

341/4253

पावती

Original/Duplicate

Thursday, June 25, 2020

नोंदणी क्र. :39म

1:53 PM

Regn.:39M

पावती क्र.: 5296 दिनांक: 25/06/2020

गावाचे नाव: आडगांव

दस्तऐवजाचा अनुक्रमांक: नसन4-4253-2020

दस्तऐवजाचा प्रकार : रिकन्व्हेंन्स

सादर करणाऱ्याचे नाव: नंदन बिल्डकॉन प्रा.लि. तर्फे अधिकृत संचालक श्री शामकांत केशव कोतकर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:12 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar-Nashik-4

सह. दुय्यम निबंधक वरिष्ठ
नाशिक-४

बाजार मुल्य: रु.0.0 /-

मोबदला रु.0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001539767202021E दिनांक: 25/06/2020

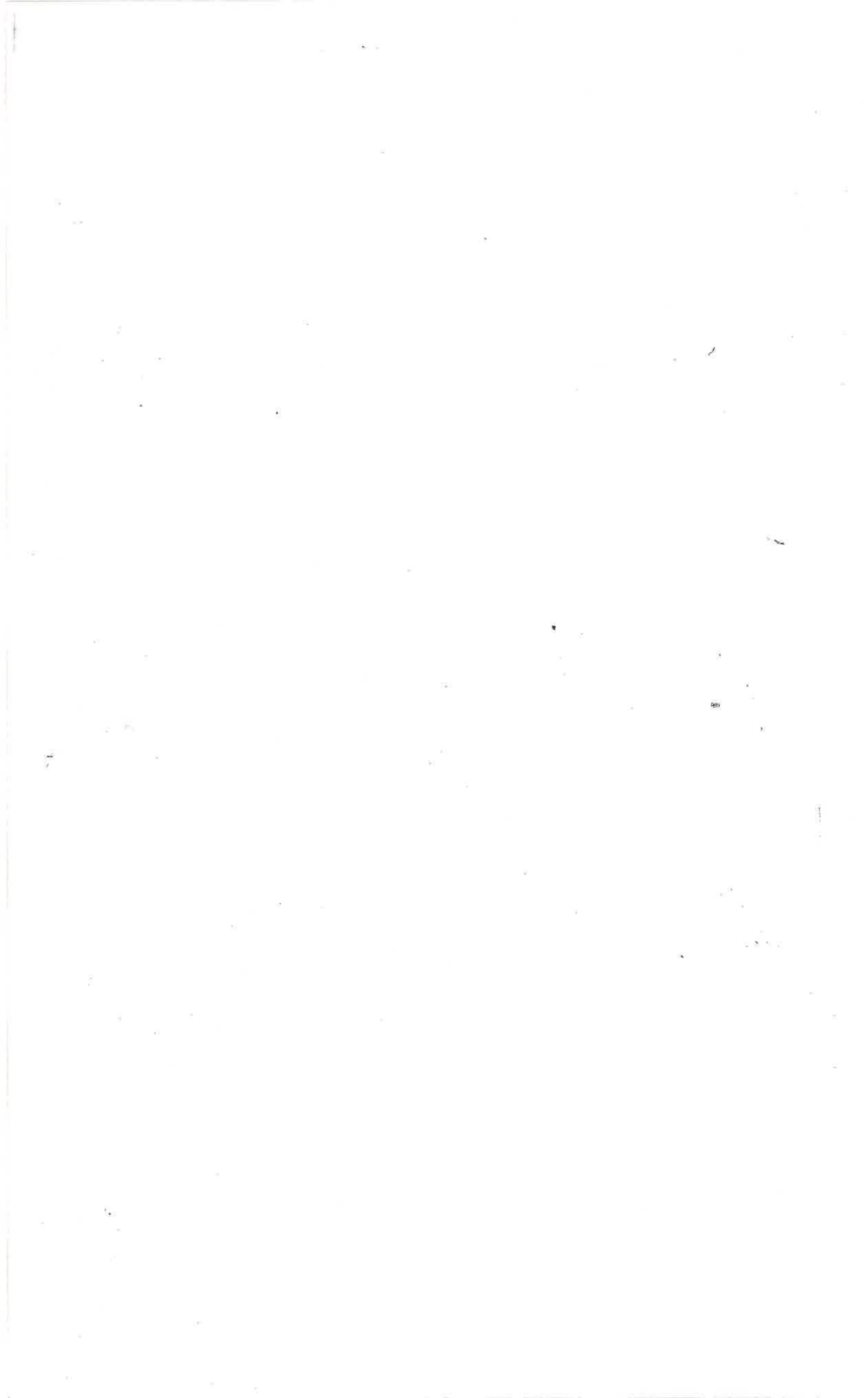
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2506202016986 दिनांक: 25/06/2020

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक वरिष्ठ
नाशिक-४





25/06/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4

दस्त क्रमांक : 4253/2020

नोंदणी :

Regn:63m

गावाचे नाव : आडगांव

(1) विलेखाचा प्रकार	रिकन्वेन्स
(2) मोबदला	0.0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	0.0
(4) भू-मापन, पोटहिन्ना व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे आडगाव, नाशिक येथील गट नं. 39 ते 48, 49 अ व 49 ब यांसी एकूण क्षेत्र 42381.24 चौ. मीटर पैकी प्लॉट नं. 2 यांसी नवीन गट नं. 39/40/41 पै/42 ते 49/अ/ब/2 यांसी क्षेत्र 12233 चौ. मीटर (गहाणखत दस्त क्र. 5493/2012 व 9355/2012 सह दुय्यम निबंधक वर्ग 2, नाशिक 3) ((GAT NUMBER : 39/40/41P/42 To 49/A/B/2 ;))
(5) क्षेत्रफळ	1) 12233 चौ.मीटर
(6) आकारणी किंवा झुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- नंदन बिल्डकॉन प्रा.लि. तर्फे अधिकृत संचालक श्री शामकांत केशव कोतकर वय:-51; पत्ता:- प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अमर बिझिनेस पार्क, ऑफिस नं. 406 व 407, बाणेर रोड, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- बँक ऑफ बडोदा तर्फे अधिकृत स्वाक्षरी धारक श्री पंकज . कुमार वय:-43; पत्ता:-, -, -, सीएफएस मंत्री कोर्ट 39, आंबेडकर रोड, आरटीओ ऑफिसजवळ, पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411001 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	25/06/2020
(10) दस्त नोंदणी केल्याचा दिनांक	25/06/2020
(11) अनुक्रमांक, खंड व नृष्ठ	4253/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

सूची क्र. II

नोंदणी नंतरची प्रथम प्रत

अस्सल वर हुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२

नाशिक-४

मुल्यांकनासाठी विचरत घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारत नाही निवडलेला (51B) in any other case
अनुच्छेद :- :



Original Received
Jude
25/06/20





CHALLAN
MTR Form Number-6



GRN	MH001539767202021E	BARCODE					Date	24/06/2020-10:04:51	Form ID	52(b)
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	AACCN7723J					
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR			Full Name	NANDAN BUILDCON PVT LTD					
Location	NASHIK									
Year	2020-2021 One Time			Flat/Block No.	GAT NO 39/40/41 PART/42 TO 49/A/B/2					
Account Head Details	Amount In Rs.			Premises/Building						
0030046401 Stamp Duty	500.00			Road/Street	ADGAON					
0030063301 Registration Fee	100.00			Area/Locality	NASHIK					
				Town/City/District						
				PIN	4	2	3	1	0	2
				Remarks (If Any)	SecondPartyName=BANK OF BARODA-					
				Amount In	Six Hundred Rupees Only					
Total	600.00			Words						
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	02300042020062468749	000966466			
Cheque/DD No.				Bank Date	RBI Date	24/06/2020-10:05:15	Not Verified with RBI			
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA					
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. : 9823076277

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

नसम-४	
दस्ता क्र. (8243	/2020)
2	— 39



DEED OF RELEASE

THIS **DEED OF RELEASE** made on this 25th day of **June** the Christian Year Two Thousand and Twenty at Nashik.

