAMIR SHETHIA , Mr. ANIKET DEEPAK MARU AND ELLEYS INDUSTRIES (INDIA) PVT LTD hereby states that, we have purchased the Flat as per the details mentioned herein under:



Description	Details
Building Proposal File No.	MH/EE/(B.P)/GM/NHADA-53/1116/2022
CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD PLANET REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLDERS
Flat No. / Shop No.	Office No 02
Floor No.	1 st Floor
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	30 /05/2024
Amount of Stamp duty paid	Rs. 408,000/-

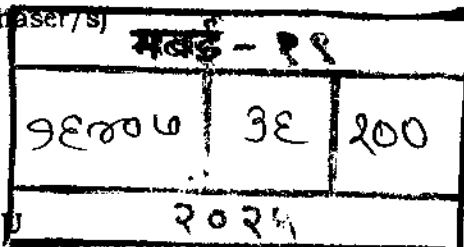
I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
 Yours Faithfully (Flat Purchaser/s)

Mr. RAJ SAMIR SHETHIA

Mr. ANIKET DEEPAK MARU

ELLEYS INDUSTRIES (INDIA) PVT LTD





CHALLAN
MTR Form Number-6



GRN	MH002752947202425P		BARCODE	[Barcode]		Date	29/05/2024-18:40:07		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)		AAHFO7300A			
Office Name BRL4_JT SUB REGISTRAR BORIVALI NO 4						Full Name		OXFORD NAVRANG REALTY LLP			
Location MUMBAI											
Year 2024-2025 One Time						Flat/Block No.		OFFICE NO 02 NAVRANG NAVIKAR			
						Premises/Building		GOREGAON NAVNIRMATA CHSL			
Account Head Details						Amount in Rs.					
0030045601 Stamp Duty						408000.00		Road/Street		S V ROAD	
0030063301 Registration Fee						30000.00		Area/Locality		GOREGAON WEST	
								Town/City/District			
								PIN			
								Remarks (If Any)			
								PAN2=CZIPM8608R-Second Party Name-ANIKET PRADEEP KAPIL			
								Amount In		Four Lakh Thirty Eight Thousand Rupees Only	
Total						4,38,000.00		Words			
Payment Details STATE BANK OF INDIA						FOR USE IN RECEIVING BANK					
Cheque/DD Details						Bank CIN		Ref. No.		10000502024052908513 7627532925828	
Cheque/DD No.						Bank Date		RBI Date		29/05/2024-18:40:18 Not Verified with RBI	
Name of Bank						Bank-Branch		STATE BANK OF INDIA			
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 documents.
नोट:- यह चालान केवल दस्तावेज का रजिस्ट्रार कार्यालय में दर्ज करने के लिए वैध है। अनियमित दस्तावेजों के लिए यह चालान लागू नहीं है।

Challan Defaced Details

Br. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-8571	0001524117202425	30/05/2024-11:05:29	IGR183	30000.00

मबई - १९		
१६४०७	३७	२००
२०२५		

5/30/24, 11:41 AM

Index-II

30/05/2024



सूची क्र.2

दुय्यम निबंधक : मह. नु. नि. बॉम्बेची 4

दस्त क्रमांक : 8571/2024

मोदणी :

Regn:83m

मावाचे नाव : पी.एस.पहाडीगोरेगाव

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	6800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमुद करावे)	6781982.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: ऑफिस क्र. 02, 1 था मजला, नवगं नवकार, गोरेगाव नवनिर्मिता को-ऑप हीऊसिंग सोसा लि, चिन्बिग नं. 15, सिवार्थ मगर, एम व्ही रोड, गोरेगाव (पश्चिम) मुंबई - 400104, मिळकतीचे एकूण क्षेत्र 784 चौ. फुट (रिफा कागपेट एगिया) म्हणजेच (80.15 चौ.मीटर बिल्डअप एरिया) सि.टी.एम नं. 355 (पार्ट), गाव: पहाडी गोरेगाव (पश्चिम) मुंबई. (C.T.S. Number : 355 PART :))
(5) क्षेत्रफळ	1) 40.18 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अरोल वेव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ऑक्सफर्ड नवगं रियल्टी एलएनपी चे गारीदार समीर डाकगंभी शेडीया मर्के मुखन्या मनीष रतियाम खेडा - बस:-55; पत्ता:- प्लॉट नं: ऑफिस क्र 7, माळा नं: -, इमार्तीचे नाव: शिव धामर को ऑप होमिंग सोसायटी लिमिटेड, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: सेक्टर 1 चारकोप, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAHFO7300A
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अनिकेत दीपक भारूदकर:-28; पत्ता:- प्लॉट नं: युनिट न 9, माळा नं: -, इमार्तीचे नाव: सती इन्डस्ट्रियल इन्व्हेस्टमेंट एन्टॉटे, ब्लॉक नं: गोरेगाव पूर्व, रोड नं: आई वी पटेल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-CZLPM6609R 2): नाव:- राज समीर शेडीया बस:-19; पत्ता:- प्लॉट नं: युनिट न 9, माळा नं: -, इमार्तीचे नाव: सती इन्डस्ट्रियल इन्व्हेस्ट, ब्लॉक नं: गोरेगाव पूर्व मुंबई -400063, रोड नं: आई वी पटेल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-BTKPS0199E 3): नाव:- एमिच इन्डस्ट्रियल (इंडिया) प्रा.लि चे मंचायक मनीष हंसराज गाडा - बस:-50; पत्ता:- प्लॉट नं: युनिट न 9, माळा नं: -, इमार्तीचे नाव: सती इन्डस्ट्रियल इन्व्हेस्ट, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: आई वी पटेल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AABCE5089K
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2024
(10) दस्त मोदणी केल्याचा दिनांक	30/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8571/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	408000
(13) बाजारभावाप्रमाणे मोदणी शुल्क	30000
(14) शेरग	



मुल्यांकनासाठी विचारात घेतलेला सपरील:-

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, बॉम्बेची-४,
मुंबई उपनगर जिल्हा.

मबई - १९		
९६००७	३८	२००
२०२४		

ANNEXURE-II

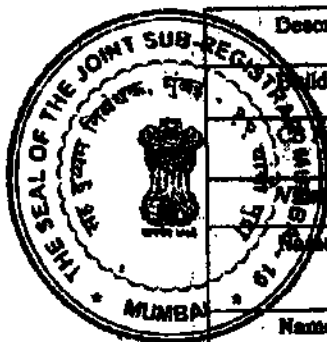
Certificate to be Given by Unit Purchaser/Customer as per Bill



Date: 10/11/2023
 Name: MRS. ADITI AMOL NAIK
 MR. AMOL NARAYAN NAIK
 MRS. SMITA NARAYAN NAIK
 Address: 47/566, Motilal Nagar - 3, M. G. Road, Opp. Rosary Church, Goregaon West, Mumbai - 400104 E-mail: _____
 Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MRS. ADITI AMOL NAIK, MR. AMOL NARAYAN NAIK AND MRS. SMITA NARAYAN NAIK hereby states that, we have purchased the Flat as per the details mentioned herein under:



Description	Details
Bidding Proposal File No.	MH/EE/(B.F)/GM/NHADA-53/1116/2023
CTS No. / CTS No. / F.P. No	CTS. No. 355
Name of the Developer	Pahadi Goregaon M/S. OXFORD NAVRANG REALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No. / Shop No.	Flat No 203
Floor No.	2nd
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	10/11/2023
Amount of Stamp duty paid	Rs. 4,71,000/-

I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
 Yours Faithfully (Flat Purchaser/s)

MRS. ADITI AMOL NAIK MR. AMOL NARAYAN NAIK
 MRS. SMITA NARAYAN NAIK

मबई - ११		
99E9U	4E	290
2024		

मबई - ११		
9E80U	3E	200
2024		



ANNEXURE-II

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

Date: 29/06/2023

Name: **MRS. VIMAL INDRAKUMAR JAIN**
Address: **Room No.441 Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.**

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MRS. VIMAL INDRAKUMAR JAIN** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	204
Floor No.	2 ND
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	29/06/2022
Amount of Stamp duty paid	Rs. 500/-

महर्षि - १९		
१६४०७	४२	२००
२०२५		

We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)

Vizmahe I Jain
MRS. VIMAL INDRAKUMAR JAIN



CHALLAN
MTR Form Number-6

GRN	MH003146330202223P	BARCODE	Date		08/06/2022-17:13:13	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
				AAHFO7300A			
Office Name				BRL4_JT SUB REGISTRAR BORIVALI NO 4			
Location				MUMBAI			
Year				2022-2023 One Time			
Flat/Block No.				FLAT NO 204 NAVRANG NAVKAR GOREGAON			
Premises/Building				NANIRMATA CHSL			

Account Head Details		Amount In Rs.		Road/Street		S V ROAD	
0030045501 Stamp Duty		500.00		Area/Locality		GOREGAON WEST	
0030063301 Registration Fee		100.00		Town/City/District			
				PIN		4 0 0 1 0 4	
				Remarks (If Any)		SecondPartyName-VIMLA I JAIN-	
				Amount In		Six Hundred Rupees Only	
Total		600.00		Words			
Payment Details				STATE BANK OF INDIA			
FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN		Rel. No.	
				10000502022060903377		7803796680615	
Cheque/DD No.				Bank Date		RBI Date	
				08/06/2022-17:13:21		14/06/2022	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		1008607 , 14/06/2022	

Department ID : 8928760717

NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered documents.

Challan Defaced
Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-387-10388	000210859820223	29/06/2022-10:47:42	100.00

मल्टी - १९		
९८००७	४३	२००
२०२५		



29/08/2022

चि क्र.2

हुमय्य निबंछक : सह पु.नि. थोरीवली 4

पत्र क्रमांक : 10388/2022

નોંધણી :

Regn:63m

नावाचे मातः श्री.एस.यह्यागीनारेगाव

मुल्यांकनासाठी विचारार्थ घेवलेला तपशील:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारसाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीतार मिळवत पत्रिके कर नोंदवही अद्ययावत करणे परतेचे आहे.
या व्यवहाराचे विवरण यन ई-मेल द्वारे वृत्तबुधई महात्मरपत्रिकेत पाठविणेत आलेला आहे.
आताई दस्तऐवज वाचून करण्यासाठी कावालिपात 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.

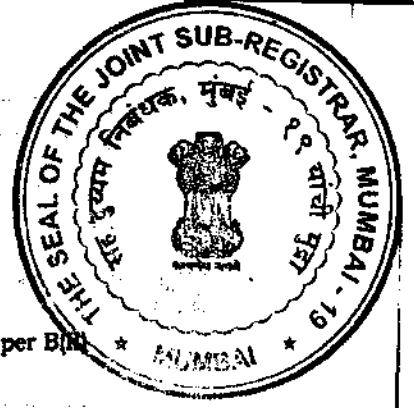
Details of this transaction have been forwarded by Email (dated 28/06/2022) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this document in person.

मबई - १९		
१६००७	४४	२००
२०२५		

खेरी प्रत

सद. दुग्धम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.



ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per B/R

Date: 04/08/2023

Name: MR. UTSAV DEEPAK ZAVERI & MR. YOGESH NAVINCHANDRA ZAVERI

Address: B 703, Lotus Apartments, Ostwal Nagari, Near Central Park, Nallasopara (East), Dist. Palghar - 401 209.

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MR. UTSAV DEEPAK ZAVERI & MR. YOGESH NAVINCHANDRA ZAVERI hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	301
Floor No.	3rd
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	04/08/2023
Amount of Stamp duty paid	Rs. 786,000/-



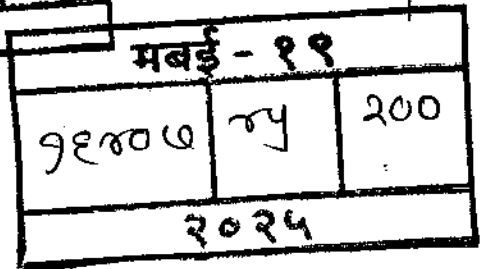
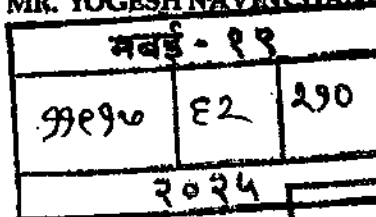
We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

UDZ

Yogesh

MR. UTSAV DEEPAK ZAVERI & MR. YOGESH NAVINCHANDRA ZAVERI.





CHALLAN
MTR Form Number-4

SRN	14100012500000000000	BARCODE	[Barcode]		Date	03/09/2023-17:27:23	Form ID	30.2
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty			
Type of Payment					Registration Fee			
Office Name					MRA, JT SUB REGISTRAR SURVALI NO 4			
Location					MUMBAI			
Year					2023-2024 One Time			
Floor/Block No.					FLAT NO 301 HAWARRING HAWARR GOREBACH			
Premises/Building					HAWARRMATA CHIL			
Account Head Details					Amount In Ru.			
00000001 Stamp Duty					785000.00			
00000001 Registration Fee					30000.00			
Total					8,15,000.00			
Payment Details					STATE BANK OF INDIA			
Cheque/DD Details					Bank Code			
Cheque/DD No.					Bank Date			
Name of Bank					Branch Name			
Name of Branch					Branch No., Date			
FOR USE BY REGISTERING BANK					Bank Code			
FOR USE BY REGISTERING BANK					Bank Date			
FOR USE BY REGISTERING BANK					Branch Name			
FOR USE BY REGISTERING BANK					Branch No., Date			

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

मबई - १९		
९६८८८८	४६	२००
२०२४		

मबई - १९		
९९९९९९	६३	२९०
२०२४		



ANNEXURE-II

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

Date:

Name:

Address:

MRS. REKHA PRADIP MANGAONKAR

**Room No.442 Siddharth Nagar Nav Nirmata Co-operative Housing
Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai -
400 104.**

Email :

Mobile.:

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MRS. REKHA PRADIP MANGAONKAR** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	302
Floor No.	3RD
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	20/01/2023
Amount of Stamp duty paid	Rs. 500/-

महानगर मुंबई - १६
१६००००
२००

We hereby certify that the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)

Rekha Pradip Mangaonkar
MRS. REKHA PRADIP MANGAONKAR



CHALLAN
MTR Form Number-6

महसूल - ६/		
९२५५	७	०५
२०२३		

QRN	MH014053505202223P	BARCODE	[Barcode]		Date	20/01/2023-13:23:32	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)			
Office Name BRLA_JT SUB REGISTRAR BORIVALI NO 4					Full Name OXFORD NAVRANG REALTY LLP			
Location MUMBAI					Flat/Block No. FLAT NO 302 NAVRANG NAVKAR GOREGAON			
Year 2022-2023 One Time					Premises/Building NAVNIRMATA CHS			
Account Head Details					Amount In Rs.			
0030045501 Stamp Duty					600.00			
0030063301 Registration Fee					100.00			
Road/Street					S V ROAD			
Area/Locality					GOREGAON WEST			
Town/City/District								
PIN					4 0 0 1 8 4			
Remarks (If Any)					SecondPartyName=REKHA SUB REGISTRAR BORIVALI NO 4			
Amount In					Six Hundred			
Total					600.00			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN Ref. No. 10000502023012003135 4464411952437			
Cheque/DD No.					Bank Date RBI Date 20/01/2023-13:23:47 Not Verified with RBI			
Name of Bank					Bank-Branch STATE BANK OF INDIA			
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.
खट्टर चलन केवल मुख्य निबंधक कार्यालय में नोंदणी करवायाव्यय दस्तावेजी लागू आहे. नोंदणी न करवाव्याव्यय दस्तावेजी खट्टर चलन लागू नाही.

Mobile No. : 8928760717

Rangankar

महसूल - १९		
९६४००	४६	२००
२०२५		

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01-2023 01:24:20



20/01/2023



पृ. क्र. 2

दुपयम निबंधक : सह दु.नि. बोरीवली 6

दस्ता क्रमांक : 1268/2023

नोदणी:

Regn.63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार पर्यायी जागेचा करार

(2) मोबदला 0

(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) सू-आयन,पोटहिस्सा व बरजमांक (असल्यात)

1) पालिकेचे नाव:Mumbai Ms.no.pa. इतर वर्णन : इतर माहिती : इतर माहिती :दस्ता मध्ये नमूद केल्याप्रमाणे -मुंब्या मिकल्टीचे वर्णन-सदिका क्र.442 गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि,बिल्डिंग नं. 15,सिडार्थ नगर,एल.ए.सी. रोड,गोरेगाव(पश्चिम)मुंबई -400104,मुंब्या मिकल्टीचे एकूण क्षेत्र 20.23 चौ.मीटर,नवीन मिकल्टीचे वर्णन-सदिका क्र.302,3 रा,मलका,नवरंग नरकार,गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि,बिल्डिंग नं. 15,सिडार्थ नगर,एल.ए.सी. रोड,गोरेगाव(पश्चिम)मुंबई -400104,विकसनकराजनामा दिनांक 15/02/2022 दस्त क्रमांक -बरेल -4/2827/2022 नोंदणी दिनांक -18/02/2022 प्रमाणे प्रत्येक समासर्वाला 705 चौ.फूट देरा कार्पेट एरिया व सोबत एक तार पार्किंग आगा देण्या बाबत पर्यायी जागेचा करारनामा((C.T.S. Number : 355 (Part) 1 to 9 ;))

(5) क्षेत्रफळ

1) 72.07 चौ.मीटर

(6)अकारणी किंवा जुबी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देण्या-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नाव व पत्ता.

1) नाव:-ऑक्सफर्ड नवरंग रिवलटी एमएसपी वी मालीदार परमेश रामजी पटेल वय:-48; पत्ता:-प्लॉट नं: ऑफिस नं 7, माळा नं: - इमारतीचे नाव: शिव सागर, ब्लॉक नं: कांठिपती पश्चिम, रोड नं: चारकीप, महाराष्ट्र, मुंबई. पिन कोड:-400087 पॅन नं:-AAHF07300A
2) नाव:-गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि इन्फे वेरमन विजय पी. वीन वय:-47; पत्ता:-प्लॉट नं: ऑफिस नं, माळा नं: - इमारतीचे नाव: बिल्डिंग नं. 15, ब्लॉक नं: गोरेगाव पश्चिम, रोड नं: सिडार्थ नगर, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AAAAG6908Q
3) नाव:-गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि इन्फे वेरमन विजय पी. वीन वय:-52; पत्ता:-प्लॉट नं: ऑफिस नं, माळा नं: - इमारतीचे नाव: बिल्डिंग नं. 15, ब्लॉक नं: गोरेगाव पश्चिम, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAAAG6908Q
4) नाव:-गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि इन्फे जयिनदार अशा एल वकाणी वय:-56; पत्ता:-प्लॉट नं: ऑफिस नं, माळा नं: - इमारतीचे नाव: बिल्डिंग नं. 15, ब्लॉक नं: गोरेगाव पश्चिम, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAAAG6908Q

(8)दस्तऐवज करून देणा-या पसकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबाधिते नाव व पत्ता

1) नाव:-देवा प्रदिप माणगांवकर वय:-55; पत्ता:-प्लॉट नं: 442, माळा नं: - इमारतीचे नाव: गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि, ब्लॉक नं: गोरेगाव पश्चिम मुंबई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAGPM8545E

(9) दस्तऐवज करून दिव्याचा दिनांक

20/01/2023

(10)दस्त नोंदणी केल्याचा दिनांक

20/01/2023

(11)अनुक्रमांक,खंड व पृष्ठ

1268/2023

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14)शेरा

सुस्थांकनासाठी विचारात घेतलेला संपत्तीनं:-

सुस्थांकनाची आवश्यकता नाही कारण दस्तऐवजनुसार आवश्यक नाही कारणाचा संपत्तीस दस्तऐवजनुसार आवश्यक नाही

मुद्रांक शुल्क अकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

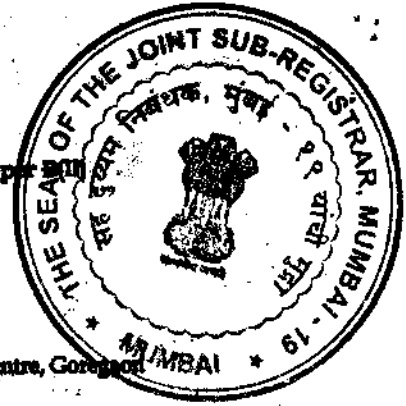


मबई - १९		
९६४०७	५०	२००
२०२५		

खरी प्रत
सह. दुपयम निबंधक, नोदणीकरी ६
२०/०१/२०२३

ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per Form



Date: 12/04/2024
Name: MISS. MEERA DILIPKUMAR PARMAR
MRS. SARASWATI DILIPKUMAR PARMAR

Address: C-402/2, Seabehn Enclave CHS, S. V. Road, Near City Centre, Goregaon (West), Mumbai - 400104

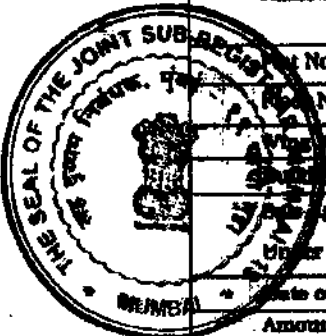
E-mail: _____

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MISS. MEERA DILIPKUMAR PARMAR AND MRS. SARASWATI DILIPKUMAR PARMAR, hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/QM/NHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD PLANET REEFT LLP OXFORD NAVRANG REALTY LLP
Name of L.B./Architect	M/S. SPACE MODLERS
Flat No./ Shop No.	Flat No 303
Floor No.	4th Floor
Wing No.	NO WING
Building No.	Only One Bldg.
Agreement Registration Under No.	
Date of Registration	12/04/2024
Amount of Stamp duty paid	Rs. 455,000/-



I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)


MISS. MEERA DILIPKUMAR PARMAR

22/4/24, 57. 42242.

MRS. SARASWATI DILIPKUMAR PARMAR

मबई - १९		
९९२९७	६५	२९०
२०२४		

मबई - १९		
९९४०७	५९	२००
२०२४		



CHALLAN
STR Form Number-8

SPN	MP0045734323432P	BANCODE	110400041102043	Date	11/04/2024-11/02/24	Page ID	35.2
Department	Inspector General Of Registration			Paper Details			
Stamp Duty	Type of Payment Registration Fee			TAX ID (If Any)			
Office Name	BRLA /T SUB REGISTRAR BOMBAY NO 4			PAN No.(If Applicable)	AAHFO3MA		
Location	MUMBAI			Plot Name	GORD HIRANG REALTY LLP		
Year	2024-2025 One Time			Plot/Block No.	FLAT NO 303 HANUANG HANUAR GONDAGON		
				Plot/Block Building	HANUANG HANUAR GONDAGON		

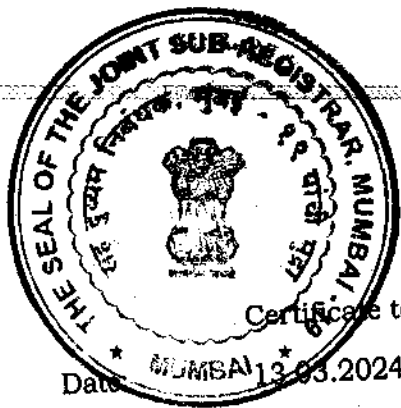
Account Head Details	Amount In Ru.		
000045801 Stamp Duty	48500.00	Road/Street	SV ROAD
000002301 Registration Fee	30000.00	Area/Locality	GONDAGON WEST
		Town/City/District	
		Pin	400018
		Remarks (If Any)	
		PAN-110400041102043	
		PAN-110400041102043	
		Amount In	Four Lakh Eighty Five Thousand Only
Total	4,85,000.00	Words	
Payment Details		FOR USE IN RECEIVING BANK	
STATE BANK OF INDIA			
Cheque/DD Details			
Cheque/DD No.		Bank Code	110400041102043
Name of Bank		Bank Date	11/04/2024-11/02/24
Name of Branch		Bank Branch	STATE BANK OF INDIA
		Bank No. / Date	Not Verified with Bank

Stamp No. 110400041102043
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for stamp duty collection.
यह चालान केवल दस्तावेज पंजीकरण के लिए उपयुक्त है। यह स्टाम्प ड्यूटी संग्रहण के लिए वैध नहीं है।

महसूला - ४		
Year	9	04
२०२४		

महसूला - १९		
980000	Y2	200
२०२४		

महसूला - १९		
990000	६६	230
२०२४		



ANNEXURE-II

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

Date: 13.03.2024

Name: **MR. PRAKASH MOHAN PUJARI & PUSHPA VASUDEO SUVARNA & MRS. KUSUM RAMESH PUJARI & MRS. GUNAVATHI MAHESH AMIN**

Address: **Room No.443, Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.**

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MR. PRAKASH MOHAN PUJARI & PUSHPA VASUDEO SUVARNA & MRS. KUSUM RAMESH PUJARI & MRS. GUNAVATHI MAHESH AMIN** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	304
Floor No.	3RD
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	13/06/2022
Amount of Stamp duty paid	Rs. 500/-

We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.

Yours Faithfully (Flat Purchaser/)

**MR. PRAKASH MOHAN PUJARI
PUSHPA VASUDEO SUVARNA
MRS. KUSUM RAMESH PUJARI
MRS. GUNAVATHI MAHESH AMIN**

P. V. Suvarna
G. M. Amin



CHALLAN
MTR Form Number-6



SRN	MM003145365202223P	BARCODE	[Barcode]		Date	09/06/2022-17:02:26	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)	AAHFO7300A		
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4				Full Name	OXFORD NAVRANG REALTY LLP		
Location	MUMBAI				Flat/Block No.	FLAT NO 804 NAVRANG NAVKAR GOREGAON		
Year	2022-2023 One Time				Premises/Building	NANIRMATA CHSL		
Account Head Details		Amount in Rs.		Road/Street		SV ROAD		
030045501 Stamp Duty		500.00		Area/Locality		GOREGAON WEST		
030063301 Registration Fee		100.00		Town/City/District				
				PIN				
				Remarks (If Any)				
				SecondPartyName=		PRAKASH M PUJARI		
				Amount In		Six Hundred Rupees Only		
				Words				
Total		600.00						
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA								
Cheque/DD Details				Bank CIN	Ref. No.	10000502022060903317		1013508383115
Cheque/DD No.				Bank Date	RBI Date	09/06/2022-17:02:34		Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
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.

हेतु सलन केवल दुयम निबधक कर्मलियस नोदणी कर्मपरायस दस्त्यासी लागु आहे. नोदणी न कर्मपरायस दस्त्यासी लागु नाही.

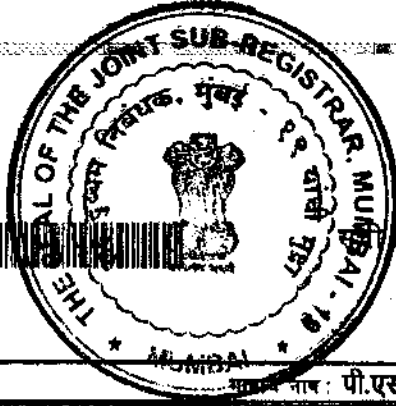
Challan Defaced Details

S. No.	Remarks	Defacement No.	Defacement Date	Serial	Defacement Amount
1	(IS)-387-9502	0001677802202223	13/06/2022-11:00:43	IGR193	100.00

बरतल - ४		Print Date	13-06-2022 11:01:24
९५०२	९	१०५	



13/06/2022



F.2

दुपयम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 9502/2022

नॉदणी :

Regn:63m

आपल्या नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार पर्यायी बायेचा करार

(2) मोबदला 0

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) सू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: वस्ता मध्ये नमुद केल्याप्रमाणे -मुन्हा मिळकतीचे वर्णन-सदनांक क्र.443 गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि.विलिग नं.15, सिडार्थ नगर, एत च्ही. रोड, गोरेगांव(पश्चिम)मुम्बई -400104, मुन्हा मिळकतीचे एकूण क्षेत्र 20.23 चौ.मीटर, नवीन मिळकतीचे वर्णन-सदनांक क्र.304,3 रा मजला, नवरेम नवकार, गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि.विलिग नं.15, सिडार्थ नगर, एत च्ही. रोड, गोरेगांव(पश्चिम)मुम्बई -400104, विकसनकरारनामा दिनांक 16/02/2022 दस्त क्रमांक -वरम -4/2627/2022 नॉदणी दिनांक -16/02/2022 प्रमाणे प्रत्येक सप्तासबोना 705 चौ.फूट देरा फार्पेट एरिया व शेवट एक कार पार्किंग जागा देण्याबाबत पर्यायी बायेचा करारनामा ((C.T.S. Number : 355 (Part) 1 to 9 ;))

(5) क्षेत्रफळ

1) 72.07 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/निहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिपादिने नाव व पत्ता.

