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- Ref:- 1] Application Dated 23/01/2007 from Shri. Babasaheb Mohanrao Patil, Secretary, Bal Bhagwan Shikshan Prasarak Mandal, Ahmedpur Taluka Ahmedpur District Latur.
- 2] Tahsildar, Udgir Letter No.
- 3] Town Planer, Latur Lt.No. NA. Udgir/Tq.Udgir/Sy.No. 242//TPL/ Dated 25/06/2007.
- 4] This Office Endorsment Date 29 / 06 / 2007.

No. 2007/N.A./WS/187
Sub-Divisional Office, Udgir
Dated 29 / 06 / 2007.

ORDER

The Land comprised in Sy.No. / Gat No. / of No. F.P.No. 242 Plot No Area 21700 Sq.mt. (2 H. 17 R.) of Udgir Taluka Udgir District Latur Measuring Area 21700 Sq.Mt. belongs to Shri. Babasaheb Mohanrao Patil, Secretary, Bal Bhagwan Shikshan Prasarak Mandal, Ahmedpur Taluka Ahmedpur District Latur has applied that non agricultural permission may be granted to him to us an area measuring (21700 Sq.mt.) out of the said land for the non agricultural purpose of Education.

2. The enquiries made into this application revealed that :-

- 1] The applicant him self is the occupant / superior holder of the land and that there are no co-occupant / Co. superior holders or other persons have any interest or title.
- 2] The land in question was held in the new and / or Impartiable tenure or had been purchased by the occupant under sec. 32-G of the B.T. and A.L. Act or under section 41, 46 and 49-A of the B.T. and B.L. (Vidarbha region and Kutch area) Act 1958 or under secs. 38-E, 38-fF, and 38-G of the Hyderabad Tenancy and Agriculture lands Act, 1950 and the occupant has already obtained the collectors permission to use his land for N.A. purpose or get its tenure changed into an ordinary tenure.
- 3] The other co-occupants / superior holders / tenants / persons having interest in the land have given written constant that they have no objection to permission being granted to the applicant.
- 4] The land in question was an ex-inam land regranted for an agricultural purpose on New Tenure and the grantee has already paid the amount of Nazarana for using the land for the N.A. purpose.
- 5] There has been an encumbrance of the land granted against the security of this land by Government / Co-op. Society Bank and the authority by which the loan has been granted has no objection to the grant of N.A.. permission.
- 6] The land is not / under acquisition and is not likely to be acquired in the near future for any Government or public purpose.
- 7] The land is not reserved for any specific purpose in the Regional Development plan or in the T.P. and the concerned authorities have no objection to the land being used for the purpose of Education.
- 8] The land is suitable for the purpose for which it is proposed to be used for the sanitary and public health points of view. The D.H.O. Udgir has communicated his "No Objection" in this respect.
- 9] The applicant has produced the layout plan building plans duly approved by the Town Planning and valuation department.
- 10] The layout plan and building plans produced by the applicant area in conformity with the provisions in schedule II and III Appended to the

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Principal

Dhanwantari Ayurved Medical
College Udgir Dist.Latur-413617

Handwritten notes and signatures on the left margin, including a signature and the text "21/06/07" and "Tahsildar".

- 11] Maharashtra Land Revenue (Conversion of use of land and N.A.) Rules 1958 The Railway, prison / Jail authorities have no objection to the grant of N.A. permission in question -- not necessary.
- 12] The application has produced the " No Objection Certificate " of the District Magistrate on of the Explosive Officer -- not necessary.
- 13] The applicant has maintained adequate open marginal space on both the sides of the Electric High Power Tension Lines passing through the land.
- 14] The applicant has observed the building regulations and prevention of Ribbon Development Rules as prescribed.
- 15] There is casement and other rights in the lands and the persons having such right has no objection to the grant of the N.A. permission.
- 16] The applicant should obtained from the competent authority the mining quarrying lease or permit under the Miner – Mineral Extraction Rules.
- 17] The applicant has agreed to abide by the conditions subject to which the N.A. permission would be granted to him.

Note :- If the authorities referred to above have given their conditional " No Objection Certifies " of have suggested specific conditions to be imposed in the order, such conditions must be stated in para 3 below of this order.

In consideration of the above points there seems No objection to the Non-Agricultural permission applied for in this case, being granted to the applicant.

