notices dated 23.1.2016, 8.2.2016, 21.2.2016, 14.3.2016, the copies of minutes of meetings dated 30.1.2016, 15.2.2016, 28.2.2016, 21.3.2016, the copies of paper publication in daily newspapers 'Lokmat' and 'Lokmat Times' dated 10.3.2016, the copy of Agreement to sale dated 23.03.2016, the copy of Estimate for proposed Building of Architect, Interior Designer, the copy of valuation report, the copies of photographs of notice affixed at property of the trust, its office, and School etc., the copies of mail forwarded to various builders, the copy of valuation report dated 21.06.2016, the copy of sale deed dated 13.6.2013 alongwith concerned documents, the letters of proposed bidders submitted before this authority dated 1.10.2016, the report of Inspector of this office dated 27.09.2016, and the copies of sale-deeds relating to comparable sale instances. The copies of paper publication in daily newspapers 'Lokmat' and 'Lokmat Times' dated 20.9.2016, audited accounts for the period 2013, 2014, and 2015.

8) From the record, it appears that, the applicant trust, 'Shri Ranchmurti Education Society, Nagpur' is a registered public charitable trust under the provisions of the Maharashtra Public Trust Act, 1950 bearing P.T.R. No. F-742(N). The administration and management of the said trust are governed as per the provisions of scheme framed by the learned Assistant Charity Commissioner, vide its order dated 30.09.2014. It is also seen that the applicant along with other trustees are also legal trustees of the said trust. The objects of said trust are charitable. The trust is the owner of the property which is described in para 3 of the

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कार्यालय - २
285 / 2016
26 / 60
THE JOINT SUB REGISTRAR CLASS-1 NAGPUR CITY NO.1

application Exh.1. The said trust property is also shown as trust property in Schedule-I.

9) The learned counsel Shri S.D. Abhyankar for applicant invited the attention of this authority to the documents filed by him in support of his claim at Exh.1. The counsel argued that the said trust runs educational institution namely 'Pandit Nehru High School'. It is further argued that the said trust wants to construct new building for said educational institution so that students can be accommodated with better environment. At present the said trust is not having funds for construction of said building. The counsel further argued that the said trust property is surrounded by slum area and therefore, the risk of encroachment cannot be ruled out. Therefore, the counsel prayed for according sanction to sell the said trust property for fulfilling its objects.

10) I have discussed the facts of the case vis-a-vis the documents filed by the applicant trust in support of its claim for the permission to sell its immovable property admeasuring 2 acres and 2.5 acres out survey No.22/1,2,3-3 situated at Mouza-Borgaon, Dist. Nagpur.

In the present case, the first thing is that this authority has to decide whether there is compelling necessity for the said trust in question to sell its immovable property as described above. The documents filed on the record which shows that the said trust wants to make construction of the school as per the proposed maps filed on the record. It is also seen that the present structure is in dilapidated condition and it is likely to be demolished any time and being

14.2.17

CHARITY ORGANISATION
Joint Cha.
189 /2016
21/60

illegal construction. The trust wants to raise funds by selling its trust property in question. In this respect, it is important to note that earlier, the said trust wants to sell 7 acres and 2.5 acres agricultural land belonging to the said trust. Subsequently, the board of trustees decided to sell only 7 acres of agricultural land by passing the resolution in the meeting of Executive Committee of the said trust held on 21.03.2016. Thereafter, the offers of the prospective purchasers mentioned in para 4 of the application for 7 acres were considered by the Board of Trustees of said trust. It is also seen that in the said meeting the Board of Trustees unanimously decided to accept the offer of M/s. Rachana Developers at the rate of ₹ 10,15,00,000/- for 7 acres land out of survey No. 22/1,2, 3-3 situated at Mouza-Borgaon, Dist. Nagpur. It is also seen that the Board of Trustee decided in the meeting held on 21.03.2016 to keep abeyance the sell of trust property admeasuring 2.5 acres land out of the survey No. 22/1,2, 3-3 situated at Mouza-Borgaon, Dist. Nagpur on the ground that it is in dilapidated condition and it is likely to be demolished at any time as being illegal construction. I also find much substance in the submission made by the Adv. S.D. Abhyankar appearing on behalf of the applicant trust that the said trust property is surrounded by slum area and therefore, the risk of encroachment cannot be ruled out. After examining the condition of the structure from the copy of photos filed on the record, I find that it is necessary for the said trust to make new construction for running its educational institution. There is also an inspector report on record which support the applicant's case on all