1): नाव:- बाबू बासुदेव सुवर्णा बय:-62; पत्ता:-प्लॉट नं: 443, माळा नं:-, इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगांव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAHFO7300A
2): नाव:- पुष्पा बासुदेव सुवर्णा बय:-62; पत्ता:-प्लॉट नं: 443, माळा नं:-, इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगांव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAAAG6808Q
3): नाव:- कुसुम रमेश पुजारी बय:-56; पत्ता:-प्लॉट नं: 443, माळा नं:-, इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगांव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-APMPS1506C
4): नाव:- गुणावती महेश बय:-54; पत्ता:-प्लॉट नं: 443, माळा नं:-, इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगांव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AGHPP4436C

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिपादिने नाव व पत्ता

1): नाव:- विकास मोहन पुजारी बय:-66; पत्ता:-प्लॉट नं: 443, माळा नं:-, इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगांव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-BGGPP4622J
2): नाव:- पुष्पा बासुदेव सुवर्णा बय:-62; पत्ता:-प्लॉट नं: 443, माळा नं:-, इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगांव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-APMPS1506C
3): नाव:- कुसुम रमेश पुजारी बय:-56; पत्ता:-प्लॉट नं: 443, माळा नं:-, इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगांव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AGHPP4436C
4): नाव:- गुणावती महेश बय:-54; पत्ता:-प्लॉट नं: 443, माळा नं:-, इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगांव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AITPA2193B

(9) दस्तऐवज करून दिल्याचा दिनांक

09/06/2022

(10) दस्त नॉदणी केल्याचा दिनांक

13/06/2022

(11) अनुक्रमांक, खंड व पृष्ठ

9502/2022

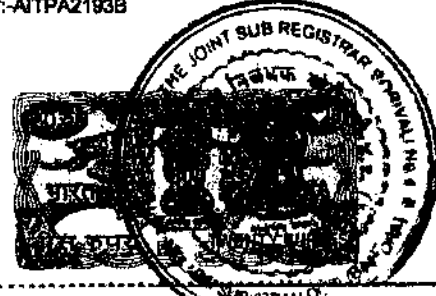
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

500

(13) बाजारभावाप्रमाणे नॉदणी शुल्क

100

(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपसील:-

मुल्यांकनाची आवश्यकता माही कारण दस्तप्रकारानुसार आवश्यक नाही कारण दस्तप्रकारानुसार आवश्यक नाही

मुंबई नगरपालिका निवडलेला		
950000	YE	200
2024		

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सलमीकरण

दस्तऐवज नॉदणीनंतर मिळकत पत्रिका/ कर नॉदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण थर्ड-पार्टी द्वारे मुम्बई महानगरपालिकेत पाठविणेत असेल आहे.
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 13/06/2022) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

प. दुपयम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6



GRN	MH003141658202223P	Date	09/06/2022-16:26:10	Form ID	25.2
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		FAN No.(If Applicable) AAHFO7300A			
Office Name BRL4_JT SUB REGISTRAR BORIVALI NO 4		Full Name OXFORD NAVRANG REALTY LLP			
Location MUMBAI		Flat/Block No. FLAT NO 401 NAVRANG NAVKAR GOREGAON			
Year 2022-2023 One Time		Premises/Building NANIRMATA CHSL			
Account Head Details		Amount in Rs.			
0030045501 Stamp Duty		500.00			
0030063301 Registration Fee		100.00			
		Road/Street SV ROAD			
		Area/Locality GOREGAON WEST			
		Town/City/District			
		PIN 400104			
		Remarks (If Any)			
		SecondPartyName=RENU O SOMANI-			
		Amount in Six Hundred Rupees Only			
Total		600.00			
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN Ref. No. 10000502022060903052 4618830226337			
Cheque/DD No.		Bank Date RBI Date 09/06/2022-16:26:16 Not Verified with RBI			
Name of Bank		Bank-Branch STATE BANK OF INDIA			
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.
सदर चलान केवल दस्तावेज निकायन कार्यालय में ही दर्ज हो सकेगा अन्यथा अमान्य माना जाएगा। नोदणी न किये गये दस्तावेजों पर सदर चलान लागू नहीं।
Mobile No. : 8926780717

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-9511	0001679981202223	13/06/2022-11:50:17	IGR193	100.00

मवई - १९		
९६४००	५८	२००
२०२५		

पान - ४		
९५९९	९	७५
२०२३		



13/06/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्ता क्रमांक : 9511/2022

नोदणी :

Regn:83m

भावाचे नाव : पी.एस.पहाडीगोरेगाव

(1) निवेदाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	0
(3) बाजारभावाप्रमाणे (मात्रेपट्ट्याच्या बाबत) किंवा बाजारभावाप्रमाणे (मात्रेपट्ट्याच्या बाबत) किंवा बाजारभावाप्रमाणे (मात्रेपट्ट्याच्या बाबत)	1
(4) धू-आयन, पोटहिस्सा व परक्यांक (वसण्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्गन : , इतर माहिती : दस्ता मध्ये नमूद केल्याप्रमाणे - पुन्हा मिळकतीचे वर्गन-सवनिफा क्र.449 गोरेगाव नवनिर्माणा को-ऑप हीजसिंग सोसा लि, विविंग नं. 15, सिडार्थ नगर, एन.सी. रोड, गोरेगाव(पश्चिम) मुंबई -400104, पुन्हा मिळकतीचे एड्युन क्षेत्र 20.23 चौ.मीटर नवीन मिळकतीचे वर्गन-सवनिफा क्र.401.4 या मजला, नवरेण नगर, गोरेगाव नवनिर्माणा को-ऑप हीजसिंग सोसा लि, विविंग नं. 15, सिडार्थ नगर, एन.सी. रोड, गोरेगाव(पश्चिम) मुंबई -400104, निवसनाकरनामा दिनांक 15/02/2022 दस्त क्रमांक - बरत -4/2627/2022 नोंदणी दिनांक -18/02/2022 इभाचे प्रत्येक समासकांना 705 चौ.फूट रेटा फॉर एरिया व सोनत एक कार पार्किंग जागा देण्याबाबत पर्यायी जागेचा करारनामा (C.T.S. Number : 353 (Part) 1 to 8 ;)
(5) क्षेत्रफळ	1) 72.07 चौ.मीटर
(6) आकारणी किंवा धुडी देण्यात वसेल ठेवता.	
(7) वस्तुऐवज करून देणा-या पक्षकाराचे व किंवा विभागीय स्वायत्तबाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री.सुनील सुनील रिवाजी गोरेगाव, शे.भागीश्वर परमेश्वर रामजी पटेल बक:-48; पत्ता:- प्लॉट नं. 40, सिडार्थ नगर, एन.सी. रोड, गोरेगाव(पश्चिम) मुंबई -400104, पुन्हा मिळकतीचे एड्युन क्षेत्र 20.23 चौ.मीटर नवीन मिळकतीचे वर्गन-सवनिफा क्र.401.4 या मजला, नवरेण नगर, गोरेगाव नवनिर्माणा को-ऑप हीजसिंग सोसा लि, विविंग नं. 15, सिडार्थ नगर, एन.सी. रोड, गोरेगाव(पश्चिम) मुंबई -400104, निवसनाकरनामा दिनांक 15/02/2022 दस्त क्रमांक - बरत -4/2627/2022 नोंदणी दिनांक -18/02/2022 इभाचे प्रत्येक समासकांना 705 चौ.फूट रेटा फॉर एरिया व सोनत एक कार पार्किंग जागा देण्याबाबत पर्यायी जागेचा करारनामा (C.T.S. Number : 353 (Part) 1 to 8 ;)
(8) वस्तुऐवज करून देणा-या पक्षकाराचे व किंवा विभागीय स्वायत्तबाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री.सुनील सुनील रिवाजी गोरेगाव, शे.भागीश्वर परमेश्वर रामजी पटेल बक:-48; पत्ता:- प्लॉट नं. 40, सिडार्थ नगर, एन.सी. रोड, गोरेगाव(पश्चिम) मुंबई -400104, पुन्हा मिळकतीचे एड्युन क्षेत्र 20.23 चौ.मीटर नवीन मिळकतीचे वर्गन-सवनिफा क्र.401.4 या मजला, नवरेण नगर, गोरेगाव नवनिर्माणा को-ऑप हीजसिंग सोसा लि, विविंग नं. 15, सिडार्थ नगर, एन.सी. रोड, गोरेगाव(पश्चिम) मुंबई -400104, निवसनाकरनामा दिनांक 15/02/2022 दस्त क्रमांक - बरत -4/2627/2022 नोंदणी दिनांक -18/02/2022 इभाचे प्रत्येक समासकांना 705 चौ.फूट रेटा फॉर एरिया व सोनत एक कार पार्किंग जागा देण्याबाबत पर्यायी जागेचा करारनामा (C.T.S. Number : 353 (Part) 1 to 8 ;)
(9) वस्तुऐवज करून देण्याचा दिनांक	09/06/2022
(10) वस्तु मोदणी देण्याचा दिनांक	13/06/2022
(11) अनुक्रमांक, बंड व पृष्ठ	9511/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) रेटा	

मुद्रांकनासाठी विचारता येतलेला उपपत्ती:-

मुद्रांकनाची आवश्यकता नाही कारण दस्तावरून आवश्यक नाही. (अ) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांक शुल्क आकारताना निवडलेला अनुक्रमांक :-

खरी प्रत

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

मबई - १९		
९६४०७	५६	२००
२०२५		

ANNEXURE-II

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

Date: 13/06/2023

Name: **MR. BIMAL BIPINCHANDRA SHAH & MRS. TRUPTI BIMAL SHAH**

Address: **Room No.445 Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.**

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MR. BIMAL BIPINCHANDRA SHAH & MRS. TRUPTI BIMAL SHAH** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	402
Floor No.	4TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	13/06/2022
Amount of Stamp duty paid	Rs. 500/-

We here by certify that, the stamp duty payable for the registration of this Agreement no.

_____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)

MR. BIMAL BIPINCHANDRA SHAH
MRS. TRUPTI BIMAL SHAH

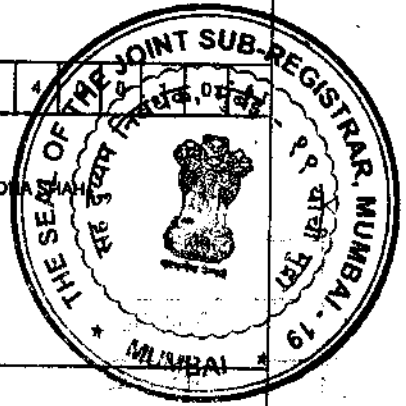
मलई - १९		
१६४०७	६०	२००
२०२५		



CHALLAN
MTR Form Number-8



GRN	MH008120681202223P	BARCODE	Date		09/08/2022-13:11:15	Form ID	25.2
Department				Inspector General Of Registration			
Stamp Duty				Payer Details			
Type of Payment				Registration Fee			
Office Name				BRL4_JT SUB REGISTRAR BORIVALI NO 4			
Location				MUMBAI			
Year				2022-2023 One Time			
Flat/Block No.				FLAT NO 402 NAVRANG NAVKAR GOREGAON			
Premises/Building				NAVNIRMAN HSL			
Account Head Details				Amount in Rs.			
0030045501 Stamp Duty				500.00			
0030063301 Registration Fee				100.00			
Road/Street				S V ROAD			
Area/Locality				GOREGAON WEST			
Town/City/District							
PIN							
Remarks (If Any)				SecondPartyName=BIMAL BIPINCHAND			
Amount In				Six Hundred Rupees Only			
Total				600.00			
Payment Details				STATE BANK OF INDIA			
FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN			
Cheque/DD No.				Rel. No.			
Name of Bank				10000502022060901692			
Name of Branch				1297239367823			
				Bank Date			
				RBI Date			
				09/08/2022-13:11:28			
				Not Verified with RBI			
				Bank-Branch			
				STATE BANK OF INDIA			
				Scroll No. , Date			
				Not Verified with Scroll			

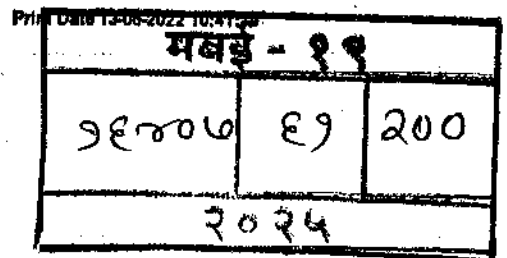
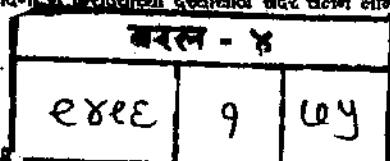


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज निलंबन कार्यालयों में ही दर्ज करने योग्य है। नोट:- यह चालन केवल उपर्युक्त कार्यालयों में ही दर्ज करने योग्य है।

Mobile No. : 8928760717

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1	(15)-387-9496	0001677076202223	13/08/2022-10:40:45	158193	100.00





ANNEXURE-II

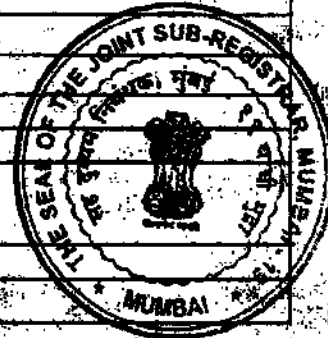
Certificate to be Given by Unit Purchaser/ Customer as per (ii)

Date: 06/11/2023
Name: MRS. VANDANA LAXMIPRASAD JAISWAL
Address: Rajaram Galli, Link Road, Jaiswal General Store, Bhagatsingh Nagar No. 2, Goregaon (West), Mumbai - 400104
E-mail: _____
Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MRS. VANDANA LAXMIPRASAD JAISWAL hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/GM/NHADA-53/1116/2022
CS No. / CTS No. / F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD FLAT REEALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No./ Shop No.	Flat No 408
Floor No.	4th
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	06/11/2023
Amount of Stamp duty paid	Rs. 3,75,000/-



I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

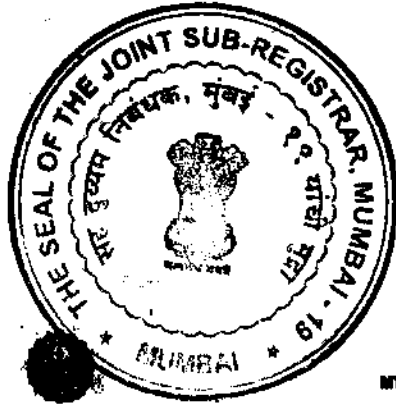
The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)

Vandana Jaiswal

MRS. VANDANA LAXMIPRASAD JAISWAL

महानगरपालिका - १९		
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२०२५		

महानगरपालिका - १९		
९९९९९९	९९	२००
२०२५		



CHALLAN
NTR Form Number-6

OWN	MSH0072843333P	BARCODE	10115003-10-00-20	Date	00115003-10-00-20	Page ID	25.2
Department				Inspector, General Of Registration			
Stamp Duty				TAX (If TAX/ST Any)			
Type of Payment				Registration Fee			
Office Name				MILA, JT SUB REGISTRAR BORIVALI NO 4			
Location				MUMBAI			
Year				2023-2024 One Time			
Flat No.				FLAT NO 409 NAVRANG NAKSHATRA BORIVALI			
Previous Building				NAVRANG NAKSHATRA			

Amount Head Details		Amount to Rs.		Paid/Received	
00004000 Stamp Duty		4,37,000.00		BY CASH	
00000000 Registration Fee		30,000.00		BORIVALI WEST	
				Taxes/Charges/Other	
				PIN	
				Remarks (If Any)	
				PAN/MSCP/71500-Second Party Name-NAVRANG NAKSHATRA	
				JANUARY-	
				Amount in Words	
		4,67,000.00		Four Lakh Six Thousand Paise Only	
Total					
Payment Details		STATE BANK OF INDIA		FOR USE IN RESERVING BANK	
Cheque/DD Details		Bank Code		Ref. No.	
Cheque/DD No.		Bank Date		Ref Date	
Name of Bank		Bank Branch		STATE BANK OF INDIA	
Name of Branch		Branch No. , Date		Not Verified with Bank	



Vandana Jaiswal

Page 1/1

Print Date 04-11-2023 09:01:27

खरल - ४		
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मबई - १९		
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मबई - १९		
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References

[illegible]

(१७) काठेदिवस १७७७ ईश्वर-आदिभूत-देवता-आ
परात्मद्वारे भाव विना विराजी-आनामक
हनुमाना विराजी कर्मेक अकलमक, प्रविष्टाविष्ट
भाव व भक्त.

(1) अथर्ववेदः ऋषिः श्रीगणेशाय नमः ॥
विद्याविधानां अथर्ववेदस्य अथर्ववेदः विद्या
अथर्ववेदस्य अथर्ववेदस्य अथर्ववेदस्य अथर्ववेदस्य

(१३) कालदेवता कला विभागात किर्लोस्कर

410) एरु मोंदनी केरबाना दिनांक

(११) अनुसूचित जाति, क्षेत्र व वृत्त

(१३) गणनाएमा बाझाले मुर्दोका हुन्थे

(13) **गणपतिपूजा** - गणपतिपूजा का शुभकाल

६१५०८

[illegible]

1) 47.23 पी.मीटर

१) गण-संसाधन भार निर्देशिका अनुसार ही मागील वार्षिक राज्यीय विकास समितीच्या मते-०५, राज्यातील सर्व जिल्ह्यांत ७, मार्च ते ३, इतरांचे महत्त्व विचारणे आणि हस्तगत करणे आवश्यक आहे. याचा अर्थ म्हणजेच राज्य सरकारने याबाबतची योजना तयार करावी. यासाठी राज्य सरकारने याबाबतची योजना तयार करावी. यासाठी राज्य सरकारने याबाबतची योजना तयार करावी.

[illegible]

ਸ਼ੁਕਲ-ਭਗਵਤ-ਪੁਰਾਣ ਵਿਚ ਪ੍ਰਮਾਣਿਤ ਭਗਵਤ-ਵਾਕਾਂ:

भारत कृषि विकास निगम लि. :- (b) within the limits of any Municipal Corporation or any Cantonment area assigned to it.

[illegible]

Integrated Governance enabling You to Do Dharma 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 09/11/2020) to Maheshwari Corporation of Greater Mumbai.
We need to spend your valuable time and energy to submit the documents in person.

खदरी प्रत

सद. इन्दिरा मिश्र, जोरबाग-४,
सुन्दरबन, पटना विभाग.

मकई - १९		
११९१०	७०	२१०
२०२५		

मबई - १९		
१६०००	४५	२००
२०२५		

ANNEXURE-II

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

Date: 13/06/2023

Name: **MR. PRASHANT GOPAL MANTRI**
Address: **Room No.446 Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.**

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MR. PRASHANT GOPAL MANTRI** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	404
Floor No.	4 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
मबई - Date of Registration	13/06/2022
Amount of Stamp duty paid	Rs. 500/-

We ~~Here~~ **Re** certify that the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)


MR. PRASHANT GOPAL MANTRI



CHALLAN
MTR Form Number-6

GRN	MH003123964202223P	BARCODE	Date		09/06/2022-13:38:07	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)		AAHFO7300A	
Office Name BFLA_JT SUB REGISTRAR BORIVALI NO 4				Full Name		OXFORD NAVRANG REALTY LLP	
Location MUMBAI				Flat/Block No.		FLAT NO 404 NAVRANG NAVKAR GOREGAON	
Year 2022-2023 One Time				Premises/Building		NAVNIRMATA CHSL	
Account Head Details		Amount In Rs.		Road/Street		S V ROAD	
0030045501 Stamp Duty		500.00		Area/Locality		GOREGAON WEST	
0030063301 Registration Fee		100.00		Town/City/District			
				PIN		0000104	
				Remarks (If Any)			
				SecondPartyName=PRASHANT GOPAL			
				Amount in		Six Hundred Rupees Only	
Total		600.00		Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502022080901888	6473224666719
Cheque/DD No.				Bank Date	RBI Date	09/06/2022-13:38:17	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
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.
सदर चालन केवल मुम्बई नगरपालिका कार्यालयमा नोटरी कन्फर्मरको प्रमाणपत्र प्राप्त गरेपछि मात्रै प्रयोग गर्न सकिने छ।

Mobile No. : 8828760717

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(S)-387-9503	0001877921252223	13/08/2022-11:03:27	100.00

मबई - १९		
१६४०७	६७	२००
२०२५		



13/08/2022



दुधी क्र.2

मुख्य निबंधक : सह दु. नि. बोटीपली 4

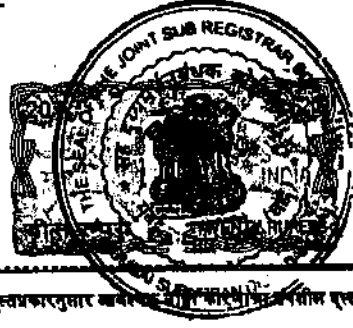
दस्ता क्रमांक : 9503/2022

मोबैली :

Regn:63m

माग्याचे नाव : पी.एस.पहाडीगोरेगांव

(1) निवेदकाचा प्रकार	वर्गावरील नावेचा प्रकार
(2) मोबदला	0
(3) जाग्यारनाम (मागेपट्ट्याच्या जाबसिपट्ट्याकार जाकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) घु-मापन, पोटहिल्ला व चक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. दहर्न वर्गन : दहर्न माहिती : दस्ता मध्ये नमूद केव्हाप्रमाणे - मुन्वा मिळकतीचे वर्गन-सवतिका क्र.448 गोरगाव नवनिर्माणा को-ऑप हीकसिंग सोला मि. विनिर्भन नं. 15, सिद्धार्थ नगर, एस व्ही. रोड, गोरगाव (पश्चिम) मुंबई -400104, मुन्वा मिळकतीचे एड्डन क्षेत्र 20.23 चौ.मीटर, नवीन मिळकतीचे वर्गन-सवतिका क्र.404,4 वा मजला, नवर्गन नवकार, गोरगाव नवनिर्माणा को-ऑप हीकसिंग सोला मि. विनिर्भन नं. 15, सिद्धार्थ नगर, एस व्ही. रोड, गोरगाव (पश्चिम) मुंबई -400104, विकल्पकारांना दिनांक 15/02/2022 दस्त क्रमांक -बरन -4/2627/2022 गोरगी विनांक -16/02/2022 प्रमाणे प्रत्येक धर्मासरांना 705 चौ.फूट देता कार्येद्वारे व सोबत एक कर पार्किंग जागा देण्या बाबत पत्रावरील जागेचा करारनामा ((C.T.S. Number: 365 (Part) 1 to 9 ;))
(5) क्षेत्रफळ	1) 72.07 चौ.मीटर
(6) जाकारणी किंवा घुची देण्यात असेल तेव्हा.	
(7) दस्तऐवज करन देणा-या पक्षकाराचे व पक्षकाराचे नाव किंवा दिवाणी व्यापाराचा घुमुमनामा किंवा अग्रेस असल्यास, प्रतिवादिचे नाव व पक्षा.	1): नाव: -मोहनजी नवर्गन रिमल्टी, एड्डन मुन्वाचे व जागीदार परजत रामजी पटेल बच:-48; पक्षा:-प्लॉट नं: 448, माळा नं: - इमारतीचे नाव: -गोरगाव नवनिर्माणा को-ऑप हीकसिंग सोला मि. विनिर्भन नं: 15, सिद्धार्थ नगर, एस व्ही. रोड, गोरगाव (पश्चिम) मुंबई, पिन कोड:-400104 वैन नं:-AAHFO7300A 2): नाव: -गोरगाव नवनिर्माणा को-ऑप हीकसिंग सोला मि. विनिर्भन नं: 15, सिद्धार्थ नगर, एस व्ही. रोड, गोरगाव (पश्चिम) मुंबई, पिन कोड:-400104 वैन नं:-AAAAG8908Q 3): नाव: -गोरगाव नवनिर्माणा को-ऑप हीकसिंग सोला मि. विनिर्भन नं: 15, सिद्धार्थ नगर, एस व्ही. रोड, गोरगाव (पश्चिम) मुंबई, पिन कोड:-400104 वैन नं:-AAAAG8908Q 4): नाव: -गोरगाव नवनिर्माणा को-ऑप हीकसिंग सोला मि. विनिर्भन नं: 15, सिद्धार्थ नगर, एस व्ही. रोड, गोरगाव (पश्चिम) मुंबई, पिन कोड:-400104 वैन नं:-AAAAG8908Q
(8) दस्तऐवज करन देणा-या पक्षकाराचे व किंवा दिवाणी व्यापाराचा घुमुमनामा किंवा अग्रेस असल्यास, प्रतिवादिचे नाव व पक्षा	1): नाव: -मोहनजी नवर्गन रिमल्टी, एड्डन मुन्वाचे व जागीदार परजत रामजी पटेल बच:-48; पक्षा:-प्लॉट नं: 448, माळा नं: - इमारतीचे नाव: -गोरगाव नवनिर्माणा को-ऑप हीकसिंग सोला मि. विनिर्भन नं: 15, सिद्धार्थ नगर, एस व्ही. रोड, गोरगाव (पश्चिम) मुंबई, पिन कोड:-400104 वैन नं:-AAJPM4578L
(9) दस्तऐवज करन देण्याचा दिनांक	08/08/2022
(10) दस्त मोबदली देण्याचा दिनांक	13/08/2022
(11) अनुक्रमांक, बंड व पृष्ठ	9503/2022
(12) जाग्यारनामाप्रमाणे मुद्रांक शुल्क	500
(13) जाग्यारनामाप्रमाणे मोबदली शुल्क	100
(14) शेरा	



मुन्वांकनासाठी विचारत येतलेला उपसील:-

मुन्वांकनाची जाबसवकता नाही कारण दस्तऐवजातुसार जाबसवकता नाही

मुद्रांक शुल्क जाकारतामा मिळवलेला अनुषंगे :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

सह-मुख्य निबंधक, बोटीपली-४,
मुंबई उपनगर विभाग.

मबई - १९		
950306	EC	200
२०२५		

ANNEXURE-II

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

Date: 13/06/2023

Name: **MR. RAJENDRA GAJANAN NAIK & MRS. SAROJ GAJANAN NAIK**

Address: **Room No.448, Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai 400 104.**

Email : _____

Mobile.: _____



TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MR. RAJENDRA GAJANAN NAIK & MRS. SAROJ GAJANAN NAIK** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	502
Floor No.	5 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	13/06/2022
Amount of Stamp duty paid	Rs. 500/-

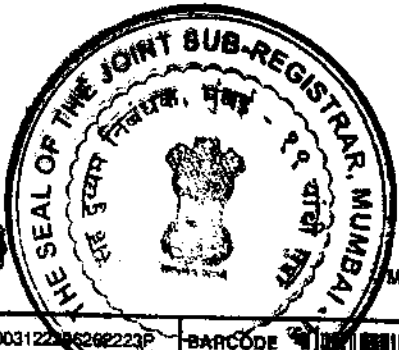
We here by certify that, the stamp duty payable for the registration of this Agreement no.

