NOTARIAL REG.
ENTRY NO. 3169
DATE 8/2/12

(13)

K . Revenue-01Kavi. 640/2003
Office of District Collector Nagpur
Nagpur Dated 3/03/2003

Subject : - **land, Nagpur District.**

Regarding the allotment of Land to MSMGVB, which is acquired free of cost by Government, situated at Mauza Godhani (Rly.) Thasil Nagpur (Rural) Survey No. 78 admeasuring 2550 Square Meter under the Urban Land (Celling And Holding) Act,1976.

Reference: - State Urban Development, Letter/ Direction No/Distribution-6722/P.K.214 ULCHA -3 Dt. 20-02-2003.

ORDER

According to the letter of The State Urban Development Department Secretariat, Mumbai's letter No.- 6722/P.K. 214/ NAJKATHA-3/ Dt.20/02/2003 the Land situated at Survey No. 78 admeasuring 2550 sq. meter. Govt. Land has been provisionally sanctioned by Sub-Committee of The Ministers, allotted to the MSMGVB for the use of educational purpose.

According, to provision contained in circular no. LRF-1092/P.K.87/J-1, Dt,30/06/1992 of State, Revenue and Forest Department and the Ready-reckoner chart prepared and fixed for the year 1998 by Director General and Controller of Stamps, Pune., for the year 1998(5 years prior to order)

as per section no.13 total cost of proposed land is Rs. 3,57,000/-@ Rs. 140/- per Sq. Meter for year 1998, will be charged at concessional rate of 25% . i.e. Rs.89250/-., for the possession of the said land.

As per Powers delegated, and in accordance of the Circular No., MAJAK-10(2000)/P.K.36/NAJAK-1 Dt.16/05/2000 of State Housing and Special Assistance Department, in the said matter the preliminary enquiry has already been completed and the applicant organization being registered under The Societies Registration Act, 1860 as well as Registered at Charity Commissioner, Nagpur under Bombay Public Trust Act, 1950, I District Collector, Nagpur hereby accord sanction for distribution and transfer of Govt. Land admeasuring 2550 sq. meter situated at Mauza Godhani(Rly) for Rs.89250/-, to MSMGVB, Nagpur for the construction of B.Ed. College building, for possession of the same, on the terms and conditions mentioned below.

SEAL OF NOTARY
Mrs. [illegible]ANA
Regd. No. 6386
GOVT. OF INDIA

Terms and Conditions

1. It is mandatory for the organization to use the said allotted Non-Agriculture land only for sanctioned purpose. If the organization wants to utilize the said land for any other purpose, it is binding to take prior permission from State/ District Collector.

2. The possession of the above mention land will be granted to the applicant organization only after depositing the concessional amount of Rs. 89250/- fixed by the Govt. In future if any change may happen with regard to the valuation of the said land than it is binding to the applicant organization to deposit the difference amount to the Govt.

3. Within the period of 3years from the date of taking the possession of the said land the applicant shall complete the construction and for every 100 sq. meter in proportion one suitable tree should be planted and permanently take care of it.

4. The sanctioned chart prepared by competent authority of NMC and local competent authority who is eligible to sanction chart, accordingly fixed terms and conditions, with such terms and condition the land receiver should construct on the said land as per the condition.

5. It is the responsibility of the land receiver to prevent the said land from encroachment and accordingly do take care of it.

6. The development of the sanctioned land and all other necessary facilities will be made available by the land receiver with their own expenses.

7. The land will be held by the land receiver permanently and undividedly as BHOGWATDAR CLASS -2 (rights of land holder), accordingly if there will be transfer or mortgage of the said piece of land or land and construction over it, prior written permission from the District Collector is must, it is the right of the District Collector/Govt. to recover 50/75% of the total unearned income while permission given at the time of transfer of the land against land transfer.

8. The distribution of the said land had done by reserving all rights of mining, mining products and stone mines with Govt. on the said land.

9. In future the Govt. has right to recover the said land or its any piece, for any public utility purpose, the Govt. may after paying the amount equal to the amount paid by the land receiver, and if any building is constructed over the said land, equivalent to the said construction cost.

10. The Govt. may any time cancel the distribution of said land and recover the possession of the said land or any piece of land without any compensation if there is any contempt of above mention conditions and rules made under Maharashtra Land Revenue Act, 1966, and under this any other condition imposed by District Collector as well as condition under Urban Land (Celling And Holding) Act, 1976 applicable to same.