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SEAL OF THE JOINT SUB REGISTRAR CLASS-I NAGPUR CITY NO.1

points mentioned by the applicant trust Exh.9. In view of this, I find that there is a compelling necessity to raise trust money funds for making construction as proposed.

11) The next question to be decided by this authority as to whether the applicant trust is receiving reasonable, adequate, fair value of the said trust property in question. In this respect, it is seen that the applicant trust had adopted very transparent procedure for the proposed sale as the applicant trust issued public notice inviting offers in the newspapers, 'Lokmat' and 'Lokmat Times' dated 10.3.2016, having wide circulation in the region where the said trust is established Exh.30 and Exh.31. It is also important to note that again the applicant trust has given public notice in two local newspapers 'Lokmat' and 'Lokmat Times' dated 20.09.2016 Exh.40 and Exh.41, but no one came to give offer. It is seen that in response to the public notice dated 10.03.2016, the said trust received 4 offers from (i) M/s. D.C. Gurubakshani, (ii) Shishir Diote for Rachna Developers, (iii) Ramesh Etankar, (iv) Abhilash Construction. It is also seen that all these 4 offers were opened and discussed in the meeting of the Executive Committee of the said trust on 21.03.2016. It is also seen that in the said meeting the Executive Committee decided to sell only 7 acres out of 7 acres and 2.5 acres. Therefore, the offers of the said above purchasers for 7 acres were considered by the Board of Trustees and unanimously accepted offer of M/s. Rachana Developers at the rate of ₹ 10,15,00,000/- for 7 acres lands out of survey No. 22/1,2, 3-3 situated at Mouza-Bergaon, Dist. Nagpur subject to the sanction of this authority. It is

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485 / 2016
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Joint Charity Commissioner
REGISTRAR CLASS-1, NAGPUR CITY NO.1 ★ SEAL OF THE SUB REGISTRAR

also seen that the applicant trust has submitted report of Government approved value as well as report of Sub-Registrar. It is also seen that the highest offer was received from the M/s. Rachana Developers to the extent of ₹10,15,00,000/- which is more than the Government rate as well as value determined by the Government approved valuer Exh.36. This shows that the said trust is receiving reasonable, adequate, fair consideration for the property in question.

It is also seen that subject to the sanction of this authority, the applicant trust has entered into agreement to sell with the intended purchaser. It is also seen that the said trust regularly maintained audited accounts of the said trust and submitting the same to the office of Charity Commissioner. The applicant trust has filed an affidavit at Exh.13, wherein the applicant deposed that the said intended purchaser is ready to bear all the registration fee, stamp duty etc. It is also deposed that the said trust property is not involved in any litigation nor there is any preventive order in force preventing the trustees of said trust from alienating the said trust property.

It is also seen from the contents of the application by the applicant Exh.1 that there is no litigation pending regarding the trust property in question before any court or authority. I also find that there is no malafide intention on the part of board of trustee in selling the said trust property. I find absolutely no ground to disbelieve the case of the applicant trust in so far as the compelling necessity of the said trust as well as the consideration which is received by

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CHARITY ORGANISATION

the trust in question. Thus, I answer both the points in affirmative and proceed to pass the following order.