_____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)


MR. RAJENDRA GAJANAN NAIK
MRS. SAROJ GAJANAN NAIK

मबई - १९		
१६००७	६६	२००
२०२५		

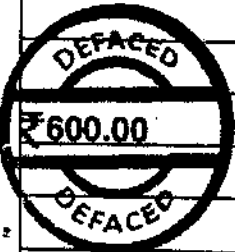


CHALLAN
MTR Form Number-6



GRN	MH003122062223P	BARCODE	Date	09/06/2022-13:21:55	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) AAHFO7300A				
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4	Full Name				
Location	MUMBAI	OXFORD NAVRANG REALTY LLP				
Year	2022-2023 One Time	Flat/Block No.				
		FLAT NO 502 NAVKAR NAVRANG GOREGAON				
		Premises/Building				
		NAVNIRMATA CHSL				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	500.00	S V ROAD	GOREGAON WEST		400104
0030063301 Registration Fee	100.00				



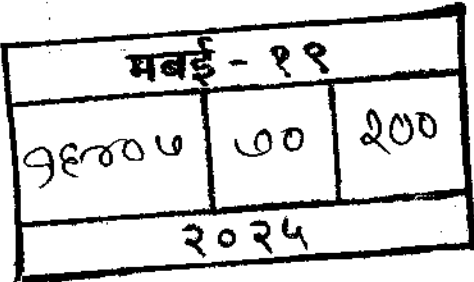
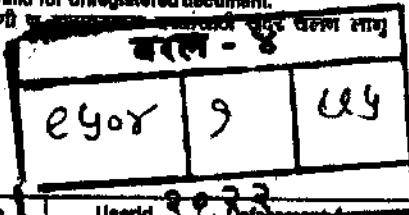
Remarks (If Any)	
SecondPartyName=RAJENDRA GAJANAN NAIK-	
Amount In	Six Hundred Rupees Only
Total	600.00
Words	

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
		10000502022080901777	5855328694223
Cheque/DD No.		Bank Date	RBI Date
		09/06/2022-13:22:05	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
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.
सदर चलन केवल दृष्टान निबंधक कार्यालयत मोदणी कचबराय्या दख्खायली लागु अवे. नोदणी कचबराय्या दख्खायली लागु अवे.
Mobile No. : 8928760717

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-9504	0001678020202223	13/08/2022-11:05:56	TGR193	100.00





13/08/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कोरीपली 4

दस्त क्रमांक : 9504/2022

मोहणी :

Regn:63m

जाग्याचे नाव : पी.एस.पहाडीगोरेगांव



(1) विवेकाचा प्रकार पर्यायी जागेचा प्रकार

(2) मोबदला 0

(3) बाजारभाव/माहेपट्ट्याचा बाबतितपट्टाकार आकारणी रीती की पट्टेशार ते नमुद करावे 1

(4) मू-सापन,पोटहिस्सा व करक्रमांक (असल्यास)

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती :दस्ता नमूद केवळप्रमाणे
-मुल्या मिळकतीचे वर्णन-सर्वनिका क्र.448 गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा नि.वि.सिंग
मं. 15,सिद्धार्थ नगर,एल.सी. रोड,गोरेगांव(पश्चिम)मुंबई -400104,मुल्या मिळकतीचे एल.सी. रोड 20/22
सी.मीटर,नवीन मिळकतीचे वर्णन-सर्वनिका क्र.502,5 वा मजला,नवरंन नवकार गोरेगांव नवनिर्माता को-ऑप
हीऊसिंग सोसा नि.वि.सिंग मं. 15,सिद्धार्थ नगर,एल.सी. रोड,गोरेगांव(पश्चिम)मुंबई
-400104,विकसनकरारनामा दिनांक 15/02/2022 दस्त क्रमांक -बरन -4/2627/2022 नोंदणी दिनांक
-18/02/2022 प्रमाणे प्रत्येक सप्तासहाना 705 बी.फूट रेरा कार्पेट एरिया व सोबत एक कार पार्किंग जागा
देव्या बाबत पर्यायी जागेचा भरनामा (C.T.S. Number : 355 (Part) 1 to 9 :)

(5) क्षेत्रफळ

1) 72.07 बी.मीटर

(6)आकारणी किंवा सुदी देण्यात असेल तेव्हा.

(7) दस्तऐवज करम देना-वाचिष्ठून ठेवना-वा पत्रकाराचे नाव किंवा दिवाणी स्वाभावयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-ओसकर नवरंन दिवलीटी एल.एल.पी व बागीहार परबत रामजी भटेल बय:-48; पत्ता:-प्लॉट नं: ऑफिस नं 7, माळा नं: - इमारतीचे नाव: शिव सागर, ब्लॉक नं: कांदिबली पश्चिम, रोड नं: बारकोप, महाराष्ट्र, MUMBAI. पिन कोड:-400067, पॅन नं:-AAHF07300A
2): नाव:-गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा नि.वि.सिंग मं. 15, सिद्धार्थ नगर, एल.सी. रोड, गोरेगांव(पश्चिम) मुंबई, पत्ता:-प्लॉट नं: ऑफिस नं: माळा नं: - इमारतीचे नाव: बिस्मिंग मं. 15, ब्लॉक नं: गोरेगांव पश्चिम, रोड नं: सिद्धार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAAAG6908Q
3): नाव:-गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा नि.वि.सिंग मं. 15, सिद्धार्थ नगर, एल.सी. रोड, गोरेगांव(पश्चिम) मुंबई, पत्ता:-प्लॉट नं: ऑफिस नं: माळा नं: - इमारतीचे नाव: बिस्मिंग मं. 15, ब्लॉक नं: गोरेगांव पश्चिम मुंबई, रोड नं: सिद्धार्थ नगर, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AAAAG6908Q
4): नाव:-गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा नि.वि.सिंग मं. 15, सिद्धार्थ नगर, एल.सी. रोड, गोरेगांव(पश्चिम) मुंबई, पत्ता:-प्लॉट नं: ऑफिस नं: माळा नं: - इमारतीचे नाव: बिस्मिंग मं. 15, ब्लॉक नं: गोरेगांव पश्चिम मुंबई, रोड नं: सिद्धार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAAAG6908Q

(8)दस्तऐवज करम देना-वा पत्रकाराचे व किंवा दिवाणी स्वाभावयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-राजेंद्र नरानन नाईक बय:-49; पत्ता:-प्लॉट नं: 448, माळा नं: - इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा नि.वि.सिंग मं. 15, सिद्धार्थ नगर, एल.सी. रोड, गोरेगांव(पश्चिम) मुंबई, पत्ता:-प्लॉट नं: ऑफिस नं: माळा नं: - इमारतीचे नाव: बिस्मिंग मं. 15, ब्लॉक नं: गोरेगांव पश्चिम मुंबई, रोड नं: सिद्धार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAEPN1078R
2): नाव:-बरोच नरानन नाईक बय:-84; पत्ता:-प्लॉट नं: 448, माळा नं: - इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीऊसिंग सोसा नि.वि.सिंग मं. 15, सिद्धार्थ नगर, एल.सी. रोड, गोरेगांव(पश्चिम) मुंबई, पत्ता:-प्लॉट नं: ऑफिस नं: माळा नं: - इमारतीचे नाव: बिस्मिंग मं. 15, ब्लॉक नं: गोरेगांव पश्चिम मुंबई, रोड नं: सिद्धार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-CQSPN5443C

(9) दस्तऐवज करम दिव्याचा दिनांक

08/08/2022

(10)दस्त नोंदणी केल्याचा दिनांक

13/08/2022

(11)अनुक्रमांक,बंड व पृष्ठ

9504/2022

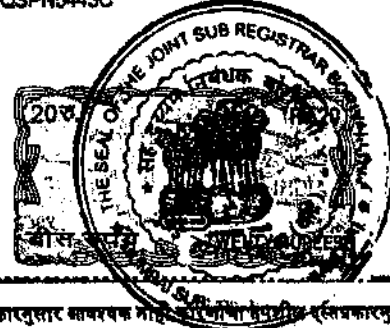
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14)नोरा



मुद्रांकनासाठी विचारत येतसेता तपसील:- मुद्रांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक माहिती देण्यात आली आहे. दस्तऐवजानुसार आवश्यक माहिती देण्यात आली आहे.

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सखमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्पुंई महानगरपालिकेत पाठविणेच जालेला आहे.
आता हे दस्तऐवज शासन 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 13/08/2022) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

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

मबई - १९		
१९८०५	८९	२००
२०२५		



ANNEXURE-II

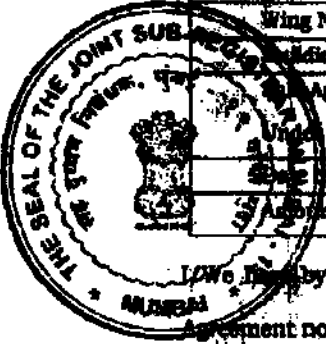
Certificate to be Given by Unit Purchaser/Customer as per B(II)

Date: 11/01/2024
Name: HEMLATA NEERAJ KUHITE
A/402, Salsaba Enclave, S. V. Road, Citi Centre Mall, Goregaon (West
, Mumbai - 400062
E-mail: _____
Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, HEMLATA NEERAJ KUHITE hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/GM/NHADA-53/1116/2022
CS No. / CTS No. / F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD PLANET REALTY LLP OXFORD NAVRANG REALTY LLP
Name of I.S./Architect	M/S. SPACE MODLERS
Flat No. / Shop No.	Flat No 503
Floor No.	1 st Floor
Wing No.	NO WING
Building No.	Only One Bldg.
Agreement Registration	
Under No.	
State Registration	11/01/2024
Amount of Stamp duty paid	Rs. 515,000/-



I/We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)

HEMLATA NEERAJ KUHITE

मबई - १९		
९९९९७	७९	२९०
२०२५		

मबई - १९		
९९९०७	७२	२००
२०२५		

ANNEXURE-II

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

Date: 29/06/2023

Name: **MRS. MANDA NEERAJ KUHITE**
Address: **Room No.444 Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai 400 104.**

Email : _____

Mobile.: _____



TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MRS. MANDA NEERAJ KUHITE** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	504
Floor No.	5 th
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	29/06/2022
Amount of Stamp duty paid	Rs. 500/-

We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)

MRS. MANDA NEERAJ KUHITE

मबई - १९		
१६४०७	५५	२००
२०२५		



CHALLAN
MTR Form Number-6



GRN : MH003144820202223P	BARCODE	Date 09/06/2022-16:57:12	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)	AAHF07300A
Office Name BRL4_JT SUB REGISTRAR BORIVALI NO 4		Full Name	OXFORD NAVRANG REALTY LLP
Location MUMBAI		Flat/Block No.	FLAT NO 504 NAVRANG NAVKAR GOREGAON
Year 2022-2023 One Time		Premises/Building	NAVNIRMATA CHSL

Account Head Details	Amount In Rs.	Road/Street	SV ROAD
0030045501 Stamp Duty	500.00	Area/Locality	GOREGAON WEST
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 0 0 1 0 4
		Remarks (If Any)	SecondPartyName=MANDA NEERA KUKITE-
		Amount In	Six hundred Rupees
		Words	
Total	600.00		
Payment Details STATE BANK OF INDIA		FOR DEPOSIT RECEIVING BANK	
Cheque/DD Details		Bank CIN	10000502022060903276
		Ref. No.	1483412369329
Cheque/DD No.		Bank Date	09/06/2022-16:57:20
Name of Bank		RBI Date	14/06/2022
Name of Branch		Bank-Branch	STATE BANK OF INDIA
		Scroll No. , Date	1009607 , 14/06/2022

Department ID : Validity - upto 30/06/2022. This challan can be registered in Sub Registrar office only. Not valid for unregistered document.
NOTE:- This challan can be registered in Sub Registrar office only. Not valid for unregistered document.
सदर पत्राने केवल पुत्र नित्या नोदणी कचवराच्या दफ्तारासाठी लागू आहे. नोदणी न कचवराच्या दफ्तारासाठी सदर पत्राने लागू नाही.

Digitally signed by
VIRTUAL TAE SUB
MUMBAI-03
Date: 2022.06.23
12:38:09+05'
Challan Defaced by [Signature]
Document
Location: India

बाल - ४		
903K8	9	64

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Time	Defacement Amount
1	(IS)-387-10384	0002108221202223	29/06/2022-10	7:14	100.00

मकई - ११		
9E800	0E	200
२०२५		



सूची क्र.2

दुष्पथ निबन्धक : सह दु.नि. बोरीवली 4

दस्तावेज क्रमांक : 10384/2022

नोटवणी :

Regn:63m

भाषाचे मातः पी.एस.पहाडीगोरेगांव



(1) विजेबाबा प्रकाश	पर्यायी जामेबा करार
(2) मोवबला	0
(3) बाबाप्रभास (भायेपट्टयाबाबा बाबाविपपट्टयाकार आकारणी वेतो की पट्टेदार ते मधुर करावे)	1
(4) धू-मायव, पोडहिस्ता व चरुमाक (मसण्यास)	1) पातिकेचे माग: 10 -मुल्या मिळवदीचे व

1) पाकिस्थे नाम: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: , रस्ता वरून वसूल केला प्रमाणे
 नुसता मिळकतीचे वर्णन-सदलिका क्र.444 गोरगाव नवनिर्माता को-ओप हीकोसम सोसा नि.मि.सिं
 मं. 16, सिडार्थ नगर एच.बी. रोड, गोरगाव (पश्चिम) मुंबई -400104, नुसता मिळकतीचे एकूण क्षेत्र 20.23.18
 बी.मीटर नवील मिळकतीचे वर्णन-सदलिका क्र.504, 5 वा मजला, नगर मंचकार, गोरगाव नवनिर्माता को-ओप
 हीकोसम सोसा नि.मि.सिं मं. 15, सिडार्थ नगर एच.बी. रोड, गोरगाव (पश्चिम) मुंबई
 -400104, विकसनकारनामा दिनांक 15/02/2022 सस क्रमांक -नगर -4/2827/2022 तोंढी वीनांक
 -16/02/2022 प्रमाणे त्रयेंक सत्तासत्ता 705 बी.फूट रेरा कॉरेंट एरिया वा सोडर एक कार पार्किंग जागा
 देण्याबाबत धर्वाडी जागेचा करारनामा (C.T.S. Number : 355 (Part 1 to 9 :))

(5) **सेवाफल**

1) 72.07 चौ.मीटर

(४) आकारही किंवा जुडी देण्यात नसेल तेव्हा.

(7) हस्ताऐवज करून देणा-या/सिद्ध ठेवणा-या पत्रकाराचे नाव किंवा दिव्यानी म्हालासयाचा कुमुनाचा किंवा व्यक्तीस असल्यास, प्रविष्टादिचे नाव न पसा.

1) नाम- मोरगांव तहसीलचा विकासासाठी विकासाबाद परमश रामजी पटेल भव-48; पत्ता-प्लॉट नं. 2, आर्किटेक्चरल डिपार्टमेंट, नवीपरा (पुणे) जिल्हा, महाराष्ट्र, ब्रांच नं. कांठिवली पश्चिम, रोड नं. बारकोव, माथ्यापुर्तिका नं. सिव्हाय-400104 येन नं.-AAHEO300A

2) नाम- मोरगांव तहसीलचा विकासासाठी विकासाबाद परमश रामजी पटेल भव-47; पत्ता-प्लॉट नं. 2, आर्किटेक्चरल डिपार्टमेंट, नवीपरा (पुणे) जिल्हा, महाराष्ट्र, ब्रांच नं. मोरगांव पश्चिम मुम्बई, रोड नं. सिव्हाय नगर, माथ्यापुर्तिका नं. सिव्हाय-400104 येन नं.-AAG8908Q

3) नाम- मोरगांव तहसीलचा विकासासाठी विकासाबाद परमश रामजी पटेल भव-52; पत्ता-प्लॉट नं. 2, आर्किटेक्चरल डिपार्टमेंट, नवीपरा (पुणे) जिल्हा, महाराष्ट्र, ब्रांच नं. 1, प्लॉट नं. मोरगांव पश्चिम मुम्बई, रोड नं. सिव्हाय नगर, माथ्यापुर्तिका नं. सिव्हाय-400104 येन नं.-AAAAG8908Q

4) नाम- मोरगांव तहसीलचा विकासासाठी विकासाबाद परमश रामजी पटेल भव-58; पत्ता-प्लॉट नं. 2, आर्किटेक्चरल डिपार्टमेंट, नवीपरा (पुणे) जिल्हा, महाराष्ट्र, ब्रांच नं. 1, प्लॉट नं. मोरगांव पश्चिम मुम्बई, रोड नं. सिव्हाय नगर, माथ्यापुर्तिका नं. सिव्हाय-400104 येन नं.-AAAAG8908Q

(8) रास्तादेवता फव्वारा येना-या पत्रकाराचे व किंवा विद्यार्थी स्वायातमाया मुकुटमाया किंवा व्यदेश कसल्यास, प्रसिद्धादिचे नाव व पत्ता

1): नाव:-मंदा विरेण कुडिरे बव:-05; पत्ता:-मॉड नं. 444, मांका नं. -, इमारतीचे नाव:- मोरगांव मयमिमाडा को-अप्ट हाऊसिंग सोसा मि, ब्लॉक नं:- मोरगांव पश्चिम मुम्बई, रोड नं:- सिडार्थ नगर, महाराष्ट्र, MUMBAI; पिन कोड:-400104 पैन नं:-AAPPKS009E

(9) हस्तदेवज कवच शिख्याचा विनांक	09/06/2022
(10) वस्त भौदणी केश्याचा विनांक	29/06/2022
(11) अनुक्रमांक, खंड व पृष्ठ	10384/2022
(12) भाषांतरभाषाप्रयोगे मुद्रांक शुल्क	500
(13) भाषांतरभाषाप्रयोगे नोंदणी शुल्क	100
(14) शेरा	



मुख्यांशभाषाडी विचारपत्र चेंद्रजेभा कपशील:-

मुल्यांकनाची आवश्यकता नाही कारण हस्ताक्षरानुसार आवश्यक नाही. हस्ताक्षरानुसार आवश्यक नाही.

मुद्रांक शुल्क आकारणाना निबडलेला
अनुच्छेद :-

If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

सुलभ व्यवहारासाठी भागिराणी सक्तीकरण
 वस्तुऐवज मॉडर्नीझर मिळकत पत्रिका कर मॉडर्नी अन्वयित करणे गरजेचे आहे.
 या व्यवहाराचे विवरण पत्र-१-मेल क्रो वृहत्तमं महानगरपालिकेत पाठविले जात आहे.
 कदा हे वस्तुऐवज दाखल करण्यासाठी कार्यावाता सन्तः 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 28/08/2022) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

अ. दुधाम निर्वाहक, जोरीपल्ली-४,
मुंबई उपनगर जिल्हा.

मजई - १९		
१६४०७	७७	२००
२०२५		

ANNEXURE-II

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

Date: 13/06/2023

Name: **MRS. ARPITA JITENDRA PANCHAL**
Address: **Room No.450 Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.**

Email : _____

Mobile.: _____

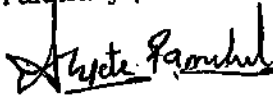
TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MRS. ARPITA JITENDRA PANCHAL** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	601
Floor	6 th
Wing	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	13/06/2022
Amount of Stamp duty paid	Rs. 500/-

We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)


MRS. ARPITA JITENDRA PANCHAL

मार्क - १९		
९६४०७	७८	२००
२०२५		



CHALLAN
MTR Form Number-6



GRN	MH003142813202223P	BARCODE	09/06/2022-16:35:07		Form No	25.2
Department		Inspector General Of Registration				
Stamp Duty		TAX ID / TAN (If Any)				
Type of Payment		Registration Fee		PAN No.(If Applicable)		AAHF07300A
Office Name		BRL4_JT SUB REGISTRAR BORIVALI NO 4		Full Name		OXFORD NAVRANG REALTY LLP
Location		MUMBAI		Flat/Block No.		FLAT NO 601 NAVRANG NAVKAR GOREGAON
Year		2022-2023 One Time		Premises/Building		NAVNIRMATA CHSL

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	500.00	Road/Street	S V ROAD
0030063301 Registration Fee	100.00	Area/Locality	GOREGAON WEST
		Town/City/District	
		PIN	4 0 0 1 0 4
		Remarks (If Any)	
		SecondPartyName=ARPITA JITENDRA RAMDHANI	
		Amount In Words	
Total		Six Hundred Rupees Only	
		Amount In Words	
		Total	
Payment Details		STATE BANK OF INDIA	
Cheque/DD Details		FOR USE IN RESIDENTIAL TRANSACTIONS	
		Bank CIN	Ref. No.
		10000502022060903104	8541744184717
Cheque/DD No.		Bank Date	RBI Date
		09/06/2022-16:35:17	Not Verified with RBI
Name of Bank		Bank-Branch	
		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	
		Not Verified with Scroll	

Department ID : 8028760717
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन चालन केवल दस्तावेज निलंबन कार्यालय में दर्ज करने के लिए मान्य है। निलंबन न करवाये जाने पर यह मान्य नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-387-9514	0001680271202223	13/06/2022-11:58:45	100.00

महर्षि - १९		
१६०००	०६	२००
२०२५		



सूची क्र.2

दुय्यम निर्बंधक : सह.डु.नि. कोरीवली 4

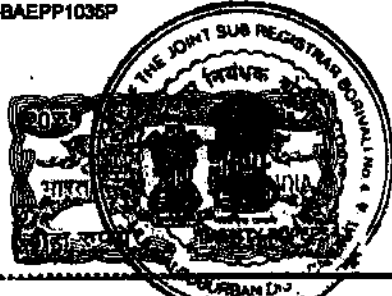
रस्त क्रमांक : 9514/2022

मोहरणी :

Regn:83m

घाबारे नाव : पी.एस.पहाडीगोरेगांव

(1) निवेद्याचा प्रकार	पश्चिमी भाषेचा करार
(2) मोहरणा	0
(3) बाबतारमात्रा(भाडेपट्ट्याचा भावविषयपट्टाकार बाबतारी वेळी की पट्टेदार ते मनुष्य करार)	1
(4) घु.भापन,पोटहिस्ता व चक्रमांक (मसल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर बर्षन : इतर माहिती: रस्ता मध्ये मनुष्य केव्हाप्रमाणे -मुम्बाय मिककलीचे बर्षन-सयनिका क्र.450 कोरीगाव मन्निमारा को-ऑप हीऊसिंग सोसा नि.विश्विम नं. 15,सिद्धार्थ नगर,एन.सी.रोड,गोरेगाव(पश्चिम)मुम्बाई -400104,मुम्बाय मिककलीचे एकूण क्षेत्र 20.23 चौ.मीटर,मधील मिककलीचे बर्षन-सयनिका क्र.801,8 वा मन्मारा,मन्मारा मन्मारा,गोरेगाव मन्निमारा को-ऑप हीऊसिंग सोसा नि.विश्विम नं. 15,सिद्धार्थ नगर,एन.सी.रोड,गोरेगाव(पश्चिम)मुम्बाई -400104,विकसनकराजामा विनांक 15/02/2022 रस्त क्रमांक -बरन -4/2627/2022 नोंदणी विनांक -18/02/2022 वनावे प्रत्येक सभासदांना 705 चौ.फूट रस्ता कॉन्ट एरिया व सोमव एक कार पार्किंग जगा येव्हावाकत पर्वाची बाबेचा करारजामा ((C.T.S. Number : 355 (Part) 1 to 9 ;))
(5) क्षेत्रफळ	1) 72.07 चौ.मीटर
(6) बाबतारी किंवा मुली देण्यात जसेल ठेव्हा.	
(7) रस्तऐवज करन देणा-वापसिद्ध ठेवणा-वा पक्षकाराचे नाव किंवा दिवाणी म्हाबालबाबा हुकुमनामा किंवा आदेश मसल्यास,प्रतिवादिचे नाव व पक्षा.	1) नाव:-मुकुमन मन्मारा विनांक:मुकुमन मन्मारा पक्षकार रामजी पटेल बव:-48; पक्षा:-प्लॉट नं. 88/विनांक:400067/मुम्बाय नं. 15,सिद्धार्थ नगर,एन.सी.रोड,गोरेगाव(पश्चिम)मुम्बाई, एन.सी.रोड नं. काबिबली पश्चिम मुम्बाई, रोड नं. पारवेड,पहाड, MUMBAI विनांक:400067 पॅन नं:-AAHFO7300A 2) नाव:-गोरेगाव मन्निमारा को-ऑप हीऊसिंग सोसा नि.विश्विम नं. 15,सिद्धार्थ नगर,एन.सी.रोड नं. काबिबली पश्चिम मुम्बाई, रोड नं. पारवेड,पहाड, MUMBAI विनांक:400067 पॅन नं:-AAHFO7300A 3) नाव:-गोरेगाव मन्निमारा को-ऑप हीऊसिंग सोसा नि.विश्विम नं. 15,सिद्धार्थ नगर,एन.सी.रोड नं. काबिबली पश्चिम मुम्बाई, रोड नं. पारवेड,पहाड, MUMBAI विनांक:400067 पॅन नं:-AAHFO7300A 4) नाव:-गोरेगाव मन्निमारा को-ऑप हीऊसिंग सोसा नि.विश्विम नं. 15,सिद्धार्थ नगर,एन.सी.रोड नं. काबिबली पश्चिम मुम्बाई, रोड नं. पारवेड,पहाड, MUMBAI विनांक:400067 पॅन नं:-AAHFO7300A
(8) रस्तऐवज करन देणा-वा पक्षकाराचे व किंवा दिवाणी म्हाबालबाबा हुकुमनामा किंवा आदेश मसल्यास,प्रतिवादिचे नाव व पक्षा	1) नाव:-मन्मारा विनांक:पक्षा बव:-43; पक्षा:-प्लॉट नं. 450, माळा नं. 5, इवारीचे नाव: गोरेगाव मन्निमारा को-ऑप हीऊसिंग सोसा नि.विश्विम नं. 15,सिद्धार्थ नगर,एन.सी.रोड नं. काबिबली पश्चिम मुम्बाई, रोड नं. पारवेड,पहाड, MUMBAI विनांक:400067 पॅन नं:-AAHFO7300A
(9) रस्तऐवज करन दिव्याचा विनांक	09/08/2022
(10) रस्त नोंदणी केव्हाचा विनांक	13/08/2022
(11) मनुष्यांक,बंद व घुट	9514/2022
(12) बाबतारमात्राप्रमाणे मुद्रांक शुल्क	600
(13) बाबतारमात्राप्रमाणे नोंदणी शुल्क	100
(14) शेरा	



मुम्बायनासाठी विचारात घेतलेला उपशील:-

मुम्बायनाची आवश्यकता नाही कारण रस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क बाबतारमात्रा निवडलेला अनुषंग:-

(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

सह. दुय्यम निर्बंधक, कोरीवली-४,
मुम्बाई उपनगर मिक.

महई - १९		
९६४०७	१०	२००
२०२५		

ANNEXURE-II

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

Date: 29/06/2023

Name: **MRS. ASHA PRABHAKAR CHAVAN**
Address: Room No.451 Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MRS. ASHA PRABHAKAR CHAVAN** hereby states that we have purchased the Flat as per the details mentioned herein under:



Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	602
Floor No.	6 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	29/06/2022
Amount of Stamp duty paid	Rs. 500/-

We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)

आशा प्रभाकर चवण
MRS. ASHA PRABHAKAR CHAVAN

मबई - १९		
१६४०७	१९	२००
२०२५		



CHALLAN
MTR Form Number-6



GRN	MH003144479202223P	BARCODE	[Barcode]		Date	09/06/2022-15:53:57	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)		AAHFO7300A	
Office Name BRL4_JT SUB REGISTRAR BORIVALI NO 4					Full Name		OXFORD NAVRANG REALTY LLP	
Location MUMBAI					Flat/Block No.		FLAT NO 602 NAVRANG NAVKAR GOREGAON	
Year 2022-2023 One Time					Premises/Building		NAVNIPIMATA CHSL	

Account Head Details		Amount in Rs.		
0030045501	Stamp Duty	500.00	Road/Street	S V ROAD
0030063301	Registration Fee	100.00	Area/Locality	GOREGAON WEST
			Town/City/District	
			PIN	4 0 0 1 0 4
			Remarks (If Any)	
			SecondPartyName=AS	
			Amount In	Six Hundred Rupees
Total		600.00	Words	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK	
Cheque/DD Details			Bank CIN	Ref. No.
			10000502022060903251	0360705404027
Cheque/DD No.			Bank Date	RBI Date
			09/06/2022-15:54:06	14/06/2022
Name of Bank			Bank-Branch	
			STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date	
			1009607 , 14/06/2022	

Department ID : 2009780717
NOTE:- This challan validity is known only to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलान केवल दुरु ज्ञात नोटणी कार्यालय दफ्तरकारी लागू आहे, नोटणी न पारितयित नसलेल्या वस्तु चालान लागू नाही.

