

नसम-३

सम.क्र. १८०२/२०२१



अहवाल दिनांक : 12/09/2022

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- नाशिक शहर - ५ (१४४२२७)

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : ६१०/५८७/प्लॉट नं/१/२

भूधारणा पद्धती : भोगवटादार वर्ग - १

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक आर.चौ.मी.	36726	दिपक भगवानदास मोदवानी				(501552)	कुळाचे नाव व खंड
आकारिक क्षेत्र		मे पूनम बिल्डर्स भागीदारी संस्था				(501552)	...
चिन्म शिती आकारणी	17.89.75	सामाईक क्षेत्र	8.67.25	1795.20		(501201)	इतर अधिकार
	3704.77	500515	सिध्दार्थ अजित सुराणा (पंच.यु.फ)			(501201)	प्रलंबित फेरफार : नाही
			शैथिक शशिकांत सुराणा (पंच.यु.फ)			(501201)	...
			सम्यक सुभाष सुराणा (पंच.यु.फ)			(501201)	...
			विमल विठ्ठल सुराणा (पंच.यु.फ)			(501201)	शेवटचा फेरफार क्रमांक : 501552 व दिनांक : 13/11/2019
			सामाईक क्षेत्र	9.22.50	1909.57	(501552)	...
			असमय अनामना नंदन	8.67.25	1795.20	(501552)	...
			दिपक भगवानदास मोदवानी			(501552)	...
			सामाईक क्षेत्र	0.00.00	0	(501552)	...

फेरफार क्र. (501201)

सोमा आणि भूमापन चिन्ह :-

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- नाशिक शहर - ५ (१४४२२७)

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : ६१०/५८७/प्लॉट नं/१/२

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			निशेष्ठ पिकाखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	*H	*M	*E	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
						आर. चौ.मी		आर. चौ.मी		आर. चौ.मी		आर. चौ.मी			

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना नं.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 12/09/2022

सांकेतिक क्रमांक :- 272000114201100005920221573

(नाव :- अरुणमोषी राजेंद्र मोहन)

संलाठी सादर :- नाशिक जिल्हा

ना. वि. नसमिक

६३०/५८७ PNO.५७२.

R. V. 19 m.



गाव नमुना नऊ

दैनिक पावती पुस्तक

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 2368778

गाव- नाशिक तालुका- नाशिक खाते क्र.

दिनांक १२/९/२२ भोगवटादार/पैसे देणारा सिध्दार्थ अजित सुराणा व ३.

एकत्रीकृत जमीन महसूल

धकवाकी		चालू वर्ष म्हणजे २२/२३				व्याधिक उपकर			
		नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.
२२/२३	—		३७०५-००						३७०५-००

(अक्षरी) रुपये तीन हजार सातशे पचास मिळाले.

ना. वि. नसमिक

12/09/2022

नसन-३	
क्र.सं./	२०२३
००	६३



आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
DEEPAK BHAGWANDAS MOTWANI	
BHAGVANDAS TULSIDAS MOTWANI	
१०/१०/१९७३ Permanent Account Number	
ABEPM2406C	
Signature	

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
AAXFP7357C	
नाम/Name POONAM BUILDERS	
विलयन / गठन की तारीख Date of Incorporation / Formation 02/08/2019	10082019

	भारत सरकार GOVERNMENT OF INDIA
	श्री.क. भगवानदास मोतवाणी Deepak Bhagwandas Motwani
	जन्म वर्ष / Year of Birth 1973
	पुरुष / Male

2919 5842 1070

सामान्य पाणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सम्यक सुभाष सुराणा
Samyak Subhash Surana
DOB: 10-10-1981
Gender: Male

2041 4322 9313

सामान्य - आम आदमी का अधिकार

नसल - 3



भारत सरकार
Government of India

पिपुष हिरालाल सुराणा
Piyush Hiralal Surana
जन्म तारीख / DOB : 04/02/1989
पुरुष / Male



5495 1364 8857

माझे माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



सिद्धार्थ अजित सुराणा
Siddharth Ajit Surana
जन्म वर्ष / Year of Birth : 1981
पुरुष / Male

