



Monday, June 21, 2021
12:41 PM

पावती

Original/Duplicate

नोंदणी क्रं.: 39M

Regn.: 39M

पावती क्रं.: 5308 दिनांक: 21/06/2021

गावाचे नाव: अंबड (खुर्द)

दस्तऐवजाचा अनुक्रमांक: नसन7-4951-2021

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: गोरक्षनाथ डेव्हलपर्स प्राईव्हेट लिमिटेड तर्फे डायरेक्टर 1. श्री. राकेश चंद्रकांत अमृतकर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:59 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-


Joint-S.R. Nashik-7
सह. दुष्पन्न निलयेक वगैरे २
नाशिक-७.

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2006202101986 दिनांक: 21/06/2021

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002331244202122E दिनांक: 21/06/2021

वँकेचे नाव व पत्ता:



मुळ दस्त परत



CHALLAN
MTR Form Number-6



RN. MH002331244202122E		BARCODE		Date 17/06/2021-10:28:52		Form ID 25.1	
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 NSK7_NASHIK 7 JOINT SUB REGISTRAR				Full Name		GORAKSHANATH DEVELOPERS PVT LTD	
Location NASHIK				Flat/Block No.		S NO 271/A PLOT NO 25/26	
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Stamp Duty			500.00		NEW PAWANPUTRA PRIDE		
0030063301 Registration Fee			100.00		Area/Locality		
					AMBAD KHURD		
					Town/City/District		
					PIN		
					4 2 2 0 1 0		
नसिन-७ दस्तावेज क्र. ४९५९ / २०२१ १ - ३८				JOINT SUB REGISTRAR NASHIK-VII			
				Remarks (If Any)			
				SecondPartyName=GORAKSHANATH DEVELOPERS PVT LTD-			
				Amount In			
				Six Hundred Rupees Only			
Total				600.00		Words	
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02901792021061783170		504140970	
Cheque/DD No.				Bank Date		RBI Date	
				17/06/2021-10:32:22		Not Verified with RBI	
Name of Bank				Bank-Branch		UNION 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.

Mobile No. : 9960634501

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.

DECLARATION OF APARTMENT
OF

Page 1/1

"NEW PAWANPUTRA PRIDE"

Print Date 17-06-2021 10:33:11

THIS DECLARATION OF APARTMENT is made and executed on this 17th day of JUNE in the Christian Year Two Thousand Twenty One A. D. at Nashik

[Signature]

[Signature]

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2006202101986

Date 21/06/2021

Received from SELF, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.

Payment Details

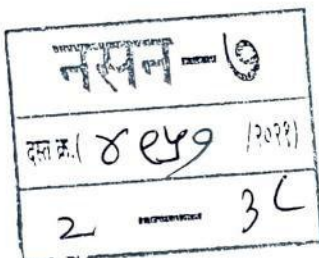
Bank Name SBIN

Date 20/06/2021

Bank CIN 10004152021062001747

REF No. IGAIZBBM3

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



नस-७
दफ. क्र. ४९५७ / १०२१
३ - ३८



By : -

GORAKSHANATH DEVELOPERS PRIVATE LIMITED

PANCARD No.- AAHCG3762D

Through its Director -

1) Mr. Rakesh Chandrakant Amrutkar

Age : 39, Occ.: Business,

R/o.: Row House No.-3, Virilaxmi Row Houses,

Damodar Nagar, Pandurang Chowk,

Pathardi Phata, Nashik - 422010.

2) Mr. Anil Kashinath Wani

Age : 51, Occ.: Business,

R/o.: Flat No. 302, Divine Shelter, Thatte Nagar,

College Road, Nashik - 422005.

Hereinafter referred to as "The Grantor Owners/Promoters/Vendors" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators, assigns etc.)

As the Grantor owners of the property more particularly described in the Schedule written hereunder herein and hereinafter referred to as the "Grantors" who are fully empowered to execute this Deed.