Digital signed
VIRTUAL TREASURER
MUMBAI-03
Date: 2022-06-09
10:46:03-101
Challan Defacement Document
Location: India

903LY	9	04
2022		

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-10385	0002108498202223	29/06/2022-10:44:55	IGR193	100.00

मबई - ११		
98806	C2	200
2024		



ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as



Date: 11/03/2024
Name: MR. MUKESH VISHANJI SATRA
MRS. PRITI MUKESH SATRA
MR. JAINAM MUKESH SATRA
16 Comet Kunj Society, Tilak Nagar, Near Tilak Nagar School, Dombivli
East, Kalyan, Thane, Maharashtra - 421201
E-mail:
Mobile:

TO WHOM SO EVER IT MAY CONCERN

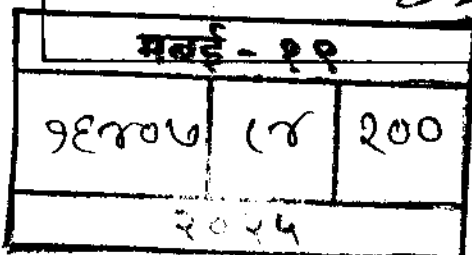
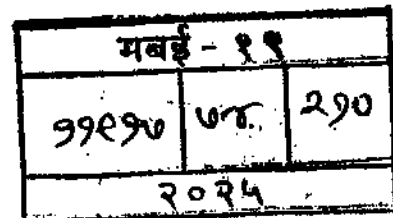
I/We the undersigned, MR. MUKESH VISHANJI SATRA, MRS. PRITI MUKESH SATRA AND MR. JAINAM MUKESH SATRA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/GM/NHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD FLORIST REALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No./ Shop No.	Flat. No 603
Floor No.	6 th Floor
Wing No.	NG WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	11/03/2024
Amount of Stamp duty paid	Rs. 444,000/-

I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully: (Flat Purchaser/s)

M.V. Satra
MR. MUKESH VISHANJI SATRA
MRS. PRITI MUKESH SATRA
Priti M Satra
MR. JAINAM MUKESH SATRA





Page 1 of 2

11/09/2024

पृष्ठ २

दस्तावेज : १८८८/१९००/४

सदर नमूना : २००४/२०२४

रीजिस्ट्रार

Registration

सदर नमूना : १८८८/१९००/४

(1) मालिकाना हक्क
(2) मालिकाना हक्क
(3) मालिकाना हक्क
(4) मालिकाना हक्क

(1) मालिकाना हक्क
(2) मालिकाना हक्क
(3) मालिकाना हक्क
(4) मालिकाना हक्क

(5) मालिकाना हक्क
(6) मालिकाना हक्क

(7) मालिकाना हक्क
(8) मालिकाना हक्क
(9) मालिकाना हक्क
(10) मालिकाना हक्क

(11) मालिकाना हक्क
(12) मालिकाना हक्क
(13) मालिकाना हक्क
(14) मालिकाना हक्क

(15) मालिकाना हक्क
(16) मालिकाना हक्क
(17) मालिकाना हक्क
(18) मालिकाना हक्क
(19) मालिकाना हक्क
(20) मालिकाना हक्क

सदर नमूना : १८८८/१९००/४

सदर नमूना : १८८८/१९००/४

सदर नमूना : १८८८/१९००/४

Integrated Government enabling You to Do Business Easily
It is necessary to update the records of the Government of India
Details of this transaction have been forwarded by Email (dated 11/09/2024) to the Municipal Corporation of Greater Mumbai
No need to spend your valuable time and energy to submit the documents in person.

खरी प्रत

सदर नमूना : १८८८/१९००/४

मसुदा - १९		
१९८०७	८९	२००
२०२५		

मसुदा - १९		
१९८०७	८९	२९०
२०२५		

ANNEXURE-II

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

Date: 13/06/2023

Name: **MRS. PADMA VISHNU RAIMALANI**
Address: Room No.452 Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MRS. PADMA VISHNU RAIMALANI** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	604
Floor No.	6 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	13/06/2022
Amount of Stamp duty paid	Rs. 500/-



We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)

MRS. PADMA VISHNU RAIMALANI

मबई - १९		
१६४०७	८७	२००
२०२५		



CHALLAN

NTR Form Number-6



GRN	MH003146614202223P	BARCODE	Date		09/06/2022-17:16:38	Form ID	25.2	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty					
Type of Payment			Registration Fee					
Office Name			BRL4_JT SUB REGISTRAR BORIVALI NO 4		Full Name			OXFORD NAVRANG REALTY LLP
Location			MUMBAI		Flat/Block No.			FLAT NO 604 BNAVRANG NAVKAR GOREGAON
Year			2022-2023 One Time		Premises/Building			NAVNIRMATA CHSL

Account Head Details		Amount In Rs.		Road/Street		S V ROAD	
0030045501 Stamp Duty		500.00		Area/Locality		GOREGAON WEST	
0030063301 Registration Fee		100.00		Town/City/District			
				PIN		4 0 0 1 0 4	
				Remarks (If Any)			
				SecondPartyName=PADMA V RAMALANI-			
				Amount In		Six Hundred Rupees Only	
Total		600.00		Words			
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA							
Cheque-DD Details				Bank CIN		Ref. No.	
				10000502022060903399		2755044516019	
Cheque/DD No.				Bank Date		RBI Date	
				09/06/2022-17:16:46		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
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 registration of document in any other office.
 खदर चलन केवल मुख्य निबंधन कार्यालय में ही दर्ज किया जा सकता है। जो भी न कर्मचारी के पास है उसे दर्ज नहीं किया जा सकता।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-9499	0001677480202223	13/06/2022-10:50:47	IGR193	100.00

महई - १९		
१६००७	८८	२००
२०२५		



13/08/2022

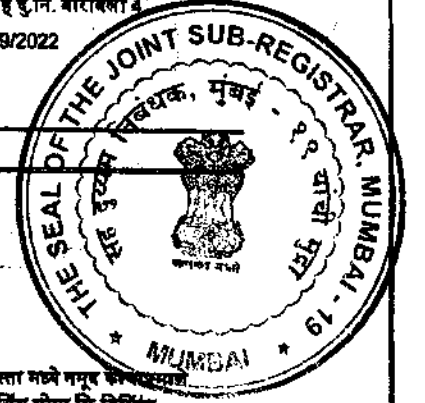
सूची क्र.2

दुपयम निबंधक : सह दु.नि. बोरीवली ४

दस्ता क्रमांक : 9499/2022

मोर्दणी :

Regn:63m



माषाचे नाव : पी.एस.पहाडीगोरेगांव

- (1) विलेखाचा प्रकार पर्यायी बाणेचा करार
- (2) मोबदला 0
- (3) भाषारभाषा/लायेपटबाषा भाषाविलेखाकार आकारणी वेतो की पट्टेदार ते समुद करावे) 1
- (4) सु-मापन,पोटहिस्ता व परक्रमान (असल्यास)

1) पाकिसेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती:दस्ता मध्ये समुद करावे.मुम्बई नुसता मिळकतीचे वर्णन-सवनिर्मा क.452 गोरेगांव नवनिर्माता को-ऑप हीडसिंग सोता सि.विलिंथ नं.15,सिद्धार्थ नगर,एच व्ही.रोड,गोरेगांव(पश्चिम)मुम्बई -400104,मुम्बई मिळकतीचे एचएन क्रम 20.23 चौ.मीटर,मधील मिळकतीचे वर्णन-सवनिर्मा क.804,8 वा मधला,नवरेण मयकार,गोरेगांव नवनिर्माता को-ऑप हीडसिंग सोता सि.विलिंथ नं.15,सिद्धार्थ नगर,एच व्ही.रोड,गोरेगांव(पश्चिम)मुम्बई -400104,मिळकतीकरनामा दिनांक 15/02/2022 दस्ता क्रमांक -बसल -4/2627/2022 नोंदणी दिनांक -18/02/2022 प्रभावे प्रत्येक सप्तवाराना 705 चौ.फूट देरा कार्पेट एरिया व सोबत एक कार पार्किंग जागा देण्याबाबत पर्यायी बाणेचा करारनामा (C.T.S. Number : 355 (Part) 1 to 9 :)

- (6) क्षेत्रफळ 1) 72.07 चौ.मीटर
- (8)आकारणी किंवा सुधी देण्यास असेल तेव्हा.
- (7) दस्ताऐवज करून घेना-वा/किहून ठेवना-वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अवेस असल्यास,प्रतिबाषिचे नाव व पत्ता.

1): नाव:-पद्मा विजय रावमनाजी बय:-01; पत्ता:-म्लॉट नं: 452, माळा नं: - इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीडसिंग सोता सि. विलिंथ नं. 15, सिद्धार्थ नगर, एच व्ही. रोड, गोरेगांव पश्चिम, मुम्बई, महाराष्ट्र, पिन कोड:-400104 पॅन नं:-AAJXPR7910H

2): नाव:-गोरेगांव नवनिर्माता को-ऑप हीडसिंग सोता सि. विलिंथ नं. 15, सिद्धार्थ नगर, एच व्ही. रोड, गोरेगांव पश्चिम, मुम्बई, महाराष्ट्र, पिन कोड:-400104 पॅन नं:-AAAG8908Q

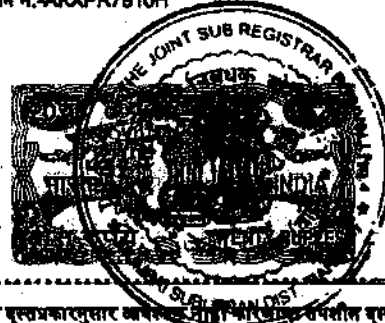
3): नाव:-गोरेगांव नवनिर्माता को-ऑप हीडसिंग सोता सि. विलिंथ नं. 15, सिद्धार्थ नगर, एच व्ही. रोड, गोरेगांव पश्चिम, मुम्बई, महाराष्ट्र, पिन कोड:-400104 पॅन नं:-AAAG8908Q

4): नाव:-गोरेगांव नवनिर्माता को-ऑप हीडसिंग सोता सि. विलिंथ नं. 15, सिद्धार्थ नगर, एच व्ही. रोड, गोरेगांव पश्चिम, मुम्बई, महाराष्ट्र, पिन कोड:-400104 पॅन नं:-AAAG8908Q

- (8)दस्ताऐवज करून घेना-वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अवेस असल्यास,प्रतिबाषिचे नाव व पत्ता

1): नाव:-पद्मा विजय रावमनाजी बय:-01; पत्ता:-म्लॉट नं: 452, माळा नं: - इमारतीचे नाव: गोरेगांव नवनिर्माता को-ऑप हीडसिंग सोता सि. विलिंथ नं. 15, सिद्धार्थ नगर, एच व्ही. रोड, गोरेगांव पश्चिम, मुम्बई, महाराष्ट्र, पिन कोड:-400104 पॅन नं:-AAJXPR7910H

- (9) दस्ताऐवज करून दिव्याचा दिनांक 09/08/2022
- (10)दस्ता नोंदणी देण्याचा दिनांक 13/08/2022
- (11)अनुक्रमांक,बंड व पृष्ठ 9499/2022
- (12)भाषारभाषाप्रभावे मुद्रांक शुल्क 500
- (13)भाषारभाषाप्रभावे नोंदणी शुल्क 100
- (14)नोरा



मुम्बईकरनासाठी विचारात घेतलेला उपशीत:-

मुम्बईकरनाची आवश्यकता नाही कारण दस्ताप्रकारानुसार आवश्यक नाही कारण दस्ताप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निषेधलेला अनुषंग:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलम व्यवहारासाठी नागरिकांचे सज्जीकरण
दस्ताऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-वेब द्वारे मुम्बई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्ताऐवज शाखेत करव्यासाठी कार्यालयत स्वतः जाणेची आवश्यकता नाही.

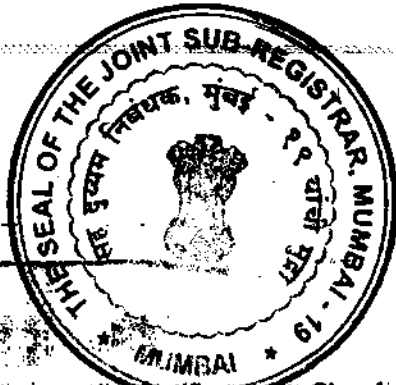
Integrated Governance enabling You to Do Business Easily

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 13/08/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह. दुपयम निबंधक, बोरीवली-४,
मुम्बई उपनगर जिल्हा.

महई - १९		
98706	ce	200
2024		



ANNEXURE-II

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

Date: 03/10/2024
Name: SHIVPRAKASH RAMASHRAY TIWARI
PRATIMA SHIVPRAKASH TIWARI

Address: A-403, Sangam Janarwa SRA CHSL, New Link Road, Near Police Beat,
Jogeshwari West, Mumbai - 400 102

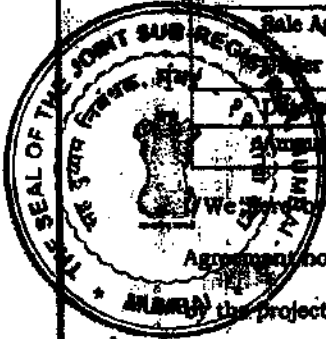
E-mail: _____

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We, the undersigned, PRATIMA SHIVPRAKASH TIWARI AND PRATIMA SHIVPRAKASH TIWARI hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/GM/NHADA-53/1116/2022
CS No. / CTS No. / P.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD NAVKAR REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No. / Shop No.	Flat No 805
Floor No.	8 TH FLOOR
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration No.	
Date of Registration	04/10/2024
Amount of Stamp duty paid	Rs. 6,54,000/-

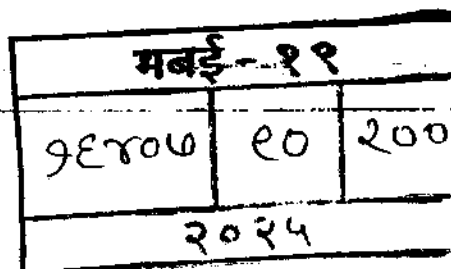
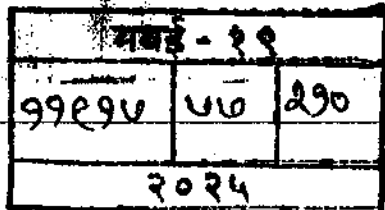


We hereby certify that, the stamp duty payable for the registration of this Agreement No. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)

SHIVPRAKASH RAMASHRAY TIWARI

PRATIMA SHIVPRAKASH TIWARI



ANNEXURE-II

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

Date: 20/01/2023

Name: **MRS. ANJU LAXMINIWAS BALDUWA**
Address: **Room No.454 Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.**

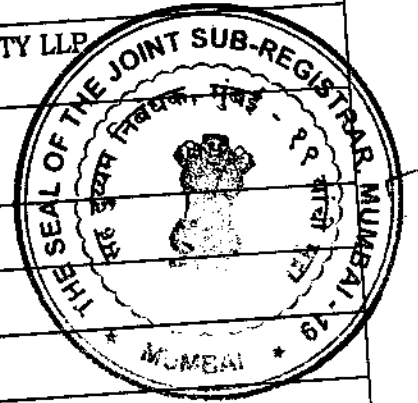
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MRS. ANJU LAXMINIWAS BALDUWA** hereby states that we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	701
Floor No.	7 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	20/01/2023
Amount of Stamp duty paid	Rs. 500/-

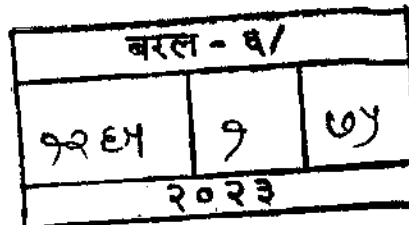


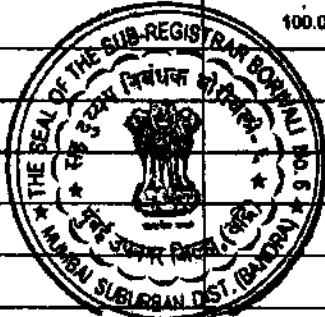
We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.
Yours Faithfully (Flat Purchaser/)

Anju Balduwa
MRS. ANJU LAXMINIWAS BALDUWA

मबई - ११		
१६४०७	६३	२००
२०२५		



SRN	MH014053173202223P	BARCODE	[Barcode]		Date	20/01/2023-13:21:09		Form ID	252	
Department - Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name BRL4_JT SUB REGISTRAR BORIVALI NO 4					Full Name		OXFORD NAVRANG REALTY LLP			
Location MUMBAI					Flat/Block No.		FLAT NO 701 NAVRANG NAVKAR GOREGAON			
Year 2022-2023 One Time					Premises/Building		NAVNIRMATA CHS			
Account Head Details				Amount In Rs.						
030045501 Stamp Duty				500.00		Road/Street		SV ROAD		
030063301 Registration Fee				100.00		Area/Locality		GOREGAON WEST		
				Town/City/District						
				PIN		400104				
				Remarks (If Any) SecondPartyName=ANJU BALDUWA~						
				Amount In		Six Hundred Rupees Only				
Total				800.00		Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		10000602023012003081 5802798694329	
Cheque/DD No.					Bank Date		RBI Date		20/01/2023-13:21:19 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 8928780717
 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 कार्यालयत मोदणी कचवयाच्या दस्त्रासाठी लागू आहे. मोदणी न कचवयाच्या दस्त्रासाठी सदर चलन लागू नाही.

Anisa Balduwa

मलई - ११		
१६००५	८४	२००
२०२५		



20/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोटीवली 8

दस्ता क्रमांक : 1285/2023

नोडली:

Regn:83m

गावाचे नाव : पी.एस.पहाडीगोरेगाव

(1) विलेखाचा प्रकार पर्यायी विलेखा प्रकार

(2) मोबदला 0

(3) बाजारभावाभावेपट्ट्याच्या बाबत पट्ट्याकार अकारणी वेतों की पट्टेदार ते नसू न करावे 0.0

(4) मू-मापन, पोटहिस्ता व भरकमांक (असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. हत्तर वर्णन : हत्तर माहिती: दस्ता मध्ये नमुने नसल्यामुळे मिककडीचे वर्णन-सद्विका क्र.454 गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि, विविध नं. 15, सिडार्थ नगर, एल.एल.सी. रोड, गोरेगाव(पश्चिम) मुंबई -400104, पुण्या मिककडीचे एकूण क्षेत्र 20.23 चौ.मीटर, नवीन मिककडीचे वर्णन-सद्विका क्र.701,7 वा, मळमा, नवरंग नवकार, गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि, विविध नं. 15, सिडार्थ नगर, एल.एल.सी. रोड, गोरेगाव(पश्चिम) मुंबई -400104, विकसन कराराना दिनांक 15/02/2022 दस्ता क्रमांक -वरण -4/2627/2022 नोंदणी दिनांक -15/02/2022 यामागे प्रत्येक सप्तसप्तमा 705 चौ.फूट रेटा कायदे एरिया व सोबत एक कार पार्किंग जागा देण्या बाबत पर्यायी विलेखा कराराना ((C.T.S. Number : 355 (Part) 1 to 9 :))

(5) क्षेत्रफळ 1) 72.07 चौ.मीटर

(6) अकारणी किंवा चुकी देण्यात असेल तेव्हा.

(7) दस्ताऐवज करून देणा-या पत्रकाराचे व पत्रकाराचे नाव किंवा विवाही स्वाध्यायवाचा हुकुमनामा किंवा अवेत अतल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- अविनाशचंद्र मंगल रिपटी एल.एल.सी. ने मागीर परबत राखी पेटे बव:-48; पत्ता:- प्लॉट नं. 7, भांडारी, इमारतीचे नाव: विविध नं. 15, प्लॉट नं. काविली पश्चिम, रोड नं. कारकोय, महाराष्ट्र, मुंबई. पिन कोड:-400087 पॅन नं:-AAAAG6908Q
2): नाव:- गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि, प्लॉट नं. 15, प्लॉट नं. गोरेगाव पश्चिम, रोड नं. सिडार्थ नगर, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AAAAG6908Q
3): नाव:- गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि, प्लॉट नं. 15, प्लॉट नं. गोरेगाव पश्चिम, रोड नं. सिडार्थ नगर, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AAAAG6908Q
4): नाव:- गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि, प्लॉट नं. 15, प्लॉट नं. गोरेगाव पश्चिम, रोड नं. सिडार्थ नगर, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AAAAG6908Q

(8) दस्ताऐवज करून देणा-या पत्रकाराचे व किंवा विवाही स्वाध्यायवाचा हुकुमनामा किंवा अवेत अतल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- संजु सखीनिवास बलदुवा बव:-53; पत्ता:- प्लॉट नं. 454, भांडारी, इमारतीचे नाव: गोरेगाव नवनिर्माणा को-ऑप हीऊसिंग सोसा लि, प्लॉट नं. गोरेगाव पश्चिम मुंबई, रोड नं. सिडार्थ नगर, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AEUPB6929H

(9) दस्ताऐवज करून देण्याचा दिनांक 20/01/2023

(10) दस्ता नोंदणी केल्याचा दिनांक 20/01/2023

(11) अनुक्रमांक, खंड व पृष्ठ 1285/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14) मोरा

मुद्रांकनासाठी विचारात घेतलेला संपत्ती:-

मुद्रांकनाची आवश्यकता नाही कारण दस्ताऐवजानुसार आवश्यक नाही कारण दस्ताऐवजानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुसूचक:-

(i) within the limits of any Municipal Corporation or any Cantonment

मुद्रांक शुल्क		
98000	200	2024

खरी प्रत

सह. दुय्यम निबंधक, बोटीवली 8
मुंबई उपनगर जिल्हा,



ANNEXURE-II

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

Date: 21/02/2023

Name: MR. MAHENDRA LAKHAMSHI SHAH & MRS. MANISHA MAHENDRA SHAH

Address: Flat No. 501, 5th Floor, Silicon Valley, J. K. Mehta Road, Off. Green Street, Santacruz (West), Mumbai - 400 054.

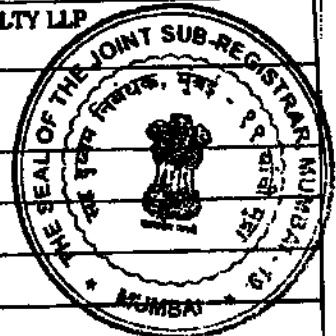
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MR. MAHENDRA LAKHAMSHI SHAH & MRS. MANISHA MAHENDRA SHAH hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No. / CTS No. / P.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	702
Floor No.	7 th
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	21/02/2023
Amount of Stamp duty paid	Rs. 761,400/-



We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

Manisha Mahendra Shah
MR. MAHENDRA LAKHAMSHI SHAH & MRS. MANISHA MAHENDRA SHAH

महद - ११		
१६४०७	६६	२००
२०२५		



दृष्टी नं.2

दुर्गम विभाग : २४५ दृष्टि नोटिसबी ४

आपका आईडी : 22150002

注意：

Page 10 of 10

21/02/2024

पदनामे नाम : पी.एच.डी.जी.एस.

[illegible]

(4) सुभाष, विद्विष्य इ भवेत्तु
(सुभाषावतः)

[illegible]

(10) **सैनिक**

१) 72.87 फीसदी

प्राधिकाशः **संज्ञा** **सूची** **संख्या** **वर्ष** **पृष्ठ**

(7) जलदेवता जलम देवता-शक्तिदेवता-शक्ति
पद्माकरादि-शक्ति-विद्या-विद्या-शक्ति-पद्माकरादि-
पद्माकरादि-शक्ति-विद्या-विद्या-शक्ति-पद्माकरादि-
पद्माकरादि-शक्ति-विद्या-विद्या-शक्ति-पद्माकरादि-
पद्माकरादि-शक्ति-विद्या-विद्या-शक्ति-पद्माकरादि-

[illegible]

(४) मन्त्रालय के अन्तर्गत केन्द्रिय स्तर पर कार्यरत अधिकारियों के विरुद्ध शिकायतों का निवारण करने के लिए एक विशेष विभाग की स्थापना की जायेगी।

[illegible]

॥ ॐ नमो भगवते वासुदेवाय ॥
 ॥ श्रीगणेशाय नमः ॥

(D) **अन्योन्यात्मिकादिव्यविशेषः**

110) फलक वीरकी कथा का निर्देश

(14) **सामान्यतः प्रयुक्त वस्तु**

(12) বাল্যবিবাহ নিষিদ্ধকরণ আইন, ১৯২৯

[13] वाचस्पत्युपाध्यायः शिवः

• **प्राथमिक**

संस्कृत-भाषा-विभाग, दिल्ली विश्वविद्यालय

सुप्रसिद्ध विद्वान् श्रीमन्महोदय
श्रीमन्महोदय

(7) within the limits of any Municipal Corporation or any Cantonment established to it.

सुखम नमोऽस्तुते भगवते श्रीगणेशाय नमः
 राजदेवता श्रीगणेशाय नमः श्रीगणेशाय नमः श्रीगणेशाय नमः
 श्रीगणेशाय नमः श्रीगणेशाय नमः श्रीगणेशाय नमः श्रीगणेशाय नमः
 श्रीगणेशाय नमः श्रीगणेशाय नमः श्रीगणेशाय नमः श्रीगणेशाय नमः

Integrated Government assisting You to Do Business Smarter
It is necessary to update Missouri records of Property. Property tax after updates.
Details of this transaction have been forwarded by Email (dated 21/02/2023) to the related Co.
No need to stand your valuable time and energy to submit this document.

खरी प्रस

प्रा. सुखम निराला, बोरीबरी-४,
मुंबई उद्योग विभाग.



मल्ल - ११		
१६४०७	६८	२००
३० १/२		

मबई - १९		
७९९७८	(२)	२३०
२०२५		

ANNEXURE-II

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

Date: 21/02/2023

Name: **MR. MAHENDRA LAKHAMSHI SHAH & MRS. MANISHA MAHENDRA SHAH**

Address: Flat No. 501, 5th Floor, Silicon Valley, J. K. Mehta Road, Off. Green Street, Santacruz (West), Mumbai - 400 054.

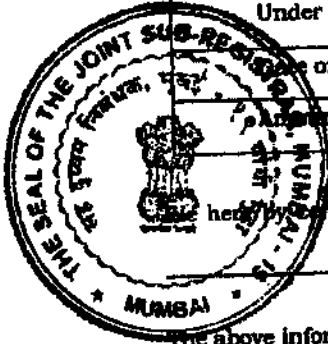
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MR. MAHENDRA LAKHAMSHI SHAH & MRS. MANISHA MAHENDRA SHAH** hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	703
Floor No.	7 th
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	21/02/2023
Amount of Stamp duty paid	Rs. 498,960/-



hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

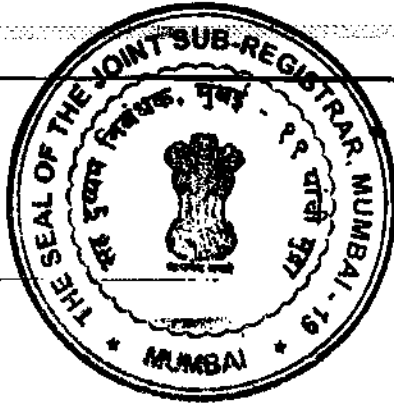
The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

Manisha Mahendra Shah

MR. MAHENDRA LAKHAMSHI SHAH & MRS. MANISHA MAHENDRA SHAH

मसई - १९		
१९९९७	९३	२१०
२०२५		

मसई - १९		
१९९९७	९९	२००
२०२५		



ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per



Date: 12/02/2024

Name: MRS. BHAVNA PRAKASHBHAI GHODA
PRAKASHKUMAR JAYANTILAL GHODA

Address: Rangmahel, Near Jain Pathahala Station Road, Mahesana Gujarat-384
001.

Email: _____

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MRS. BHAVNA PRAKASHBHAI GHODA & MR. PRAKASHKUMAR JAYANTILAL GHODA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/BE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	705
Floor No.	7 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	12/02/2024
Amount of Stamp duty paid	Rs. 654,000/-

महद - १९		
९९९७	८६	२९०
२०२५		

We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

Bhavna. P. Ghoda

यु. क. १२१ के. वी. जे

MRS. BHAVNA PRAKASHBHAI GHODA & MR. PRAKASHKUMAR JAYANTILAL GHODA

महद - १९		
९९९०७	९०२	२००
२०२५		

QIN	14701542104123204P	BARCODE	14701542104123204P	Date	11/23/2024-12/31/25	Page ID	212
Department	Inspector General Of Registration			Paper Details			
Stamp Duty				TAXED / TAX IF Any			
Type of Payment: Registration Fee				Paid No. Of Application	APPROVED		
Billing Name: BFLA_77 GUN KESHTHAR INTERNATIONAL INC 6				Full Name	OXFORD WINNING REALTY LLP		
Location: NERIMAN							
Year: 2023-Oct4 One Time				Flatment No.	FLAT NO 705 NIRMANS HARSH SUREDRACH		
				Previous Building	NIRMANSKATA CHSL		

[illegible]

Important Note: This document is valid for document in its registered in this Register office only. Not valid for unregistered document.
 महत्त्वपूर्ण सूचना: यह दस्तावेज़ केवल इस पंजीयन कार्यालय में पंजीकृत दस्तावेज़ के लिए ही वैध है। अनपंजीकृत दस्तावेज़ के लिए यह वैध नहीं है।



Index Page 11-22-2004 12:22:21

वर्ग - ४		
२२८०	२	७२
२०२४		

मार्च - २९		
११९१७	१७	२१०
२०२५		

मबई - १९		
१६४००	१०३	२००
२०२५		

ANNEXURE-II

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

Date: 21/06/2023

Name: **MR. ATUL PATEL & MR. ASHOK KUMAR PATEL**

Address: 604, Navrang Heights, Plot No. 20, RSC -25, Sector No. 8, Charkop,
Kandivali (West), Mumbai - 400067.

