

3. That, the grantee shall not subdivide the plot or sub-plot, if any, approved in this order without getting this permission.

4. That, the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order, by (a) construction of roads, drains etc. the satisfaction of the Collector/Sub-Divisional Officer and the concerned Municipal Authority and (b) by measuring and demarcating the plots by the Surveyors, and until the land is so developed no plot therein shall be disposed off by him in any manner.

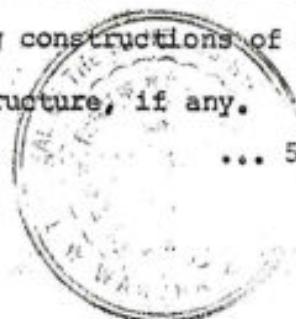
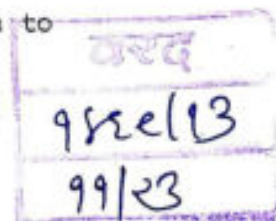
5. The applicant should develop the layout demarcated on the site as per approved layout and all the roads, open space in layout should be handed over to Gram Panchayat concerned for future maintenance.

6. That, if the plot is sold or otherwise disposed off by the grantee, it shall be the duty of the grantee to sell or otherwise dispose off the plot subject to the conditions mentioned in this order and Sanad and to make specific mention about this in the deed to be executed by him.

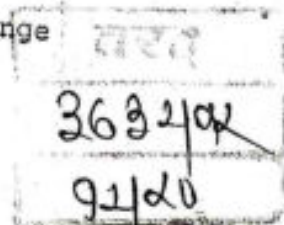
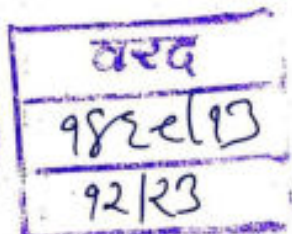
7. That, this permission to build on a plinth area of and area to be kept vacant and open to sky, should be as per directions given by Town Planning Department.

8. That, the grantee shall be bound to obtain the requisite building permission from the Village Panchayat/Municipal Council/Municipal Corporation concerned before starting constructions of the proposed building or other structure, if any.

... 5 -



9. That, the grantee shall get the building plans approved by the competent authority, and that the building plans shall be strictly according to the provisions contained in Schedule II appended to the Maharashtra Land Revenue Conversion of use of land and non-agriculture assessment rules 1966 and get them approved by the Collector/Sub Divisional Officer of Wardha and construct the building according to the sanctioned plans.
10. That, the grantee shall maintain the open marginal distance of 100 ft. from the centre of Wardha-Nagpur Road which is National Major/District Road other district road village (*) to be stated as per provisions contained in Schedule III appended to the M.L.R. (Conversion of use of Land and Non-Agriculture Assessment Rules).
11. That, the grantee shall commence the non-agriculture use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.
12. That, the grantee shall communicate the date of commencement of the non-agriculture use of the land and/or change in the use of the land to the Tahsildar, Wardha, failing which he shall be liable to be dealt with under M.L.R. and N.A. Rules 1968.
13. That, the grantee shall pay the non-agriculture assessment in respect of the land at the rate of 2 paise per square meter from the date of commencement of the sale of land for the purpose for which permission is granted, in the event of any change



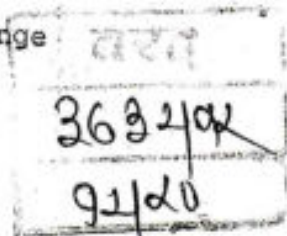
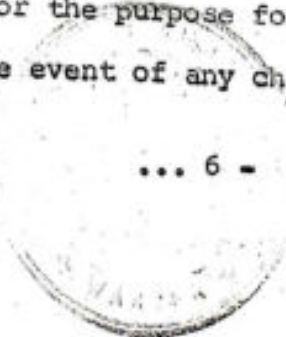
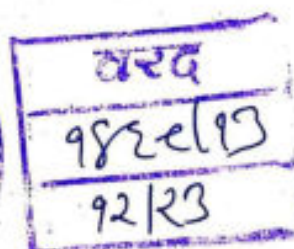
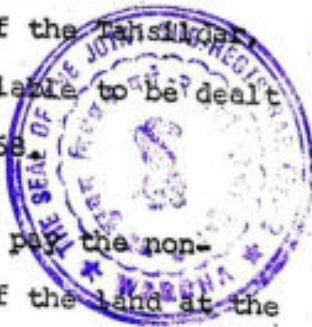
9. That, the grantee shall get the building plans approved by the competent authority, and that the building plans shall be strictly according to the provisions contained in Schedule II appended to the Maharashtra Land Revenue Conversion of use of land and non-agriculture assessment rules 1966 and get them approved by the Collector/Sub Divisional Officer of Wardha and construct the building according to the sanctioned plans.

10. That, the grantee shall maintain the open marginal distance of 100 ft. from the centre of Wardha-Nagpur Road which is National Major/District Road other district road village (*) to be stated as per provisions contained in Schedule III appended to the M.L.R. (Conversion of use of Land and Non-Agriculture Assessment Rules).

11. That, the grantee shall commence the non-agriculture use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.

12. That, the grantee shall communicate the date of commencement of the non-agriculture use of the land and/or change in the use of the land to the Tahsil Officer, Wardha, failing which he shall be liable to be dealt with under M.L.R. and N.A. Rules 1966.

13. That, the grantee shall pay the non-agriculture assessment in respect of the land at the rate of 2 paise per square meter from the date of commencement of the sale of land for the purpose for which permission is granted, in the event of any change



in the use of land N.A. rate irrespective of the fact the guarantee period of the N.A. assessment statement for the area permitted i.e. 20200 Sq. Mtr. calculated to Rs. 222-80 per year.

