IN THE COURT OF SHRI H.N.SHINDE SUB-DIVISIONAL OFFICER
BULDANA.

SCHEDULE V (See rule 7)

Sanad regarding grant of permission for conversion of Agril. lands for Non-Agril.use u/s 44 of the Mah.L.R.Code.1966.

Rev.Case No. 9/2/1970-71 of Buldana.

Whereas an application has been made to the sub-Divisional Officer Buldana under section 44 of the Maharashtra Land Revenue Code 1966, by shri Bhiwa Janu, Rukhmabai Wallas Gambhirabai W/o Janu Dandge , Narayan Janu & shriram Janu Dandge resident of village Taradkhed Tq.Chikhli Distt.Buldana inhabitant of Taradkhed being the occupant of survey No.5/3 in the village of Buldana in Chikhli Tahsil for permission to use for Non-Agril. use i.e. for LAYING OUT OF PLOTS FOR RESIDENTIAL USE. the plot of land described in Appendix I hereto and indicated by the letters A.B.C.D. on the site plan annexed hereto, forming part of the survey No.5/3 and measuring 4 Acres 10 Gs be the same a little more or less

And whereas the Buldana Municipal Council of Buldana has permitted the construction of the building.

Now, this is to certify that permission to use for Non-Agril. use i.e. for LAYING OUT OF PLOTS FOR RESIDENTIAL use purposes the said plot is hereby granted subject to the provisions of the said Code and on the following conditions, namely:-

(1) Levelling and clearing of the land:- The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which permission is granted and to prevent insanitary conditions.

(2) Assessment :- The applicant in lieu of the assessment heretofore leviable in respect of the said plot shall pay to the State Govt on the 1st day of August in each year an annual assessment of Rs. Rs.614-90 (Rs. six hundred and paisa ninty only) as per plot-wise schedule of assessment enclosed herewith, duly attested by me on 22-9-71. during the fifteen years commencing on the 1st day of August 1972 and on expiry of the said period of fifteen years, such revised assessment as may from time to time be fixed by the Collector under the said Code.

(3) Use :- The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than:- LAYING OUT OF PLOTS FOR RESIDENTIAL USE.

The applicant shall duly comply with the conditions contained in Appendix II hereto.

(4) ~~Build~~ Building time limit :- The applicant within one year from the date hereof commences on the said plot S.No.5/3 of Buldana

of a substantial and permanent description failing which unless the period is extended by the Collector from time to time, the permission granted shall be deemed to have been lapsed.

(5) Liability for rates :- The applicant shall pay all taxes and cesses leviable on the said land.

(6) Penalty clause :- (a) If the applicant contravenes any of the forgoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said code continue the said plot in the occupation of the applicant on payment of such fine, and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause(a) it shall be lawful for the Collector to direct the removal or alterations of any building or structure erected or used contrary to the provisions of this grant within a time specified in that behalf by the Collector and on such removal or alteration not being carried out, within the specified period, he may cause the same tobe carried out, and recover the cost of carrying out the same as an arrears of Land Revenue.

(7) Code provisions applicable :- Save as herein provided the grant shall be subject to the provisions of the said Code and the rules made thereunder:-

MAP
APPENDIX - I

Length and Breadth		Total superficial area.	Boundries.		Remarks.
North to South	East to West.		North	East West.	
North side 518 feet southern side 650 feet.	East side 334 feet West side 336 feet.	4 Acres 10 gs.	At north Road & P.W.D. quarters At south approved layout in S.No.6	At east S.No.4 at West part of S.No.5.	

APPENDIX II

1. The applicant shall build on the plot in accordance with the plan approved by a Planning Authority under the Maharashtra Regional and Town Planning Act. 1958.

2. The applicant shall observe the standards of building and control lines and leave the area marked ... on the Map annexed as open space.

3. The grant shall be subject to the following special conditions:-

a) That the plots shall be used for residential purposes only.

b) That the plots shall not be further sub-devided.