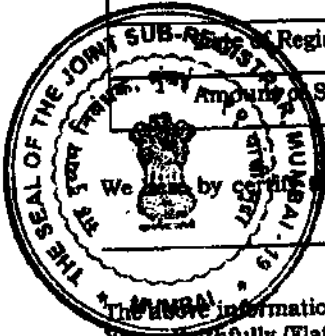
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MR. ATUL PATEL & MR. ASHOK KUMAR PATEL** hereby states that, we have purchased the Flat as per the details mentioned herein under:

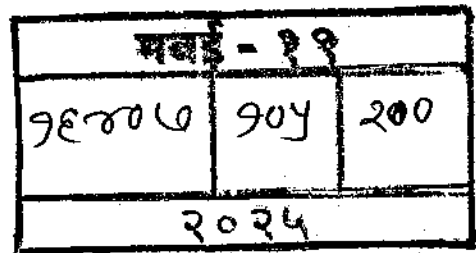
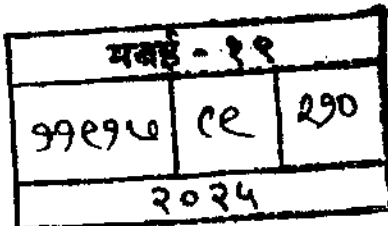
Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	802
Floor No.	8 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	23/06/2023
Amount of Stamp duty paid	Ra. 702,000/-



We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

MR. ATUL PATEL & MR. ASHOK KUMAR PATEL



Indexing—

23/09/2023

सूची क्र.2

कुलकाव निदेशक:- यह कु. नि. बोरीवली 4

पत्रांक : ६१०४/२०२३

शेखर :

Regression

नाम : पी.एच.एडाडीबोरगांव

(1) मिलेकापाः कुसार	कायकाया
(2) मीकाया	11720000
(3) मायाकायाः मीकायाः मयाकायाकाया कायाकाया मीकाया मीकाया मीकायाकाया	11615004.53
(4) मीकाया, मीकायाकाया कायाकायाकायाकाया	1) कायाकायाकाया कायाकायाकायाकाया

1) यदि किसी भाषण (Speech) में भाषणक, इतर व्यक्ति, उपस्थितिक को 832, मिलियन में 18, भाषा में 3 वा अक्षरा, इत्यादीये भाषा, अक्षर अक्षर, मोरख्य अक्षरोंको को-कोड होता है। अर्थात् को-डिजिट में भाषण, मोरख्य अक्षरोंको को-400004, टैग : एक को टैग, इतर व्यक्ति, मिलियन को टैग 705 को, कुलियर जरफेड कोड भाषणको 72.07 को, मोरख्य अक्षरोंको को-355(भाषा), भाषा-भाषा को भाषणको को-355(भाषा) को, एक को भाषण भाषा, {{ C.T.R. Number : 355(part) }}

(5) **शेजसाल**
(5) **अभ्युपगच्छी किंवा सुप्री देवदत्त बरौल देवदा.**

11 72.07 बी.बी.एड

(७) अन्तर्देशीय व्यापार सेवा-आविष्कार केन्द्रों-को
विकासवादीय भाव दिया गया है। व्यापारवादी
व्यवस्थाओं को विकासवादीय भाव दिया गया है।
व्यापारवादीय भाव दिया गया है।

1) नाम: श्रीरमेश कर्करे निवासी बालासागर रोड भागीरथ नगर हावेली रोड वरुण नगर
पोस्ट: कोल्हापूर-५८३००१, तालुका: भागीरथ रोड पोस्ट: ५८३००१, जिल्हा: कोल्हापूर, महाराष्ट्र
कोल्हापूर जिल्हा, भागीरथ रोड पोस्ट: ५८३००१, तालुका: भागीरथ रोड पोस्ट: ५८३००१, जिल्हा: कोल्हापूर, महाराष्ट्र
कोल्हापूर जिल्हा, भागीरथ रोड पोस्ट: ५८३००१, तालुका: भागीरथ रोड पोस्ट: ५८३००१, जिल्हा: कोल्हापूर, महाराष्ट्र

(४) इससे एक सदन पैदा हो जायगा जो कि
दोनों ही सरकारों का समुदाय होगा जिसे सबके
अर्थों में अधिकार है यह व फल

21) मध्य प्रदेश - पोस्ट बरगुडी; कक्षा-बालिका से कक्षातक 18.004, मासिक - १, इकाईसे मास: मकरद कुम्हार, बालिका से कक्षा ४ तक बरगुडी बालिका से कक्षातक १८.००४, पोस्ट से बालिका से २० अक्टूबर-20, मध्यप्र, 18.004/204

22) मध्य प्रदेश - पोस्ट बरगुडी; कक्षा-बालिका से कक्षातक 18.004, मासिक - १, इकाईसे मास: मकरद कुम्हार, बालिका से कक्षा ४ तक बरगुडी बालिका से कक्षातक १८.००४, पोस्ट से बालिका से २० अक्टूबर-20, मध्यप्र, 18.004/204

(७) कलकत्ता नगर विधानसभा निर्वाचक

21/08/2023

(10) अन्तर्गत बौद्धिक सम्पत्ति विधायक

23/06/2023

(११) अनुकूलता, शक्ति व धृति

6/19/2024

(12) वाच्यारथावर्णनायै सुप्रसिद्धं पुस्तकं

702300

(13) भाषाद्वयभाषाभाषे सौधनी शुभम्

3003

प्रमाण

 NATIONAL BUREAU OF STANDARDS

(1) within the limits of any Municipal Corporation or any Cantonment area extended to it.



खरी प्रत

५५. इन्दिरा विमान, अमृतसर-४.
मुम्बई उड्डान विमान.



मल्ल - ११		
११११५	११	२१०
२०२५		

मार्च - १९		
१६०००	१००	२००
२०२५		



ANNEXURE-II

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

Date: 23/04/2025

Name: MR. DHIRAJ MURJI PATEL

Address: 904, Versova Samarth Dar-Shan-CHS, 1/B, SVP Nagar, Near Lokhandwala Complex, Andheri (West), Mumbai-400053.

Email: _____

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MR. DHIRAJ MURJI PATEL hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	901
Floor No.	9TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	23/04/2025
Amount of Stamp duty paid	Rs. 768,000/-



We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

धीरज मेन पटेल
MR. DHIRAJ MURJI PATEL

मबई - १९		
७९९७५	९२	२९०
२०२५		

मबई - १९		
७९८०७	९०८	२००
२०२५		

दुग्धजन निर्योग्यः स ह्यदुःखिः पुंनहे ॥७॥

समय : 5515/2025

शोधकर्ता :

Registration

बतावे नाम : पी.एस.पहाडीगोरेगाव

(1) विभागाध्यक्ष	क्रमांक
(2) निदेश	12500000
(3) वातावरण, माईपटवः, वा वाणिज्यपटवः, वा वाणिज्य केन्द्र, वा	12700031.41

[illegible]

(5) **ભેગપટ્ટ** 1) 72.07 ચો.મીટર

(8) आकरजी किंवा धुप्री डेप्यात असेल तेव्हा.

(7) एडिटरको नाम देना-आसितल देवता-मा पत्रकारिता माथ किता किताको आत्मकथाको कुराको किता किता मन्त्रालय, एडिटरको नाम देना।

[illegible]

(8) सम्प्रदेशक कक्ष विन्यास दिनांक 23/04/2025

(10) जल नदी के तटों पर निर्माण 23/04/2025

(11) **संयुक्तमाह, सेंट व प्रह** **5815/2025**

(12) पुष्पावली पुस्तक ७८०००

(13) **मोमारा भाषा प्रमाणे मोंदरी ग्रंथ** ४००००

॥१४॥

पुस्तकालयकी विभागाय वेदवेदा ऋषीकः

१०. (b) within the limits of any Municipal Corporation or any Cantonment are annexed to it.



रखनी प्रस

सह दुय्यम निर्देशना मुंबई का.-१९



मसुदा - १९

99290	ENG	290
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2024

पत्रिका - ११

9800	990	200
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२०२५

ANNEXURE-II

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

Date: 14/05/2024

Name: ELLEYS INDUSTRIES (INDIA) PVT LTD
Address: UNIT NO.9, SATI INDUSTRIAL ESTATE, I.B. PATEL ROAD, GOREGAON (EAST),
MUMBAI-400063.

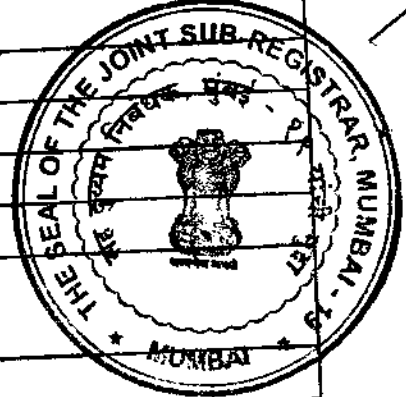
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned ELLEYS INDUSTRIES (INDIA) PVT LTD hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No. / CTS No. / F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	903
Floor No.	9 th floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Amount of Registration	15/05/2024
Amount of Stamp duty paid	Rs. 471,240/-



We hereby declare that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

ELLEYS INDUSTRIES (INDIA) PVT LTD

मबई - १९		
९९९९७	९५	२९०
२०२५		

मबई - १९		
९९९९७	९९९	२००
२०२५		



CHALLAN
MTR Form Number-6

SRN	1010018522623422P	BARCODE	1010018522623422P	Date	15/06/2024
Department	Inspector General of Registration	Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment	Registration Fee	PRN No. (If Applicable)	ANF00000A		
Office Name	SPL, JT SUB REGISTRAR, BORIVALI NO 4	Full Name	OXFORD HAWKING REALTY LLP		
Location	MUMBAI	Flat/Block No.	FLAT NO 005 HAWKING HAWKAR GOREGACHIN		
Year	2024-2025 One Time	Flat/Block Building	HAWKING HAWKAR CHBL		

Account Head Details		Amount in Rs.			
003004601	Stamp Duty	471840.00	Road/Street	B V ROAD	
003008301	Registration Fee	30000.00	Area/Locality	GOREGACHIN WEST	
			Town/City/District		
			PRN	4 0 0 1 0 4	
			Remarks (If Any)	PAN2-ANBCE0000K-SecordPartysign-ELLYS INDUSTRIES INDIA PVT LTD-	
			Amount in Words	Five Lakh One Thousand Two Hundred Fifty Rupees On	
Total		5,01,840.00	Wards	17	
Payment Details		STATE BANK OF INDIA		FOR USE IN RECORDED BANK	
Cheque/DD Details		Bank CIN	Rel. No.	10000000000000000000	7187401598215
Cheque/DD No.		Bank Date	Rel Date	15/06/2024-17/06/2024	Not Verified with RFR
Name of Bank		Bank Branch	STATE BANK OF INDIA		
Name of Branch		Serial No., Date	Not Verified with Enrol		

Document ID: 1010018522623422P
NOTE: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for stamp duty payment. For stamp duty payment, please visit the stamp duty office. For more details, visit the website: www.mumbai.gov.in

Challan Defaced Details

Dr. No.	Remarks	Defacement No.	Defacement Date	UsrId	Defacement Amount
1010018522623422P		0001130444308425	15/06/2024-17/06/2024	101100	30000.00

9E7006		
992	200	
2024		

9E7006		
992	290	
2024		



पृथी क्र.2

दस्तावेज क्र.: 793/2024

दस्तावेज क्र.: 793/2024

पृथी:

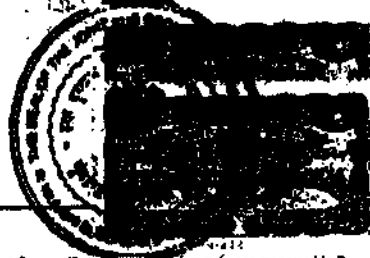
Regn:33a

समावेत क्र.: 10.00.0000000000

(1) विवेकानंद कला	793/2024
(2) विवेकानंद	793/2024
(3) विवेकानंद कला केंद्राच्या	7279040.37
विवेकानंद कला केंद्राच्या	
विवेकानंद कला केंद्राच्या	
(4) विवेकानंद कला केंद्राच्या	1) विवेकानंद कला केंद्राच्या
(विवेकानंद)	विवेकानंद कला केंद्राच्या
(5) विवेकानंद	1) 47.25 मी.मीटर
(6) विवेकानंद कला केंद्राच्या	
(7) विवेकानंद कला केंद्राच्या	
(8) विवेकानंद कला केंद्राच्या	
(9) विवेकानंद कला केंद्राच्या	
(10) विवेकानंद कला केंद्राच्या	
(11) विवेकानंद कला केंद्राच्या	
(12) विवेकानंद कला केंद्राच्या	
(13) विवेकानंद कला केंद्राच्या	
(14) विवेकानंद	

दस्तावेजाच्या विवेकानंद केंद्राच्या

दस्तावेज क्र.: 793/2024



खरी प्रत
 डॉ. विवेकानंद कला केंद्राच्या
 मुंबई उपनगर विभाग



मसुदा - १९		
99890	२७	290
२०२५		

मसुदा - १९		
99890	993	200
२०२५		

ANNEXURE-II

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

Date: 24/07/2024
 Name: MR. PRAJESH D PARAPARAMBIL
 Address: F/302, Shanti Life Space, Viva Township, Opp D Mart, Vashi, Thane- 401 209
 E-mail: _____
 Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MR. PRAJESH D PARAPARAMBIL, hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/GM/NHADA-63/1116/2022
CS No. / CTS No. / F.F. No	CTS. No. 356
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD NAVKAR REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No. / Shop No.	Flat No 305
Floor No.	9TH FLOOR
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	24 /07/2024
Amount of Stamp duty paid	Rs. 712,140/-

I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
 Yours Faithfully (Flat Purchaser/s)

MR. PRAJESH D PARAPARAMBIL

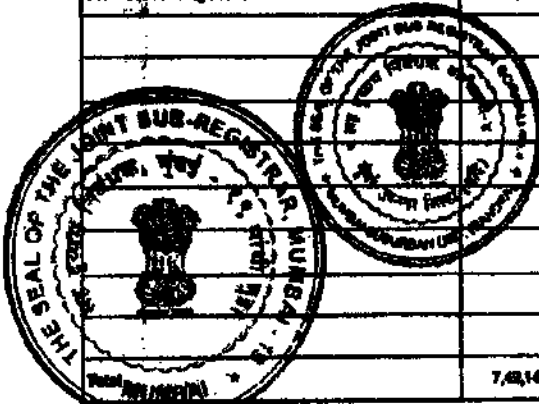
मस - ११		
१६४०७	११४	२००

मस - ११		
११६०७	६८	२१०
२०२५		



CHALLAN
MTR Form Number-8

GPRN 10700044880004257		BARCODE 1 000000000000000000000000		Date 23/07/2024-17:23:05		Form ID 26.2	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable) AANF0730DA			
GPRN Name BPLA AT SUB REGISTRAR BOMBAY MD 4				Full Name OXFORD HAWKING REALTY LLP			
Location MUMBAI				Flat/Block No. FLAT NO 805 HAWKING HAWKING GOREGAON			
Year 2024-2025 One Time				Previous Building NAV NIKANTA CHIL			
Amount Head Details		Amount in Rs.		Road/Street		SV ROAD	
8800048801 Stamp Duty		712148.00		Area/Locality		GOREGAON WEST	
8800000001 Registration Fee		39000.00		Town/City/District			
				PIN		4 0 0 1 0 4	
				Remarks (If Any)			
				FAND-800PP3000-Second Party Name-PYARESH			
				PAN/PANAME-			
				Amount in Words Seven Lakh Forty Two Thousand One Hundred Forty Rs.			
		7,42,148.00		Words four Only			
Total		7,42,148.00		FOR USE IN DEBITABLE BANK			
Payment Order		STATE BANK OF INDIA		Bank CNR Ref. No. 100000000000000000000000			
Cheque/DD Details		Bank CNR Ref. No. 100000000000000000000000		Bank Date		23/07/2024-17:23:15	
Cheque/DD No.		Bank Date		PIN Date		23/07/2024-17:23:15	
Name of Bank		Bank Branch		State Bank of India		Not Verified with RBI	
Name of Branch		Branch No. , Date		Not Verified with RBI			



NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
ध्यान दें: यह चालन केवल दस्तावेज के पंजीकरण के लिए उपयुक्त है। अनपंजीकृत दस्तावेज के लिए यह चालन ग्राह्य नहीं है।

2024

बराह - ४		
99390	3	04
2024		

मकई - १९		
99390	१९	200
2024		

मकई - १९		
99390	994	200
2024		

ANNEXURE-II

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

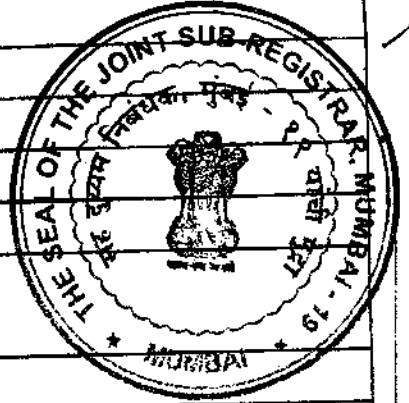
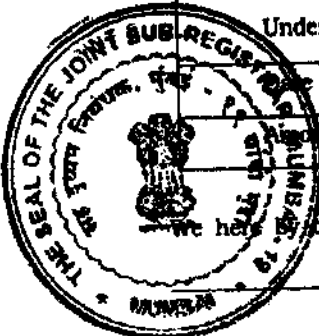
Date: 14/05/2024

Name: ELLEYS INDUSTRIES (INDIA) PVT LTD
Address: UNIT NO.9, SATI INDUSTRIAL ESTATE, I.B. PATEL ROAD, GOREGAON (EAST), MUMBAI-400063.
Email :
Mobile.:

TO WHOM SO EVER IT MAY CONCERN

We the undersigned ELLEYS INDUSTRIES (INDIA) PVT LTD hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1003
Floor No.	10 TH floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	15/05/2024
Amount of Stamp duty paid	Rs. 471,240/-



We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

ELLEYS INDUSTRIES (INDIA) PVT LTD

महसुल - १९		
९९९९९	९०९	२९०
२०२४		

महसुल - १९		
९९९०९	९९९	२००
२०२४		



CHALLAN
MTR Form Number-6

GRN	MP00198246202488P	BARCODE	[Barcode]		Date	13/05/2024-17:42:14	Form ID	28 2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Type of Payment				Registration Fee				
Office Name				MRLA, JT SUB REGISTRAR BORIVALI NO 4				
Location				MUMBAI				
Year				2024-2025 One Time				
TAX ID / TAN (If Any)				PAN No. (If Applicable)				
PAN No. (If Applicable)				AAHF07800A				
Flat Name				OXFORD NAVRANG REALTY LLP				
Flat/Block No.				FLAT NO 1003 NAVRANG NAVIKAR GOREGAON				
Premises/Building				NAVINMATA CHSL				

Account Head Details		Amount In Rs.	Remarks (If Any)	
000004501	Stamp Duty	471240.00	House/Street	SV ROAD
0000053501	Registration Fee	30800.00	Area/Locality	GOREGAON WEST
			Town/City/District	
			Pin	
			Remarks (If Any)	
			PART-AABCE0000K-Second Party Holder	
			PVT LTD-	
			Amount In	Five Lakh One Thousand
			Words	ly
Total		5,01,240.00		

Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CN	Flat No.	10000000000000000000	
Cheque/DD No.		Bank Date	RSI Date	13/05/2024-17:42:29	
Name of Bank		Bank Branch		STATE BANK OF INDIA	
Name of Branch		Branch No., Date		Not Verified with Scroll	

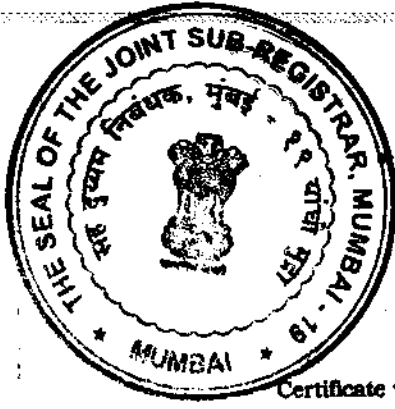
Stamp Duty ID: 13/05/2024-17:42:14
NOTES: This challan is valid for document to be registered in Sub Registrar office only. Not valid for other purposes.
नॉट्स: यह चालन केवल दस्तावेज के पंजीकरण के लिए उपयुक्त है। अन्य उद्देश्यों के लिए यह वैध नहीं है।

Challan Defaced Details

Sl. No.	Remarks	Defacement No.	Defacement Date	Useful	Defacement Amount
1	REG-387-7832	0081130505802425	15/05/2024-10:54:47	43R199	50000.00

महसू - १९		
99890	302	290
2024		

महसू - १९		
99890	99L	200
2024		



ANNEXURE-II

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

Date: 08/10/2024

Name: MR. PRAKASH CHUNILAL SHAH & MR. JIGNESH CHUNILAL SHAH
Address: Prabhat Colony, Gandhi Chowk, Albert Mansion, Room No. 9, 2nd Floor,
Road No. 7, Santacruz (East), Mumbai - 400 055.

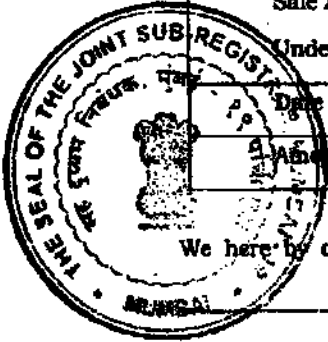
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MR. PRAKASH CHUNILAL SHAH & MR. JIGNESH CHUNILAL SHAH hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ OM/MHADA-53/1116/2022
CS No./ CTS No. /P.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1005
Floor No.	10 th floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	08/10/2024
Amount of Stamp duty paid	Rs. 977,100/-



We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

P.C. Shah

J. C. Shah

MR. PRAKASH CHUNILAL SHAH & MR. JIGNESH CHUNILAL SHAH

महानगरपालिका - १९		
९९९९७	९०५	२९०
२०२५		

महानगरपालिका - १९		
९९९०७	९२०	२००
२०२५		



CHALLAN
NTR Form Number-4

[illegible]

Department ID:

NOTE: This column is valid for documents to be registered in Sub Registrar Office only. Not valid for documents to be registered in the Registrar Office.

बाल - ४		
१४७७३	२	७५
२०२४		

Mobile No. 9810000000

मैक्सिड कम १२

१२.५६	९९६९७	९०४	२९०
१०३	२०२५		

मार्च - १९		
१६४०७	१२१	२००
२०२५		

ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per Form



Date: 07/02/2024
 Name: MRS. DIPAL ASHWIN GOGRI
 MR. ASHWIN DAMJI GOGRI
 MISS. CHETNA DAMJIBHAI GOGRI
 71/573, Near Police Chowki, Medial Nagar No. 1, Goregaon West, Mumbai - 400104

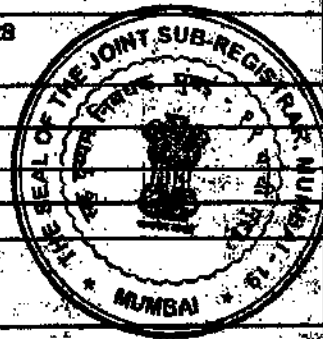
E-mail: _____

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MRS. DIPAL ASHWIN GOGRI, MR. ASHWIN DAMJI GOGRI AND MISS. CHETNA DAMJIBHAI GOGRI hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/GM/NHADA-53/1116/2022
CS No./ CR No. / F.P. No	CRS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD SEANET REALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.B./Architect	M/S. SPACE MODLERS
Flat No./ Shop No.	Flat No 1101
Floor No.	1 st Floor
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	12/02/2024
Amount of Stamp duty paid	Rs. 7,02,000/-



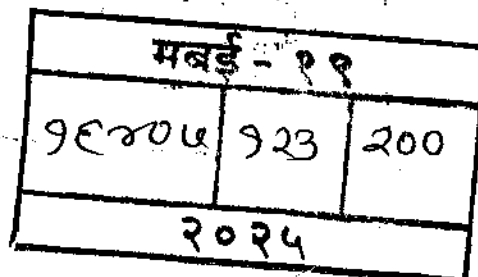
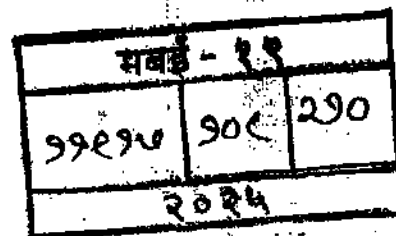
I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
 Yours Faithfully (Flat Purchaser/s)

MRS. DIPAL ASHWIN GOGRI

MR. ASHWIN DAMJI GOGRI

MISS. CHETNA DAMJIBHAI GOGRI





ANNEXURE-II

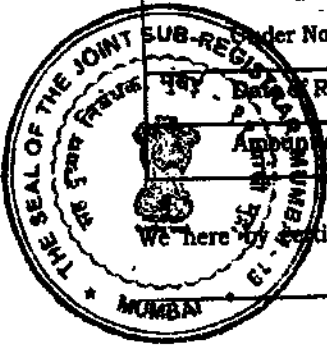
Certificate to be Given by Unit Purchaser/Customer as per B(II)

Name: ELLEYS INDUSTRIES (INDIA) PVT LTD
Address: Unit No. 9, Sati Industrial Estate, I B Patel Road, Goregaon East, Mumbai - 400063.
Email :
Mobile:.

TO WHOM SO EVER IT MAY CONCERN

We the undersigned ELLEYS INDUSTRIES (INDIA) PVT LTD hereby states that, we have purchased the Flat as per the details mentioned herein under:

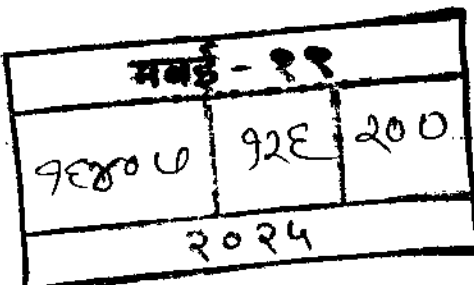
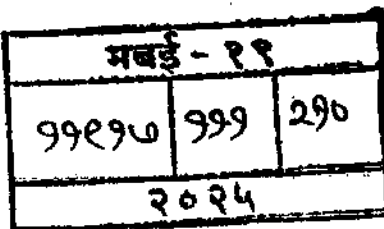
Description	Details
Building Proposal File No.	MH/EE/(B.P)/ QM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1103
Floor No.	11 TH floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Order No.	
Date of Registration	15/05/2024
Amount of Stamp duty paid	Rs. 471,240/-



We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

ELLEYS INDUSTRIES (INDIA) PVT LTD





CHALLAN
MTR Form Number-6

CPN	2410010022000405P	BARCODE	15060004-170020	Date	15060004-170020	Form ID	25.5
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No. (If Applicable) AAHPO000A			
Office Name, SFLA, JT SUB REGISTRAR BORIVALI NO 4				Full Name ORFORD NAVRANG REALTY LLP			
Location MUMBAI				Flat/Block No. FLAT NO 1103 NAVRANG NAVARI BORIVALI			
Year 2024-2025 One Time				Freedom/Building NAVRANGMATA CHSL			

Account Head Details		Amount in Rs.		Road/Street		SV ROAD	
000048001 Stamp Duty		471540.00		Area/Locality		BORIVALI WEST	
000008001 Registration Fee		30000.00		Town/City/District		MUMBAI	
				PIN		400002	
				Remarks (If Any)		PAN2-AASCH0000000-SecondPartyName-ELLEYS PVT LTD-	
Total		5,01,540.00		Amount in Words		Five Lakh One Thousand Two Hundred Forty Rupees On	

Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank C/N		Ref. No.	
Cheque/DD No.		Bank Date		PIS Date	
Name of Bank		Bank Branch		STATE BANK OF INDIA	
Name of Branch		C/Nr No. , Date		Not Verified with Bank	

Document ID: 15060004-170020
NOTE: This Challan is valid for document to be registered in both Registrar office only. Not valid for other Registrar office.
आवक करीब दुसरे दिवस भरण्यासाठी नोंदणी कार्यालयात द्याव्याची राखू आता, नोंदणी न करता येईल. नोंदणी करीब दुसरे दिवस भरण्यासाठी नोंदणी कार्यालयात द्याव्याची राखू आता, नोंदणी न करता येईल.