DECLARATION OF APARTMENT OF "NEW PAWANPUTRA PRIDE" U/s. 2 & 11 OF MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.

1. WHEREAS, the property mentioned in Schedule herein below bearing Plot Nos.- 25/26, total area in possession 602.00 Sq. mtrs., from & out of Gat No.-271/A, situated at AmbadKhurda, Tal. & Dist. Nashik, more particularly described in the Schedule written hereunder and hereinafter referred to as "The Said Property" is owned by Grantor owners. Whereas the property mentioned in Schedule.
2. AND WHEREAS, said Grantor owners/Vendors are owned & possessed Plot Nos.- 25/26. Vendors, Gorakshanath Developers Private Limited Through its Director - Mr. Rakesh Chandrakant Amrutkar and other 5 have purchased the abovesaid N.A. Plot No.- 25/26 alongwith TDR area, from & out of Gat No.-271/A, situated at Ambad Khurda from previous owner, Kalpana Ramdas Pate alias Mrs. Kalpana Pravinkumar Patkar & Mr. Pravinkumar Eknath Patkar by way of Regd. Sale-Deed on 18/07/2019. The said Sale - Deed is duly Regd. at the Office of Joint Sub-Registrar, Class-II, Nashik-4 at Sr.No.- 6467/2019 on same date. The names of said purchasers were entered into owner's column of R/R. by M. E. No.-12801. Hence, Vendors have acquired rights and authority to develop the said Plot Nos.- 25 & 26 as per their choice.
3. AND WHEREAS, Vendors have amalgamated Plot Nos.-25 & 26 for the purpose of construct the building upon it & for that purpose, M.E.No.- 10752 is made & certified. Vendor is Private Limited Company in the name & style as Gorakshanath Developers

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Private Limited & it is having Six Director i.e. 1) Mr. Rakesh Chandrakant Amrutkar, 2) Mr. Anil Kashinath Wani, 3) Mr. Kiran Ramdas Yeole, 4) Mrs. Jayshri Pravin Malpure, 5) Mr. Ashok Dattatray Rajguru & 6) Mr. Umesh Suresh Navarkar vide Company Registration No.- C.I.N.No.-U-45202MH2018PTC311272. Out of total directors, Mr. Rakesh Chandrakant Amrutkar & Mr. Anil Kashinath Wani have signed & sealed upon the said document.

4. AND WHEREAS, Grantors/Vendor have rights & authorities to develop the said plot properties as per their choice & they have jointly develop the said plot properties. Vendors are constructed building in the name & style as "NEW PAWANPUTRA PRIDE".

5. AND WHEREAS, the layout with respect to the said land had been finally approved by Asst. Director of Town Planning, Nashik Municipal Corporation, Nashik vide its Letter No.-Javak No./Nagarrachana Vibhag/Final/CIDCO/67/5725, dtd. 6/02/2006. The Non-Agricultural Permission was also issued by Collector of Nashik vide its Order No.- Mah/Kaksha-3/N.A.P.No./4/191/2004, dtd. 22/11/2004. Also the Govt. of Maharashtra have approved "Talegaon Dabhade Pattern Scheme" upon the abovesaid Excess area of land vide its Order No.- ULC/C-1/Sec.20(1)(A)/T & D/741/03, dtd. 17/09/2003 issued by Addl. Collector & Competent Authority, ULC, Nashik as well as Extension Permission of plot sale is issued by Addl. Collector & Competent Authority, ULC, Nashik vide its Letter No.- ULC/C-1/754/2007, dtd. 27/07/2007.