BETWEEN

NANDAN BUILDCON PVT. LTD., a Private Limited Company within the meaning of the Companies Act, 1956 and having its registered Office at Amar Business Park, Office No.406 & 407, Baner Road, Pune - 411045, Hereinafter referred to as "**THE MORTGAGOR**"

(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the said firm, its partners for the time being and in future their representative heirs, executors and administrators) of the **ONE PART**;

(The Mortgager is represented through Mr. Shamkant Keshav Kotkar, age about 51 years, Occupation: Business, R/at: Flat No.1 & 2, Swagat Devshanti, Prabhat Road, Lane No. 13, Pune 411004, the Director, duly authorized under the Resolution dated 12/06/2020 passed in the meeting of Board of Directors of the Mortgagor)

AND

BANK OF BARODA, (PAN: AAACB1534F), through Chief Manager Mr. Pankaj Kumar, Age: 43 years, A Body corporate, constituted by and under the Banking companies (Acquisition and transfer of undertakings Act, 1970) and having its Head office at having its Head Office at Baroda Bhavan, R C Dutt Road, Alkapuri, Baroda 390007, one of its Branch at CFS Mantri Court 39 Ambedkar Road, Near RTO Office Pune 411001, Hereinafter referred to as "**THE MORTGAGEE BANK**",

(which expressions shall unless it be repugnant to the subject or context thereof, includes its successors interest and assigns) of the **OTHER PART**;

WHEREAS the Mortgagor had mortgaged all that piece and parcel of the property admeasuring 42381.24 Sq. Mtrs. out of the Gat Nos. 39 To 48 and 49B situated at Mauje Adgaon, Taluka and District Nashik to the Mortgagee, pursuant to the Indenture of Mortgage without

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दस्तावेज क्र. (४२५३ /२०२०)
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possession dated 14/09/2012, registered at Sr. No.9355/2012 in the office of Sub-Registrar Nasik No.3 on the same day executed by Mortgagor in favour of the Mortgagee ("the said **Mortgage Deed**"), to secure the loan of Rs.111,00,00,000/- (Rupees One Hundred Eleven Crores Only) advanced by the Mortgagee to the Mortgagor under the terms and conditions incorporated in the Mortgage Deed dated 14/09/2012.

AND WHEREAS, the Bank had sanctioned the loan to the mortgagor vide Sanction Letter No.MIDPUN/ADV/026 18-07.2012 whereby mortgagor had mortgaged the property mentioned hereunder written under Schedule I. Now, the Mortgagor has proposed to Sale the part property from the property total admeasuring 42381.24 Sq. Mtrs. out of the Gat Nos. 39 To 48 and 49B situated at MaujeAdgaon, Taluka and District Nashik out of which i.e.12233 Sq.Mtrs. (Revised Plot No.2 after sub division from the entire land mentioned hereunder written under Schedule II) to M/s. Avenue Super Marts Ltd. and out of the sale proceeds mortgagor arranged to repay the part mortgage amount. Hence, the Bank has issued Final NOC to Sale the subdivided plot No.2 admeasuring 12233 Sq.Mtrs. against the consideration of Rs.26,48,00,000/- (Rupees Twenty Six Crores Forty Eight Lakhs Only) vide Ref No. CORPUN/NPA/NBPL/2020-21/124 dated 17.06.2020. and further, the mortgagor has requested Bank to release the said Plot No.2 admeasuring 12233 Sq.Mtrs. The terms of payment for releasing the property are as under :

A) Terms of payment

Sr.No.	Particulars	Amount	Remark
i	Cheque	21,00,000/-	Advance received on MOU dated 23-08-2019
ii	DD no 006290 dated 20.06.2020 HDFC Bank Ltd	87,87,050/-	Paid by M/s. Avenue Supermarts Ltd.
iii	DD no 006289 dated 08.06.2020 HDFC Bank Ltd	23,92,51,336/-	Paid by M/s. Avenue Supermarts Ltd.
iv	DD no-020921, dated 20.06.2020, HDFC Bank Ltd	1,13,57,497/-	Paid by M/s. Avenue Supermarts Ltd.
v	RTGS dated 18-06-2020	13,05,347/-	Paid by M/s. Nandan Buildcon Pvt. Ltd.

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vi	RTGS dated 18-06-2020	19,98,470/-	Paid by M/s. Nandan Buildcon Pvt. Ltd.
vii	Through Transfer on 25-06-2020	300/-	Paid by M/s. Nandan Buildcon Pvt. Ltd.
	Total	26,48,00,000/-	

B) The Mortgagee Bank hereby acknowledge receipt of total consideration of Rs.26,48,00,000/- (Rupees Twenty Six Crores Forty Eight Lakhs Only) and hereby release and transfer Plot No.2 admeasuring 12233 Sq.Mtrs. in favour of Mortgagor.

AND WHEREAS,vide Letter of Permission bearing Outward No. नगरनेयोजन विभाग/उप विभाजन/१०५/२०२० dated 08.01.2020, Nashik Municipal Corporation had permitted to sub-divide the land bearing Gat No. 39 to 49 into 3 sub-plots bearing Plot No. 1 admeasuring 29715.96 Sq. Mtrs., Plot No.2 admeasuring 12233 Sq. Mtrs. and Plot No. 3 admeasuring 1840 Sq. Mtrs. accordingly, separate 7/12 extracts have been made of the respective sub plots. The same has been recorded to the record of rights vide Mutation Entry No. 23961 dated 15.01.2020.

AND WHEREAS,the Mortgagor has informed the above mentioned change in the description of the property mortgaged to the Bank and deposited the separate 7/12 Extracts, Mutation Entry, Commencement Certificate and Sub-Division Plan with the Bank on 16.01.2020.

AND WHEREAS in consideration of the Mortgagor having fulfilled all its obligations under the said Mortgage Deed and as the Mortgagor has repaid to the Mortgagee the part loan amount of Rs.26,48,00,000/- (Rupees Twenty Six Crores Forty Eight Lakhs Only) out of the entire loan amount of Rs. 111.00 Crores (Rupees One Hundred and Eleven Crores Only) the Mortgagee doth hereby and hereunder re-grant, re-convey, re-assign, retransfer, reassure and release Plot No. 2 admeasuring 12233 Sq.Mtrs. out of the entire Mortgaged Property, described in the Schedule II written hereunder, in favour of the Mortgagor AND TO HAVE AND TO HOLD all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor forever freed and discharged absolutely, together with interest and all other monies secured or intended to be secured thereby or in any way related thereto.

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AND WHEREAS at the request of the Mortgagor, the Mortgagee has agreed to release the said mortgage only for the property mention in Schedule II hereunder by executing this Deed of Release in favour of the Mortgagor.

NOW THIS DEED OF RELEASE WITNESSETH AS UNDER:

That on the receipt of Rs.26,48,00,000/- (Rupees Twenty Six Crores Forty Eight Lakhs Only) being sale consideration of sub divided Plot No.2 admeasuring 12233 Sq.Mtrs.out of total land admeasuring 42381.24 Sq.Mtrs. already mortgaged, the Mortgagee hereby release and transfers the said Plot No.2 admeasuring 12233 Sq.Mtrs. as mentioned in the Schedule II absolutely and free from all the encumbrances of any kind/of whatsoever nature to the Mortgagor.

The Mortgagor can now hold the said Plot No.2 mention in Schedule II hereunder discharged and free from claims, demands and rights of the Mortgagee under the said Mortgage Deed.

SCHEDULE I

(Description of the Mortgaged Property)

All that piece and parcel of the lands bearing Gat Nos. 39, admeasuring about 800Sq.mtrs, 40 admeasuring about 900Sq.mtrs,41 admeasuring about 6788.96Sq.mtrs., 42 admeasuring about 4000Sq.mtrs, 43 admeasuring about 6492.28Sq.mtrs, 44 admeasuring about 1700Sq.mtrs., 45 admeasuring about 1500Sq.mtrs., 46 admeasuring about 6000Sq.mtrs., 47 admeasuring about 5000Sq.mtrs., 48 admeasuring about 3800Sq.mtrs, 49/A admeasuring about 1434Sq.mtrs., 49/B admeasuring about 3966Sq.mtrs totally admeasuring about 42381.24sq. mtrs. situated at MoujeAdgaon, TalukaNashik, Dist. - Nashik, within the limits of Nashik Municipal Corporation and within registration Sub District TalukaNashik and Registration District of Nashik.