Challan Deceased Details

Sr. No.	Remarks	Deceased No.	Deceased Date	Usual	Deceased Amount
1	000-007-7053	0001130002000405	15060004-10-2002	120103	30000.00

मबई - १९		
१९९१०७	११२	२१०
२०२५		

मबई - १९		
१९९१०७	१२१०	२००
२०२५		



सत्र क्रमांक: 753/2024

नोट्स :

Registration

नामधे नाव : पी.एस.बाहाडीगोरेगांव

[illegible]

(5) **बेसपत्रक**

१) ४७:२३ जी.पी.ए.

(5) काननगणी शिवा कुरी के आकाश मनेल केन्दा.

(७) यन्त्रालयक कलन क्षेत्र-व्यक्तिगत लेखा-त
कमकावाके बाब किंदा विधानी व्यापारप्रथा
मुद्रणनामा किता; अनेक मजलाख प्रसिद्धाविषे
भाष व पठा.

[illegible]

(5) बालदेहजन्तुस्य येषाम्-या यक्षकालस्य च विज्ञा
दिवाही श्वादीनिवासं कुतुम्बकाय निमित्त आयेन
असम्भवात् प्रविशन्ति ते स्य च यथा

[illegible]

(४) सम्पूर्णतया राज्य विभाजन विधायक

14/05/2024

(10) सत्य सोदणी केन्द्रका निर्माण

15/03/2024

(११) अमुकभाषा, बंद है कुरु

76332024

(12) वाष्पारवावावधानी सुर्जन शुल्क

471240

(13) वाच्यार्थवाक्याने मौरजी वृत्तः

30034

(14)सेट



भुवनाङ्गनामादी विद्यालय सेवसेवा कंसकी-४

मुम्बई नगर आरक्षकाला निम्नलिखित अनुसार :- (b) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

[illegible]

Integrated Governments enabling You to Do Business Early

very to update relevant records of Property Property tax after registration of document.
can have been forwarded by Email (dated 15/05/2004) to the Municipal Corporation of Greater Mumbai.
need to spend your valuable time and energy to submit this documents in person.



खुरी प्रत

पञ्च. दुधमर्ग विनिर्वाह. श्रीमद्भारत-४.
पञ्चमः अध्यायः विनिर्वाहः.

मार्ग - ११		
११९१०	११३	२१०
२०२५		

मार्क - ११		
१६४०७	१२८	२००
२०२५		

ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per BUI



Date: 28/03/2023

Name: MR. JATIN VASANT SAWLA & MRS. CHARMY JATIN SAWLA
Address: A/302, Tirupati Apartments, Bhulabhai Desai Road, Opp. Mahalaxmi Temple, Mumbai - 400 026.

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MR. JATIN VASANT SAWLA & MRS. CHARMY JATIN SAWLA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1105
Floor No.	11 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	28/03/2023
Amount of Stamp duty paid	Rs. 690,000/-

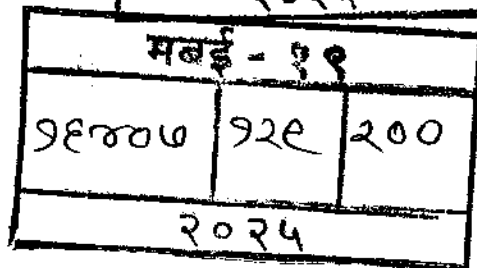
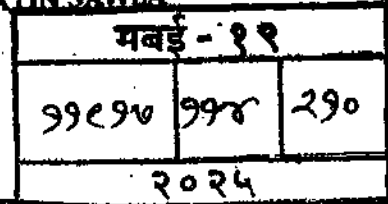


We here by certify that, the stamp duty payable for the registration of this Agreement no.

_____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat purchaser/)

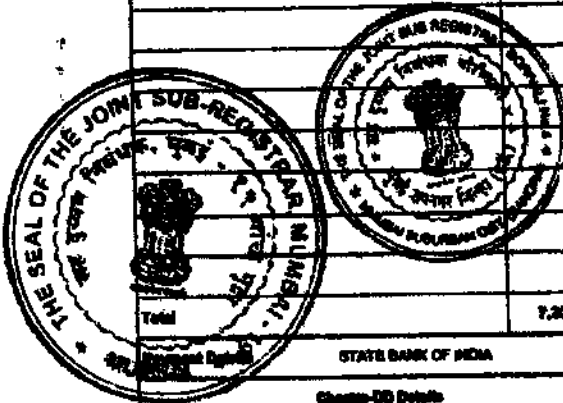
MR. JATIN VASANT SAWLA & MRS. CHARMY JATIN SAWLA





CHALLAN
NTR Form Number-6

SRN	1810170021430223P	SANCODE	310111000000000000000000	Date	27/03/2023-18:35:25	Form ID	363
Department		Inspector General Of Registration					
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment		Registration Fee					
Office Name		SPLA, JT SUB REGISTRAR (GENERAL) NO 4					
Location		MUMBAI					
Year		2022-2023 One Time					
Folio No.		FLAT NO1108 NAVRANG NAVKAR COOPERATIVE SOCIETY					
Previous Building		NAVRANGTA CHSL					
Amount Paid Details		Amount In Ru.					
0030040001 Stamp Duty		80000.00					
0030080001 Registration Fee		20000.00					
Road/Water		SV ROAD					
Area/Locality		COOPERATIVE SOCIETY					
Town/City/District		MUMBAI					
PIN		400001					
Remarks (If Any)		PAND-APP077002-SecondPartyName-JATIN VASANT SANKAR					
Amount In Words		Seven Lakh Twenty Thousand Rupees Only					
Total		7,20,000.00					
FOR USE IN RECEIVING BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CNR					
Cheque/DD No.		Ref. No.					
Name of Bank		Bank Date					
Name of Branch		RBI Date					
		Not Verified with RBI					
		STATE BANK OF INDIA					
		Not Verified with Bank					



NOTE: This challan is valid for document to be registered in Sub Registrar office only. It is not valid for document to be registered in any other office. It is not valid for document to be registered in any other office. It is not valid for document to be registered in any other office.

3005 3 20
2023

3005 3 20
2023

महई - १९
99890 994 290
2024

महई - १९
9E800 930 200
2024



ANNEXURE-II

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

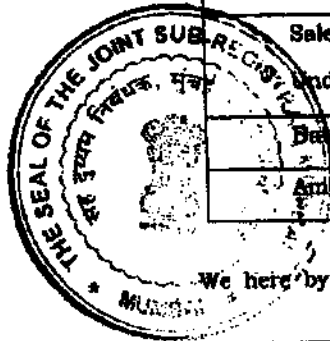
Date: 15/05/2024

Name: ELLEYS INDUSTRIES (INDIA) PVT LTD
Address: Unit No. 9, Sati Industrial Estate, I B Patel Road, Goregaon East, Mumbai - 400063.
Email :
Mobile.:

TO WHOM SO EVER IT MAY CONCERN

We the undersigned ELLEYS INDUSTRIES (INDIA) PVT LTD hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1203
Floor No.	12 TH floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	15/05/2024
Amount of Stamp duty paid	Ra. 471,240/-



We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

ELLEYS INDUSTRIES (INDIA) PVT LTD

महई - १९		
११९१५	११५	२१०
२०२५		

महई - १९		
११९००	१३२	२००
२०२५		



CHALLAN
MTR Form Number-6

QRN	AN001083444008400F	BARCODE	13082024-17-5429	Form ID	253
Department Inspector General Of Registration			Paper Details		
Stamp Duty			TAX ID / TAN (If Any)		
Type of Payment Registration Fee			PAN No.(If Applicable) ANPC0000A		
Office Name GRL/JT SUB REGISTRAR BOMBAY NO 4			Full Name OXFORD NAVRANG REAL		
Location MUMBAI			Flat/Shop/Room No. FLAT NO 1005		
Year 2024-2025 Cus Time			Premises/Building NAVRANGTAL		

Account Head Details	Amount in Rs.	Remarks (If Any)
0030043301 Stamp Duty	471940.00	Road/Street B V ROAD
0030083001 Registration Fee	50000.00	Area/Locality GOREGAON WEST
		Town/City/District
		Pin 4 0 0 1 8 4
		Remarks (If Any)
		PAN-ANPC0000A-Secondary Name-ELLYS INDUSTRIES INDIA
		PVT LTD-
		Amount in Five Lakh One Thousand Two Hundred Forty Rupees On
Total	5,01,940.00	Words 5
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK
Cheque/DD Details		Bank CN Ref. No. 100000000000130101 000000000000
Cheque/DD No.		Bank Date Ref Date 13082024-17-5429 Not Verified with TRN
Name of Bank		Bank Branch STATE BANK OF INDIA
Name of Branch		Branch No., Date Not Verified with Branch

Department ID: 0001083444008400F
NOTE: This challan is valid for document to be registered in Sub Registrar Office only. Not valid for other offices.
वैधता: यह चालन केवल उपर्युक्त कार्यालय में ही मान्य रहेगा अन्य कार्यालयों में नहीं।

Challan Devised Details

Sl. No.	Remarks	Devisement No.	Devisement Date	Useful	Devisement Amount
1	88-387-7834	0001130887202425	13082024-16/4/24	10/1/24	50000.00

मबई - १९		
998900	99C	290
२०२४		

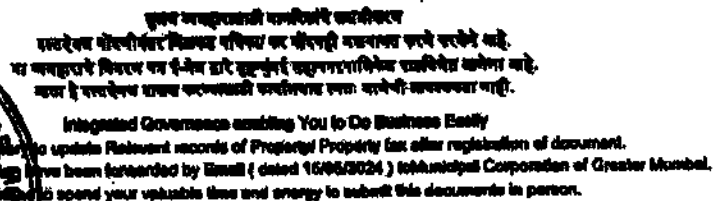
मबई - १९		
998000	933	200
२०२४		



Index

नामधे नाव: पी.एस.पहाडीमोरेगांव

मुंबई शुद्ध जलदायका नियमनामा अनुसूचेत :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सम. दुग्धन मिशन, पोरीवाली-४,
मुंबई नगरपालिका.

मर्बई - १९		
१६०००	१३४	२००
२०२५		



ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per B-1

Date: 08/03/2023

Name: MR. BIPIN BHAVANJI SAVLA

Address: 1301, Tirupati Apartment Anand Building, Bhulabhai Desai Road, Opp. Mahalaxmi Temple, Mahalaxmi, Mumbai - 400 026.

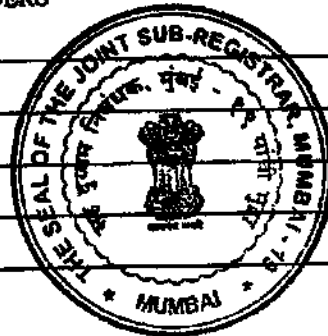
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MR. BIPIN BHAVANJI SAVLA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1205
Floor No.	12 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	09/03/2023
Amount of Stamp duty paid	Rs. 690,000/-



We here by certify that, the stamp duty payable for the registration of this Agreement no.

_____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

Bipin B Savla
MR. BIPIN BHAVANJI SAVLA

मबई - १९		
११९१७	१२०	२१०
२०२५		

मबई - १९		
१९४०७	१३५	२००
२०२५		



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Page 1 of 2

03/04/2023

पृष्ठी क्र.2

कुलपति निर्देशक : एम.ए.एसि. कोटियावाड़ी 4

पत्रांक संख्या: ३०७६/२०२१

नोट :—

Reproduction

नामाचै नाम: श्री हनुमन्नामसमिद्धय

[illegible]

सुष्माकलाशाली विद्यालय गैरकेन्द्रित कक्षाएँ-४

इसके साथ अन्तर्गत नियमों का अनुषंग :-

[illegible]

Integrated Governance enabling You to Do Business Right

It is necessary to update relevant records of Property Property tax after registration of
Details of this transaction have been forwarded by Email (dated 08/08/2020) to the relevant Officer
No need to spend your valuable time and energy to submit this document to the

खारी प्रज्ञा

पञ्च. मुख्यतः विज्ञान, औद्योगिक-४,
संसाधन उपकरण विभाग.



मबई - १९		
११९१७	१२२	२१०
२०२५		

मार्च - १९		
१६४०७	१३७	२००



ANNEXURE-II

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

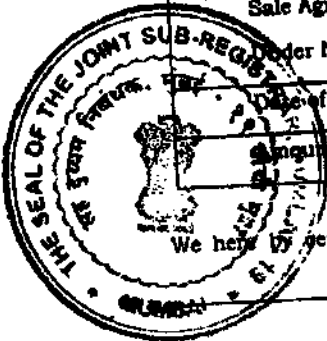
Date: 12/02/2024

Name: JITEN DINESH DEDHIA AND HETAL JITEN DEDHIA
Address: 11/4, Gosalkar Chawl, L M Road, Dahisar West, MUMBAI-400068
Email: _____
Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned JITEN DINESH DEDHIA AND HETAL JITEN DEDHIA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/ER/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1301
Floor No.	13 th floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Order No.	
Date of Registration	12/02/2024
Amount of Stamp duty paid	Rs.7,02,000/-



We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

JITEN DINESH DEDHIA AND HETAL JITEN DEDHIA

मसई - ११		
९९९९०	९२३	२९०

मसई - ११		
९९९००	९३८	२००
२०२५		



ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per Form

Date: 14/02/2024
Name: MR. SAURABH SACHIN MEHTA
MR. SACHIN KISAN MEHTA
Room No. A-301, Plot No. 1, Three Ganapayak CHS, Near Charkop Police Station, Charkop, Sector 2, Kandivall (West), Mumbai - 400 067

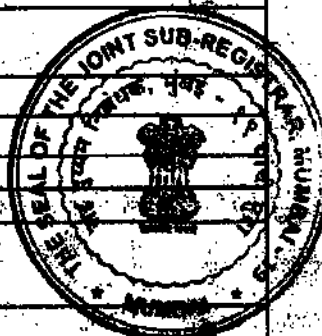
E-mail: _____

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MR. SAURABH SACHIN MEHTA AND MR. SACHIN KISAN MEHTA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MB/BB/(B.F)/GM/NHADA-53/1116/2022
CS No. / CTS No. / F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD PLANET REALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No. / Shop No.	Flat No 1302
Floor No.	1st Floor
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	14/02/2024
Amount of Stamp duty paid	Rs. 7,32,000/-



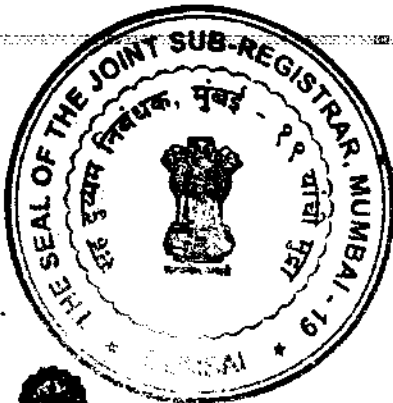
I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)

MR. SAURABH SACHIN MEHTA
MR. SACHIN KISAN MEHTA

मबई - १९		
११९१०	१२६	२१०
२०२५		

मबई - १९		
१६४०५	१४१	२००
२०२५		



CHALLAN
NTR Form Number-4

OWN 1401000441502204P	BARCODE	Date 19020004-15-04-17	Form ID 25.3
Department Inspector General of Registration		Paper Details	
Stamp Duty		TAX ID / TAN (if Any)	
Type of Payment Registration Fee		PRR No./if applicable	AN/POT/00A
Office Name MFLA, JT SUB REGISTRAR BOMBAY NO 4		Full Name	CORFORD NAWRANS REALTY LLP
Location MUMBAI		Flat/Block No.	FLAT NO 100 NAWRANS NAWAR NAV
Year 2023-2024 One Time		From/To/Building	NEBATA CHRL

Account Head Details	Amount in Rs.		
00000001 Stamp Duty	72000.00	Serial/Sheet	BYND0
00000001 Registration Fee	30000.00	Area/Locality	BORISLAON WEST
		Town/City/District	
		PN	4 0 0 1 0 4
		Remarks (if Any)	PAN=00LPMSTNR-SumofPanPinner=0ALIRASH SACHIN MENTA-
		Assessed in	Seven Lakh (Only Two Thousand Rupees Only)
Total	7,20,000.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE OF RECEIVING BANK	
Cheque/Dt Details		Bank CN	Ref. No.
Cheque/Dt No.		Bank Date	Ref Date
Name of Bank		Bank Branch	STATE BANK OF INDIA
Name of Branch		Branch No. / Date	Not Verified with Bank

Document ID: 20230017
NOTE: This Challan is valid for document to be registered in this Registry office only. Not valid for unregistered document.
अनुमति प्राप्त होकर केवल न्यायालय में ही दर्ज किया जा सकता है। अन्यथा यह अमान्य होगा।



महसूल - ४		
2402	2	02
२०२४		

महसूल - १९		
99290	920	290
२०२४		

महसूल - १९		
98000	902	200
२०२४		



ANNEXURE-II

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

Date: 14/02/2024
Name: MR. ATHARVA SACHIN MEHTA
MRS. PRACHI SACHIN MEHTA
Room No. A-301, Flat No. 1, Shree Ganesh Chhaya CHS, Near Charkop Police Station, Charkop, Sector 2, Kandivli (West), Mumbai - 400 067

E-mail: _____

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MR. ATHARVA SACHIN MEHTA AND MRS. PRACHI SACHIN MEHTA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/ES/(B.F)/CH/NHADA-63/1116/2022
CS No. / CTS No. / F.P. No	CTS No. 355
Village	Mahadi Goregaon
Name of the Developer	M/S. OXFORD PLANET REALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No. / Shop No.	Flat No. 1303
Floor No.	14 th Floor
Wing No.	NO. 1300
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	14/02/2024
Amount of Stamp duty paid	Rs. 4,59,000/-



I/We hereby certify that, the stamp duty payable for the registration of this

Agreement No. _____ on the sale proceeds of the above unit is paid

by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)

MR. ATHARVA SACHIN MEHTA

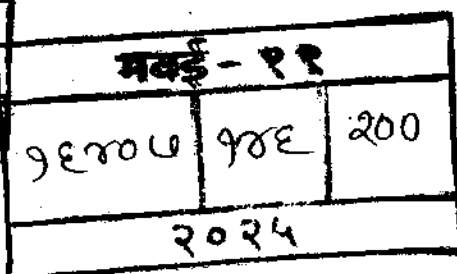
MRS. PRACHI SACHIN MEHTA

मबई - १९			मबई - १९		
११८१७	१२८	२१०	१८४०७	१४४	२००
२०२५			२०२५		



Section 11

Regression





ANNEXURE-II

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

Date: 28/08/2023

Name: **MR. DHRUV VINOD GALA & MRS. ARUNA VINOD GALA**
Address: 1301, Tirupati Apartment Anand Building, Bhulabhai Desai Road, Opp. Mahalaxmi Temple, Mahalaxmi, Mumbai - 400 026.

Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MR. DHRUV VINOD GALA & MRS. ARUNA VINOD GALA** hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1304
Floor No.	13 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	29/08/2023
Amount of Stamp duty paid	Rs. 732,000/-



We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

MR. DHRUV VINOD GALA & MRS. ARUNA VINOD GALA

मबई - १९		
१६००७	१०७	२००
२०२५		

मबई - १९		
१९९७५	१३२	२१०
२०२५		



CHALLAN
MTR Form Number-6

GRN	1000727770202324P	BARCODE	28/08/2023-15:34:08		Page ID	28.2
Department	Inspector General Of Registration		Payer Details			
Stamp Duty	Type of Payment Registration Fee		TAX ID / TAN (If Any)			
Office Name	SRLA_JT SUB REGISTRAR BORIVALI NO 4		PAN No.(If Applicable)	AMF0730BA		
Location	MUMBAI		Folio Name	ORFORD NAVRANG REALTY LLP		
Year	2023-2024 One Time		Plot/Block No.	PLAT NO 1304 NAVRANG NAVKAR GOREGAON		
			Premises/Building	NAVIRAMATA CHSL		
Account Head Details		Amount In Rs.				
0090046601 Stamp Duty		732800.00	Road/Street	B V ROAD		
0890063301 Registration Fee		30800.00	Area/Locality	GOREGAON WEST		
			Town/City/District			
			Pin	4000104		
			Remarks (If Any)	PAN=CMFPG0377P-SecondPartyName=DHULI VIRGO GALA-		
			Amount In Words	Seven Lakh Sixty Two Thousand Rupees Only		
7,32,000.00			FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank Code	Ref. No.	10000000000000000000		
Name of Bank		Bank Date	Ref. Date	28/08/2023-15:34:08		
Name of Branch		Branch Name	Branch Code	STATE BANK OF INDIA		
		Branch No. / Date	Branch Code	Not Verified with Bank		

Department ID : 0828700717
Mobile No. : 0828700717
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालन केवल दस्तावेज पंजीकरण कार्यालय में ही प्रयुक्त किया जा सकता है। अनपंजीकृत दस्तावेज के लिए यह चालन प्रयुक्त नहीं है।

बरल - ४		
99928	2	02
२०२३		

मबई - १९		
99928	983	290
२०२४		

मबई - १९		
99928	982	200
२०२४		



ANNEXURE-II

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

Date: 23/03/2023

Name: MR. ANIL VARJANG GALA & MRS. NEETA ANIL GALA
 Address: B-51/504, Shanti Nagar, Sector No. 1, Station Road, Near Railway Station,
 Mira Road (East), Thane- 401 107.

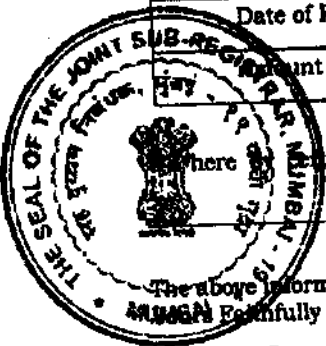
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MR. ANIL VARJANG GALA & MRS. NEETA ANIL GALA hereby
 states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1305
Floor No.	13 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	23/03/2023
Amount of Stamp duty paid	Rs. 712,150/-



hereby certify that, the stamp duty payable for the registration of this Agreement no.
 _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
 Signed Faithfully (Flat Purchaser/)

अनिल वरजंग गाला नीता अनिल गाला
 MR. ANIL VARJANG GALA & MRS. NEETA ANIL GALA

महसुल - १९		
११९१७	११५	२१०
२०२५		

महसुल - १९		
१६४०७	१५०	२००
२०२५		

ANNEXURE-II

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

Date: 13/06/2022

Name: **MR. SATYEN MADHUSUDAN MEHTA & MRS. LEENA SATYEN MEHTA**

Address: **Room No.472 Siddharth Nagar Nav Nirmata Co-operative Housing Society Limited., Siddharth Nagar, S.V. Road, Goregaon (West), Mumbai - 400 104.**

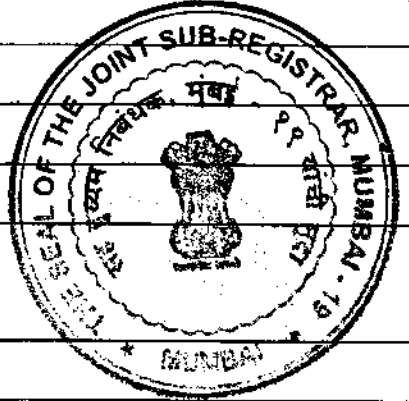
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MR. SATYEN MADHUSUDAN MEHTA & MRS. LEENA SATYEN MEHTA** hereby states that; we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon West
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1402
Floor No.	14 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	13/06/2022
Amount of Stamp duty paid	Rs. 500/-



We here by certify that, the stamp duty payable for the registration of this Agreement no.

_____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & correct.

Yours Faithfully (Flat Purchaser/)

MR. SATYEN MADHUSUDAN MEHTA & MRS. LEENA SATYEN MEHTA

S.m mehta *Lehta*

महर्षि - १९		
१६४०७	१५३	२००
२०२५		



13/06/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्ता क्रमांक : 9507/2022

नोदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) वितेखाचा प्रकार पर्वणी जागेचा करार

(2) नोंदवला 0

(3) बाजारभावाचा/बाहेरपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे 1

(4) दू-मापन, मोटोहिसा व परकमांक (असल्यास)

1) याचिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती : दस्ता मध्ये नमूद केल्याप्रमाणे -मुन्या मिळकतीचे वर्णन-सबनिका क्र.472 गोरेगाव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, बिल्डिंग नं. 15, सिडार्थ नगर, एस व्ही .रोड, गोरेगाव(पश्चिम) मुंबई -400104, मुन्या मिळकतीचे एकूण क्षेत्र 20.23 चौ.मीटर, नवीन मिळकतीचे वर्णन-सबनिका क्र.1402.14 बा मजला, नवरंग नवकार, गोरेगाव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, बिल्डिंग नं. 15, सिडार्थ नगर, एस व्ही .रोड, गोरेगाव(पश्चिम) मुंबई -400104, विकसनकारारनामा दिनांक 15/02/2022 दस्ता क्रमांक -बरज -4/2627/2022 नोंदणी दिनांक -16/02/2022 प्रमाणे प्रत्येक सप्तासदांला 705 चौ.फूट रेटा कार्पेट एरिया व सोबत एक कार पार्किंग जागा देण्याबाबत पर्वणी जागेचा करारनामा (C.T.S. Number : 355 (Part) 1 to 9 :))

(5) क्षेत्रफल

1) 72.07 चौ.मीटर

(6) आकारणी किंवा सुट्टी देण्यात असेल तेव्हा.

(7) दस्ताऐवज करून देणा-या पत्रकाराचे व पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता.

1) नाव: -ओपसफाई नवरंग रिवलटी एसएमपी के भागीदार परमत रामजी पटेल वय:-48; पत्ता:-प्लॉट नं. ऑफिस नं 7, माळा नं. - इमारतीचे नाव: सिव्-सागर, ब्लॉक नं: काश्मिरी पश्चिम, रोड नं: चारकोप, महाराष्ट्र, MUMBAI. पिन कोड:-400087 पॅन नं:-AAHFO7300A
2) नाव:-गोरेगाव नवनिर्माता को-ऑप हीऊसिंग सोसा सि वॉर्क बेरमन मिजब गी. जैन वय:-47; पत्ता:-प्लॉट नं: ऑपॅफिस, माळा नं: - इमारतीचे नाव: बिल्डिंग नं. 15, ब्लॉक नं: गोरेगाव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAAAG6908Q
3) नाव:-गोरेगाव नवनिर्माता को-ऑप हीऊसिंग सोसा सि वॉर्क सेक्रेटरी नितीन के. पोमरी वय:-52; पत्ता:-प्लॉट नं: ऑपॅफिस, माळा नं: - इमारतीचे नाव: बिल्डिंग नं. 15, ब्लॉक नं: गोरेगाव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAAAG6908Q
4) नाव:-गोरेगाव नवनिर्माता को-ऑप हीऊसिंग सोसा सि वॉर्क बखिमदार आगा एस वकानी वय:-58; पत्ता:-प्लॉट नं: ऑपॅफिस, माळा नं: - इमारतीचे नाव: बिल्डिंग नं. 15, ब्लॉक नं: गोरेगाव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAAAG6908Q

(8) दस्ताऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता

1) नाव:-सत्येन मधुसूदन मेहता वय:-63; पत्ता:-प्लॉट नं: 472, माळा नं: - इमारतीचे नाव: गोरेगाव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगाव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAGPM0222Q
2) नाव:-सिता सत्येन मेहता वय:-59; पत्ता:-प्लॉट नं: 472, माळा नं: - इमारतीचे नाव: गोरेगाव नवनिर्माता को-ऑप हीऊसिंग सोसा सि, ब्लॉक नं: गोरेगाव पश्चिम मुम्बई, रोड नं: सिडार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AABPM8787H

(9) दस्ताऐवज करून दिल्याचा दिनांक

09/06/2022

(10) दस्त नोंदणी केल्याचा दिनांक

13/06/2022

(11) अनुक्रमांक, खंड व पृष्ठ

9507/2022

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100

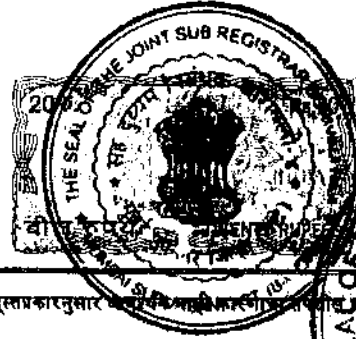
(14) तेरा

मुल्यांकनासाठी बिचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारानुसार याची आवश्यकता नाही.

मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-

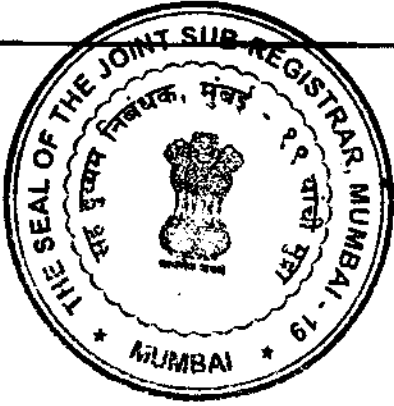
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



खरी प्रत

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

मबई - १९		
950700	999	200
२०२५		



ANNEXURE-II

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

Date: 16/02/2023

Name: MRS. JAYVANTI KALYANJI GALA

Address: C-501, Anupam CHS., Plot No. 25, Charkop, Sector No. 8, Kandivali (West), Thane- 400 067.

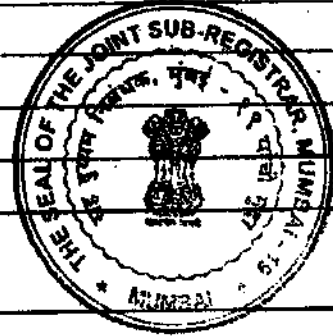
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MRS. JAYVANTI KALYANJI GALA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./ Architect	M/s. SPACE MOULDERS
Flat No.	1403
Floor No.	14 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	24/02/2023
Amount of Stamp duty paid	Rs. 457,560/-



We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

जयवन्ती कल्याणजी गला

MRS. JAYVANTI KALYANJI GALA

मबई - १९		
९९९००	९३८	२९०
२०२५		

मबई - १९		
९९९००	९५९	२००
२०२५		



Page 1 of 2

पृष्ठी क्र. 2

मुद्रण दिनांक : ०५ द्द. २०२४
 सार क्रमांक : ३४००००३
 शेड्यूल :
 Page 001

24/02/2023

साधारण नमूना : १०.१०.१०.१०.१०.१०

(1) विवेकाचा अन्वय	७०००००
(2) नोंदवस्तु	७०००००
(3) साधारण नमूना याचे प्रमाणितपत्र	७०००००.१०
(4) नमूना याचे प्रमाणितपत्र	७०००००.१०
(5) नमूना याचे प्रमाणितपत्र	७०००००.१०
(6) नमूना याचे प्रमाणितपत्र	७०००००.१०
(7) नमूना याचे प्रमाणितपत्र	७०००००.१०
(8) नमूना याचे प्रमाणितपत्र	७०००००.१०
(9) नमूना याचे प्रमाणितपत्र	७०००००.१०
(10) नमूना याचे प्रमाणितपत्र	७०००००.१०
(11) नमूना याचे प्रमाणितपत्र	७०००००.१०
(12) नमूना याचे प्रमाणितपत्र	७०००००.१०
(13) नमूना याचे प्रमाणितपत्र	७०००००.१०
(14) नमूना याचे प्रमाणितपत्र	७०००००.१०

मुद्रण दिनांक : ०५ द्द. २०२४

साधारण नमूना : १०.१०.१०.१०.१०.१०

मुद्रण दिनांक : ०५ द्द. २०२४
 साधारण नमूना : १०.१०.१०.१०.१०.१०

Integrated Governance enabling You to Do Business Easily
 It is mandatory to update Mailed records of Property for all registered
 Deleted this transaction have been forwarded by Email (dated 24/02/2024) to the relevant
 No need to spend your valuable time and energy to submit this documents to the



खरी प्रत

०५ द्द. २०२४, शेड्यूल - ५,
 मुद्रण दिनांक : ०५ द्द. २०२४

१८०००	१५०	२००
२०२४		

१८०००	१५०	२००
२०२४		



ANNEXURE-II

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

Date: 25/04/2023

Name: MRS. NAMRA PATEL & MR. DEVANSH PARESH GORADIA
Address: 303/304, D-Wing, Amazon Park, Link Road, Opp. Eskay Resorts, Borivali (West), Mumbai - 400 103.

Email: _____

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MRS. NAMRA PATEL & MR. DEVANSH PARESH GORADIA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1405
Floor No.	14 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under.No.	
Date of Registration	25/04/2023
Amount of Stamp duty paid	Rs. 714,000/-



We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

MRS. NAMRA PATEL & MR. DEVANSH PARESH GORADIA

मसुदा - १९		
९९९९०	९०४	२९०

मसुदा - १९		
९९९९०	९०४	२००
२०२४		



ANNEXURE-II

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

Date: 17/02/2023

Name: MR. SANDEEP RATILAL CHHEDA
Address: A/403, Walia Apartment CHS, Aarey Road, Naik Wadi, Goregaon (East), -
400 063.

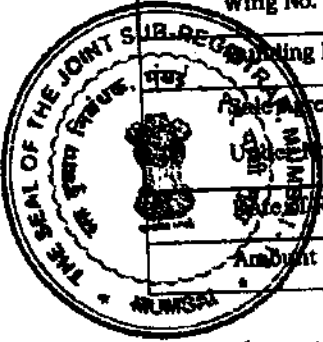
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MR. SANDEEP RATILAL CHHEDA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1501
Floor No.	15 TH
Wing No.	NO WING
Building No.	Only One Bldg
Agreement Registration	
Stamp Registration	17/02/2023
Amount of Stamp duty paid	Rs. 698,200/-



We here by certify that, the stamp duty payable for the registration of this Agreement no.

_____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

S.R. Chheda
MR. SANDEEP RATILAL CHHEDA

मकई - ११		
99९9०	9४०	290
२०२५		

मकई - ११		
9९४००	9९२	200
२०२५		



मबई - १९		
१६४०७	१६३	२००
२०२५		



CHALLAN
NTR Form Number-6

GRN	1607840349022305	BARCODE	1607840349022305	Date	17/02/2023-11:41:39	Form ID	25.1
Department	Inspector General Of Registration	Payer Details					
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment	Stamp Duty	PAN No. (If Applicable)	AAWFO7390A				
Office Name	DRJA, JTSUB REGISTRAR BORIVALI NO 4	Full Name	OXFORD NAVRANG REALITY LLP				
Location	MUMBAI	Plot/Block No.	FLAT NO 1801 NAVRANG NAVAR GOREGAON				
Year	2022-2023 One Time	Premises/Building	NAVARMATA CHSL				
Account Head Details		Amount In Rs.					
6030045501	Rate of Nonjudicial Stamp	100.00	Road/Street	SV ROAD			
			Area/Locality	GOREGAON WEST			
			Town/City/District				
			Pin	400104			
			Remarks (If Any)	PAN2=ALP62880-SecondPartyName=SANDEEP RATILAL CHHEDA-			
			Amount In Words	One Hundred Rupees Only			
		100.00	Words				
FOR USE IN RECEIVING BANK							
Bank Details		Bank C/N	Ref. No.	08003042802021730438		1323847375	
		Bank Date	RBI Date	17/02/2023-11:03:31		Not Verified with RBI	
Name of Bank		Bank/Branch		BANK OF BARODA			
Name of Branch		Scrub No. / Date		Not Verified with Scrub			

Department ID: 8028760717
NOTE: This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.
यह चालन केवल दस्तावेज के पंजीकरण के लिए उपयुक्त है। अनपंजीकृत दस्तावेज के लिए यह चालन वैध नहीं है।

मबई - १९		
१६००७	१६४	२००
२०२४		

बल - ४		
२९०५	२	१५
२०२३		

मबई - १९		
१९९९७	१९९	२१०
२०२४		



ANNEXURE-II

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

Date: 11/10/2024

Name: MR. KUNAL VIRENDRA SAFARI
MR. VIRENDRA RASIKLAL SAFARI
MRS. CHHAYA VIRENDRA SAFARI

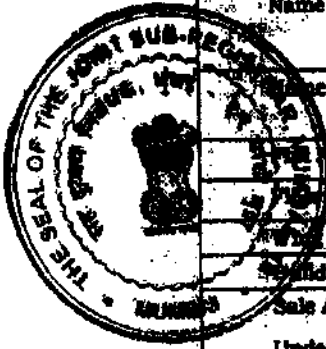
Address: C/3, Hilren Shopping Centre, M. G. Road, Opp. Ratna Hotel, Goregaon West,
MUMBAI-400104

Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MR. KUNAL VIRENDRA SAFARI, MR. VIRENDRA RASIKLAL SAFARI AND MRS. CHHAYA VIRENDRA SAFARI hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(BP)/OM/NHADA-53/1116/2022
CTS No. / CTS No. / P.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD NAVKAR REALTY LLP
Name of L.B./Architect	M/S. SPACE MODLERS
Flat No. / Shop No.	Flat No 1802
Floor No.	18 th floor
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	11/10/2024
Amount of Stamp duty paid	Rs. 1180,800/-



महं - १९		
99९७७	११९	२००
२०२४		

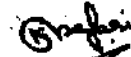
I/We hereby certify that, the stamp duty payable for the registration of this

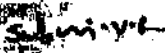
Agreement no. _____, on the sale proceeds of the above unit is paid

by the project proponent.

The above information is true & Correct.

Signed, Purchaser/s (Unit Purchaser/s)


MR. KUNAL VIRENDRA SAFARI


MR. VIRENDRA RASIKLAL SAFARI

MRS. CHHAYA VIRENDRA SAFARI

C.V. Safari

महं - १९		
१९७०७	१९९	२००
२०२४		



11/10/2024

पृथी ३२

दस्तावेज क्र. : १९०३१/२०२४

दिनांक : १९०३१/२०२४

पेज नं. :

Registration

कसबे नम : पी.एस.पहाडीबोरियांव

(1) दिनांक : १९०३१/२०२४
 (2) दिनांक : १९०३१/२०२४
 (3) दिनांक : १९०३१/२०२४
 (4) दिनांक : १९०३१/२०२४

(5) दिनांक : १९०३१/२०२४
 (6) दिनांक : १९०३१/२०२४
 (7) दिनांक : १९०३१/२०२४
 (8) दिनांक : १९०३१/२०२४

(9) दिनांक : १९०३१/२०२४
 (10) दिनांक : १९०३१/२०२४
 (11) दिनांक : १९०३१/२०२४
 (12) दिनांक : १९०३१/२०२४
 (13) दिनांक : १९०३१/२०२४
 (14) दिनांक : १९०३१/२०२४

(15) दिनांक : १९०३१/२०२४
 (16) दिनांक : १९०३१/२०२४
 (17) दिनांक : १९०३१/२०२४
 (18) दिनांक : १९०३१/२०२४
 (19) दिनांक : १९०३१/२०२४
 (20) दिनांक : १९०३१/२०२४

(21) दिनांक : १९०३१/२०२४
 (22) दिनांक : १९०३१/२०२४
 (23) दिनांक : १९०३१/२०२४
 (24) दिनांक : १९०३१/२०२४
 (25) दिनांक : १९०३१/२०२४



(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

पृथी प्रत

प. एस. पहाडीबोरियांव, प. एस. पहाडीबोरियांव, प. एस. पहाडीबोरियांव.

पृथी - ३९		
१९९९४	१९३	२९०
२०२५		

पृथी - ३९		
१९९०६	१९८	२००
२०२५		

ANNEXURE-II

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

Date: 23/03/2023

Name: **MRS. MANIBEN KANTILAL SAVLA, MRS. LILAVANTI MANILAL DEDHIA & MR. MANISH MANILAL DEDHIA**

Address: 1001/1002, Deepak Residency, Bhogilal Fadiya Road, KRC Club, Kandivali West, MUMBAI-400067

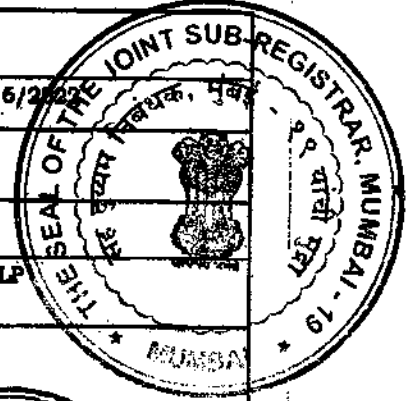
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MRS. MANIBEN KANTILAL SAVLA, MRS. LILAVANTI MANILAL DEDHIA & MR. MANISH MANILAL DEDHIA** hereby states that, we have purchased the Shop as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/ES/(B.P)/ GM/MHADA-53/1116/2022
CS No. / CTS No. / F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1505
Floor No.	15 th floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	23/03/2023
Amount of Stamp duty paid	Rs.6,89,550/-



We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

M. K. Savla

लावन्ती २०११. एडम

प.प. अर्जा

MRS. MANIBEN KANTILAL SAVLA, MRS. LILAVANTI MANILAL DEDHIA & MR. MANISH MANILAL DEDHIA

मसई - १९		
९९९९०	९९९	२९०
२०२५		

मसई - १९		
९९९००	९९९	२००
२०२५		

[illegible][illegible]

बाल - ४		
3E34	1	२०
२०२३		

पत्राई - ११		
Page 1/1	99E910	99Y 290
२०२५		

मार्च - ११		
१६००	१००	२००
२०२५		



ANNEXURE-II

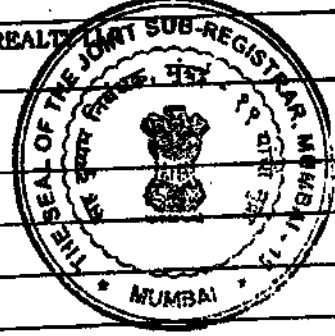
Certificate to be Given by Unit Purchaser/Customer as per B(II)
Date: 05/12/2024

Name: MRS. RAJASHRI ANANDRAO MOHITE & MR. ANANDRAO MAHADEV MOHITE
Address: 503, Eco Tower, Excel Estate, Off. S. V. Road, Opp. Patel Petrol Pump, Goregaon (West), Mumbai - 400 104.
Email :
Mobile: .

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MRS. RAJASHRI ANANDRAO MOHITE & MR. ANANDRAO MAHADEV MOHITE hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY
Name of L.S./ Architect	M/s. SPACE MOULDERS
Flat No.	1601
Floor No.	16 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	05/12/2024
Amount of Stamp duty paid	Rs. 729,000/-

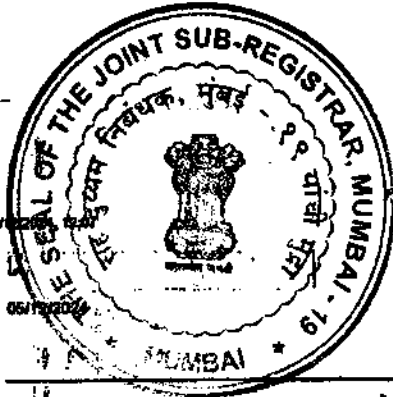


We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

MRS. RAJASHRI ANANDRAO MOHITE & MR. ANANDRAO MAHADEV MOHITE

महद - ११		
९६००७	९७२	२००
२०२५		



सूची क्र.2

मुख्य विभाग : सह.पु.वि. बोर्डिंगली 4
सक क्रमांक : 17808/2024
मोमेंटी :
Regn.83m



मापने नाम : पी.एस.पहाडीगोरेगांव

- (1) मालिकाना प्रकार कदावासा
- (2) मापकाला 12150000
- (3) बांधारबांध/मापकालाबांध
बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे
- (4) सु-मापन, मीटिंग/म
मर्यादा(मर्यादा)
- (5) क्षेत्रफल
- (6) मालिकाना किंवा मुरी देण्यात येईल किंवा.
- (7) मालिकाना किंवा मुरी देण्यात येईल किंवा. बांधारबांध/मापकालाबांध
बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे
- (8) मालिकाना किंवा मुरी देण्यात येईल किंवा. बांधारबांध/मापकालाबांध
बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे
- (9) बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे
- (10) बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे
- (11) बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे
- (12) बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे
- (13) बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे
- (14) क्षेत्र

1) मालिकाना किंवा मुरी देण्यात येईल किंवा. बांधारबांध/मापकालाबांध
बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे

1) 72.07 चौ.मीटर

1) बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे

1) बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे

2) बांधारबांध/मापकालाबांध बांधारबांधी वेदी की मर्यादा
के अनुसार करावे

मुख्य विभाग : सह.पु.वि. बोर्डिंगली 4

मुख्य विभाग : सह.पु.वि. बोर्डिंगली 4

खरी प्रत

स.पु.वि. बोर्डिंगली 4,
सह.पु.वि. बोर्डिंगली 4,

मसुदा - ११		
99890	998	290
२०२५		

मसुदा - ११		
99890	998	200
२०२५		

ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per Form

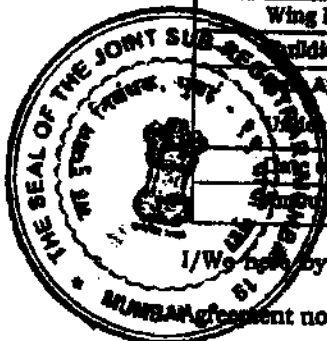


Date: 20/10/23
 Name: MR. VIJAY PARASMAL JAIN
 MRS. SANGEETA VIJAY JAIN
 Address: 15/457, Navnirmala CHSL, S. V. Road, Siddharth Nagar 1, Opp. Jawahar
 Nagar Hall, Goregaon (West), Mumbai - 400062
 E-mail: _____
 Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MR. VIJAY PARASMAL JAIN and MRS. SANGEETA VIJAY JAIN hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/QM/NHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD PLANET REALTY LLP OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No./ Shop No.	Flat No 1603
Floor No.	16 th
Wing No.	NO WING
Building No.	Only One Bldg.
Agreement Registration File No.	BL-4 - 13518/23
Date of Registration	20/10/23
Amount of Stamp duty paid	Rs. 457,560/-

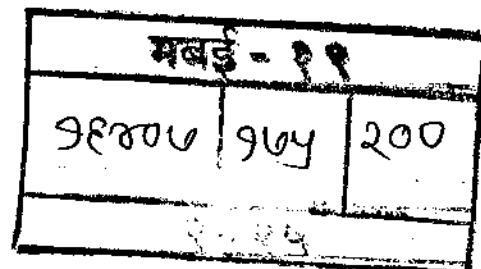
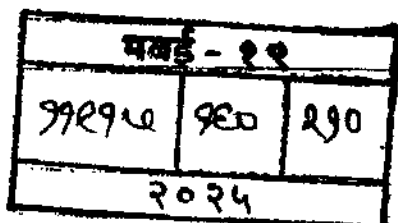


I/We hereby certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid

by the project proponent.

The above information is true & Correct.
 Yours Faithfully (Flat Purchaser/s)

MR. VIJAY PARASMAL JAIN MRS. SANGEETA VIJAY JAIN





QRN	MP0057789439334P	BARCODE	MP0057789439334P		Date	19/10/2023-17:58:19	Form ID	25.2
Department				Paper Details				
Stamp Duty				TAX ID/TAN (If Any)				
Type of Payment				PAN No./Applicable				
Office Name				Full Name				
Location				Flat No				
Year				Project/Building				
Account Head Details				Amount in Rs.				
0030045801 Stamp Duty				487500.00				
0030045301 Registration Fee				20000.00				
				Road/Street				
				Area/Locality				
				Town/City/Village				
				PIN				
Total				4,87,500.00				
Payment Details				FOR USE BY RECEIVING BANK				
Cheque/DD Details				Bank CN				
Cheque/DD No.				Bank Date				
Name of Bank				Branch				
Name of Branch				Branch No. / Date				

(Signature ID) _____
 Note: This stamp is valid for document to be registered in both Foreign office only. Not valid for power of attorney.
 यह दस्तावेज़ केवल दोनो विदेशी कार्यालयों में ही पंजीकृत किया जा सकता है। यह दस्तावेज़ शक्तिपत्र के लिए वैध नहीं है।
 (Date) _____

23490		91750
2044		

मन्त्र - ११		
१६४०७	१०६	२००
२०२५		

मबई - १९		
१९९७	१९९	२९०
२०२५		

Simple v. 2 in

Indonesian

कुम्भज निर्देशक : सहृदु.नि. चोरीयजी ४

सत्यमेव जयते : 13518/2023

ਸ਼ਬਦੀ :

Repn: 63m

समर्थक नाम : पी.एस. महावीरजी नाथ

(1) विविध प्रकार	५८२२११
(2) मोटरकार	७०००००
(3) वायारनाक्षत्रविषयक	७६२५६१.३४

(4) धू-आयन, पीछेकीया अ
अरुणीकी(अवस्था)

[illegible]

(5) **अपराध**

१) 47.29 बी.पी.ए....

(३) आन्ध्रप्रदेश में बाढ़ से ज्यादा ख़ासे बाढ़ है।

(१) हातदेवस कनक देवा-प्राप्तिद्वारा हेमदा-या
पञ्चमहादे मय किंवा विद्यापी ग्याताप्रकाश
कुमुदमाया किंवा अक्षय महाबाहू, प्रविष्टादिने
भवन व दरा.

[illegible]

(8) सप्तरीके एक कर्मचारी का एक कारवासे में किया गया भी ग्राहकताका अनुभवनामा किया जावे।
अन्यथा यह प्रतिवादिने सब क बता

1: गणक निवास हारदवन बीकानेर-30, पिन-कोड नं. 334637, राजस्थान नं. - इमारतों में गणक कमलिनारा को कोर फ्लोर में सीमा है, जहाँ नं. सीमा (गणिम) मुद्रा, रोड नं. सिविल कन, नरुपुड, MUMBAI. पिन कोड-400004. नं नं. AAPP 100304

20: संपर्क-संविधान विभाग धर्म-40, पश्चात्-पार्क नं: 15457, कोयल नं:-, हवार्थीसि नाम: कर्तव्यस्थान को-404
होस्टलिंग सेवा वि. अंतर्गत नं: गोदावरी (समिति) मुंबई, रोड नं: सिद्धार्थ बजार, मुम्बई, MUMBAI, विम
कोड-400104, संप नं:-ASUPJ0008P

(३) गस्तऐवज कदा दिव्याया दिवसे

10/10/2023

(10) वास्तु शैली केन्द्राध्यक्ष विभाग

2010-2029

(11) अनुसूचित जाति, वर्ग व श्रेणी

13518/2023

[(12) वाच्यारंभात्तानां प्रतीक सूचक]

457500

(१४) वास्तविकता का प्रमाण भी नहीं मिलता

3000

(१४) मेरा

पुस्तकालय-संख्या **पेंडरीवा इकाई-२**

THE UNIVERSITY OF CHICAGO PRESS

(f) within the limits of any Municipal Corporation or any Cantonment area governed by it



खरी प्रत

**डॉ. इन्द्रावत मिश्र, चेरीकट्टी-४,
मुंबई इकाया विभाग.**

मार्च - २२		
७९९९७	९६२	२९०
२०२५		

मल्ल - ११		
१६४०५	१७७	२००
२०२५		



ANNEXURE-II

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

Date: 24/02/2025
Name: MRS. SANJAY SUKANRAJ JAIN
MRS. SEEMA SANJAY JAIN
MRS. BABITA SUKANRAJ JAIN
MR. AAYUSH SANJAY JAIN

Address: F/302, Shripal Building No.2, Near Bavan Jinalay Jain Mandir, Deychand
Nagar, Bhayander West, Thane - 401 101

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MRS. SANJAY SUKANRAJ JAIN, MRS. SEEMA SANJAY JAIN, MRS. BABITA SUKANRAJ JAIN AND MR. AAYUSH SANJAY JAIN hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MR/EE/(B.P)/GM/NHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD NAVKAR REALTY LLP
Name of L.S./Architect	M/S. SPACE MODLERS
Flat No./ Shop No.	Flat No 1804
Floor No.	18th FLOOR
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	
Date of Registration	24/02/2025
Amount of Stamp duty paid	Rs. 845,000/-



I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____, on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)

MRS. SANJAY SUKANRAJ JAIN
seema s jain
MRS. SEEMA SANJAY JAIN
MRS. BABITA SUKANRAJ JAIN
AAYUSH SANJAY JAIN

मबई - १९		
९९९७०	९९९	२९०
२०२५		

मबई - १९		
९९९७०	९९९	२९०
२०२५		



CHALLAN
MTR Form Number-8

OWN	100190001(720025P)	SARCODE	00000000000000000000	Date	20080005-12-00:00	Form ID	25.2
Department: Registrar General Of Registration				Paper Details			
Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)			
Type of Payment				PAN No. (If Applicable)			
Office Name: MR-10, JT SUB REGISTRAR MUMBAI 10				Full Name			
Location: MUMBAI				CORPORATE REALTY LLP			
Year: 2004-2025 One Time				Flat/Block No.			
Assessment Head Details				Assessed In No.			
000000001 Stamp Duty				040000.00			
000000001 Registration Fee				30000.00			
Place/Block No.				FLAT NO 1004 NAVRANG NAVAR GOREGAON			
Position/Holding				NAVAMATA CO-OP HSG SOC LTD			
Road/Street				SV ROAD			
Area/Locality				GOREGAON WEST			
Town/City/District				MUMBAI			
PIN				4 0 0 1 0 4			
Remarks (If Any)				FANS-ADOP-11EN-SandPary/100-SANJAY SUDANRAJ MIN-			
Amount In Words				Eight Lakh Seventy Six Thousand Rupees Only			
STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank Cdn			
Cheque/DD No.				Bank Date			
Name of Bank				Bank Branch			
Name of Branch				Bank No. / Code			

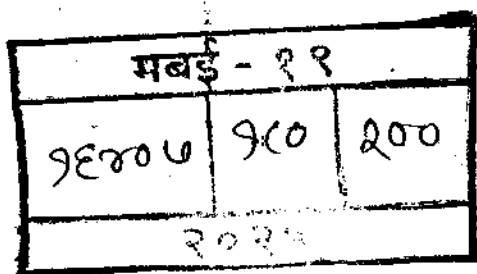
Download ID: 0025000717
This Challan is valid for document to be registered in State Registrar office only. Not valid for unregistered document.
यह चालान केवल दस्तावेज के पंजीकरण के लिए ही वैध है। अनपंजीकृत दस्तावेज के लिए यह चालान ग्राह्य नहीं है।

Serial-6 Jan 17

Jan Singh,
अधीनस्थ पंजीकर्ता

मसुदा - ११		
99290	११४	290
२०२५		

मसुदा - ११		
१६४०५	७५६	200
२०२५		



ANNEXURE-II

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

Date: 09/03/2023

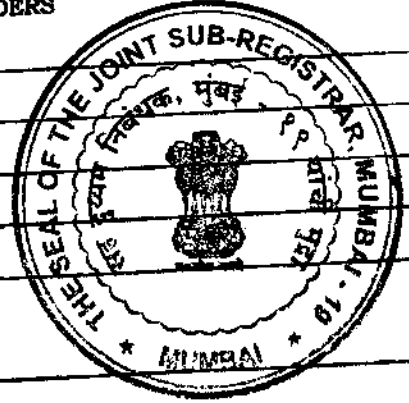
Name: **MRS. SANGEETA PARAG SHAH & MR. TIRTH PARAG SHAH**
 Address: B/1002, Building No. 6, Sukhvilla CHS Ltd., 10th Floor, Vivek College Road,
 Near Siddharth Nagar, Goregaon (West), Mumbai - 400 104.