6. AND WHEREAS, plot owners, Gorakshanath Developers Private Limited Through its Director - Mr. Rakesh Chandrakant Amrutkar & others have amalgamated Plot Nos.-25 & 26. For that purpose, plot owners have taken Permission for Amalgamation of plot properties from Deputy Engineer, Town Planning Dept., Nashik Municipal Corporation, Nashik vide its Letter No.- B-2/296/1288, dtd. 21/08/2015. Also Addl. Collector & Competent Authority, ULC, Nashik issued Permission for Amalgamation vide its Letter No.- Javak No./ULC/C-1/527/2013, dtd. 11/11/2013. By virtue of the said permissions, the 7/12 extracts of abovesaid plot properties were amalgamated as Plot Nos.-25/26 & hence, the effect of said permission was given into the records by M.E.No.- 10752.

AND WHEREAS, the Grantors are purchased TDR area 248.00 Sq.mtrs. in Certificate No.-709/B from M/s. Happy Home Developers through its Partner Mr. Dinesh Kanahiyalal Manwani by way of TDR Sale-Deed on 14/08/2015. The said document is duly registered at the Office of Joint Sub-Registrar, Class-II, Nashik-1 at Sr.No.- 7352/2015 on same date. By utilizing the said TDR area & building plan is approved & sanctioned by Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik vide its Commencement Certificate No.-LND/BP/B-2/296/1288, dtd. 21/08/2015.

The Grantors have taken FSI Premium Area 155.00 Sq.mtrs. & for that purpose, they have paid an amount of Rs.4,65,000/- on dtd. 30/07/2019. Hence, the said FSI Premium Area is utilized for the construction of said project.

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7. AND WHEREAS, Grantor owners are surrender an area 18.94 Sq.mtrs. from the said plot properties to Nashik Municipal Corporation for the purpose of road widening. For that purpose, Nashik Municipal Corporation, Nashik issued Letter No.- Javak No./Nanivi/ Vashi/3237, dtd. 23/04/2019. As per Agreement & Order No.-515,dtd. 27/07/2018 of Commissioner of Nashik Municipal Corporation, the name of Nashik Municipal Corporation is entered into owner's column of R/R. of said area only by M.E. No.-12663.
8. AND WHEREAS, the previous owners have made & sanctioned building plan from Executive Engineer, Town Planning Dept., Nashik Municipal Corporation, Nashik vide its Commencement Certificate Letter No.- LND/BP/CD/287, dtd. 3/06/2019. Also the previous owners have completed the construction of ground floor & the Executive Engineer, Nagar Niyojan Vibhag, Nashik Municipal Corporation, Nashik issued Building Completion Certificate vide its Letter No.- Javak No./Nanivi/23148/2019,dtd. 29/06/2019.
9. AND WHEREAS, the Grantors hereby absolute right to develop the said property by constructing building thereon as per the approved plans and granted right to the Grantors to enter into further Agreements of Sale for the sell of constructed area to the prospective purchasers at such price and decide the terms and conditions as the Grantors may deem fit and right to construct a Building on the said property and sell the constructions and to appropriate the sale proceeds thereof.
10. AND WHEREAS, said grantor owners are desirous to carry out building construction work over abovesaid plot properties & hence, they have prepared Building Plan & after its submission, the same is approved & sanctioned by Executive Engineer, Town Planning Dept., Nashik Municipal Corporation, Nashik & have issued necessary "Building Permit & Commencement Certificate" vide its Letter No.-LND/BP/CD/485, dtd. 2/08/2019. The said building plan is approved in the name of Kalpana Pravinkumar Patkar, thereafter, grantor owners have transfer the said building plan in their names vide its Letter No.- LND/WS/BP/B-4/CD/362, dtd. 11/09/2019 issued by Executive Engineer, Town Planning Dept. Nashik Municipal Corporation, Nashik.
11. AND WHEREAS, abovesaid grantors/promoters have registered the said project under the provisions of RERA Act with the Maharashtra Real Estate Regulatory Authority vide its Regn. No.- P-51600022680, dtd. 12/10/2019.
12. AND WHEREAS, the Grantor owners are surrender an area 18.94 Sq.mtrs. from Plot Nos.-25/26 to Nashik Municipal Corporation for the purpose of road widening. Also the construction of proposed "NEW PAWANPUTRA PRIDE" is commenced and completed by the Grantor owners and the Executive Engineer, Nagar Niyojan Vibhag, Nashik Municipal Corporation, Nashik have issued "Building Completion Certificate /Occupancy Certificate" vide its Letter No.- Javak No./Nanivi/26770/2021, dtd. 10/06/2021. The said "NEW PAWANPUTRA PRIDE" shall consist of total 24 flats on first to sixth floors having independent approach to each unit and also having all required facilities and amenities as per the approved and sanctioned Building plans. The Grantors are intending to sell the various constructed tenements to the prospective purchasers by entering into Agreement for Sale with them. These tenements are more particularly