3799 9155 0718

सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



श्रेनिक शशिकान्त सुराणा
Shrenik Shashikant Surana
जन्म वर्ष / Year of Birth : 1978
पुरुष / Male

7004 6920 4910

सामान्य माणसाचा अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHRENIK SHASHIKANT SURANA (HUF)



24/09/2006

Permanent Account Number

AAVHS10290

10000010



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBHANTH AJIT SURANA (HUF)

15/09/2006

Permanent Account Number

AAVHS10312

10000010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PIYUSH HIRALAL SURANA



11/05/1987

AAVHS10312

Signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SAMYAK SUBHASHCHAND SURANA (HUF)



24/04/2006

Permanent Account Number

AAVHS1050F

10000010

नस-3
दस्तावेज क्र. ५८०२
४२ ए३



Nashik Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2023/APL/02909
Proposal Code : NMCB-23-ENTRY-46836

Building Proposal Number - 191437
Date : 28/06/2023

Building Name :	Mercantile (COMMERCIAL) Floor :	BASEMENT FLOOR 2 (0.00 Sq m), BASEMENT FLOOR 1 (0.00 Sq m), GROUND FLOOR (713.70 Sq m), FIRST FLOOR (677.88 Sq m), SECOND FLOOR (713.70 Sq m), THIRD FLOOR (713.70 Sq m), FOURTH FLOOR (662.50 Sq m), FIFTH FLOOR (662.50 Sq m) (0.00 Sq m)
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To,

i) Mr Shrenik Surana And Others,
PLOT 1+2 S.NO. 610/587 AT NASHIK SHIWAR NASHIK
ii) Sagar Kabre (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name
COMMERCIAL Plot No 1+2, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 610/587, Village
Name/Mouje NASHIK, Sector No. completed under the supervision of Architect, License No CA/2000/25830 as
per approved plan vide Permission No. LND/BP/233/2022 Date 10/01/2022 may be occupied on the following
conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain
Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste
Disposal.(if applicable)

Occupancy plan is not issued separately alongwith this letter. Hence, please refer approved plan issued vide
Permission No LND/BP/233/2022 Date 10/01/2022

Signature valid

Digitally signed by SANJAY L. AGRAWAL
Date: 2023.06.28 09:56:49
Reason: Approved for Occupation
Location: Nashik Municipal Corporation
Project Code : NMCB-23-ENTRY-46836
Approval Number : NMCB/FO/2023/APL/02909
Proposal Number : 191437
Certificate Number : NMCB/FO/2023/APL/02909



Scan QR code for verification of authenticity,



Scan QR code for Building Details.

Yours faithfully,
Executive Engineer.

नसम-३
दल.क. (१२०२/२०२१)
४३-२३



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 :
P51600023575

Project: **BUSINESS GALAXY**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 1 AND 2 S NO 610 OBLIQUE 587**
at Nashik, Nashik, Nashik, 422001;

1. Poonam Builders having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422002**.
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