SCHEDULE II

(Description of the Released Property)

All that piece and parcel of the land totally admeasuring about 42381.24 Sq. Mtrs. out of which the land bearing Plot No. 2 admeasuring about 12233 Sq. Mtrs out of the land/property bearing

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दस्तावेज क्र.	४२५३	(२०२०)
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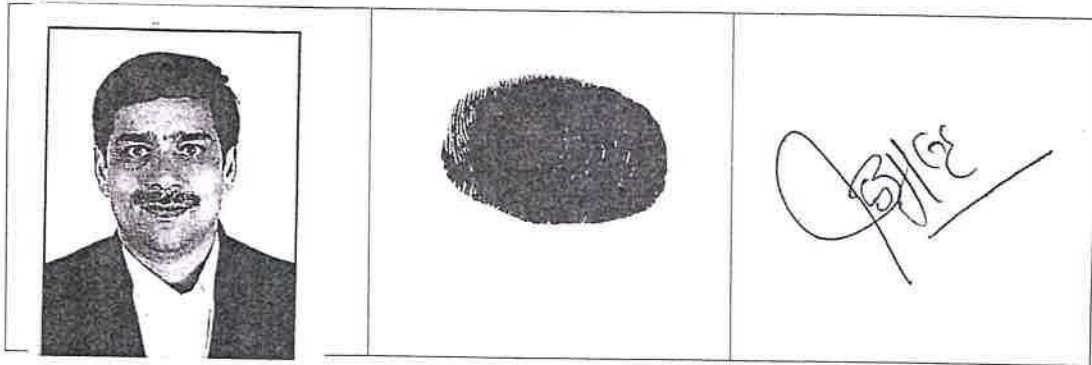
Gat No. 39 to 48, 49A & 49B i.e. New Gat No. 39/40/41Part/42 to 49/A/B/2 situated at village Adgaon, Taluka – Nashik, Dist – Nashik, within the limits of Nashik Municipal Corporation and within Registration Sub District TalukaNashik and Registration District Nashik and bounded on its four sides as under :

EAST : By Plot No. 1(Part)
 WEST : By Plot No. 3
 SOUTH : By Plot No.1(Part)
 NORTH : By 60 Mtr. Wide Road (NH 3)

In witness whereof the Mortgagee have executed this Deed of Release/ Re-conveyance in favour of the Mortgagors at the place and on the date first hereinabove written.

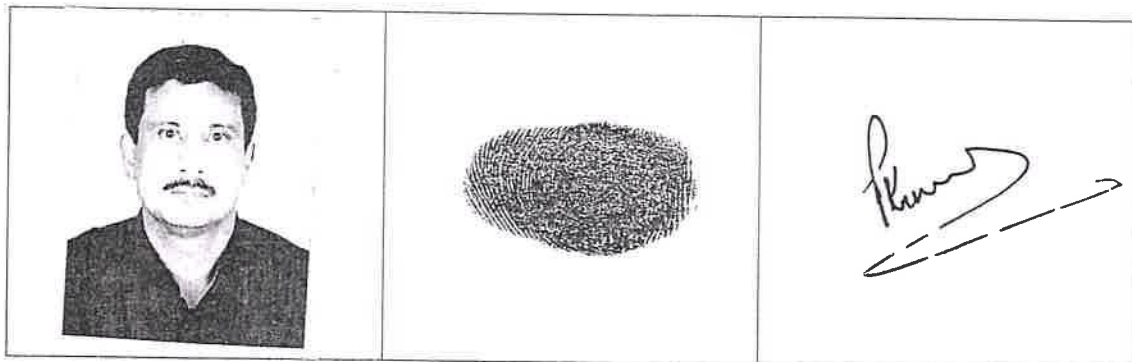
Signed and Delivered by the within named **MORTGAGOR**

HANDAN BUILDCON PVT. LTD. represented through its Directed **Mr. Shamkant Keshav Kotkar.**



Signed and Delivered by the within named **MORTGAGEE BANK.....**

Mr. Pankaj Kumar, the Authorized Official/ Constituted Attorney Designation Chief Manager **BANK OF BARODA**, Branch – CFSL, Pune 411004.



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दस्तावेज (४२५३ /२०२०)
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	2506202016986
Date	25/06/2020
Received from Nandan buildcon, Mobile number 9822197748, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.	
Payment Details	
Bank Name	sbiipay
Date	25/06/2020
Bank CIN	10004152020062502310
REF No.	202017763791811
This is computer generated receipt, hence no signature is required.	

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In the presence of witnesses:

- 1) Sign : Awari
Name : ASHOK G. WANI -
Add : Kamat wade Nashik .

- 2) Sign : KBShinde
Name : Kiran- B. Shinde
Add : Kothrud Pune-38

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बैंक ऑफ बरोडा Bank of Baroda

CORPUN/NPA/NBPL/2020-21/124

Date: 17.06.2020

To,
M/s Nandan Buildcon Private Ltd,
Amar Business Park Baner Road,
Pune- 411004

NOC for Sale Deed

Dear Sir,

Re: FINAL NOC for release of land security admeasuring area 12233 Sq. mtrs. situated at Gat no. 39 to 48, 49A & 49B at Mouje Adgaon, Opp. Bhujbal Knowledge City, Near Adgaon Naka, Nashik in the name of Nandan Buildcon Pvt. Ltd.

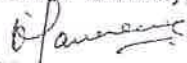
- We refer to our sanction ref no CORPUN:CREDIT:NBPL:2019-20:772 dated 02-08-2019 against your request for conditional NOC against the entire consideration of Rs 26.48 crore (Rs 26.30 crore as per MOU and Rs 0.18 crore due to increase in area of land) in the captioned matter submitting that the said land is to be handed over to M/s Avenue Super Marts Limited (M/s D Mart India Ltd)
- In the captioned matter, we hereby convey our Final 'No Objection' for releasing land area admeasuring 12233 Sq. mtrs situated at Gat no. 39 to 48, 49A & 49B at Mouje Adgaon, Opp. Bhujbal Knowledge City, Near Adgaon Naka, Nashik, which is mortgaged amongst other primary security held by us subject to the receipt of payment of consideration of Rs.26.48 crore payable by M/s Nandan Buildcon and or by M/s Avenue Supermarts Ltd. as per the MOU towards acquisition of the captioned land, directly to us by way of -
 - Demand Draft in favour of Bank of Baroda A/c Nandan Buildcon private Ltd , CFS Pune A/c No 42610200000006 or
 - RTGS for the credit of A/c No 42610200000006 of the Company with us (IFSC Code: BARB0CORPUN).
- The amount of Rs 26.48 crore against the execution of Sale Deed shall be paid as below:

Sr. No.	Particulars	Amount Rs	Remark
1	Cheque	21,00,000.00	Advance received on MOU
2	DD - 1	87,87,050.00	To be paid by M/s Avenue Supermarts Ltd
3	DD - 2	23,92,51,336.00	To be paid by M/s Avenue Supermarts Ltd
4	DD - 3	1,13,57,407.00	To be paid by M/s Avenue Supermarts Ltd
5	DD /RTGS	13,05,347.00	To be paid by M/s Nandan Buildcon Private Ltd
6	DD/RTGS	19,98,770.00	To be paid by M/s Nandan Buildcon Private Ltd
	Total	26,48,00,000.00	

- After receipt of the above stated entire sale consideration Rs.26.48 cr. we will release the land admeasuring 12233 sq. mtr as mentioned above.

Please note that the NOC is valid upto 30.06.2020

Yours Faithfully,


(Manish Kumar)
Chief Manager

कॉर्पोरेट फिनान्सियल सर्विसेस शाखा, मंत्री कोर्ट, पहली मंजिल, ३९, रामबाई आंबेडकर मार्ग, पुणे - ४११ ००१, भारत

Corporate Financial Services Br., Mantri Court, 1st Floor, 39, Ramabai Ambedkar Road, Pune - 411 001. India.

फोन/Phone 91 020 2605 8283 /84/85 (General) 020 - 26059236 Chief Manager फॅक्स / Fax : 020 - 26058240

ई-मेल / E-mail : corpun@bankofbaroda.com वेब / Web : www.bankofbaroda.com RTGS : BARB0CORPUN SWIFT BARBINBBCRP

नसून-४

दस्ता क्र. (४२५३ /२०२०)

९० — ३९



अहवाल दिनांक : 01/06/2020

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- आडगांव - 1 तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : 24555 व दिनांक : 01/06/2020

