

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-I 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.



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 (Ceiling 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:-

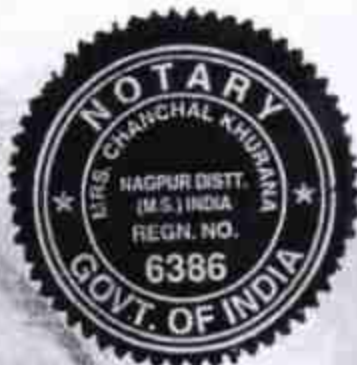
1. Hon'ble Chief Secretary, (Revenue) Revenue and Forest Department, Secretariat, Mumbai-32
2. Hon'ble Chief Secretary, Urban Development Department, Secretariat, Mumbai-32
3. Hon'ble Commissioner, Nagpur Area, Nagpur (Land Department), for information.
4. Additional District Collector and Competent 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
Khurana
8/2/12

Mrs CHANCHAL KHURANA
Advocate & Notary
Rm. No. 410/3, Miscoabagh
NAGPUR-440004




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

ENTRY NO. 3170
DATE 8/2/12

Village: Godhani

P.H.No. 12 A

Taluka Nagpur (Gramin)

Land Record Serial Number: <u>78</u>		Kind of possession	Owners Name: Mehmuda Shikashan & Mahila Gramin Vikas Bahuddeshiya Sanstha, Nagpur. 	Account No. _____
Local name of land		Class- 1		Name of Cultivator: 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.
Record page				
Cultivable land				
Arable				
Cultivated				
Rice field				
Total				
P.No.	0	25		
Class (A)				
Class (B)				
Total	3	25		
Charges	50	00		
Special or join Charges				
Total	50	00		

Year	Name of Farmer	K in d	Season	Mixed Crop Area			Area of each Mixed Crop			Area of Non-Mixed Crop			Barren and use3less for crop develop1		Source of water	Remarks
				Code of Mixed crop	Irrigated	Non Irrigated	Name of Crop	Irrigated	Non Irrigated	Name of crop	Irrigated	Non Irrigated	KIND	AR EA		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
2006 2007	-		21	-	-	-	-	-	-	-	-	-	Ghadit	8.25	-	-



ATTESTED

Chanchal Khurana
8/2/12

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



POSSESSION RECEIPT



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

Possession Receipt executed in-favour of:- The Secretary, Mahemuda Shikhan and Gramin Vikas Bahauddeshiya Sanstha, Nagpur.

- Reference : 1) Government, Urban Development Department, Mantralaya, Mumbai's letter/Director No. Distribution/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 Shikhan and Gramin Vikas Bahauddeshiya 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. B. Quazi
A. B. QUAZI
 NOTARY NAGPUR
 REGD. NO 721



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)

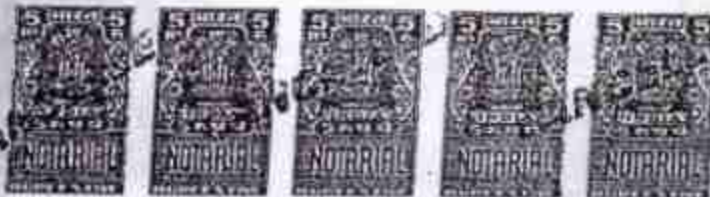
True Translation of the
document attached here to

A. M. QAZI
NOTARY-NAGPUR

Sr. N. 2332

Date: 30/12/05

MY TERM EXPIRES
On 19th Jan, 2008



- (2)
- 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

Sd/- Illegible
 Board Officer

Person receiving possession.

Secretary,

Sd/- Illegible
 Patwari
 P.C-12

Mahemuda Shikshan and Mahila
 Gramin Vikas Bahuuddeshiya Sanstha,
 Nagpur.

//TRUE TRANSLATION//

(Advocate)

True Translation of the
 document attached here to

A. M. Quazi
 A. M. QUAZI
 NOTARY-NAGPUR

Sr. No. 2925
 Date 30/12/05

MY TERM EXPIRES

34

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 : 7/4/11

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 AGUR
EGD, No. 721

agricultural use) in the small plots of the area ...
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
documents attached here to

A. M. Quazi
A. M. QUAZI
NOTARY-NAGPUR

Sr. No. 2932

Date: 30/12/05





208, new colony, sadar, nagpur-440001
ph. : 0712-2595752, 8967047 fax : 2583049
cell : +91 9823064658 ashfaque@yahoo.co.in
info@ashfaquegroup.com www.ashfaquegroup.com

architecture
interiors
landscape
infrastructure development
valuation

ARCHITECT CERTIFICATE

I have visited site Mehmuda Shikshan & Mahila Gramin Vikas Bahuddeshiya Sansthas Central India College of Education (B.Ed) Survey No. 78, Plot No. 12-A, Godhani (Rly.) Nagpur and having inspected the construction of Mehmuda Shikshan & Mahila Gramin Vikas Bahuddeshiya Sansthas Central India College of Education (B.Ed.) college building –Ground floor, First floor & Second floor is completed. Total built up Area 64000 Sq.ft. is complete.

Ashfaque Ahmed Consultancy Services Pvt. Ltd.


Ashfaque Ahmed
Director



Ashfaque Ahmed Consultancy Services Pvt. Ltd.
Cat 1A/10006-2007, F.I.V-4754,
NT L.S. No. 1558, Bar Lk. No. 479
Architects, Interior Designer, Landscape Designer,
Valuation, Infrastructure Development,
208, New Colony, Sadar, Nagpur-440001.