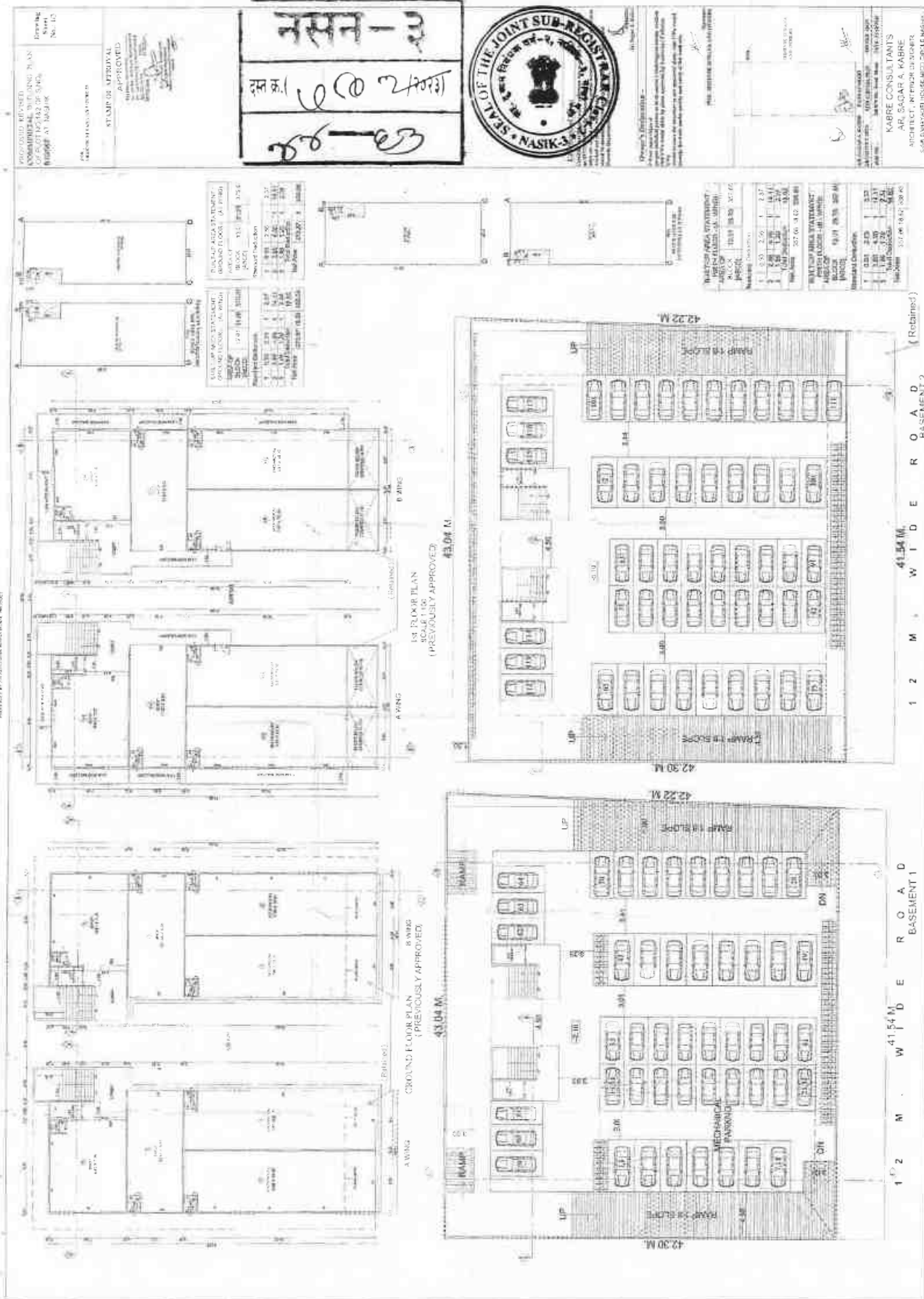
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 19/12/2019 and ending with 31/12/2027 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
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 19-12-2019 14:28:57

Dated: 19/12/2019
Place: Mumbai

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



(Retained)

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0 A S E M E N T ?

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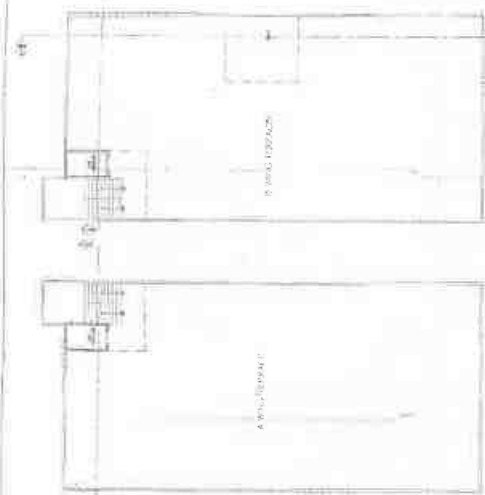
501-623