3] In exercise of the powers vasted / delegated to me under section 44 of the Maharashtra Land Revenue code, 1966 the ~~Collector~~ / S.D.O. / ~~Tahsildar~~ Udgir is pleased to grant Shri. Babasaheb Mohanrao Patil, Secretary, Bal Bhagwan Shikshan Prasarak Mandal, Ahmedpur Taluka Ahmedpur District Latur non agricultural permission to use an area measuring Area 21700.00 out of Sy.No. / Gat-No. / Cts-No. F.P.No. 242 Plot No. of Udgir Taluka Udgir for the non-agricultural purpose of Educational subject to the following conditions.

- 1] The grant of permission shall be subject to the provisions of the code and Rules made there under :
- 2] That the Grantees shall use the land together with the building and / or structure there on 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 there on for other any purpose without obtaining the previous written permission to that effect form the ~~Collector~~ / S.D.O. / ~~Tahsildar~~ Udgir for this purpose the use of a building shall decide that use of the land :
- 3] That the grantee shall not sub divide the plot or sub plots if any approved in this order, with out getting the Sub-Division previously approved for the authority granting the permission.
- 4] That the grantee shall develop that land strictly in accordance with the sanctioned layout plan within period of 1 Year from the date of this order by (a) construction roads, drains etc. to the satisfaction of the Collector / S.D.O. / Tahsildar and concerned Municipal Authority, and (b) by measuring and demersting the plots by the survey Department, and until the land is so developed no plot there is shall be disposed of by him in any manner.
- 5] That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to he conditions mentioned in this order and sanction and to make a specific mention about this order in the dead to executed by him.

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Sd/-
Principal

Dhanwantari Ayurved Medical
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- 6] That this permission is to build on a plinth area of square meter as specified in the plane and building specified in the site plan and or building specified in the site planner or building plan annexed here to and the remaining area of (21700.00 Sq.mt.) acquire meters of the plot shall be kept vacant and open to sky
- 7] That the grantee shall be bound to obtain the requisite building permission from the ~~Village Panchayat~~ / **Municipal Council** / ~~Municipal Corporation~~, **Udgir** Before starting construction of the purpose building or other structure, if any.
- 8] That the grantee shall get the building plans approved by the competent authority where the building control vests in that authority and in other cases he shall prepare the building plans strictly according to the provision contained in schedule Happedaluded to the Maharashtra Land Revenue Conversion of the use land and N.A. Permission) Rules, 1968 and get them approved by the ~~Collector~~ / **S.D.O.** / ~~Tahsildar~~ **Udgir** and construct the building according to the sanctioned plans.
- 9] That the grantee shall maintain the open marginal distance of 300 Meters from the center of **Renapur - Udgir - Degloor Road** which is a National / State / Major District Road, / Other district Road / Village Road. To be stated as per provisions contained in scheduled III appended to the M.L.R. (Conversion of use of land and N.A.A.) Rules., 1968.
- 10] That the grantee shall commence the N.A. use of the land with in 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.
- 11] That the grantee shall communicate the date of commencement of that N.A. use of the land and / or change in the use to the **Tahsildar of Udgir** through the Talathi, within one month failing which he shall be liable to be dealt with under rule 6 of the M.L.R. (Conversion of use of land and N.A.A.) Rules., 1968.
- 12] That the grantee shall pay the N.A. assessment in respect of the land at the rate of Rs. Sq.mt. Meter from [**Education Purpose**] the date of commencement of the N.A. use of the land for the purpose for which the permission is granted. In the event of an change in the land the N.A. assessment shall be liable to be leveled at the different rate in respect of the fact that guarantee period of the N.A. assessment already Leveled is yet to expire.
- 13] That the N.A. assessment shall be guarantee for the period ending 31/7/2011 after which it shall be liable to revision at the revised ' rate, if any.
- 14] That the grantee shall pay the measurement fees within one month from the date of commencement of the N.A. use of the land.
- 15] That the area and N.A. assessment mentioned in this order shall be livable to be altered in accordance with the actual area found on measuring the land by the survey Dept.
- 16] That the grantee shall construct substantial building and / or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the ~~Collector~~ / **S.D.O.** / ~~Tahsildar~~ **Udgir** in his discretion, on payment by the grantee such fine / premium as may be imposed as per Government orders.
- 17] That the grantee shall not make any additions to the building already constructed as per sanctioned plans without the previous remission of and without getting the plans there of approved by the ~~Collector~~ / **S.D.O.** / ~~Tahsildar~~ **Udgir** **Municipal Council** / **Municipal Corporation** / **Town Planning Deptt.** (as the case may be.)