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SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED
"The Grantor Owners/Promoters/Vendors
GORAKSHANATH DEVELOPERS
PRIVATE LIMITED
Through its Director -
1) Mr. Rakesh Chandrakant Amrutkar



(Signature)

2) Mr. Anil Kashinath Wani



(Signature)

(Grantor Owners/
Promoters/Vendors)

: IN THE PRESENCE OF :

WITNESSES :-

1) Harshal Schebero Jadhav *(Signature)*

2) *(Signature)*
Sanborn C. Chembalner

SCHEDULE OF THE SAID PROPERTY

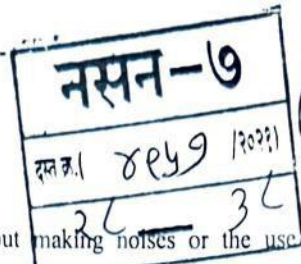
(Hereinabove referred to)

ALL THAT piece and parcel of "Non-agricultural" plots of land, bearing Plot Nos. - 25/26, total area admeasuring 620.94 Sq. mtrs., assessed at Rs.875.53 Ps., out of it, an area 602.00 Sq. mtrs. is in possession of plot owners & an area 18.94 Sq.mtrs. is surrender to Nashik Municipal Corporation for road widening, from & out of "Talegaon Dabhade Pattern Scheme" of S. No.-271/A, situated at : AMBADKHURDA, Tal. & Dist. Nashik alongwith TDR area 248.00 sq.mtrs. in D Zone, Certificate No.-709/B which is purchase from TDR Sale-Deed, dtd. 14/08/2015 and within the limits of Nashik Municipal Corporation, Regn. & Sub-Regn., Tal. & Dist. Nashik & which is bounded as under :-

On or towards East	:-	Adj. Nala
On or towards West	:-	9.00 mtrs. wide Colony Road (As per Road Widening)
On or towards South	:-	Open Space
On or towards North	:-	Adj. Gat.No.-274 P.

All the said plot properties, together with existing rights of easement, access, ways, common roads, open spaces with right of ownership.

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ii) Residents shall exercise extreme care about making noises or the use of musical instrument, radiators, televisions and amplifiers that may disturb others, Residents keeping domestic animals shall abide by the Municipal Sanitary bye-laws or regulations.

iii) It is prohibited to throw hand garments, rugs etc. from the windows, balconies or from any of the facades of the "NEW PAWANPUTRA PRIDE" Condominium.

iv) It is prohibited to dust, rag etc. from the windows or to clean rugs etc. by beating on the exterior part of the said condominium.

v) It is prohibited to throw garbage or thrash outside the disposal installations provided for such purposes in the service area. If such installations are not provided, all garbage or thrash shall be collected in a vessel and thrown in the Municipal Dustbin.

vi) An Owner, resident or Lease shall install wiring for electrical or telephone installation, television antenna, machine or air-conditioner units, units etc. on the exterior of the "NEW PAWANPUTRA PRIDE" condominium or that protrude through the walls or the roof of that Condominium except as authorized by the Association.

CHAPTER - VII

FUNDS AND THEIR INVESTMENT

45. Funds :-

The Association in all or any of the following ways may raise funds, namely: -

- By shares;
- By contributions and donations from the Apartment owners;
- By raising loans, if necessary, subject to such terms and conditions, as the Association with the approval of the competent Authority, may determine in his behalf.