11. The land receiver will make an agreement and include in it above mention terms and conditions in a prescribe form 13 under rule 42 of Maharashtra Land Revenue (Disposal of Govt. Land) Act, 1971.

Sd-

Lokesh Chandra
District Collector,

Copy to:-

1. Hon'ble Chief Secretary, (Revenue) Revenue and Forest Department, Secretariat, Mumbai-32
2. Hon'ble Chief Secretary, Urban Development Department, Secretariat, Mumbai-32
3. Hon'ble Commissioner, Nagpur Area, Nagpur (Land Department) , for information.
4. Additional District Collector and Competent Authority.
5. Sub-Divisional Officer, Nagpur.
6. Superintendent, Land Record, Nagpur, has been marked for information and necessary action.
7. Tahasildar, Nagpur (Rural), has been marked for information and further action, for confirmation that as per above mention, the cost of the said land has been deposited and for handover of the possession of the said land.
8. Sarpanch, Gram Panchayat Godhani (Rly), Thasil Nagpur (Rural) for information.
9. President/Secretary, MSMGVB,Nagpur has been sent for information and necessary action.

For
District Collector, Nagpur

ATTESTED
8/2/12
Mrs CHANCHAL KHURANA
Advocate & Notary
Res Off. H/No. 410/3, Mecosabagh
NAGPUR -440004

NOTARY MRS. CHANCHAL KHURANA NAGPUR DISTT. (M.S.) INDIA REGN. NO. 6386 GOVT. OF INDIA

SEAL OF NOTARY Mrs. C. KHURANA REGN. NO. 6386 GOVT OF INDIA

NOTARIAL RUPEES FIVE

ENTRY NO. 3170
DATE 8/2/12

V. Sr. No. 7, 7 A and 12

Village: Godhani P.H.No. 12 A Taluka Nagpur (Gramin)

Land Record Serial Numbe: 78	Kind of possession		Owners Name: Mehmuda Shikashan & Mahila Gramin Vikas Bahuddeshiya Sanstha, Nagpur.	Account No.
Local name of land Record page		Class- 1		Name of Cultivator:
Cultivable land				Order issued by Hon'ble District Collector on dated 3/03/2003 R.M. K. 09/ka. Vi. 640/2003 regarding the transfer of 2550 sq. meter ke.k. 312 the land order.
Arable				
Cultivated				
Rice field				
Total				
P.No.	0	25		
Class (A)				
Class (B)				
Total	3	25		
Charges Special or join Charges	50	00		
Total	50	00		

Sea Village Officer, Tah:Nagpur (Gramin)

Year	Name of Farmer	Kind	Season	Mixed Croup Area			Area of each Mixed Crop			Area of Non-Mixed Crop			Barren and use3less for crop developt		Source of water	Remarks
				Code of Mixed crop	Irrigated	Non Irrigated	Name of Crop	Irrigated	Non Irrigated	Name of crop	Irrigated	Non Irrigated	KIND	AREA		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
2006 2007	--		21	---	---	---	---	---	---	---	---	---	Ghadit	8.25	---	---

SEAL OF NOTARY Mrs. C. KHURANA NAGPUR (M.S.) REG. NO. 6386 GOVT OF INDIA

ATTESTED

8/2/12

Mrs CHANCHAL KHURANA
Advocate & Notary
Res Off. H/No. 410/3, Mecosabagh
NAGPUR -440004

NOTARY MRS. CHANCHAL KHURANA NAGPUR DISTT. (M.S.) INDIA REGN. NO. 6386 GOVT OF INDIA

CANCELLED CANCELLED CANCELLED CANCELLED CANCELLED

(20)

QUAZI
NOTARY
NAGPUR.
REGN.No.721
INDIA

POSSESSION RECEIPT

Possession Receipt executed by - Government of Maharashtra Revenue Department through Tahsildar Nagpur (Rural).

Possession Receipt executed in-Favour of :- The Secretary, Mahemuda Shikshan and Gramin Vikas Bahuuddeshiya Sanstha, Nagpur.

Reference : 1) Government, Urban Development Department, Mantralaya, Mumbai's letter/Director No. Distri--bution/6722/P.K.214/ULCH-3 dt/-20/2/2003.

2) The Collector, Nagpur's Order No. Gazette 01/KV-640/2003, dated 3/3/2003.

Pursuant to the above orders under reference, the Government land admeasuring 2550 sq. mts. out of Survey No. 78 at Mouza Godhani (Railway), District Nagpur (Rural), was to be handed over to Mahemuda Shikshan and Gramin Vikas Bahuuddeshiya Sanstah, Nagpur, for educational purpose. In the layout map sanctioned under Section 20(1)(A) for Talegaon Dabhade Scheme, the actual land admeasuring 2553 sq. mts. out of Kh. No. 78, is shown.