ORDER

1. The application is allowed.

2. The permission is granted to the applicant-trust to sell and alienate trust property admeasuring 7 Acres out of survey No. 22/1,2,3-3 situated at Mouza-Borgaon, Nagpur in favour of M/s. Rachana Developers for ₹ 10,15,00,000/- Crore by executing registered sale deed within the period of six months from passing of this order.

3. The applicant trust is hereby directed to utilize the sale-proceed for the construction of school as prayed. In case, if any amount remains in the hands of applicant trust after spending on the construction of school as prayed then the remaining amount be deposited in fixed deposit in any Nationalized Bank as defined in the R.B.I. Act, 1934 and utilize interest earn thereon for carrying out the objects of the trust.

4. The permission is granted subject to the provision and prohibition of any other Act for the time being in face.

5. All expenses of conveyance such as stamp duty, registration charges etc. shall be borne by the purchaser.

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Joint Charity Commissioner Nagpur

SEAL OF THE JOINT SUB-REGISTRAR CLASS-I, NAGPUR CITY NO.1 * 9 *

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6. The applicant-trust is directed to file a change report for deletion of said trust property from record under section 22 of the M.P.T. Act, 1950 after completion of sale transaction to the concerned lower authority within a period of three months.

7. No order as to costs.

8. inform parties accordingly.

Nagpur
Date :- 14/02/2017

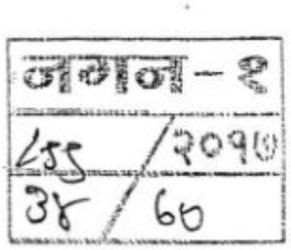
(A.S. Kolhe)
Joint Charity Commissioner,
Nagpur

CHARITY ORGNISATION

Certified to be
Xerox True Copy
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Superintendent
Registration Office
Nagpur

जोडपत्र - २
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THE JOINT SUB-REGISTRAR CLASS-1, HAGERSTOWN

तत्काल सभा

नोटीस दि:- १४.२.२०१६
सभा दि:- १५.२.२०१६

मीटिंग प्रोसेडींग

आज दिनांक १५.२.२०१६ रोजी पंचमुर्ती शिक्षण संस्था, नागपुरच्या सर्व कार्यकारिणीच्या सभासदांची तातडीची सभा, संस्थेच्या कार्यालयात, एम.इ.एस. नागोबाजी लेआऊट देशीमथाग, नागपूर येथेसाय. ६ वाजता सभू झाली. व खालील प्रस्ताव मंजूर करण्यात आले:

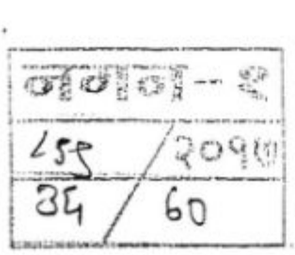
अनु.	सभासदाचे नांव	सही
(१)	श्रीमती प्रभा राव बेहरे	अध्यक्ष. Prabha Behare
(२)	सौ. सारीका एम. होमणे	कार्याध्यक्ष. Sau. Sarika M Dhomne
(३)	श्री. अनिल राव बेहरे	उपाध्यक्ष. Shri. A.R. Behare
(४)	श्री. सिरम एन. बेहरे	सचिव.
(५)	श्री. जयराम एन. बेहरे	सहसचिव.
(६)	सौ. शितल व्ही. पाटील	कोषाध्यक्ष. S.V Patil
(७)	श्री अभिजित ए. बेहरे	सभासद. A Behare

विषय क्र.१ मागील सभेचे अहवाल वाचन करणे.

प्रस्ताव क्र.१ संस्थेच्या सचिवांनी मागील सभेचा 'सभा वृत्तांत' सभेपुढे वाचून दाखविला. मागील सभेत झालेली कार्यवाही योग्य व उचित असल्याने या सर्व सभासदांनी मंजूरी प्रदान केली. व अध्यक्षांनी पुढील विषय सुरु करा असे नमुद केले व प्रस्ताव सर्वसंमत करण्यात आला.