भुमापन क्रमांक व उपविभाग 39/40/41 पै/42 ते 49/अ/ब/2	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फ.फा	खाते क्रमांक
शेताचे स्थानिक नाव :-							
क्षेत्र एकक	आर.चौ.मी	नंदन बिल्डकॉन प्रा. लि. तर्फे	122.33.00	5871.84		(23961)	18580
बिन शेती	122.33.00	संचालक शामकांत केशव कोतकर					कुळाचे नाव इतर अधिकार बोजा - राष्ट्रीयकृत बँक गहाण बँक ऑफ बडोदा एमआयडी कॉर्पो. शाखा सिंहगड टे.ए.सी. कॅम्पकडे तारण र.रु. 10000000/- दिनांक 28/05/2012 नंदन बिल्डकॉन करिता (23961) [बोजा - राष्ट्रीयकृत बँक गहाण] (24555) [बँक ऑफ बडोदा शाखा दवारका नाशिक बोजा र.रु. 20000000/- फ्लॅट नं. C-104 चे रमेशचंद्र अजमेरा करिता] (24555)
बिन शेती आकारणी	5871.84						
जिरायत	-						
बागायत	-						
तरी	-						
वरकस	-						
इतर	-						
एकूण क्षेत्र	-						
पोट-खराब (लागवडीस अयोग्य)	-						
वर्ग (अ)	-						
वर्ग (ब)	-						
एकूण पो ख	0.00.00						
आकारणी	0.00						
जुडी किंवा विशेष आकारणी	-						
जुने फेरफार क्र. (1),(163),(165),(241),(269),(280),(330),(414),(437),(521),(552),(737),(913),(1344),(1566), (1819),(1871),(2052),(2297),(2511),(2681),(2773),(2852),(2862),(2930),(3264),(3781),(3814),(4068),(4179), (4381),(4387),(5859),(6684),(6706),(6822),(7040),(7247),(7248),(7488),(7888),(8260),(8376),(8391),(8482), (8778),(9022),(9387),(9389),(9547),(9611),(9642),(9994),(10052),(10053),(10054),(10055),(10060),(10061), (10062),(10197),(10321),(10393),(10849),(13916),(14321),(14504),(14541),(14542),(14543),(15632),(15694), (15836),(16018),(17961),(18018),(18786),(19601),(20897),(22204),(22206),(22208),(22227),(23899),(23961)							सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा
पिकांची नोंदवही

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

गाव :- आडगांव - 1 तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : 24555 व दिनांक : 01/06/2020

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा		
		मिश्र पिकाखालील क्षेत्र				निर्गळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

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

दिनांक :- 01/06/2020

सांकेतिक क्रमांक :- 2720C011025945000062020183

(नाव :- अनिल सुकना रोखडे)
तलाठी साझा :- आडगांव - 1 ता :- नाशिक जि :- नाशिक

स्सलप्रमाणे नवकल तयार तारीख :- 1 JUN 2020

तलाठी आडगांव
ता. जि. नाशिक



नसम-४
दस्तक्र. (४२५३ /२०२०)
नाशिक महानगरपालिका नाशिक राजीव गांधी भवन, शरणपुर रोड नाशिक ४२२००२



नाशिक महानगरपालिका नाशिक
राजीव गांधी भवन, शरणपुर रोड नाशिक ४२२००२

नाशिक महानगरपालिका, नाशिक
जा.क्र./नगरनियोजन विभाग/उप विभाजन/ १०५/२०२०
दिनांक :- ०८/०९/२०२०.

प्रति,
मे. नंदन विल्डक्वॉन प्रा.लि.
तर्फे डायरेक्टर श्री. शामकांत कौतकर,
द्वारा- आर्कि. श्री. विवेक जायखेडकर, नाशिक.

विषय:- मौजे आडगांव शिवारातील स.नं./गट नं. ३९ ते ४९ मधील यासी एकुण क्षेत्र
४३७८८.९६ चौ.मी. जागेचे भूखंड उप विभाजन प्रस्तावास परवानगी मिळणे बाबत.
संदर्भ:- टुमचा दि. २२/१०/२०१९ चा अर्ज व नकाशे आ.क्र.सी-२/सबडी/२०.

महोदय.

वरील संदर्भिय प्राप्त विषयांकीत जागेतील भूखंडाचा उपविभाजन प्रस्ताव सादर केला आहे.
सादर प्रस्तावाची छाननी ही मंजूर बांधकाम विकास व प्रोत्साहन नियमावली नुसार केली असता
खालील अटी व शर्तीस अधिन राहून मंजूरी देण्यात येत आहे.

१. सादर उपविभाजीत भूखंडाचा वापर रहिवासी व वाणिज्य वापरासाठी अनुज्ञेय राहिल.
२. भूखंड उपविभाजन नकाशा प्रमाणे प्रत्यक्ष जागेवर आखणी सर्व्हेअर अथवा आर्किटेक/सुपर
व यझर यांचे मार्फत करुण घेण्यात यावी व ७/१२ उतारे वरील मंजूरी नुसार स्वतंत्र करण्यात
येवे.
३. सादर भूखंडाचे पुन्हा एकत्रीकरण अथवा उपविभाजन या कार्यालयाच्या पुर्व मंजूरी शिवाय कर
नये.
४. सादरच्या भूखंडात कोणत्याही प्रकारचा बांधकाम या कार्यालयाच्या मंजूरी शिवाय करण्यात येवू
नये.
५. सादर भूखंडाला बांधकाम परवानगी क्र. सी-२/७८९/६८२२ दि. ०९/०३/२०१७ दिलेली आहे.
६. सादर भूखंडाचे जमिन विकास शुल्क रु. ३८३२५००/- सा. व बु.नं. १२/०४७० दि. १२/०६/२०१२
अन्वये भरलेले आहे.
७. सादरच्या मिळकतीस रहिवास वापराची बिनशेती परवानगी मा. जिल्हाधिकारी कार्यालय
नाशिक यांचे कडील पत्र क्र.मह./कक्ष-३/४/बि.शे.प्र.क्र./२८१/२०१२ दि. २९/०८/२०१२ अन्वये
घेतलेली आहे.

सादरची भूखंडाचा एकत्रीकरण व उपविभाजन प्रस्तावास मंजूरी देण्यात येत आहे.
सांबत एकत्रीकरण/उपविभाजन नकाशाचे चार प्रती जोडल्या आहेत.
सहपत्र: वरीलप्रमाणे.

सहायक संचालक, नगररचना,
नगरनियोजन विभाग,
नाशिक महानगरपालिका, नाशिक.

प्रत:-

१. उपअधिक्षक, भूमि अभिलेख/नगर भुमापन नाशिक माहिती व कार्यवाहीस्तव अग्रेषित.

Summ of Approval of Plot:-
 Approved For Amalgamation/Redevelopment of
 As Per Clause 114, 115, 116, 117, 118, 119, 120, 121
 In The Urban Act, 1973 (1973: 120) & 121
 P.M. 5466 (1) 10/10/2020
 Assistant Director of Town Planning
 Nashik Municipal Corporation
 Nashik

S.NO	LAND	PLANT AREA	Area Under Road	AREAS AREA	PLANT SPACE	AREAS ROADS	TOTAL
1	35.96	1820.11	127.15	2110.26	311.95	2422.21	2071.06
2	31.00	1620.15	127.15	1747.30	311.95	2059.25	1223.86
3	21.00	1080.10	84.77	1164.87	207.90	1372.77	882.02
4	11.00	540.05	42.38	582.43	103.95	686.38	427.81
5	1.00	54.01	4.24	58.25	10.39	68.64	42.78