- 18] That the grantee shall be bound to execute as and in from as provided in schedule IV or appended to the M.L.R. (Conversation of use of land and N.A.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.
- 19] a] If the grantee contrivances any of the conditions mentioned in this order and those in the sanad, the ~~Collector~~ / S.D.O. / ~~Tahsildar~~ Udgir to which may be liable under the provisions of the code continue the said land / plot is the occupations of the applicant on payment of such fine and assessment as may be directed.
- b] Notwithstanding anything contained in clause (a) above, it shall be lawful for the ~~Collector~~ / S.D.O. / ~~Tahsildar~~ Udgir to direct the removal of alternation of any building or structure exerted or used contrary to the provisions of this grant within such time as is specified that behalf by the ~~Collector~~ / S.D.O. / ~~Tahsildar~~ Udgir and on such removal or alternation not being varied out within the cost of the carrying out the same from the grantee as an arriers 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 the relevant other fats of the case e.g. the Bombay Tenancy and Agricultural lands Acts. 1948 the Maharashtra Village Panchyat Act. the Municipal Act. etc.

Sub-Divisional Officer, Udgir

- To, Shri. Babasaheb Mohanrao Patil, Secretary, Bal Bhagwan Shikshan Prasarak Mandal, Ahmedpur Taluka Ahmedpur District Latur.
- Copy to Tahsildar to Udgir (incase when the permission is granted by the Coll. / S.D.O.) with the papers (in Two files) for information and necessary action.
- Copy to the Talathi Udgir Tq. Udgir for information and necessary action. He is requested to watch the report from the grantee about commencement of the N.A. use of the land in the time. On receipt of that report, he should take steps to keep necessary notes in T.F.IV and V.F.IV.N.A. note book to effect the recovery of the N.A. Assessment from the date of commencement of the N.A. use, from the grantee and to get as and executed. If the occupant pays the measurement fees, he should inform the T.I.L.R. accordingly along with the sanctioned plans and extracts from record of Right in respect of the land in question.
- Advance copy forwarded to the T.I.L.R. Udgir for information.
- Copy to the Village Panchayat/ Municipal Council, Udgir Tq. Udgir.

टीप :- नगर रचनाकार, लातूर यांचे पत्र क्र. मौ.उदगीर/ता.उदगीर/स.नं. /२४२/पै/नरला/६९८ दिनांक २९/०६/२००७.

१) सदर अभिन्यासातील भूखंड हे शैक्षणिक वापरसाठीच अनुज्ञेय होईल. २) प्रस्ताधिन जागेची मालकी हद्द तसेच पान मार्ग याबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहिल. ३) अर्जदाराने त्यांचे नावे अभिन्यासातील आखणी (DEMARCATION) प्रत्यक्ष जागेवर पक्क्या दगडाच्या सहाय्याने करून त्याची फेर मोजणी तालुका निरीक्षक भूमी अभिलेख, उदगीर यांचेकडून करून घेण्यात यावी व तो नकाशा अंतीम मंजूरीसाठी सादर करण्यात यावा. ४) अभिन्यासातील रस्ते खुली जागा व गटारे प्रथम अर्जदाराने स्वखर्चाने बांधून ते पुढील देखभालीसाठी संबंधीत प्राधिकरणाकडे रूपये १ यांना चाममात्र किंमतीत हस्तांतरीत करण्यात यावेत. ५) मंजूर अभिन्यासातील भूखंडाची उपविभागणी या कार्यालयाच्या पूर्व परवानगी शिवाय करता येणार नाही. ६) अभिन्यासातील कोणत्याही भूखंडात बांधकाम करण्यापूर्वी संबंधीत प्राधिकरणाकडून पूर्व परवानगी घेणे संबंधीत बंधनकारक राहिल व अशी परवानगी अभिन्यासास अंतीम मंजूरी घेतल्याशिवाय व रस्ते, खुली जागा, व गटारे हस्तांतरीत झाल्याशिवाय देण्यात येवू नये ७) विषयांकीत जागेस अकृषी परवानगी घेतली नसल्यास ती संबंधीत महगूल खात्याकडून घेण्यात यावी ८) विषयांकीत जागेत पोहच रस्ता, विद्युत पुरवठा व पाणी पुरवठा करण्याची जबाबदारी अर्जदाराची राहिल. ९) जागा मालकाने संबंधीत प्राधिकरणाकडून विकास परवानगी घेणे बंधनकारक राहिल. सदर जागा नगर परिषद हद्दीत असल्याने नियोजन प्राधिकरण म्हणून नगर परिषद, उदगीर कडून रेखांकन मंजूरी घेणे व विकास शुल्क भरणे अर्जदारावर बंधनकारक राहिल. १०) जागेतील विद्युत खांब रस्त्याच्या कडेने बदलून घेण्याची जबाबदारी अर्जदाराची राहिल. ११) प्रत्यक्ष जागेवर मोजणी केल्यानंतर खुल्या जागेचे क्षेत्र एकूण जागेच्या दहा टक्के पेशा (नकाशात दर्शविल्याप्रमाणे) कमी होता काभा नये अभिन्यास नकाशावर दर्शविल्या प्रमाणे जागेस पोच रस्ता उपलब्ध करून घेण्याची व आजुबाजूच्या रस्त्यांनी योग्य समन्वय साधण्याची जबाबदारी अर्जदाराची राहिल १२) खुली जागा कायम स्वरुपी खुली ठेवण्यात यावी त्यात व रस्त्याच्या कडेच्या झाडे लावण्यात यावीत १३) अर्जदार यांनी सादर केलेली कागदपत्रे वस्तुनिष्ठ नाहीत अथवा चुकीची आहेत असे आढळून आल्यास अकृषीसाठी केलेली शिफारस रद्द समजण्यात येईल.