नागपूर - ६
४९३ / २०१७
३५ / ६०

Secretary
Shri Panchmurti Education Society
N-62, Reshimbagh, Nagpur.




JOINT SUB-REGISTRAR CLASS-I
SEAL OF THE OFFICE

विषयक्र.२

मा सहधर्मदाय आयुक्त नागपूर विभाग नागपूर यांनी मौ पचमुली शिरेगांव संख्या यांच्या मालकिच्या ७० एकरपैकी ६ एकर जागेच्या विक्रीसाठी नाहरकत प्रमाणपत्र मंजूरी दिल्या बाबत.

विषयक्र.२

मा. सहधर्मदाय आयुक्त नागपूर यांच्या कार्यालयीन पत्र मौ पंचमुली शिरेगांव संख्या ७० एकर जागेपैकी ६ एकर जागेच्या विक्री व्यवस्थे प्रकरण प्रलंबित होते. या संदर्भात सहधर्मदाय आयुक्त यांच्या कार्यालयात सुनावणी घेण्यात आली. त्या वेळेस घेण्यात आलेल्या आक्षेपांचे वेगवेगळी निराकरण करण्यात आले होते सर्व आक्षेपांचे परिपुर्ण निराकरण झाल्याने मा. सहधर्मदाय आयुक्त नागपूर यांनी दिनांक १४.२.२०१७ रोजी नाहरकत प्रमाणपत्र व्यवस्था आदेश पारीत केला आहे. त्या आदेशाची प्रमाणित प्रत मिळाल्यावर सत्येनी त्वरीत अर्ज सादर करणे. ती प्रत मिळाल्यावर प्राप्त करावी असा ठराव एकमताने पारीत करण्यात आला.

जमान-१
185 / २०१७
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विषयक्र.३

मा सहधर्मदाय आयुक्त नागपूर विभाग नागपूर यांनी नाहरकत प्रमाणपत्र प्राप्त झाल्यावर ६ एकर जमीनीच्या विक्रीबाबत होणाऱ्या सर्व व्यवहारासाठी संस्थेच्या अध्यक्ष सचिव व सदस्यांच्या यादीनुसार पदाधिकाऱ्यांना स्थायी करण्यासाठी अधिकृत करण्याबाबतचे अधिकार प्रदान करण्याबाबत

प्रस्ताव क्र.३

नाहरकत प्रमाणपत्राची प्रमाणित प्रत सहधर्मदाय आयुक्त नागपूर यांचेकडून प्राप्त झाल्यावर ६ एकर जमीनीच्या मेसर्स श्रेयस डेव्हलपर्स यांचेशी झालेल्या करारनाम्यानुसार विक्री करण्याबाबत योग्य ती कार्यवाही त्वरीत करण्यात यावी. या ६ एकर जमीनीच्या विक्री बाबत होणाऱ्या सर्व व्यवहारासाठी संस्थेच्या ३ पदाधिकाऱ्यांना

Secretary

नगना - १
५१९ / २०१७
३८ / ६०

THE JOINT SUB-REGISTRAR CLASS-1, NAGPUR

(१) अध्यक्षा श्रीमती प्रभा पुंडे
(२) सचिव श्री.रा. नारायणराव बेडेकर
(३) सहसचिव श्री.जयराम नारायण बेडेकर

या प्रतिनिधींना विक्रीपत्र व इतर व्यवहारासाठी स्थावरी करण्यासाठी अधिकृत करण्यात सर्व अधिकार प्रदान करण्याबाबत यांचे आभार ठराव एकमताने पारीत करण्यात आली.

विषय क्र.४
अध्यक्षांच्या अनुमतीने वैनयेकी चर्चेला येणारे इतर विषय

प्रस्ताव क्र.४
अध्यक्षांच्या अनुमतीने वैनयेकी चर्चेला कोणतेही विषय नसल्याचे उपस्थित सर्व सभासदांचे आभार मानले व अजनी सभा समाप्त झाल्याचे घोषीत करुन प्रस्ताव सर्वानुमते मंजूर करण्यात आला.