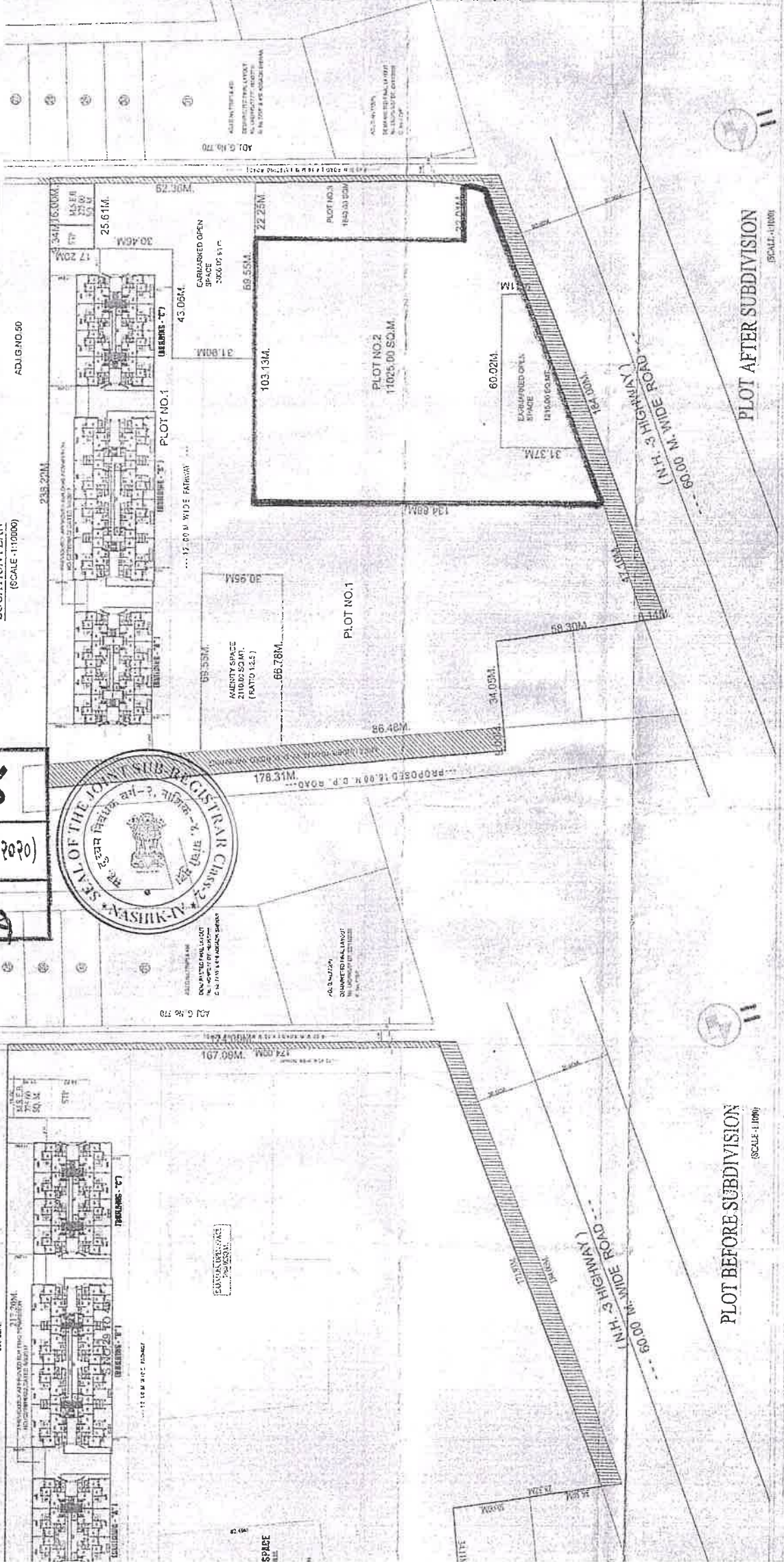


ADJ. G. NO. 50
 238.20M
 11.00 M WIDE ROAD

ADJ. G. NO. 50
 238.20M
 11.00 M WIDE ROAD



नसम-४
 स्तक्र. (8243 / 2020)
 02 - 39



PROPOSED SUBDIVISION OF PLOT ON G.N.O.
 SITUATED AT ADGAON, NASHIK.
 FOR:-
 M/S NANDAN BUILDCON PVT. LTD., PUNE.
 THROUGH DIRECTOR:-
 SHRI. SHANKANT K. ROTKAR

DEMARICATION CERTIFICATE
 I hereby certify that the plot area, dimensions and the plot boundaries as shown in the attached plan are correct and true to the best of my knowledge and belief.

PLOT AFTER SUBDIVISION
 (SCALE - 1:1000)

PLOT BEFORE SUBDIVISION
 (SCALE - 1:1000)



Signature: _____
 Name: SHANKANT K. ROTKAR
 Designation: Director
 Date: _____
 Place: _____



दुय्यम निबंधक: नाशिक 3

दस्तक्रमांक व वर्ष 5493/2012

Monday, May 28, 2012

1:39:42 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : आडगांव

नसिन-४

दस्त क्र. (8243 /2020)

99 39



- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप गहाणखत व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो की पट्टेदार न नमूद करावे) मोबदला रु. 100,000,000.00
बा.भ. रु. 0.00

- (2) भू-मापन, पोतहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे आडगांव येथील 1) गट नं. 30 क्षेत्र 0हे.08आर म्हणजेच 800.00 चौ.मी. 2) गट नं. 40 क्षेत्र 0हे.09आर म्हणजेच 900.00 चौ.मी. 3) गट नं. 41 क्षेत्र 0हे.67.8896आर म्हणजेच 3788.96 चौ.मी. 4) गट नं. 42 क्षेत्र 0हे.40आर म्हणजेच 4000.00 चौ.मी. 5) गट नं. 43 क्षेत्र 0हे.64.9228आर म्हणजेच 6492.28 चौ.मी. 6) गट नं. 44 क्षेत्र 0हे.17आर म्हणजेच 1700.00 चौ.मी. 7) गट नं. 45 क्षेत्र 0हे.15आर म्हणजेच 1500.00 चौ.मी. 8) गट नं. 46 क्षेत्र 0हे.60आर म्हणजेच 6000.00 चौ.मी. 9) गट नं. 47 क्षेत्र 0हे.50आर म्हणजेच 5000.00 चौ.मी. 10) गट नं. 48 क्षेत्र 0हे.38आर म्हणजेच 3800.00 चौ.मी. 11) गट नं. 49 ब क्षेत्र 0हे.39.66आर म्हणजेच 3966 चौ.मी. असे एकूण क्षेत्र 40947.24 चौ.मी.

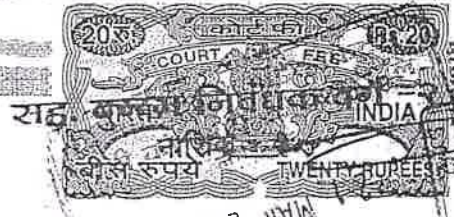
(3) क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायाऱ्याचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) नंदन विल्डकॉन प्रा. लि. भारतीय कंपनी कार्यालयचे नोंदणीकृत कं. जिचे कार्यालय प्लॉट नं. 52, शिवाजी हाऊसिंग सोसायटी, आय सी सी मार्ग, सेनापती बापट मार्ग, पुणे तर्फे संचालक श्री. शामकांत केशव कोतकर तर्फे वि. मु. म्हणून श्री. संदिप छबन साठे . . ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: पुणे; तालुका: -; पिन: -; पिन नम्बर: -

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायाऱ्याचा हुकुमनामा किंवा आदेश असल्यास, बादीचे नाव व संपूर्ण पत्ता (1) बँक ऑफ बडोदा, एम आय डी, कार्पोरेट शाखा सिंहगड टेक्नीकल एज्युकेशन सोसायटी कॅम्पस, एरडवना, कवेरोड समोर, पुणे तर्फे पिंपळगाव बहुला, नाशिक शाखेतर्फे मॅनेजर श्री. अरुण कोशिनाथ करसरकर ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: नाशिक; तालुका: -; पिन: -; पिन नम्बर: -

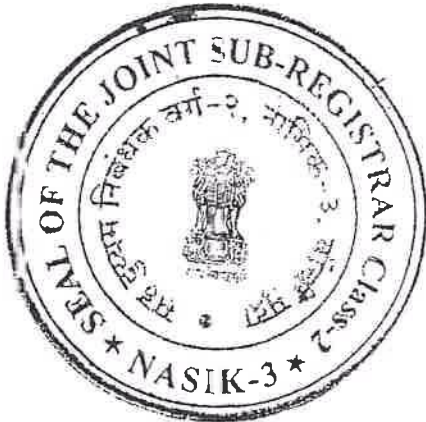
- (7) दिनांक करून दिल्याचा 28/05/2012
(8) नोंदणीचा 28/05/2012
(9) अनुक्रमांक, खंड व पृष्ठ 5493 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 500000.00
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
(12) शेर



सूची क्र. II

नोंदणी नंतरची प्रथम प्रत

अस्सल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-2
नाशिक-3.

9355340

08/07/2019

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 9355/2012

नोदणी :

Regn:63m

गावाचे नाव : 1) आडगांव

(1)विलेखाचा प्रकार

गहाणखत

नसन-४	
दस्त क्र. (४२५३ /२०२०)
३ — ३९	



(2)मोबदला

1110000000

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

0

(4) भू-मापन,पोटहिस्सा व
घरक्रमांक(असल्यास)

1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन :, इतर माहिती: मौजे आडगाव, गट
नं.39 ते 48 ते 49/अ ते 49ब एकुण क्षेत्र 42381.24 चौ.मी.((GAT NUMBER : 39 ;
))

(5) क्षेत्रफळ

1) 42381.24 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल
तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून
ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी
न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-नंदन बिल्डकॉन प्रा ली.तर्फे डायरेक्टर शामकांत केशव कोतकर तर्फे अधीकृत प्रतीनीधी संदीप
छबन साठे - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेनापती बापटरोड,
रोड नं: पुणे, महाराष्ट्र, णास्:ईक्र. पिन कोड:-411016 पॅन नं:-AACCN7723J

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व
किंवा दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास,प्रतिवादिचे नाव व
पत्ता

1): नाव:-बॅक ऑफ बडौदा पिंपळगाव बहुला शाखा नासिक तर्फे श्री.अरुण काशीनाथ करमरकर
- - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पिंपळगाव बहुला, रोड नं:
नासिक, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422007 पॅन नं:-AAACB1534F

(9) दस्तऐवज करुन दिल्याचा दिनांक

14/09/2012

(10)दस्त नोंदणी केल्याचा दिनांक

14/09/2012

(11)अनुक्रमांक,खंड व पृष्ठ

9355/2012

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

1000000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा
तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-:

b) When possession is not given

नसन-४	
दस्त क्र. (४२५३ /२०२०)
९५	— ३९



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200PN2008PTC132022

2008 - 2009

मैं पत्रद्वारा सत्यापित करता हूँ कि मैसर्स

NANDAN BUILDCON PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक सोलह मई दो हजार आठ को मेरे हस्ताक्षर से पूणे में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U45200PN2008PTC132022

2008 - 2009

I hereby certify that NANDAN BUILDCON PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Pune this Sixteenth day of May Two Thousand Eight.