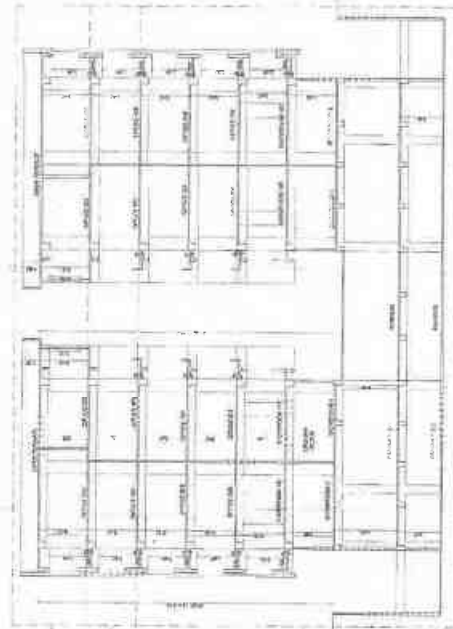
The image shows a document page, possibly a ledger or record book, oriented vertically. The page contains multiple columns of text and numbers, which are somewhat blurry and difficult to read. The text appears to be organized into rows and columns, with some headings visible at the top. The overall appearance is that of a scanned physical document.

[Handwritten signature]

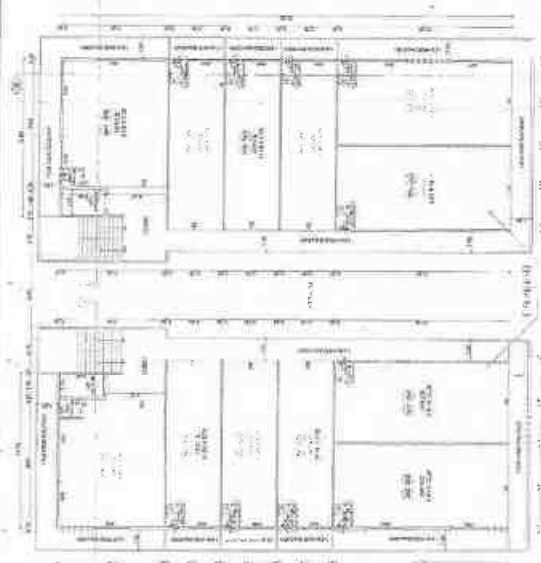
KABRE CONSULTANTS
AR. SAGAR A. KABRE
ARCHITECT, INTERIOR DESIGNER,
P.O. BOX 113, K. K. ROAD, CHANDLER ROAD, CHANDLER, INDIANA 46209



TERRACE FLOOR PLAN
SCALE 1:100

[illegible][illegible]

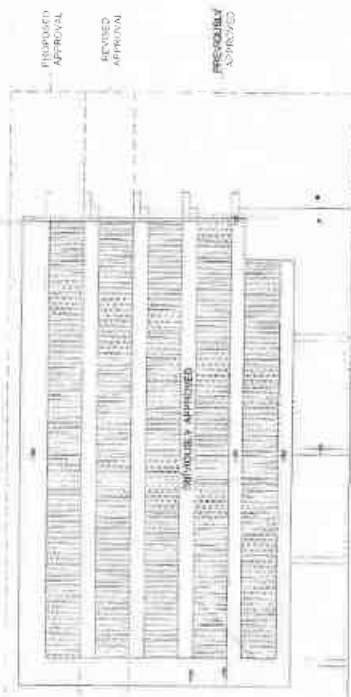
SECTION BB SCALE 1:100



2ND & 3RD FLOOR PLAN

[illegible][illegible]

LETTER TO THE EDITOR



ARTICLE 10

© 2007 Blackwell Publishing Ltd, *Journal of Internal Medicine* 261: 103–110

PROPOSED BY: AR. SINGAR A. KABRE
CONSULTANT: AR. SINGAR A. KABRE
NO. 123

PROPOSED BY: AR. SINGAR A. KABRE

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PROPOSED BY: AR. SINGAR A. KABRE

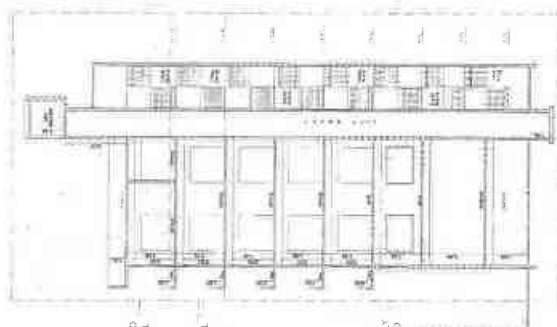


PROPOSED BY: AR. SINGAR A. KABRE

Sl. No.	Particulars	Area (sq. m.)
1	Plot Area	10000
2	Building Area	5000
3	Open Space	5000