46. Investments :-

The association may invest or deposit in funds in one or more of the following: -

- In the Central Co-operative Bank or in the State Co-operative Bank, or in the Nationalized bank.
- In any of the securities specified in Section 20 of the Indian Trusts Act, 1882.
- In any Co-operative bank other than those referred to in clause (a) of this bye-laws or in any Banking company approved for this purpose by the Association.

47. Affiliation :-

Should there be any Federation of Apartment Owners in the locality in which the "NEW PAWANPUTRA PRIDE" Condominium is situated, the Association may, after consulting the Competent Authority become a member thereof and pay the sums from time to time payable to such Federation under the rules thereof.



Maharashtra Real Estate Regulatory Authority

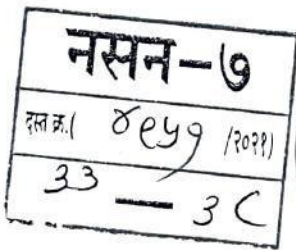
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51600022680

Project: **NEW PAWANPUTRA PRIDE** Plot Bearing / CTS / Survey / Final Plot No.: **SR NO 271/A PLOT NO 25/28** Nashik (M Corp.), Nashik, Nashik, 422010;

1. Gorakshanath Developers Private Limited having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422010.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5:
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 12/10/2019 and ending with 12/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals, from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid



Dated: 12/10/2019
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

दम्न योगनाथ भाग-2

नमन 7
दम्न क्रमांक: 4951/2021

21/06/2021

21/06/2021 12 51 07 PM

दम्न क्रमांक नमन 7/4951/2021

दम्नाचा प्रकार - घोषणापत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव गोरक्षनाथ डेव्हलपर्स प्राईव्हेट लिमिटेड तर्फे डायरेक्टर 1. श्री. राकेश चंद्रकांत अमृतकर
पत्ता प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. गोरक्षनगर-3, वीर लक्ष्मी रोड हाऊस, दामोदर नगरजवळ, पाडुरंग चौक, पाथर्डी फाटा, नाशिक, महाराष्ट्र, नाशिक.
पिन नंबर:

विहून देणार
वय :-39

म्याधरी:-



- 2 नाव गोरक्षनाथ डेव्हलपर्स प्राईव्हेट लिमिटेड तर्फे डायरेक्टर 2. श्री. अनिल काशिनाथ बाणी
पत्ता प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. म्याधरी-
फ्लॅट नंबर-302, डिव्हाईन शेल्टर, धने नगर, कॉलेज रोड, नाशिक, महाराष्ट्र, नाशिक.
पिन नंबर:

विहून देणार
वय :-51

म्याधरी:-



वरील दम्नऐवज करून देणार तयाकथीत घोषणापत्र चा दम्न ऐवज करून दिल्याचे कुबुल करताना,
शिक्का क्र.3 ची वेळ: 21 / 06 / 2021 12 : 48 : 44 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे अमून दम्नऐवज करून देणा-याना व्यक्तीश: ओळखताना, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव: अँड्र्युकेट मनोज मुरलीधर चव्हाण
वय: 40
पत्ता: 309 मारुती चेंबरम जिल्हा न्यायालय नाशिक
पिन कोड: 422002

म्याधरी



शिक्का क्र.4 ची वेळ: 21 / 06 / 2021 12 : 49 : 16 PM

Joint S.R. Nashik-7

सह. दुय्यम निबंधक वर्ग-२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GORAKSHANATH DEVELOPERS PVT LTD	eChallan	02901792021061783170	MH002331244202122E	500.00	SD	0001178826202122	21/06/2021
2		DHC		2006202101986	800	RF	2006202101986D	21/06/2021
3	GORAKSHANATH DEVELOPERS PVT LTD	eChallan		MH002331244202122E	100	RF	0001178826202122	21/06/2021

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

4951/2021

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2. Get print immediately after registration

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प्रमाणित करण्यात येते की,

या दस्तामध्ये एकूण 3... पाने आहेत.