Email : _____
 Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned **MRS. SANGEETA PARAG SHAH & MR. TIRTH PARAG SHAH**
 hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No./ CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1605
Floor No.	16 TH
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Index No.	
Date of Registration	09/03/2023
Amount of Stamp duty paid	Rs. 690,000/-



We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
 Yours Faithfully (Flat Purchaser/)

Sangeeta P. Shah *TIRTH*
MRS. SANGEETA PARAG SHAH & MR. TIRTH PARAG SHAH

मसई - १९		
९९९९७	९९९	२९०
२०२५		

मसई - १९		
९९९९७	९९९	२९०
२०२५		



CHALLAN
NTR Form Number-4

GRN	MP016388014333282	BARCODE	MP016388014333282	Date	18/03/2023-16:23:20	Form ID	252
Department				Inspector General Of Registration			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment				Registration Fee			
PAN No. (If Applicable)				ANMP07380A			
Office Name				SPLA_JT SUB REGISTRAR BORIVALI NO 4			
Location				MUMBAI			
Year				2022-2023 - One Time			
Flat/Block No.				FLAT NO 1005 NHRANG NARCAR			
Flat/Block Building				GORBACH NHRANGMATA CHIL			
Amount Head Details				Amount In Rs.			
000045501 Stamp Duty				68000.00			
000045501 Registration Fee				3000.00			
Total				7,28,000.00			
Road/Street				BYROAD			
Area/Locality				GORBACH WEST			
Town/City/District							
PIN				400104			
Remarks (If Any)				PART-1/MP014333282-Stamp Duty-Registration Fee-SANDESA PARAG BHAW-			
Amount In				Seven Lakh Twenty Thousand Rupees Only			
Words							
Payment Details				STATE BANK OF INDIA			
FOR USE IN DISCOUNT BANK							
Cheque/DD Details				Bank CN			
Cheque/DD No.				Ref. No.			
Name of Bank				Bank Date			
Name of Branch				Ref Date			
				Bank Branch			
				Serial No. , Date			

Document ID: 002676877
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
अनुमति प्राप्त दस्तावेज केवल उपर्युक्त कार्यालय में ही दर्ज किया जा सकता है। अन्यत्र यह मान्यता प्राप्त नहीं है।

Sangata P. Shah
@RSH

बचत - ४		
9042	2	14
२०२३		

मजद - ३३		
98000	912	200
२०२५		

Page 1/1

मजद - ३३		
99090	980	290
२०२५		

04/28/2012

सूची क्र.2

इसका निर्माण : वर्ष १९८६ में पूर्ण हुआ : ४

ISSN 0007-1226

Abstract

Keywords: *depression, mood, mood disorder, mood disorder with anxiety, mood disorder without anxiety, mood disorder with anxiety, mood disorder without anxiety, mood disorder with anxiety, mood disorder without anxiety*

क्या है यह : पी.एस. एम.डी. वि.गोप

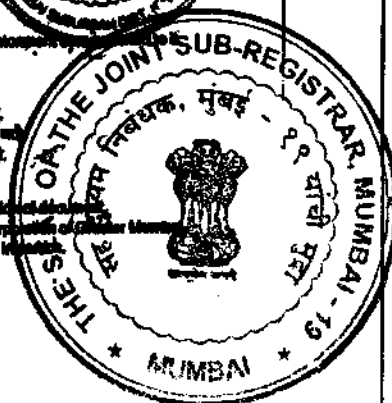
[illegible]

सुभाषचन्द्रबोस विद्यापीठ, वेङ्कटेश्वर (अहमदनगर-६)

ਸ਼ਾਇਦ ਹੁਣ ਬਾਕਸ਼ਾਹੀ ਵਿਸ਼ੇਸ਼ਤਾ ਨਹੀਂ ਹੈ :- (5) within the limits of any Municipal Corporation or any Cantonment.

कृष्ण नारायणदासजी राजकीर्तन के समर्थक
 साठहत्तर बीसबीस पितृव्य कीर्तन कर बीसहत्तर पितृव्य करी पढ़ाये गये,
 न सत्सङ्ग के निराल का ईश्वर और भूदेवों का प्रवरनरनिधि प्रदियेन अनेक
 भक्त के समर्थन प्राप्त करदासजी कीर्तनका स्वभावात्। गानेकी क्षमरकता गयी।

Integrated Government enabling You to Do Business Easily
It is necessary to update relevant records of Property/Property tax after regular
the transaction have been completed by Bank (dated 08/08/2022) Individual O
We want to spend your valuable time and energy in submit this document



खारी प्रस

**पञ्च. पुस्तक विभाग, सेंट्रल-४,
श्री कृष्ण मिशन.**

मार्च - १३		
११९१५	१९८	२१०
२०२५		

मबई - १९.		
१६००७	१६३	२००
२०२५		



ANNEXURE-II

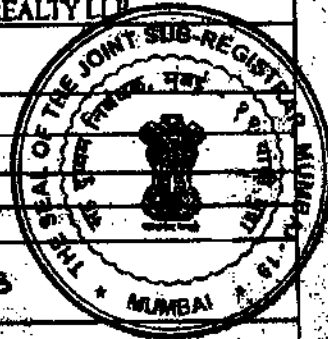
MUMBAI Certificates to be Given by Unit Purchaser/Customer as per B(II)

Date: 20/11/23
Name: MR. JAINISH NITIN GOGRI
MRS. SHILPA NITIN GOGRI
Address: 15/464, Navnirmata CHSL, S. V. Road, Siddharth Nagar 1, Opp. Jawahar
Nagar Hall, Goregaon (West), Mumbai - 400062
E-mail: _____
Mobile: _____

TO WHOM SO EVER IT MAY CONCERN

I/We the undersigned, MR. JAINISH NITIN GOGRI and MRS. SHILPA NITIN GOGRI hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/ER/(B.P)/GM/NHADA-53/1116/2022
CS No./ CTS No./ F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/S. OXFORD NAVRANG REALTY LLP
Name of L.B./Architect	M/S. SPACE MODLERS
Flat No./ Slab No.	Flat No 1703
Floor No.	17 th
Wing No.	NO WING
Building No.	Only One Bldg.
Sale Agreement Registration Under No.	BRLT 13517/23
Date of Registration	20/11/23
Amount of Stamp duty paid	Rs. 457,560/-



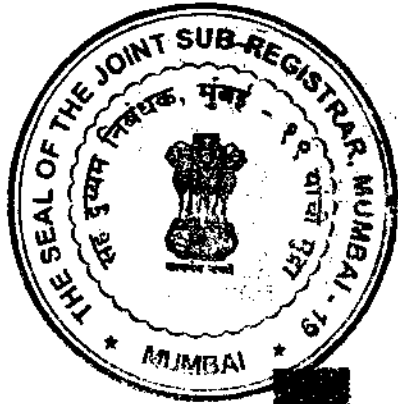
I/We here by certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/s)

MR. JAINISH NITIN GOGRI MRS. SHILPA NITIN GOGRI

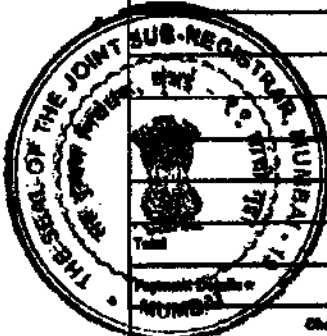
मसई - १९		
९९९१०	९९९	२००
२०२५		

मसई - १९		
९९९१०	९९९	२००
२०२५		



CHALLAN
MTR Form Number-6

SRR: MH000757022022H		BANKCODE: E		Date: 18/08/2023-17:45:00		Form ID: 25.1	
Department: Inspector General of Registration				Paper Details:			
Stamp Duty				TAX ID / TAN (if Any)			
Type of Payment: Registration Fee				PAN No./if Applicable		AMPO7300K	
Office Name: MFLA_FT SUB REGISTRAR BORIVALI NO 4				Full Name		OXFORD NAVRANG REALTY LLP	
Location: MUMBAI				Flat/Plot No.		FLAT NO 1705 NAVRANG NAVAR	
Year: 2023-2024 One Time				Premises/Building		GOREGAON NAVRANGMATA CHSL	
Account Head Details		Amount in Rs.		Road/Street		SVNDUB	
000045001 Stamp Duty		457800.00		Amenity/Locality		GOREGAON WEST	
000065001 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 6 1 0 4	
				Remarks (if Any)		PANO-AMPOB102P-Second Party Name-ANRISH MITIN GOON-	
Total		4,87,800.00		Amount in Words		Four Lakh Eighty Seven Thousand Five Hundred Only	
Payment Bank: STATE BANK OF INDIA		FOR USE BY REGISTRATION OFFICE		Bank Code		100000020231019075001 0180001173432	
Cheque/DD Details		Bank Code		Bank Date		18/08/2023-17:45:00 Not Validated with PAN	
Cheque/DD No.		Bank Branch		State Bank of India			
Name of Bank		Branch No., Date		Not Validated with Serial			
Name of Branch							



Stamp No.: 0025760717
Note: This challan is valid for payment to be deposited in the Registrar office only. Not valid for unregistered documents.
धन्य धारण केल्या उपरान्त मिळालेला पत्रव्यवहार कोर्टात वापरता येणारा असतो. कोर्टात वापरता येणारा असतो. धन्य धारण केल्या उपरान्त मिळालेला पत्रव्यवहार कोर्टात वापरता येणारा असतो.

बाल - ४		
93496	9	00
२०२३		

मसुदा - ११		
99896	900	290
२०२४		

मसुदा - ११		
99896	900	200
२०२४		

10:20:23, 51:31 AM



2010/2023

Answer—B

सूची क्र.2

हृम्वद निर्वाहक : सह इ.नि. बोरीकली ४.

सत्य संकेत : 136172023

ਬੀਦਗੀ :

Flag: 03m

नाथने बाब: श्री.एस.पाहाडीगोरेगांव

(1) विद्येक्षण नगर	कलकत्ता
(2) मोबाइल	7000000
(3) बालक बालिका (बालक बालिका) बालक बालिका (बालक बालिका) बालक बालिका (बालक बालिका)	7029681.34

[illegible][illegible][illegible]

(8) दसदेवय कल विद्यालय विनांक	19/10/2023
(10) बल गौरी कल्याण विनांक	20/10/2023
(11) अश्वमेध संस्थान वृत्त	13/11/2023
(12) बाबा कल्याण संस्थान वृत्त	457500
(13) बाबा कल्याण संस्थान गौरी वृत्त	30000
(14) देव	

मुल्कांकनाम्नाटी विभागात येवलेला खर्चहीतः-

हस्ताक्षर वृत्तक आचार्य आचार्य आचार्य :- (i) within the limits of any Municipal Corporation or any Cantonment area.

खरी प्रत

स. सुभाष निरुद्ध, कोरीयारी-४,
मुंबई नगरपालिका निवा.



मार्च - १९		
११९१०	१०१	२१०
२०२५		

मल्लिकार्जुन - २२		
२६४०७	१८६	२००

ANNEXURE-II

Certificate to be Given by Unit Purchaser/Customer as per



Date: 22/04/2024

Name: MR. VINOD SHANTILAL GUNDESHA & MRS. RUCHIKA VINOD GUNDESHA
Address: 2/A, Parasnagar Society, Ramwadi, Jogeshwari (East),
Mumbai-400 060..

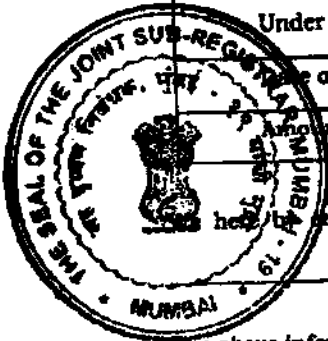
Email : _____

Mobile.: _____

TO WHOM SO EVER IT MAY CONCERN

We the undersigned MR. VINOD SHANTILAL GUNDESHA & MRS. RUCHIKA VINOD GUNDESHA hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CS No. / CTS No. /F.P. No	CTS. No. 355
Village	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1704
Floor No.	17 TH floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	22/04/2024
Amount of Stamp duty paid	Rs. 729,000/-



hereby certify that, the stamp duty payable for the registration of this Agreement no. _____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

MR. VINOD SHANTILAL GUNDESHA & MRS. RUCHIKA VINOD GUNDESHA

मसुदा - ११		
९९९९७	९७२	२९०
२०२५		

मसुदा - ११		
९९९९७	९७२	२९०
२०२५		

[illegible]

Document ID: _____ Page No.: _____

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

DATE WHEN THIS GREAT POWER WORKSHEET SHALL BECOME EFFECTIVE: _____

मजई - ११		
१६००७	१८८	२००
२०२५		

वरल - ४		
१४४५	३	५५
३०३४		

मवई - १९		
Page 5/1	७९९१७	७७३
Print Date: 20-04-2024 09:09:10		290
२०२५		

ANNEXURE-II

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

Date: 22/04/2024

Name: VIMLA BABULAL FARMAR

Address: 4/C/34, RUSTOMJEE REGENCY, DAHISAR (WEST), MUMBAI-400068

Email :

Mobile.:

TO WHOM SO EVER IT MAY CONCERN

We the undersigned VIMLA BABULAL FARMAR hereby states that, we have purchased the Flat as per the details mentioned herein under:

Description	Details
Building Proposal File No.	MH/EE/(B.P)/ GM/MHADA-53/1116/2022
CTS No. / CTS No. /F.P. No	CTS. No. 355
Location	Pahadi Goregaon
Name of the Developer	M/s. OXFORD NAVRANG REALTY LLP
Name of L.S./Architect	M/s. SPACE MOULDERS
Flat No.	1705
Floor No.	17 th floor
Wing No.	NO WING
Building No.	Only One Bldg
Sale Agreement Registration Under No.	
Date of Registration	22/04/2024
Amount of Stamp duty paid	Rs. 567,850/-

We here by certify that, the stamp duty payable for the registration of this Agreement no.

_____ on the sale proceeds of the above unit is paid by the project proponent.

The above information is true & Correct.
Yours Faithfully (Flat Purchaser/)

VIMLA BABULAL FARMAR

मबई - १९		
७९९७७	९७५	२९०
२०२५		

मबई - १९		
७९९७७	९९०	२००
२०२५		



CHALLAN
MTR Form Number-8

SRN	MS0002384-202423P	BARCODE	[Barcode]		Date	20/04/2024-17:48:34	Form ID	25.2
Department Inspector General Of Registration					Paper Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AANP0780A			
Office Name SFLA, JT SUB REGISTRAR GOREGAON NO 4					Full Name GORFORD NAVRANG REALTY LLP			
Location MUMBAI					Flat/Block No. FLAT NO 1705 NAVRANG NAVRANG GOREGAON			
Year 2024-2025 One Time					Previous Building NAVRANGA CHSL			
Account Head Details					Amount in Rs.			
0030045881 Stamp Duty					567850.00			
0030083301 Registration Fee					30000.00			
Road/Street					SV ROAD			
Area/Locality					GOREGAON WEST			
Town/City/District								
PIN					4000104			
Remarks (If Any)					PAN2-SOMPRESLI-SecondPartyName+VRLA BABULAL PARMAR-			
Amount in Words					Five Lakh Ninety Seven Thousand Eight Hundred FR			
5,97,850.00					y Rupees Only			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN Ref. No. 1000062834642004619 6041588304335			
Cheque/DD No.					Bank Date Rtr Date 20/04/2024-17:48:34 Not Verified with RTR			
Name of Bank					Bank Branch STATE BANK OF INDIA			
Name of Branch					Serial No. , Date Not Verified with Serial			

Deposited ID: [ID]
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालान केवल प्रकाश (प्रकाश) कार्यालय में ही उपयोग के लिए है। यह अनियमित दस्तावेजों के लिए नहीं है।

Stamp No.: B92870717

बकल - ४

999999	9999	290
२०२४		

बकल - १९		
999999	9999	290
२०२४		

बकल - १९		
999999	9999	200
२०२४		



सूची क्र.2

दुपचा निर्वाह
पत्रा क्रमांक :
संख्या :
Ratna 83a



सम्प्रदाय : पी.एस.पहाडीगोरेगांव

- | | |
|--|-------------------|
| (1) विनिर्माण संख्या | करारपत्रां |
| (2) मीमांसा | 10990000 |
| (3) कर्मचारियों के पदों पर वर्तमान
कार्यस्थिति का नाम, आकाशी रेडियो पर दस्तावेज के
समय का नाम) | 11368882.16 |
| (4) न-नाम, सीटिंग और कार्यालय (अन्यथा) | 1) चार्जिंग के मा |

[illegible]

- (5) अन्वयगत

11 67.17 बी.मीटर

- (7) एकादेशक काल वेला-आविष्कार ठेकाला-या पत्रकारांनी नाव किंवा शिक्षणी व्यापारशाखा वृत्तपत्राचा किंवा अद्वैत व्यापारपत्राविषयक नाव घेण्या.

[illegible]

- (४) रत्नमयजल कलम देखा-या वल्लभगुरुपै व विमल
विद्यापी म्हापरायनाचा हृदयभंगामा विषय आदेश
अज्ञानात, भविष्यदिने म्हापरायना व दत्ता

1). गण-विप्लव समुदाय वडोदा मण्डल-34; वडा-प्रांत नं. 400134, पालिका नं. - इलाहाबाद मण्डल- इलाहाबाद विभाग
ज्योतिष नं. इलाहाबाद विभाग मुंबई, रोड नं. जयपुर वाराणसी रोड, वडाप्रांत, ALAHAABA. पिन कोड-400086 मंडल नं.
R04PP000000

१७३. एकाएक कृत्रिम दिवाला दिजाना

22/04/2024

- (10) सप्त पौर्वकी सप्तधा विनांक

22/04/2024

- (11) **अनुसूचित जाति, शूद्र व पृथ्वी**

04827024

- 112) सनातनधर्मः उपलब्धे भुक्तिमार्गः

SATZ 1.10

- (१३) कक्षा-भाषाकक्षा में देवी मुक्त

30303

- 144308

सु-शांभवागदी मिश्राएव वेमसंभा वपसीतः२

॥ within the limits of any Municipal Corporation or any Cantonment area assessed to R.

[illegible]

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 22/04/2024) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

क. दुष्कृत विचारक, मोरारजी-४,
मुंबई ठाणवर लिखित.

मबई - १९		
७९९७७	७७७७	२७०
२०२५		

मार्च - ११		
१६४०७	१६२	२००
२०२५		

GRN: MH00195328202425P	Amount: 8,01,340.00	Bank: STATE BANK OF INDIA	Date: 13/05/2024 17:42:14
7	0524134504259	0001130000000425	15/05/2024 10:34:47
		KBR100	471240.00
		Total Debitment Amount	8,01,340.00


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

Receipt of Document Handling Charges

PRN	0524134504259	Receipt Date	15/05/2024
-----	---------------	--------------	------------

Received from DHC, Mobile number 9828780717, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 7632 dated 15/05/2024 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.

DEFACED

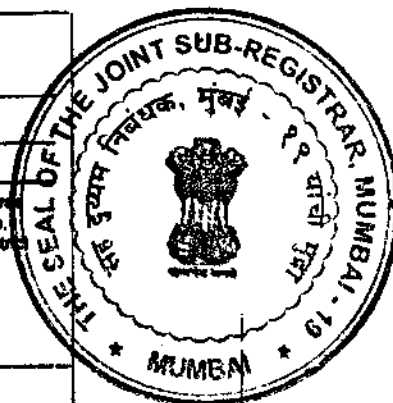
₹. 1400

DEFACED

Payment Details

Bank Name	SBIN	Payment Date	13/05/2024
Bank CMT	10004152024051303972	REF No.	413486777770
Debit No	0524134504259D	Debit Date	15/05/2024

This is computer generated receipt, hence no signature is required.



महसुल - ४		
७६३९	३	७०
२०२४		

Page 2/2

Print Date 15-05-2024 10:42:54

महसुल - १९		
९९९९७	९०३	२९०
२०२४		

महसुल - १९		
९९९९७	९०३	२००
२०२४		



महई - १९		
१६४०५	१६४	२००
२०२५		

CHALLAN
MTR Form Number-6



GRN	MH013141622202526P	BARCODE	Date		09/12/2025-18:46:33	Form ID	25.2				
Department			Inspector General Of Registration								
Type of Payment			Stamp Duty and Registration Fee together								
Office Name			MBI-19_JT SUB REGISTRAR MUMBAI 19		Full Name			OXFORD NAVRANG REALTY LLP			
Location			MUMBAI		Flat/Block No.			SIDDHARTH NAGAR NAVNIRMATA CHSL			
Year			2025-2026 One Time		Premises/Building			S V ROAD			
Account Head Details			Amount In Rs.		Road/Street			GOREGAON WEST			
0030045501 Stamp Duty			500.00		Area/Locality			TOWN/CITY/DISTRICT			
0030063301 Registration Fee			1000.00		PIN			4 0 0 1 0 4			
Remarks (If Any)			SecondPartyName=MMRDA~								
Amount In			One Thousand Five Hundred Rupees Only								
Words			1,500.00								
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN		Ref. No.		10000502025120909814		6646923372419		
Cheque/DD No.			Bank Date		RBI Date		09/12/2025-18:47:15		Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA						
Name of Branch			Scroll No. , Date		Not Verified with Scroll						

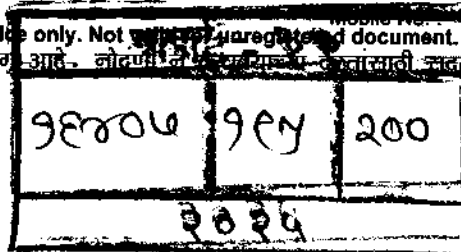
Department ID :

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

सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न झाल्यास या दस्तासाठी नोंद चालन लागू नाही.

8928760717

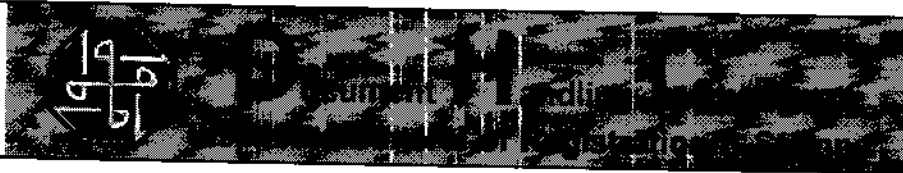
Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-387-16407	0007467315202526	10/12/2025-11:11:58	IGR193	500.00
2	(IS)-387-16407	0007467315202526	10/12/2025-11:11:58	IGR193	1000.00
Total Defacement Amount					1,500.00



मलक - १९		
१६४०७	१९६	२००
२०२५		



Receipt of Document Handling Charges

PRN : 1225095318691

Payment Date : 09/12/2025

Received from **dhc**, Mobile number **9820473700**, an amount of Rs.8000/-, towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI19-16407-2025** dated **10/12/2025** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.



Payment Details

Bank Name : SBIN

Receipt Date : 09/12/2025

Bank CIN : 10029762025120917987

REF No. : 9773449090837

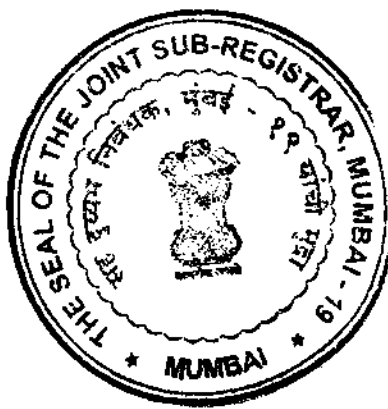
Deface No : 1225095318691D

Deface Date. : 10/12/2025

This is computer generated receipt, hence no signature is required.



महड - १९		
१६००५	१६७	२००
२०२५		



सबई - १९		
१६४०७	१६८	२००
२०२५		

387/16407

बुधवार, 10 डिसेंबर 2025 11:12 म.पू.

दस्त गोषवारा भाग-1

मबई 19

दस्त क्रमांक: 16407/2025

दस्त क्रमांक: मबई 19 / 16407/2025

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. मबई 19 यांचे कार्यालयात

अ. क्र. 16407 वर दि. 10-12-2025

रोजी 11:10 म.पू. वा. हजर केला.

पावती: 11003

पावती दिनांक: 10/12/2025

सादरकरणाचे नाव: मेसर्स. ऑक्सफर्ड नवरंग रियल्टी ऐल ऐल पी चे
भागीदार परबत रामजी पटेल तर्फे मुखत्यार संदीप रतिलाल छेडा

नोंदणी फी

रु. 1000.00

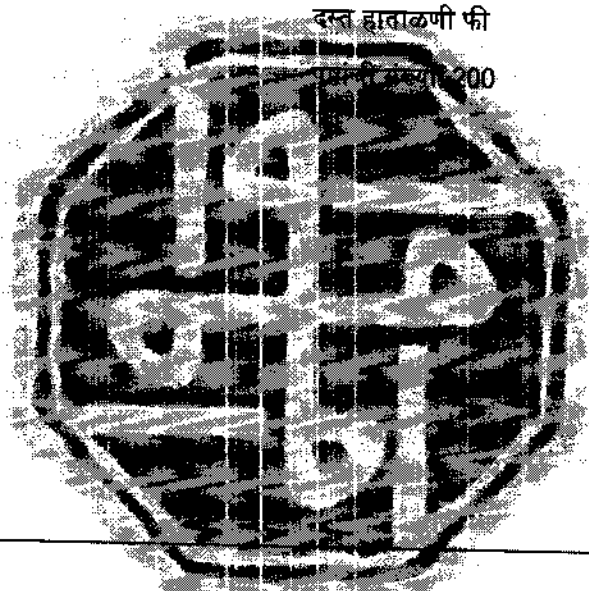
दस्त हाताळणी फी

रु. 8000.00

मुद्रांक शुल्क: 200

एकुण: 9000.00

दस्त हजर करणाऱ्याची सही:

अनिल रामकृष्ण देशमुख
सह दु.नि. मुंबई 19अनिल रामकृष्ण देशमुख
सह दु.नि. मुंबई 19

दस्ताचा प्रकार: प्रतिज्ञापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्षा क्र. 1 10 / 12 / 2025 11 : 10 : 23 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 10 / 12 / 2025 11 : 11 : 40 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तावेज ह्या नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस
दाखल केलेला आहे. दस्तावेजाला संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पादक व साक्षीदारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार

लिहून घेणार



मबई - १९		
१६४०७	१६६	२००
२०२५		



दस्त गोपवारा भाग-2

मबई 19

दस्त क्रमांक: 16407/2025

10/12/2025 11:16:04 AM

दस्त क्रमांक : मबई 19/16407/2025

दस्ताचा प्रकार :- प्रतिज्ञापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मेसर्स. ऑक्सफर्ड नवरंग रियल्टी एल एल पी चे भागीदार परबत रामजी पटेल तर्फे मुखत्यार संदीप रतिलाल छेडा पत्ता: प्लॉट नं: 7, माळा नं: 0, इमारतीचे नाव: शिव सागर, ब्लॉक नं: कांदिवली पश्चिम मुम्बई, रोड नं: चारकोप, महाराष्ट्र, मुम्बई. पॅन नंबर: AAHFO7300A	लिहून देणार वय :- 57 स्वाक्षरी:- <i>S.R. Chheda</i>		

वरील दस्तऐवज करून देणार तथाकथीत प्रतिज्ञापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ: 10 / 12 / 2025 11 : 15 : 28 AM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मेसर्स. ऑक्सफर्ड नवरंग रियल्टी एल एल पी चे भागीदार परबत रामजी पटेल तर्फे मुखत्यार संदीप रतिलाल छेडा	10/12/2025 11:15:46 AM	Sandeep Ratilal Chheda M 1262362538895036416

शिवका क्र.4 ची वेळ: 10 / 12 / 2025 11 : 15 : 47 AM

अनिल रामकृष्ण देशमुख
सह दु. नि. मुंबई 19

मबई - १९		
९६४००	२००	२००
२०२५		

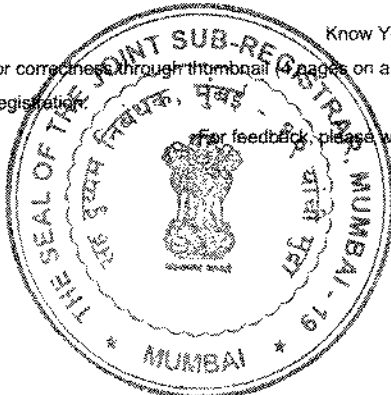
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	OXFORD NAVRANG REALTY LLP	eChallan	10000502025120909814	MH013141622202526P	500.00	SD	0007467315202526	10/12/2025
2		DHC		1225095318691	8000	RF	1225095318691D	10/12/2025
3	OXFORD NAVRANG REALTY LLP	eChallan		MH013141622202526P	1000	RF	0007467315202526	10/12/2025

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

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२०० पाने आहेत. पुस्तक
क्र. १, मध्ये मबई-१९/९६४००/२०२५ वर
नोंदला. १०/१२/२०२५
दिनांक :
सह दुय्यम निबंधक, मुंबई-१९
(अ. रा. देशमुख)