Secretary
Shri Panchmurti Education Society
N-62, Reshimbagh, Nagpur.

P.H. Bhoyar

नागपुर - २
१५९ / २०१७
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THE JOINT SUB-REGISTRAR CLASS-I, GAUR CITY HUB & SEAL OF

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PUBLIC TRUSTS REGISTRATION OFFICE

SCHEDULE I

(Vide Rule 5)

Nagpur Region Nagpur District

REGISTER OF PUBL

Serial No.	Name of the trust	Names of trustees and managers with their addresses	Mode of succession to trusteeship and managership
1	2	3	4

E-742-CN) Panch Murti Education Society, Nagpur.

Entry No. 108/65

(A)

(B) Working President 1) Shri Dhanraj Lukhmi Bhuyankar, Shastri, Telipura, Nagpur. President.

(C) Secretary 2) " Ramanandmaharaj Mohanlal Ghule, Shastri, Nagpur. Vice-President.

(D) V. Secretary 3) " Harishkumar Nathuramji Behare, Jawahar Nagar, Nagpur. Secretary.

(E) Member 4) " Hariram Narayanrao Dhere, Shastri, Telipura, Nagpur. Joint-secretary.

(F) Treasurer 5) " Dhanraj Lukhmi Bhuyankar, Shastri, Telipura, Nagpur. Working President.

6) " Shivram Nathuramji Behare, Shastri, Telipura, Nagpur. Treasurer.

Member 7) " Narayanrao Ganpatrao Kuramkar, Shastri, Telipura, Nagpur. Member.

(G) V. President :- Gangat Makaji Humane

(H) Amended as per order of the Dy.C.C. Nagpur Region, Nagpur dt. 19/12 vide C.R.No. 172/72

Dy.C.C.

dt. 9-11-72

(B) 1) Shri G.M. Humane Balabapu Peth, Nilind Nagar Nagpur — President.

2) " K.B. Pahune Kamptee Rd. Piwali Nadi — Vice President.

3) " R.M. Ghule C/o Narayanrao Behare Paithankar Road — Working President.

4) " H.N. Behare Paithankar Road Shivani Nagpur — Secretary.

5) " J.N. Behare " " — Jt. Secretary.

6) " S.N. Behare " " — Treasurer.

7) " B.H. Tekamkar Shivani Nagpur Tah: Sakoli Dist: Bhandara. — Member

(C)

(D)

(C) 1) श्री. हरिराम नारायणराव धेहरे — अध्यक्ष
पेंढरकर रोड, जनवारी, नागपूर

2) " रघुनाथराव खिलेसिंग पाटुले — उपाध्यक्ष
पिवळी नदी, नागपूर

3) " रामचंद्र मोतीराम बुरडे — कार्याध्यक्ष
विनोबा भोसलेवाडी, नागपूर

4) " सीताराम नारायणराव धेहरे — सचिव
पेंढरकर रोड, जनवारी, नागपूर

5) " प्रभुराम नारायणराव धेहरे — उपसचिव
पेंढरकर रोड, जनवारी, नागपूर

6) सौ. शांता हरिरामजी धेहरे — कोषाध्यक्ष
पेंढरकर रोड, जनवारी, नागपूर

7) " हेमाजी पांडुजी आवनकर — सदस्य
शिवणी मोगरा, पो. अंजारा.

(E) Amended as per Proceedings of Dy.C.C. in C.R. No. 967/91 dtd. 8/10/91

14/10/91

Deputy Charity Commissioner Nagpur

JOINT SUB-REGISTRAR

नोंदणी - ४
25 / 2010
49 / 60

Secretary
Shri Panchmurti Education Society
N-62, Resimbagh, Nagpur