(KATKAR VISHNU PANDURANG)

कम्पनी रजिस्ट्रार / Registrar of Companies

महाराष्ट्र, पूणे
Maharashtra, Pune

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का हितो।
Mailing Address as per record available in Registrar of Companies office:

NANDAN BUILDCON PRIVATE LIMITED
NANDADEEP 82/2 ERANDVANE,, PRABHAT ROAD, OPP. INCOME-TAX LANE,
PUNE - 411004,
Maharashtra, INDIA

NANDAN BUILDCON PVT LTD. CIN NO. : U45200PN2008PTC132022

Amar Business Park Office No. 406 & 407, Sr. No. 105/3,
Baner Road, Near Sadanand Estate, Pune - 411045
Ph: +91 020-67199777 / 734 | sales@nandanbuildcon.com



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF NANDAN BUILDCON PRIVATE LIMITED HELD ON FRIDAY 12.06.2020 AT 10.00 AM AT THE REGISTERED OFFICE OF THE COMPANY AT OFFICE 406 AMAR BUSINESS PARK, S. NO. 105, H. NO. 03, BANER PUNE-411045

The Chairmar informed the Board that the Company has agreed to execute Release Deed in respect of ALL THAT piece or parcel of Non Agricultural Commercial land situate at Mumbai Agra Road Adgaon Nashik Pin 423 101 within the limits of Nashik Municipal Corporation in the revenue village of Adgaon in the taluka and registration sub-district and district Nashik bearing new Gut No 39/40/41(p)/42 to 49/A/B/2 acmeasuring 12,233 sqmtsie 1,31,676 sqft ("Property") with Bank of Baroda (hereinafter referred to as "Bank") After deliberations, the following resolutions were passed by the Board:

"RESOLVED THAT, Mr. Shamkant Kotkar (DIN: 00498408), Managing Director and/or Mr. Rahul Kotkar (DIN: 07252451) Directors of the Company be and are hereby severally authorized to sign and execute the said Release Deed and ancillary document in respect thereto.

RESOLVED THAT Mr. Shamkant Kotkar (DIN: 00498408), Managing and/or Mr. Rahul Kotkar (DIN: 07252451) Directors of the Company be and are hereby severally authorized to appear before the concerned Registrar/Sub-Registrar of Assurances having jurisdiction and admit execution of aforesaid Release Deed and / or any other related document on behalf the Company.

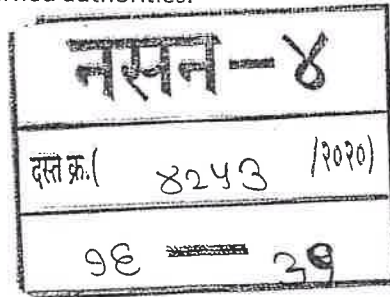
RESOLVED FURTHER THAT the Common Seal of the Company, be affixed on the Release Deed and/or such other related documents as may be required in presence of any one of the Directors of the Company who shall sign the same in token thereof.

RESOLVED FURTHER THAT Mr. Shamkant Kotkar (DIN: 00498408), Managing Director and/or Mr. Rahul Kotkar (DIN:07252451) Directors of the Company, be and are hereby severally authorized to do all such acts, deeds, matters and things and to take such decisions as may be deemed necessary and expedient for giving effect to the aforesaid resolutions.

RESOLVED FURTHER THAT certified true coy of the aforesaid resolutions duly signed by any one of the Directors of the Company be forwarded to the concerned authorities."

FOR NANDAN BUILDCON PRIVATE LIMITED.


SHAMKANT KOTKAR
MANAGING DIRECTOR
DIN: 00498408





बिहार BIHAR

23443 1000 P 176184



Handwritten signature and text: 'अजीत कुमार, ... ला० सं०-30/87, ...' with a date '12/01/20'.

No. 647 Date 23/11/2011

I, SUJAY KJMAR SHAW of Indian Inhabitant and General Manager of Bank of Baroda, a body corporate constituted under the Banking Companies (Acquisition and Transfer of undertakings) Act, 1970, having its Head office at Mandvi, Baroda in the State of Gujarat, India and Corporate Office at Baroda Corporate Centre, Bandra Kurla Complex, Mumbai in the State of Maharashtra (hereinafter referred to as "the Bank")

SEND GREETINGS:

Whereas as Power of Attorney dated the 06th November, 2013 the Bank has conferred upon me such powers and authorities as are therein contained including the power to substitute and appoint one or more Attorney or Attorneys to exercise for the Bank as its Attorney or Attorneys to as the case may be all or any of the Powers and Authorities conferred upon me by the said Power of Attorney dated 06.11.2013.



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NOW KNOW YE AND THESE PRESENTS WITNESS that, by virtue of the said power to substitute contained in the said Power of Attorney dated 06.11.2013 all or any of the Powers therein contained and enabling me, I hereby nominate, constitute and appoint MR. PANKAJ KUMAR now in the service of the Bank at REGIONAL OFFICE, PATNA REGION, PATNA to the true and lawful attorney of the Bank at PATNA or any place or places in India (including Head Office at Baroda) or at any other place or places abroad for and on behalf of the Bank and in the name of the Bank or in my name to do and perform all or any of the acts, matters, powers and things set out in the schedule hereto which I am authorized to do and perform by virtue of the said Power of Attorney dated 06.11.2013 in the same manner and as effectually as the Bank or as I might now do them or any of them or the said MR. PANKAJ KUMAR could have done them or any of them if he had in my stead received authority thereto under the said Power of Attorney dated 06.11.2013.

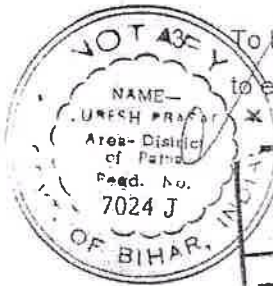
I, SUJAY KUMAR SHAW for the Bank hereby agree to ratify and confirm whatsoever said MR. PANKAJ KUMAR shall lawfully do or cause to be done by virtue of this deed.

I, SUJAY KUMAR SHAW doth hereby declare that the Powers and authorities contained hereto are by way of consolidation and in addition to and not by way of substitution or in revocation of the Power/s of Attorney, if any, conferred upon the said Attorney.

(A) JOINTLY with any other person holding a Power of Attorney from the Bank or with any other person authorized by virtue of a resolution of the Board of Directors of the Bank to sign on behalf of the Bank in any capacity whatsoever

1. To sign all cheques which may be drawn on any account in the name of the Bank with any other Bank and to operate the same.
2. To sign and issue deposit and safe custody receipts and receipts for shares and securities of all descriptions and also to sign and issue pay slips, pay orders and drafts in the usual and ordinary course of business of the Bank.

To borrow moneys for the purposes of the Bank with or without security and to execute documents for that purpose.



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4. To open an account or accounts with any other Bank or Banks and to operate the same.
5. To sign letters of credit in the current and authorized business of the Bank.
6. To purchase, sell, deal in and to endorse and transfer Government Promissory Notes.

(B) AND SINGLY and without joining any other person:-

1. To endorse cheques drawn in favour of the Bank and to sign receipts of all kinds other than those mentioned in clause (A) (2) above.
2. To sign and endorse receipts, interest warrants, and dividend warrants.
3. To receive moneys from customers either in current account or at call or on deposits.
4. To sign all accounts and other documents connected with the business of the Bank including all documents pertaining to the work of credit card system as also entering into agreements with member Establishments, setting, adjusting of accounts and referring the dispute for arbitration etc.
5. To make, draw, sign, purchase, sell, discount and accept bills of exchange and other negotiable instruments in the usual course of the Bank's business.
6. On behalf of the Bank to pay moneys which may be payable by the Bank or on behalf of its customers in the usual course of the Bank's business.
7. On behalf of the Bank to endorse bills of exchange, Bank post bills, orders, warrants, hundies, promissory notes, drafts and other negotiable instruments and securities in the current and authorized business of and on behalf of the Bank or any of its customers and to endorse the same when required in the usual course of business of the Bank, to sign and endorse railway receipts, bills of lading, delivery orders, warehouse receipts or certificates or other symbols or indicia of merchandise and policies of insurance and in the case of discharge of any indebtedness to the Bank for which the Bank holds a security in the ordinary course of the Bank's



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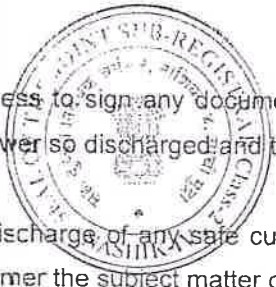
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business to sign any documents necessary to re-vest any property in such borrower so discharged and to redeliver any such property.

