THAT upon execution of this Agreement, the owners shall grant to the Vendee license to enter upon the said plots as bare licensee only for enabling the vendee to develop the said plots. Th owner and the Vendee hereby confirm that by virtue of the Vendee entering upont he said property as licensee, the same will not tantamount to giving possession of the said plots by the Owner to the Vendee. The owner, upon execution of this agreement, shall hand over the actual physical and vacant possession of the property to the Vendee only to unable the Vendee to carry on the development work and to construct the proposed flat scheme as per sanctioned plan.

The outgoing in respect of the said plots by way of poperty taxes, land revenue etc. payable till the execution of the sale deed will be paid by vendor and thereafter by the purchaser.

The vendor declares that said property is not the subject matter of acquisition and is no any dispute is pending in any court

The experises by way of stamp duty and registration chrges shall be borne by the purchaer / vendoor.

IN WITNESS where of the parties named above have hereto set their respective hands and signed this Agreement at Wardha in presence of the attest in witnesses signing as such on the day first above written.

The description of the property refered hereunder :-

ALL THAT piece and parcel of Plot No. 21, 22, 23 & 24 of Old Field Survey No. 74/1, 84/2 of Mouza No. 138 and having new field Survey No. 422 is converted for non agricultural purpose by the order of Tahsildar, Wardha in revenue Case No. NAP-34/43/1984-1985, total admeasuing 357.81 Sq.Mtr. of Mouza Sawangi (Meghe), Mouza No. 138, within the limits of Grampanchayat Sawangi (Meghe), Warcha, Tah. and Dist. Wardha.

The plot No. 21, 22, 23 & 24 referred above is amalgated / consolidated vide order dated 22.06.2020 passed by Sub-Divisional Officer, Wardha in Rev. Case No. 80/Misc. 80/19-20 which admeasures and bounded as under :-

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THE JOINT SUB-REGISTRAR WARDHA

LENGHT :

East - West : 43.88 Mtrs.

North - South : 15.24 Mtrs.

Total Area 669.16 Sq.Mtrs. i.e. 7200.00 Sq.Fts.

BOUNDARIES :

To the East : Plot No. 25

To the West : Plot No. 19, 20

To the North : Survey No. 421

To the South : Layout Road.



Ganeshlal Motilal Sahu
(Vendor) Being Party No. 1



1) ----------

Prashil S/o. Ganeshlal Sahu,
Partner of M/s. Pawansut Builders
Being Party No. 2



2) ----------

Nikhil S/o. Ganeshlal Sahu,
Partner of M/s. Pawansut Builders
Being Party No. 3

WITNESS :

1) ----------

2) ----------





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THE SEAL OF THE JOINT SUB-REGISTRAR WARDHA

[illegible] दिनांक : 30/07/2020

महाराष्ट्र शासन

[illegible]

[illegible]

[illegible]

[illegible] महसूल तलाठी दप्तर : 21920 व दिनांक : 30/07/2020

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	6.5716	56.92		21920	12065 [illegible]

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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

दैवेंद्र डि. राऊत
दु. नि. क्र. १९
सावंगी (मेघे)
दि. ...।११।२०२०

सरव
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SEAL OF THE JOINT SUB-REGISTRAR ... WARDHA

In the court of Tahsildar, Wardha.

In revenue Case No. N.A.P.- 34/43/1984-85

Of Mauza Sawangi (Megha) District Wardha.

Patwari Saza No. 58 M.N. 411 Tah & Dist. Wardha.

Read :- Application dated - 13-12-1984 from

Shri Ganeshlal Motilal

Saler R/o Wardha.

ORDER

(Passed this - 20th March - 1985)

The land comprised in Survey No. 74/1 84/2-

Sawangi (M) AREA 2.95 H.R. of Sawangi (Megha)

Tah. and district Wardha measuring 29500.00 Sq. Mtrs.

belonging Shri Ganeshlal Motilal Sahu

R/o Sawangi (Megha)

Tah. Distt. Wardha . They have applied that the non-agricultural permission may be granted to them to used area measuring 2.95 H.R. for the non-agricultural purpose for residential purpose.

2. (1) The enquiries made into this application revealed that the applicant themselves are the occupant/ superior holders of the land and that there are no occupants.

(2) The land is question was held on the nowe and br impartiable tenure.

3. There has been no encumbance of the land granted against the sucurity of this land government / co-operative society or Bank and the authority by which the loan has been granted has no objection to the grant of N.A. permission.

4. The land is not under acqusition and is not likely to be acquired in the near future for any government of public purpose.

Tahsildar, Wardha

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OFFICE OF THE JOINT SUB-REGISTRAR

5. The land is not reserved for any specified purpose in the regional development plant or in the T.P.O. and concerned authories have no objection to the land being use for the purpose of Non-agricultural residential.

6. The land is suitable for the purpose for which it is proposed to be used from the sanitary and public health point of view. The district Health officer has communicated his opinion vide letter No. Dyo/Pra/Site Insp/ns-372/85. Dated- 23-2-1985.

7. The applicant has produced the layout plan which is approved ~~by town planning or valuation department~~ Wardha as per ~~letter No.~~ G.C.R. & E.D. No. UNF-1971-R. Dated- 5th January-1971.

8. 1) the layout plan produced by the applicant are in confirmatly which the profision of scheduled II & III appended to Maharashtra Land Revenue (Conversation of the use of land & N.A. A.P. Rules).

9. The applicant has maintained adequated open marginal space on both sides of the electrid high power tension lines passing through the land.

10. The applicant has observed the building regulation and prevention of Rural Development Rules as prescribed.

11. There is no easement and other right in the land and the persons having such right has no objection to grant of the non-agricultural permission.

12. A no objection certificate has been received from the Gram Panchayat concerned to use the land for non agriculture purpose and themsame is on record.

Asst. Collr. Wardha.