Sl. No.	Particulars	Area (sq. m.)
1	Plot Area	10000
2	Building Area	5000
3	Open Space	5000

PROPOSED BY: AR. SINGAR A. KABRE



SECTION A-A
SCALE 1/100

PROPOSED APPROVAL

REJECTED APPROVAL

PREVIOUSLY APPROVED

Sl. No.	Particulars	Area (sq. m.)
1	Plot Area	10000
2	Building Area	5000
3	Open Space	5000

Sl. No.	Particulars	Area (sq. m.)
1	Plot Area	10000
2	Building Area	5000
3	Open Space	5000

Sl. No.	Particulars	Area (sq. m.)
1	Plot Area	10000
2	Building Area	5000
3	Open Space	5000

Sl. No.	Particulars	Area (sq. m.)
1	Plot Area	10000
2	Building Area	5000
3	Open Space	5000

Sl. No.	Particulars	Area (sq. m.)
1	Plot Area	10000
2	Building Area	5000
3	Open Space	5000

340/5110

Wednesday, October 07, 2020

12:40 PM

नसम-३
दस्तक: 10502/1020
पावती 63



Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6550 दिनांक: 07/10/2020

गावाचे नाव: नाशिक शहर - ५

दस्तऐवजाचा अनुक्रमांक: नसम3-5110-2020

दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री. अजित कांतीलाल ललवाणी - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

एकूण:

रु. 300.00

आपणास मूळ दस्त, थंबनेस प्रिंट, सूची-२ अंदाजे

12:57 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

Joint Sub Registrar Nashik3
सह. दुय्यम निबंधक वर्ग २
नाशिक-३

1) देयकाचा प्रकार: DHC रकम: रु. 200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0110202000968 दिनांक: 07/10/2020

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005043931202021E दिनांक: 07/10/2020

बँकेचे नाव व पत्ता:

मूळ दस्त परत केला
त सही घेतली.

340/5110

इतर पावती

Original/Duplicate

Wednesday, 07 October 2020 4:41

PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6578 दिनांक: 07/10/2020

गावाचे नाव: -नाशिक शहर - ५

दस्तऐवजाचा अनुक्रमांक: नसम3-5110-2020

दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री. अजित कांतीलाल ललवाणी - -

वर्णन

दस्त हाताळणी फी

रु. 40.00

पृष्ठांची संख्या: 2

एकूण:

रु. 40.00

Joint Sub Registrar Nashik3

1); देयकाचा प्रकार: DHC रकम: रु. 40/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0110202005280 दिनांक: 07/10/2020

बँकेचे नाव व पत्ता:



GRN	MH005043931202021E	BARCODE			Date	01/10/2020-11:19:35		Form ID	48(f)			
Department Inspector General Of Registration					Payer Details							
Stamp Duty Type of Payment Registration Fee					TAX ID / TAN (If Any)							
					PAN No.(If Applicable)							
Office Name NSK3_NASHIK 3 JOINT SUB REGISTRAR					Full Name	Manoj Z Khivasara And Other						
Location NASHIK												
Year 2020-2021 One Time					Flat/Block No.							
Account Head Details				Amount In Rs.	Premises/Building							
0030046401 Stamp Duty				500.00	Road/Street	Nashik						
0030063301 Registration Fee				100.00	Area/Locality	Nashik						
					Town/City/District							
					PIN		4	2	2	0	0	1
					Remarks (If Any)							
					SecondPartyName=Ajit K Lalwani							
					Amount In	Six Hundred Rupees Only						
Total				600.00	Words							
Payment Details BANK OF INDIA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	02202292020100105209			103148467		
Cheque/DD No.					Bank Date	RBI Date	01/10/2020-11:19:35			Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF INDIA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Department ID : _____ Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यन्त निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0110202000968	Date 01/10/2020
Received from Manoj Z Khivasara, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name MAHB	Date 01/10/2020
Bank CIN 10004152020100100887	REF No. 002558642
This is computer generated receipt, hence no signature is required.	