Therefore, today on this 21/3/2003, upon personally visiting the spot, the boundaries of the Government land Kh.No. 78 of Mouza Godhani (Railway), Tahsil Nagpur (Rural), are as under-

A. M. QUAZI
NOTARY NAGPUR
REGD. NO 721

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GOVT. OF IND

agricultural use) in the small plots of the area 300 or 400 sq. mts. etc., after obtaining an undertaking regarding the use of this land for agricultural purpose only.

2. Register the sale deed after obtaining No Objection Certificate from the Competent Authority of the Urban Land Ceiling Department.

3. Sale deed should not be registered if Housing Society is involved in this purchase-sale transaction.

4. This Certificate cannot be used as No Objection Certificate in the case of permission for Non-agricultural use.

Sd/- Illegible
Assistant Director of Town Planning,
Nagpur.

//TRUE TRANSLATION//

(Advocate)

True Translation of the document attached here to

A. M. QUAZI
NOTARY-NAGPUR

Sr. No. 2332
Date 30/12/05

MY TERM EXPIRES
On 19th Jan. 2008

On the North - Survey No. 77

On the South - Survey No. 79

On the East - Shio Dhura

On the West - remaining portion of S. No. 78.

The possession of the Government land admeasuring 2550 sq. mts. within the above mentioned boundaries (as per the map sanctioned under the Talegaon Dabhade Scheme) is being handed over to the Secretary, Mahemuda Shikshan and Gramin Vikas Bahuuddeshiya Sanstha, Nagpur, as per the order under reference dated 21/3/2003.

Sd/- Illegible
Naib Tahsildar

Sd/- Illegible
21/3/2003
Tahsildar, Nagpur (Rural)

Sd/- Illegible
Board Officer

Sd/- Illegible
Person receiving possession.
Secretary,
Mahemuda Shikshan and Mahila
Gramin Vikas Bahuuddeshiya Sanstha,
Nagpur.

Sd/- Illegible
Patwari
P.C-12.

//TRUE TRANSLATION//

(Advocate)

NOTARY NAGPUR REGN.No.721 (INDIA)

True Translation of the document attached here to

A. M. QUAZI
NOTARY-NAGPUR

Sr. No. 2225
Date 30:12:05

MY TERM EXPIRES

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ARY
GPUR.
N.No.721
(INDIA)

LAND USE CERTIFICATE

BRANCH OFFICE OF THE TOWN PLANNING & ASSESSMENT DEPARTMENT, NAGPUR

O. No. Purchase Sale/Godhani Railway/ADNG/865

Administrative Building,
2nd Floor, Civil Lines, Nagpur.
Dated : 7/4/03.

To,

The Sub Registrar, Nagpur (R.)

Subject : Land Use Certificate
Regarding purchase-sale of S. No. New 77, 78/2 (Old 506,507), Mouza Godhani Railway, Tahsil Nagpur (R) Area 2550 Sq. Mts.

Reference : Your letter dated 5/4/03.
Mouza Godhani Railway, Tahsil Nagpur (R), S. No. New 77, 78/2 (Old 506, 507).

The land out of S. No. New 77, 78/2 (Old 506, 507), Mouza Godhani Railway, Tahsil Nagpur (R), is included in the sanctioned Development Plan/Agricultural Area Draft Development Plan as well as in the Residential Zone in the sanctioned Nagpur Corporation Regional Plan Nagpur Region/ Residential Zone in the Revised Draft Nagpur Corporation Regional Plan.

1. Do not register the Purchase-Sale regarding this land after illegally divided (without obtaining permission for non-

M. QUAZI
TALY AGPUR
EGD. NO 721

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agricultural use) in the small plots of the area 300 or 200 sq. mts. etc., after obtaining an undertaking regarding the use of this land for agricultural purpose only.

2. Register the sale deed after obtaining No Objection Certificate from the Competent Authority of the Urban Land Ceiling Department.

3. Sale deed should not be registered if Housing Society is involved in this purchase-sale transaction.

4. This Certificate cannot be used as No Objection Certificate in the case of permission for Non-agricultural use.

Sd/- Illegible
Assistant Director of Town Planning,
Nagpur.

//TRUE TRANSLATION//

(Advocate)

True Translation of the document attached here to

A. M. QUAZI
NOTARY-NAGPUR

Sr. N. 2932
Date 30/12/05

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