On discharge of any safe custody receipt to release and hand back to the customer the subject matter of such safe custody receipt.

9. To draw interest on and principal amount of, buy, sell, endorse, transfer, negotiate Government securities and renew and surrender for renewal or otherwise deal in promissory notes, loan notes, war bonds, treasury bills and other securities other than those mentioned in Clause A (6) above or any securities of the Government of India or of any State Government or securities approved by the State Government and issued by any Improvement Trust, Port Trust or Municipality and to give good and sufficient discharges for any interest thereon.
10. To sign, seal, execute and deliver deeds of transfer and other documents for the purpose of effecting transfer from the Bank in its own name, on its own behalf or in the name of the Bank on behalf of its customers, and to sign, seal and execute transfer to the Bank of any stocks, shares, bonds or securities where the Bank is concerned to take a transfer in the name of the Bank for itself or for any customer of the Bank.
11. To sign and endorse and give receipts in discharge of the Government securities bonds Municipal and/or Improvement Trust and/or Port Trust, debentures, Railway debentures and debentures of joint stock companies, whether held by the Bank on its behalf or on behalf of its customers and to receive the interest and dividend accrued or to accrue or bonuses or other payments of a like nature declared or to be declared in respect thereof.
12. To sign and execute on behalf of and in the name of the Bank instruments of guarantees and/or indemnities of all descriptions, bonds, orders for payment, covenants and other documents in the course of business of the Bank in favour of any person, firm or company or any Body Corporate or otherwise Port Trust Authorities, Sales Tax Department, Municipal or other Local Authorities and Central and/or State Government and Statutory Body or Bodies or Government Company and/or Corporations.



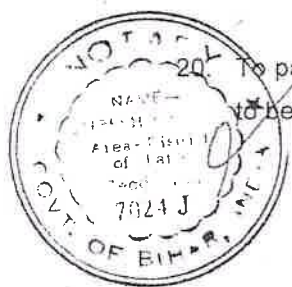
To exercise as the substitute and as attorney of the Bank all the Powers conferred upon the Bank by any Power of Attorney in favour of the Bank by any customer or constituent of the Bank or any other person or persons,

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firms companies or bodies corporate as fully and effectually as if such power of attorney had been granted in favour of the said attorney.

14. To appear and represent the Bank in any Court of Law, Civil or Criminal and in all their jurisdictions and before all Commissioners, Collectors, Public Officers, Arbitrators and other persons in any action suits, arbitration and other proceedings of any kind.
15. In connection with any suit or legal proceedings in which the Bank may be interested either as a party thereto and otherwise to sign pleadings, applications or petitions and to make affidavit for the proper initiation, conduct or defence of such suit or proceedings and to accept service of any writ, summons or other process of Court and to adjust and settle and to compromise all accounts, suits, claims as shall be thought necessary or expedient and to engage Advocates, Solicitors, Pleaders or other legal practitioners to act or plead on behalf of the Bank in any such proceedings.
16. To give and sign any warrants, to prosecute and defend in the several premises wherein before and next hereinafter mentioned as occasion may require.
17. To compound or compromise with any person or persons in respect of any debt or debts, sum or sums of money, effects and things whatsoever which is or are or shall at any time hereinafter become due, owing, payable or belonging to the Bank.
18. To make, sign, verify and present all necessary plaints, interlocutory proceedings, applications, petitions, summons, writ petitions, written statements, affidavits and other documents as may be necessary or required and also any documents to lead to a distraint or to execution.
19. To ask, demand, bring to an account and reckoning and sue for recovering any receive of and from all and every person or persons whomsoever and also of and from all, everybody or bodies, public or corporate whom it doth shall or may concern all sums of money, goods, effects and things now owing or payable or belonging to the Bank or which shall at any time or times hereafter, be owing, payable or belonging to the Bank.



20. To pay and receive the balance on such accounts as the case shall happen to be.

[Handwritten signature]

21. To sign lease or agreements for tenancy of the immovable property belonging to leased to or in the possession of the Bank as the mortgagee and to demand and sue for recover and receive all rents and other income or any such property and to do all other things necessary for the efficient management of any such property.
22. To execute on behalf of the Bank during the course of the business of the Bank, all agreements, deeds, contracts and all other documents whatsoever either singly or jointly with other Corporations, companies, Institutions or other persons in respect of loans or advances whatsoever granted by the Bank either singly or in consortium and without prejudice to the generality of the foregoing, such documents shall include deeds of mortgage sub-mortgage, participation certificates, inter-se agreements, pari-passu agreements and other documents in respect of or relating to any security in favour of the Bank singly or jointly with other or others in consortium.
23. To sign all contracts in the course of business including those in respect of telephone connection.
24. To act on behalf of the Bank in all matters incidental to or arising out of the bankruptcy or insolvency or any compromise or arrangement with the creditors or any person or persons indebted or under liability to the Bank or claimed by the Bank to be or in the winding up of any Company so indebted or under liability or claimed so to be.
25. To settle and adjust all and all manner of account and accounts where n the Bank may be in any manner interested or concerned.

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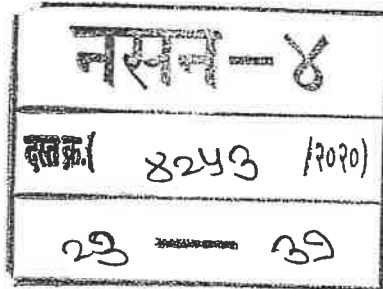
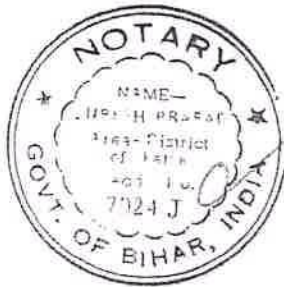
AND GENERALLY in the premises to act for the Bank and to do and perform all such acts and things as the said Attorney shall deem necessary or expedient to be done for the purposes aforesaid.

IN WITNESS WHEREOF I, SUJAY KUMAR SHAW set and subscribe my hand at PATNA this 23rd day of September, 2014.

SIGNED AND DELIVERED by the within named Shri Sujay Kumar Shaw in the presence of (1) Shri Amiya Kumar Sahu, Chief Manager(Legal) Bank of Baroda, Zonal Office, Patna and (2) Shri Prabhakar Kumar, Sr. Manager (Credit) Bank of Baroda, Zonal Office, Patna

[Handwritten signatures]

I, identify the document who has signed / Lst. J. in my presence /
[Signature]
Advocate
Advocate,

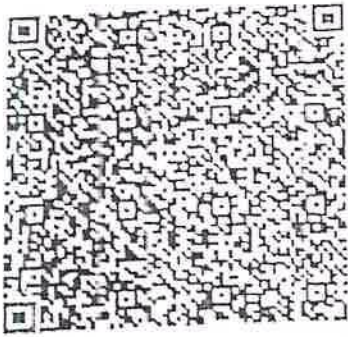


Pankaj Kumar (पंकज कुमार)

S/O: Jugeshwar Prasad, flat no.-202, pratap palace, krishi nagar, A.G.Colony, Phulwari, Patna, Bihar - 800023

आपका आधार क्रमांक/ Your Aadhaar No.

5212 1138 4258



नमून-४
दस्तावेज क्र. (४२५३ /२०२०)
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Date: 2015.03.14 10:47:33.157

आधार-आम आदमी का अधिकार

1947 1800 300 1447 help@uidai.gov.in www.uidai.gov.in

- आधार देश भर में मान्य है।
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- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

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GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पंकज कुमार
Pankaj Kumar
जन्म तिथि/ DOB: 24/12/1977
पुरुष / MALE

SELF ATTESTED BY ME



पता:
S/O: जुगेश्वर प्रसाद, फ्लैट न-202, प्रताप पैलेस, कृषि नगर, ए.जी.कॉलोनी, फुलवारी, पटना, बिहार - 800023

Address:
S/O: Jugeshwar Prasad, flat no. 202, pratap palace, krishi nagar, A.G Colony, Phulwari, Patna, Bihar - 800023

[Handwritten Signature]

[Handwritten Signature]

5212 1138 4258

5212 1138 4258

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adh

आयकर विभाग

INCOME TAX DEPARTMENT

PANKAJ KUMAR

JOGESHWAR PRASAD

24/12/1977

Permanent Account Number

AH2FPK3887B

Pankaj Kumar

Signature

भारत सरकार

GOVT. OF INDIA



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दस्तावेज क्र. (8243 / 2020)
23 - 39



SELF ATTENDED BY ME



12052007



बैंक ऑफ बरोडा

Bank of Baroda



नाम

Name : **Pankaj Kumar**

कर्मचारी कूट क्र.