--3/-

c) While construction of the building on the plot the open space shall be leaved as detailed below :-

1) From the front side	:-	4.6 Mitre metres.
ii) Back side.	:-	3-0 metres
iii) Either both sides	:-	2.3 metres.

d) The construction of building should not be exceeded 1/3 rd area of the whole plot and the building should not be constructed more than three stories.

e) Only one main building should be constructed in each plot and the distance in two buildings ~~xxxx~~ should be left 20 feet.

f) The applicant should construct the Roads, lanes and bridges on the places where they are essential and he should not dispose of the plots before the above construction work is completed to the entire satisfaction of the Local Authority.

g) The area under roads, lanes and other plots proposed for public purposes shall be vested to the Municipal Council Buldana without any compensation.

h) ~~xxxxxx~~ All construction should be of a permanent nature and it should not be used for storing any explosives and the articles of explosive nature.

i) In all other respects, Municipal Council Building Bye-Laws shall be followed.

j) The plots shall be demarked first on the spot and if there will be any discrepancy after demarketing the plots the applicant should prepare fresh layout and get it approved from the Asstt. Director Town Planning Akola through this office.

In ~~this~~ witness whereof the Sub-Divisional Officer, Buldana has hereunto set his hand and the seal of his office on behalf of the Governor of Maharashtra, and the applicant has also hereunto set his hands this day the 22nd September of 1971.

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(H.N.SHINDE)
Sub-Divisional Officer, Buldana.

COURT OF THE SUB DIVISIONAL OFFICER BULDANA

भिवा जाणू दांडगे

मारुती दुधे

भि.जा.दांडगे

रुरुमार काई आ.

Witness

H.N.S.H.D.

अहर मुळगाव ता.जि. मुंबई उपनगर - नमुना आय् ची नकल २४८-१ गावठाणातील

[सन १९२८ इसवीच्या बम्बई जमीन महसूलचा कायदा कलम १०८ इत्यादी खालील नियम १३ यांत सांगितलेले.]

फेरफार रजिस्टर-तयार झालेल्या शहरांतील बिन शेतीसे जमिनी करितां.

(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)
	मागील संबरुचा फेरफार	पुढील संबरुचा फेरफार	सीट नंबर	प्लॉट नंबर	क्षेत्रफळ चौरस-फूट	हस्तांतराचा प्रकार	महसूल	जमीन धारकाच्या प्लॉटांच्या महसुलाची आकारणी रद्द झाल्याची तारीख	हक्कदारांचे नांव, वर्णन, धंदा, जात व राहण्याचे ठिकाण	हक्क	बोजा किंवा सरकारचे किंवा कोणाखाजगी मनुष्याचे विरुद्ध हक्कबाधा हक्क असल्यास	शेरा
६८			६	११/३	१,८५,१३०	ई	६.१४	चालू टॉन सेंटसमेंटची मुदत संपेल त्या साळी.	नारायण जागू दांडगे	जमीनस्वामी खरेदीखताने नारायण जागू दांडगे यांनी जगीराम जागू दांडगे, अंबिका जागू दांडगे यांचेपासून सो सन ५/३ क्षी.न. ६ प्लॉटन ११/३ माझिद ४६१० चुंडे. १,८५,१३० माझिद १/२ हि रुपये १०००/- रुपये खरेदी दोगज. नं. २६१२-७९ नो.	१/२ हिस्सा
६८			६	११/३	१८५१३०	ई	६१४००	चालू टॉन सेंटसमेंटची मुदत संपेल त्या साळी	नारायण जागू दांडगे	दुसरी स्वामी खरेदीखताने नारायण जागू दांडगे यांनी जगीराम जागू दांडगे यांचेपासून सो सन ५/३ क्षीन ६ प्लॉटन ११/३ माझिद १/२ हिस्सा ४०० रुपये खरेदी दोगज नं. १५-६-७१ (नो)	१/२ हिस्सा

फे.नं. २४४, २४५

दे - नारायण हसर

घे - जगन्नाथ खरेदीखतापोटी रक्कम स्वाधीन ना.न २४८/२८

२४/१/२००२

२८/३/२००२

२८/३/२००२

२८/३/२००२

सत्य प्रतिलिपि