

**MAHARASHTRA UNIVERSITY OF HEALTH SCIENCES, NASHIK**  
**INFRASTRUCTURE DETAILS**

**This Annexure to be verify at time of inspection by assessors**

**ALL SUPPORTING DOCUMENT POINT WISE IN CLEAR VISIBLE MUST BE UPLOAD ON WEB SITE**

<b>Sr. No.</b>	<b>Particulars to be verified</b>	<b>Details on College Website</b>	<b>Adequate/ Inadequate</b>
<b>College</b>			
1	<p><b>(All document must be available on web site )</b></p> <p><b>Land details:</b> Total land, owner, unitary or not, NA of all land, 7/12 extracts of all land <b>(Applicable only to Private Colleges).</b>            (Verify land documents &amp; Government permissions documents are uploaded on College Website.            No Land/ Construction documents shall be submitted to the University.            Only deficit information to be pointed out to the University).</p>	Yes/No	Adequate
2	<p><b>Total constructed area of college building Attached Completion Certificate with Map</b></p> <p><b>(I) Administrative Section:</b>            Total Area 24027 sq.ft (which includes) Principal Room, P.A. Room, Reception cum Visitors lounge, Meeting hall, Account section, Record and Central store etc.</p> <p><b>(II) Lecture Halls:</b>            a) Total No. of Lecture Halls 04            b) IT enabled, Audio / Video teaching Aids 01            c) Total area for lecture Halls 48000 Sq. Ft.</p> <p><b>(III) Seminar or Conference or Examination Hall for nursing :</b>            a) Total Area 3000 Sq.ft. b) Total Seating Capacity. 100            c) Audio / Video System and Other Facilities 672 Sq. Ft.</p> <p><b>(IV) Library:- (Evidences to be attached)</b>            a) Total Area : . 2218 sq.ft. Total No. of Books 500            Distribution of books . . . . .            Capacity of Reading Hall :-for Students . 60 for Teachers 24            No. of Scientific Journals 03. No. 02 of News Papers/Research Journals .03            Photo Copier Machine 01 Drinking water &amp; Washrooms. 04</p> <p><b>b) Digital Library :</b>            No. of Computers . 10 Internet Facility . Yes Speed:- 100 mbps</p> <p><b>(V) Teaching Departments:</b>            There shall be Five Teaching Departments as per MSR            No. of departments 04 Departmental Area,            No. of Books/ Charts / Models / Specimens (dry and wet) / Museum in each department information to be uploaded on college website.</p> <p><b>(VI) Laboratories :-</b>  <b>Laboratories : As per MSR (5500 Sq.ft.)</b>            Nursing Foundation and Medical Surgical Nursing Lab (1500 Sq.ft.),            CHN (900 Sq.ft.), Nutrition (900 Sq.ft.),            OBG and Paediatric (900 Sq.ft.), Pre-Clinical Science (900 Sq.ft.),            Advanced Nursing Skill Lab (900 Sq.ft.),            Computer Lab (1500 Sq.ft.), with 1:5 computer as per Intake capacity, AV Aids, well Equipped Lab must have Mannequins, Articles &amp; Beds as per MSR &amp; INC Norms</p> <p><b>(VII) Auditorium:- (As per MSR)</b>            Auditorium should be spacious enough to accommodate at least double the sanctioned/actual strength of students, so that it can be utilized for hosting functions of the college, educational conferences/ workshops, examinations etc. It should have proper stage with green room facilities. It should be well – ventilated and have proper lighting system. There should be arrangements for the use of all kinds of basic and advanced audio-visual aids.</p> <p style="text-align: center;"><b>OR</b></p> <p><b>Multipurpose Hall:-</b>            College of Nursing should have own multipurpose hall</p>	Yes/No	Adequate