E.C.No. : **68292**

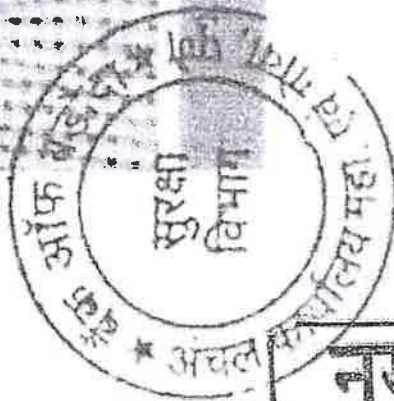
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BY ME

Pankaj Kumar

Issuing Authority

C.M (Co-ord/Security)

Pune Zone



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Pankaj
Signature of Holder

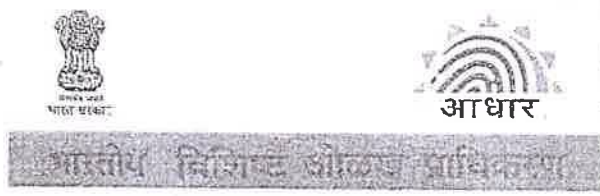
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 NANDAN BUILDCON PRIVATE LIMITED
 16/05/2008
 Permanent Account Number
 AACCN7723J

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 दस्त क्र. (४२५३ / २०१०)
 २७ — ०९



SELF ATTESTED
 BY ME

PERMANENT ACCOUNT NUMBER
ABEPK3501D
 नाम / NAME
SHAMKANT KESHAV KOTKAR
 पिता या माता यांचे नाव / FATHER'S NAME
KESHAV RAMDHAJI KOTKAR
 जन्म दिनांक / DATE OF BIRTH
२४-०४-१९६८



भारतीय नॅशनल ओपन सोल्यूशन प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1271/50011/00274

To,
 शामकांत केशव कोतकर
 Shamkant Keshav Kotkar
 S/O: Keshav Kotkar
 swagal deoshanti flat no 1
 lane no 13
 near prabhat police station prabhat road
 Pune City
 Deccan Gymkhana Pune City Pune
 Maharashtra 411004

Ref: 247 / 07D / 357113 / 357193 / P



SH350213275DF



आपला आधार क्रमांक / Your Aadhaar No. :

2037 7085 2283

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA
 शामकांत केशव कोतकर
 Shamkant Keshav Kotkar
 जन्म वर्ष / Year of Birth : 1968
 पुरुष / Male

2037 7085 2283

आधार — सामान्य माणसाचा अधिकार

नसतन-४
दतत क्र. (४२५३ /२०२०)
२६ ३९

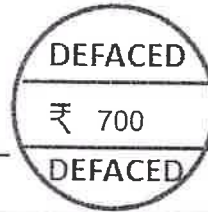


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2506202016986	Receipt Date	25/06/2020
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Received from Nandan buildcon, Mobile number 9822197748, an amount of Rs.700/- towards Document Handling Charges for the Document to be registered on Document No. 4253 dated 25/06/2020 at the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.



Payment Details

Bank Name	sbiepay	Payment Date	25/06/2020
Bank CIN	0004152020062502310	REF No.	202017763791811
Deface No	2506202016986D	Deface Date	25/06/2020

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



CHALLAN
MTR Form Number-6



GRN	MH001539767202021E	BARCODE	[Barcode]		Date	24/06/2020-10:04:51	Form ID	52(b)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AACCN7723J			
Location	NASHIK			Full Name	NANDAN BUILDCON PVT LTD			
Year	2020-2021 One Time			Flat/Block No.	GAT NO 39/40/41 PART/42 TO 49/A/B/2			
Account Head Details	Amount In Rs.			Premises/Building				
0030046401	Stamp Duty		500.00	Road/Street	ADGAON			
0030063301	Registration Fee		100.00	Area/Locality	NASHIK			
				Town/City/District				
				PIN	4	2	3	1 0 2
				Remarks (If Any)	SecondPartyName=BANK OF BARODA~			
				Amount In	Six Hundred Rupees Only			
				Words				
Total	600.00							
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042020062468749	201767188204	
Cheque/DD No.				Bank Date	RBI Date	24/06/2020-10:05:15	Not Verified with RBI	
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No., Date	625 , 25/06/2020			

Department ID :

Mobile No. : 9823076277

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-341-4253	0000691552202021	25/06/2020-13:53:01	IGR314	100.00
2	(iS)-341-4253	0000691552202021	25/06/2020-13:53:01	IGR314	500.00
Total Defacement Amount					600.00

[Handwritten Signature]

341/4253

गुरुवार, 25 जून 2020 1:53 म.नं.

दस्त गोषवारा भाग-1

नसन4

30-39

दस्त क्रमांक: 4253/2020

दस्त क्रमांक: नसन4 /4253/2020

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नसन4 यांचे कार्यालयात

पावती:5296

पावती दिनांक: 25/06/2020

अ. क्र. 4253 वर दि.25-06-2020

सादरकरणाराचे नाव: नंदन बिल्डकॉन प्रा.लि. तर्फे अधिकृत संचालक श्री शामकांत केशव कोतकर

रोजी 1:50 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

(Handwritten signature)

दस्त हजर करणाऱ्याची सही:

एकुम: 800.00

(Handwritten signature)

(Handwritten signature)

सह. दु. नि. संचालक वर्ग-२
Joint Sub Registrar Nashik-2

सह. दु. नि. संचालक वर्ग-२
Joint Sub Registrar Nashik-2

नासिक-४.
दस्ताचा प्रकार: निकलवहत्या

नासिक-४.

मुद्रांक शुल्क: (51-ब) इतर कोणत्याही बाबतीत

शिक्षा क्र. 1 25 / J6 / 2020 01 : 50 : 57 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 25 / J6 / 2020 01 : 52 : 58 PM ची वेळ: (फी)





25/06/2020 - 55:09 PM

दस्त गोषवारा भाग-2

नसम4

39-39

दस्त क्रमांक:4253/2020

दस्त क्रमांक :नसम4/4253/2020

दस्ताचा प्रकार :-रिकन्वेन्स

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नंदन विल्डकॉन प्रा.लि. तर्फे अधिकृत संचालक श्री शामकांत केशव कोन्कर पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अमर व्हिजिनेस पार्क, ऑफिस नं. 406 व 407, बाणेर रोड, पुणे, महाराष्ट्र, पुणे. फोन नंबर:	कर्ज देणार वय :-51 स्वाक्षरी:-		
2	नाव:वैक ऑफ बडोदा तर्फे अधिकृत स्वाक्षरी धारक श्री पंकज हुमर पत्ता:-, -, -, सीएफएस मंत्री कोर्ट 39, आंबेडकर रोड, आरटीओ ऑफिसजवळ, पुणे, सी डी ए (ओ), MAHARASHTRA, PUNE, Non-Government. फोन नंबर:	कर्ज देणार वय :-43 स्वाक्षरी:-		

दरील दस्तऐवज करून देणार तथाकथित रिकन्वेन्स चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:25 / 06 / 2020 01 : 54 : 01 PM

ओळख:-

सदर इमन दुय्यन निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डॉ. शेहबानू शेख . . वय:33 पत्ता:J.lhanye,alay,Nashik पिन कोड:423-01		

शिकका क्र.4 ची वेळ:25 / 06 / 2020 01 : 54 : 58 PM

शिकका क्र.5 ची वेळ:25 / 06 / 2020 01 : 55 : 04 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक वर्ग-२

नाशिक-४.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NANDAN BUILDCON PV LTD	eChallan	02300042020062468749	MH001539767202021E	500.00	SD	0000691552202021	25/06/2020
2	NANDAN BUILDCON PV LTD	eChallan		MH001539767202021E	100	RF	0000691552202021	25/06/2020
3		DHC		2506202016986	700	RF	2506202016986D	25/06/2020

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

4253 /2020

Know Your Rights as Registrant

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarila@gmail.com



प्रमाणित करण्यात येते की,

या दस्तामध्ये एकूण 39 पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

पुस्तक क्रमांक १, क्रमांक

8243

वर नोंदला.

दिनांक 25 माहे जुलै सन 2020

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