Principal

Dhanwantari Ayurved Medical
College Udgir Dist. Latur-413517

Sub-Divisional Officer, Udgir

एस. एस. हुल्ले (रेड्डी)
(वायगांवकर)
बी.ए. एल.एल.बी.
अॅडव्होकेट, उदगीर



S. S. Hulle (Reddy)
(Waigaonkar)
B.A.L.L.B.
Advocate, Udgir

C/o, द्वासे कॉम्प्लेक्स, देगलूर रोड, उदगीर Mob. - 9422612594

TITLE REPORT

01.	Name and address of the Branch to whom the title report is given	The Zonal Manager, Abhyudaya Co.Op. Bank Ltd. Bandara (E) Mumbai
02.	Nature of the account and details of the Borrower	The Secretary, Bal Bagwan Shikshan Prasarak Mandal, Ahmedpur Dist. Latur society/Trust/Institution for construction of building to be used for Dhanwantra Ayurved Medical Colleg,e Udgir Dist. Latur
03.	Full Deescription of property	
	3.1 Nature of Immovable Property	M.C. No. 3-2-1989 out of land gat no. 242 total adm. 7 H. 12 R L.R. Rs. 25.72 ps to the extent of 1 H. 15 R L.R. Rs. 4.26 ps situated at Udgir Tq. Udgir Dist. Latur
	3.2 i. Sy.No. ii. Hissa No. iii. Gat No. iv. Town Survey No. v. Khasra No. vi. Patta No. vii. Khata No. viii. Plot No.	Gat No. 242 M.C. No. 3-2-1989
	3.3 Number/ Identification details as per building map/plan	M.C. No. 3-2-1989

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3.4	Extent of Property	Admeasuring 1 H. 15 R L.R. Rs. 4.26 ps M.C. No. 3-2-1989 Boundaries East : Pramod Shetkar West : Annarao Deshmukh South : Shivram Devne North : Road
3.5	Name/s of the Owner/s	The Secretary, Bal Bagwan Shikshan Prasarak Mandal, Ahmedpur Dist. Latur society/Trust/Institution through Babasaheb Mohanrao Patil, Age 55 years, Occup. Agri. R/o. Shirur (Tajband) Tq. Ahmedpur Dist. Latur
3.6	Nature of Ownership	Free hold on the basis of Regd. Sale deed bearing No. 2873/2005 dated 19.07.2005 is having full ownership and possession M.C. No. 3-2-1989 situated within the municipality area Udgir Tq. Udgir Dist. Latur
04.	Tracing of Title : That, the originally the the land gat no. 242 adm. 7 H. 12 R L.R. Rs. 25.72 ps situated at Udgir Tq. Udgir Dist. Latur was owned and possessed by Keroji Kashiram Sonwane and Vishwanath Kashiram Sonwane R/o. Udgir as per 7/12 extract for the year 1993 - 1994. A certified copy dated 18.10.2013 is enclosed herewith. That, above owner and possessor Keroji Kashiram Sonwane partition his ancestral land and allotted this land to his son. The second owner Shivilal Gaurakhnath and Jaganath have got land bearing No. 242 adm. 3 H. 56 R L.R. Rs. 12.86 paisa in compromise decree bearing R.C.S. No. 323/1989 and Balnath	

have got land bearing No. 242 adm. 1 H. 76 R L.R. Rs. 6.43 ps in compromise decree bearing R.C.S. No. 412/1994. after got this land in compromise decree the above owner has applied for mutation as per compromise decree. The Revenue authority after due procedure mutation entry No. 931 dated 12.06.1995 and mutation entry no. 1295 dated 27.11.2002 was sanctioned. The above mutation entries bearing No. 931 and 1295 is enclosed herewith.