14. That, the non-agriculture assessment shall be guaranteed for the period ending one year after which it shall be liable to revision at the revised rate, if any.

15. That, the grantee shall construct substantial building and/or other structure, if any, in the land within a period of ^{one} ~~three~~ years from the date of commencement of the non-agriculture use of the land. This period may be extended by the Collector/Sub-Divisional Officer, Wardha in his discretion on payment by the grantee such fine premiums may be imposed as per Government orders.

16. That, the grantee shall not make any addition or alteration to the building already constructed as per sanctioned plans without the permission of ~~the~~ and without getting the plans thereof approved by the Collector/Sub-Divisional Officer, Wardha/Municipal Council/Municipal Corporation/Town Planning Department/Village Panchayat (as the case may be).

17. That, the grantee shall be bound to execute a Sanad in form as provided in Schedule IV or V appended to the M.L.R. (Conversion of use of land and N.A.), Rules 1968 embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.



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18. (a) If the granted contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector/Sub-Divisional Officer, Wardha, may without prejudices to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in occupation of the applicant on payment of such fine and assessment as may be directed.

(b) Notwithstanding anything contained in clause (1) above, it shall be lawful, for the Collector/Sub-Divisional Officer, Wardha, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector/Sub-Divisional Officer and such removal or alterations not being carried out within the specified time he may cause the same to be an arrears of land revenue.

4. The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to therelevant ~~other~~ facts of the case i.e. the Bombay Tenancy and Agricultural Lands Act 1958 and the Maharashtra Village Panchayat/Municipal Act etc.



T. B. H.
Tahsildar, Wardha.

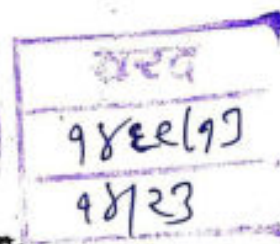
Copy forwarded for information and necessary action to :-

- 1) Shri Sharad Kumar Kunjilalji Tiwari,
~~Ramnagar, Wardha Land Development Corporation,~~
Ramnagar, Wardha.
- 2) The District Inspector of Land Records, Wardha.
- 3) The Talathi Saza No. 53, village Pipri.
- 4) The Town Planning and Valuation Officer, Wardha.

W. B. H.



T. B. H.
Tahsildar, Wardha.



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वरद
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१६/२०

घोषणापत्र

मी/आम्ही श्री. मोरेकर मारीतारा कोणावर
 रा. पुरांड वे-काडुत वडा आज दिनांक १६/०२/२०१३ रोजी
 घोषित करीत आहे की,

माझे/आमचे खास मालकी कब्जात व नावावर, मीजा पिपरी (मधे) सर्कल नं. -----
 वार्ड नं. ----- खसरा नं. ३२१/१ वस्ती पिपरी (मधे) येथील न.पा.प्लॉट नं. १
 अपार्टमेंट नं. ----- क्षेत्रफळ ४३२-१६ चर क्र. ----- शिट नं. -----
 सिटी एस.नं. ----- असलेली स्थावर मालमत्ता आहे.

वरील मालमत्ता मी/आम्ही श्री./श्रीमती/सौ. एच.ए. तेंभाकरराव कोणावर
 यांना विक्रीचा करारनामा/विक्रीपत्र/बक्षीसपत्र/गहाणखत/ विक्रीपत्र करण्याचे निश्चित केल्यामुळे
 तो दस्त मे.सह दुय्यम निबंधक वर्धा यांचे कार्यालयात नोंदवून देत आहे/आहोत.

सदहु मालमत्तेवर मी/आम्ही कोणाचाही, कोणतेही प्रकारचा हक्क किंवा बांधा निर्माण केलेला
 नाही किंवा ती मालमत्ता कोणाचेही जप्तीत किंवा जमानतीत नाही.

तसेच सदहु मालमत्तेसंबंधी कोणतेही प्रकरण, कोणत्याही कोर्टात किंवा न्यायालयात चालू नाही/
 प्रलंबित नाही त्याचप्रमाणे या मालमत्तेचे संबंधी मला नड्डुल/न.पा.किंवा अन्य कोणत्याही स्थानिक
 संस्थेकडून कोणतीही नोटीस प्राप्त झाली नाही.तसे काही आढळून आल्यास त्याची सर्वस्वी जबाबदारी
 माझी राहील.

वर्धा
 दिनांक १६/०२/२०१३

विक्रेता

१) [Signature]
 २) [Signature]

श्री/श्रीमती/सौ. ----- यांनी सदहु
 मालमत्ता केवळ माझी/आमच्याच मालकीची आसल्याबाबत, मालमत्ता हस्तांतरण अधिनियम १८८२ चे
 कलम ४१,५२, व ५५ नुसार संपूर्ण शहानिशा करुनच विक्रीपत्र/विक्रीचा करारनामा/बक्षीसपत्र/गहाणखत
 / ----- करुन घेण्याचे निश्चित केले आहे.

सदहु मालमत्तेबाबत भविष्यात काही वाद निर्माण झाल्यास किंवा असादेशीर कारवाई झाल्यास
 त्याची सर्वस्वी जबाबदारी माझी/आमची राहील

सदहु दस्त पूर्णतः मी/आम्ही/माझे/आमच्या जबाबदारीवर नोंदवून घेत असून १४/०२/१३
 किंवा संबंधित मे.सह दुय्यम निबंधक वर्ग-२ यांची कोणत्याही प्रकारची जबाबदारी राहणार नाही

वर्धा
 दिनांक १६/०२/२०१३



वरद
१४/०२/१३
१६/०२/१३

१) [Signature]
 २) A.A. Khan