पुस्तक क्रमांक 9, क्रमांक

8949 वर नोंदला.

दिनांक 29 माहे 06 जून 2021

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7

दस्ता क्रमांक : 4951/2021

नोदणी :

Regn:63m

गावाचे नाव : अंबड (खुर्द)

- (1) विनंदाचा प्रकार घोषणापत्र
- (2) मोबदला 0
- (3) बाजारभाव (भाडेपट्ट्याच्या वावतिनपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 1
- (4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)

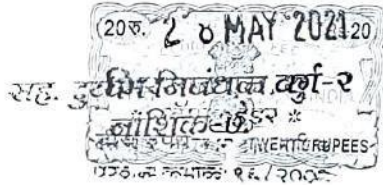
1) पालिकेचे नाव, नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पेकी, नाशिक महानगरपालिका हद्दीतील, मोजे अंबड खुर्द या गावचे शिवारातील मिळकत, यांसी गट नंबर-271/अ पेकी ना.ज.क.म. कायद्यान्वये तळगाव दाभाडे योजने अंतर्गत अंतिमरीत्या मंजूर झालेल्या ने आऊटमधील विनशेती प्लॉट नंबर-25/26, याची एकूण क्षेत्र-620.94 चौ.मी. या एकूण क्षेत्रापेकी नाशिक महानगरपालिका, नाशिक यांचेकडे वळते झालेले क्षेत्र- 18.94 चौ.मी. हे बजा जाता उर्वरित अमलेले प्लॉट मिळकतीचे क्षेत्र-602.00 चौ.मी. तसेच सदर प्लॉट मिळकतीवर दिनांक 14/08/2015 रोजी टी.डी.आर. खरेदीखताने घेण्यात आलेले डी झोनमध्ये वापरात येणारे टी.डी.आर. सर्टिफिकेट नंबर-709/व यामधील क्षेत्र-248.00 चौ.मी. या क्षेत्राचे टी.डी.आर. चे मिळकतीसह, या मिळकतीवरील "न्यू पवनपुत्र प्राईड" या इमारतीबाबतचे घोषणापत्र ((Survey Number : 271/A ; Plot Number : 25/26 ;))

- (5) क्षेत्रफळ 1) 602.00 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,
- (7) दस्तावेज करत देणा-या/लिहून देवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुतुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1) नाव:- गोरधनाथ डेव्हलपर्स प्राईव्हेट लिमिटेड तर्फे डायरेक्टर 1. श्री. राकेश चंद्रकांत अमृतकर वय:-39; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. रा. रो हाऊस नंबर-3, वीर लक्ष्मी रो हाऊस, दामोदर नगरजवळ, पांडुरंग चौक, पाथरी फाटा, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422010 पॅन नं.:-
- 2) नाव:- गोरधनाथ डेव्हलपर्स प्राईव्हेट लिमिटेड तर्फे डायरेक्टर 2. श्री. अनिल काशिनाथ वाणी वय:-51; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. रा. फ्लॅट नंबर-302, डिव्हाईन थॅल्टर, यत्ते नगर, कॉलेज रोड, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422005 पॅन नं.:-

- (8) दस्तावेज करत देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुतुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- (9) दस्तावेज करत दिव्याचा दिनांक 17/06/2021
- (10) दस्त नोदणी केल्याचा दिनांक 21/06/2021
- (11) अनुक्रमीक खंड व पृष्ठ 4951/2021
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500
- (13) बाजारभावाप्रमाणे नोदणी शुल्क 100
- (14) शेष



मुल्याकनामटी विचारात घेतल्या तपशील :-

मुल्याकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण या तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- Affidavit



सूची क्र. II
नोदणी नंतरची प्रथम प्रत
अस्सल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.