That, the above named owner Shivlal Keroji Sonwane, Gaurakhnath Keroji Sonwane, Jaganath Keroji Sonwane and Balnath Vishwanath Sonwane sold the land to borrower i.e. Bal Bhagwan Shikshan Prasarak Mandal Ahmedpur through Secretary Babasaheb Mohanrao Patil by registered sale deed bearing No. 2873/2005 dated 19.07.2005 and put them in possession thereof. After purchasing the said land the borrower applied for mutation. The revenue authority after due procedure sanctioned mutation entry no. 1482 dated 23.08.2005 which is sanctioned and recorded names in 7/12 extract. The xerox copy of sale deed is enclosed herewith.

That, the applicant/ borrower applied for mutation with the office of M.C. authority Udgir which is sanctioned and recorded their name in property Tax assessment Register i.e. form No.8 a copy of the P.T.R. dated 01.12.2006 is enclosed herewith and also they applied for construction permission which is sanctioned by M.C. Udgir. A copy of the same dated 30.09.2006 is enclosed herewith.

That, on the strength of the documents applicant/borrower Bal Bhagwan Shikshan Prasarak Mandal, Ahmedpur through Secretary Babasaheb Mohanrao Patil they are exclusive owner and possessor of the M.C. No. 3-2-1989 out of land gat no. 242 adm. 1 H. 15 R L.R. Rs. 4.26 ps and they are having good and readily marketable title to the property and also established the history of title for the period of 13 years.

Hence this report.

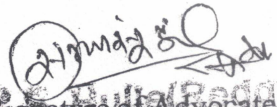
05.	Title deeds/ documents details under which ownership is acquired.	First Owner	Keroji Kashiram Sonwane & Vishwanath Kashiram Sonwane	As per 7/12 extract
		Second owner	1. Shivilal Keroji Sonwane 2. Gourakhnath Keroji Sonwane 3. Jaganath Keroji Sonwane 4. Balnath Vishwanath Sonwane	As per 7/12 extract
		Borrower / Applicant	Bal Bhagwan Shikshan Prasarak Mandal Ahmedpur through the Secretary Babasaheb Mohanrao Patil	As per Sale deed
06.	List of encumbrances	- No -		
07.	View on encumbrances	- No -		
08.	Regulatory Issue	- Not Applicable -		
09.	Views on regularoty hurdtes	- Not Applicable -		

10.	List of documents/deeds provided to the Advocate and perused by him.	<ol style="list-style-type: none"> 1. 7/12 extract for the year 1993 to 2003. 2. 7/12 extract for the year 2003 - 2004 to 2010 -2011 3. 7/12 extract for the years 2011-2012 4. 7/12 extract for the year 2012-2013 5. 7/12 extract for the year 2013-2014 6. Copy of sale deed bearing No. 2873/2005 dated 19.07.2005 7. Copy of Mutation entry nO. 1482 dated 23.08.2005 8. Copy of Mutation entry no. 931 dated 12.06.1995 9. Copy of Mutation entry No. 1295 dated 27.11.2002 10. Copy of Nazari Map. 11. Copy of Namuna No.8-A 12. Copy of Property Tax assessment list M.C. No. 3-2-1989 13. Copy of construction permission dated 30.09.2006 14. Copy of Adesh patra 30.09.2006.
11.	List of documents found out, while examining the deed as above and in the search in the office of registrar, revenue authorities affecting the property and examined.	Document No. 1 to 5, 7 to 11 are certified copies and No.6, 10 to 12 is xerox copies as mentioned in column No. 10
12.	List of further documents called for, examined and perused.	As mentioned above in column No. 4
13.	Whether the documents examined are duly stamped as per the stamp Act.	- Yes -
14.	Whether the Registration endorsements are in order.	- Yes -

15.	Certificate of examination	" This is to certified that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious."
16.	Certificate of Title	" This is to certify that the title to the property of the borrower is clear and marketable without any further Act on the part of borrower "
17.	List of doucments to be deposited for creating the mortgage by deposit of title deeds.	<ol style="list-style-type: none"> 1. Regd. Sale deed No. 2873/2005 dated 19.07.2005 2. Property Tax Assessment List M.C. No. 3-2-1989 3. Construction permission
18.	Any other suggestion or Advise to protect the security interest of the Bank.	For creation of valid Registered Mortgage.

Date : 25.10.2013

Place : Udgir


 [Signature of Advocate]
 ADVOCATE