

Read:-Application dated 1.4.2002 of Shri Anant Shankar
Bansode & one other through Power of Attorney Holder
Shri M.N.Navale, the President and the Chief Managing
Trustee Sinhgad Technical Education Society, r/o.
S.No.44/1, Vadgaon Bk. Tal : Haveli Dist: Pune

(0)

Collectorate Pune
(Revenue Branch)

No.PRA/NA/SR/46/2002

Pune 411 001

Date: 8/10/2002

ORDER

The land comprised in Gat No.309 of village Kusgaon Bk. Tal: Mawal Dist.Pune measuring 1,38,400 Sq.Mtr. belong to Shri.Anant Shankar.Bansode & other one and he has applied through his Power of Attorney Holder Shri M.N.Navale, the President and the Chief Managing Trustee Sinhgad Technical Education Society, that Non-Agricultural permission may be granted to him to use an area measuring 1,38,400 Squ.Mtrs. out of the said land for the Non-Agricultural purpose of residential (i.e.Educational Complex)

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Collector, Pune is pleased to grant the N.A.Permission for construction of Residential building (i.e. Educational Complex) in an area measuring 1,38,400 Sq.Mtr. out of Gat No. 309 of village Kusgaon Bk. Tal : Mawal Dist: Pune in favour of Srhi. Anant Shankar Bansode & oner other subject to the following conditions.

1. The grant of permission shall be subject to the provisions of the Code and rules made thereunder.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector, Pune. For this purpose the use of a building shall be decided by the use of land.

3. That the N.A. use is deemed to have been started from the date of this order

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C. 1966 and rules made thereunder, if it is noticed that he has commenced the N.A. use prior to issue of this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Assistant Director of Town Planning by his No.NABP/Kusgaon Bk./SSP/1349 dt.7.8.2002 and not make any addition or alterations without permission of the Assistant Director of Town Planning

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0-01 per Sq.Mtr. for the Residential purpose (i.e.Educational Complex) from the date of the commencement of the N.A. use of the land for the purpose for which the permission is granted together with L.F.Cess/Z.P.Taxes applicable to area. In the event of any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the fact the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A. Assessment shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7.a. That the n.a Permission is granted subject to the provision of U.L.C.Act 1977.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. 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. Assessment) Rule 1966, 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.

11. a) Adv .n.a. a. of Rs.1,384.00/- (Rupees One Thousand Three Hundred Eighty Four only) for one year along wiht Z.P and V.P Cess and the amount of Rs.15,92,500/ has been credited by the applicant vide Demand Draft No.769366, 769380, 769367 dt. 25.9.2002 of Central Bank of India, Tilak Road Branch, Pune and deposited the same to the Tahasildar Mulshi on 3.10.2002

b) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector may with prejudice to and other penalty to which he may liable under the provisions of the Code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding any thing contained in clause (b) above it shall be lawful for the Collector do direct the removal or alteration of any building or structure erected or use contrary to

115
the provisions of this grant within a time specified in that behalf by the Collector and on such removal alteration not being carried out within the specified period, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws the time being in force and that may be applicable to the relevant other facts or the case e.g. the Bombay Tenancy and Agricultural Act.1948 , The Maharashtra V.P.Act., The Municipal Act. etc.

(Sd/- Madhukar Kokate)
Collector, Pune

To

Shri Anant Shankar Bansode & one other through Power of Attorney Holder Shri M.N.Navale, the President and the Chief Managing Trustee Sirhgad Technical Education Society, r/o. S.No.44/1, Vadgaon Bk. Tal : Haveli Dist. Pune

Copy to the Tahasildar Mawal with the case papers in one file for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.IV and V and Village Form No.IV, N.A.Note book to effect the recovery of the n.a.a. and to get a sanad executed. If the occupants pay the measurement fee, they should inform the District Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C.1966



[Signature]
for Collector, Pune.

गाव नमुना सात (अधिकार अभिलेख पत्रक)



[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव कुलवावडी

तालुका ठाणे

भूमापन क्रमांक <u>३०२</u>	भूमापन क्रमांकाचा उपविभाग <u>विशेशी</u>	भूधारणा पद्धती
रोताचे स्थानिक नाव		

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वर्ग (ब) ..		
एकूण ..	१३-०४	
आकारणी	रुपये	पैसे
बुडी किंवा विशेष आकारणी ..	८-७५	
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 सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकांखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	पिकणे साधन	जमीन कर्णधारचे नाव	रोता	
		मिश्र पिकांखालील क्षेत्र						निर्मळ पिकांखालील क्षेत्र							
		पिकाचा प्रकार	जल सिंचित	अजल सिंचित	पट्टे पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
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2011
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असल नोंदवही तयार तारीख ७/१०/१४

गांव कावयाना तलाठी
 ता. ठाणे जिल्हा

Ar. Dilip G. Kale, G. D. Arch., A.I.A.
Reg. No. : CA/81/6201

Ar. Chinmay Kale, B. Arch.
Reg. No. : CA/2003/30529

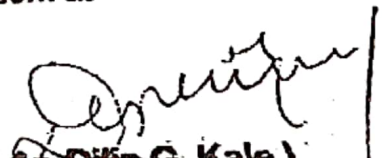
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E-mail : archdgc@yahoo.co.in



Dilip G. Kale
& ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS
& GOVT. REGD. VALUERS

TO WHOM SO EVER IT MAY CONCERN

This is to certify that the buildings, situated at Gat No. 309, Kusgaon Budruck, Lonavala, for Sinhgad Technical Education Society, having plinth area of 55000 Sq.ft. accommodating D. Ed. College and Public School was commenced in January 2003 and was completed in December 2003. The buildings are completed in all the respects and fit for occupation. at


(Ar. Dilip G. Kale)
Registration No. CA/81/6201