	(VIII) Canteen and Kitchen Facility:- attached certificate [Note: Verify Canteen Facility & Hygiene is monitored as per MUHS Circular No.18/2019 dated 19/03/2019.]	Yes/No	Adequate
	(IX) Common Rooms: Is separate common rooms for boys and girls available (Specify seating capacity)	Yes/No	Yes/No
3	<b>University Examination Infrastructure:</b> Strong Room for examination a) (Area- 300 sq.ft, b) Shelf, c) Steel cupboard – 1, d) CCTV, Photocopier Machine, Examination hall with benches, Parking Facility for vehicle, Guest house facility	-	Yes/No
4	<b>Other facilities:</b> Hospital Waste Management, Medical Education Unit, Intercom Network, Playground, P.T Teacher or Instructor Cafeteria, Facility for indoor games, Gymnasium / Gymkhana Facility	Yes/No	Yes/No
5	<b>Hostel facility:</b> Boys (UG & PG), Girls (UG & PG), Interns, Residents, Warden/ Rector, Hygiene, Vending Machine etc.	Yes/No	Yes/No
<b>Hospital attach Relevant Document on web site</b>			
6	<b>Hospital Details</b>	Details on College Website	Adequate/ Inadequate
	<b>Name of the Hospital : M/s Wanjari Hospital</b>	Yes/No	Adequate
	Address: 181, Laxmi Complex, Bhande Plot Square, Umred Road, Nagpur 440024		
	Telephone No. : 8308290216		
	Bed Strength : 100		
	Distance of Hospital from the College to which it is attached (in kms) 12	-	Adequate
	Number of beds registered as per BNH Act (attach certificate on web site )	Yes/No	Adequate
7	<b>I. Total constructed area of Hospital Building as per MSR attach completion certificate and blue print</b> (.....Sq.mtr. / Sq.ft.)	Yes/No	Adequate
	Whether the Hospital is Owned by the College	No	
	<b>II. Hospital Administration Block as per MSR</b> (Superintendent room, Deputy Superintendent room, Medical officers' room, Matron room, Assistant Matron room, Reception and Registration, etc.)	Yes/No	Adequate
	<b>III. Out-Patient Departments (OPD) as per MSR</b> Total Area of OPD Complex ..... Sq.ft. No. of OPD's ..... <b>Facilities shall be as per MSR &amp; all details shall be on college website.</b>	Yes/No	Adequate
	<b>IV. In Patient Departments (IPD) as per MSR</b> Total Area of IPD Complex ..... Sq.ft. No. of IPD Departments..... Bed Distribution..... <b>Facilities shall be as per MSR &amp; all details shall be on College website.</b>	Yes/No	Adequate
	<b>V. Operation Theatres Block as per MSR</b> Total Area of OT Block ..... sq.ft. No. Of OTs available ..... Facilities shall be as per MSR & all details shall be on college website.	Yes/No	Adequate
	<b>VI. Casualty Facilities</b> <b>State Government Permission Letter attach copy on web site</b>	Yes/No	Adequate
	<b>VII. Central Clinical Laboratory details</b> <b>(all Relevant information on hospital letter head to be uploaded on web site)</b> Well-equipped with separate sections for Pathology, Biochemistry and Microbiology. Attached toilet shall be there for collection of urine samples. Other diagnostic tools for ECG or TMT etc. shall be Provided.	Yes/No	
	<b>VIII. Radiology or Sonography Section:- :-</b> <b>(all Relevant information on hospital letter head to be uploaded on web site )</b> Radiologist chamber, X-ray room, Dark room, film drying room, store room, patients waiting and dressing room, reception or registration or report room.	Yes/No	
	<b>IX. Labor Room :-</b> Average Deliveries conducted annually/Monthly/ Daily as per <b>Birth record</b> maintained by hospital:- (information to be available on web site)	Yes/No	

**BASIC DETAILS ABOUT INFRASTRUCTURE CHECK LIST**

PARTICULAR TO BE VERIFY BY ASSESSOR	YES / NO	Remark
Certified Copy of Location Of College Building Address by Government authority (Search Report) to be uploaded at website	Yes	
Certified Copy of Location Of Hostel Building Addressed by Government authority (Search Report) to be uploaded on website	Yes	
Is Separate College Building Not Available {Attach resolution of Trust /owner for Area Allocation } to be uploaded on website	No	
Is Separate Hostel Building Available { Attach resolution of Trust /owner for Area Allocation} to be uploaded at website	Yes	
Authorized Building Plan approved by Competent Authority to be uploaded at website	Yes	
Availability of Building Completion (College / Hostel ) Certificate by Competent Authority to be uploaded at website		
Lease or Rent Agreement of College if Required to be uploaded at website		
Provision Of Fire Safety Measure as per standard norms of Government	Yes	
<b>Fire Safety Certificate for College , Hostel And Hospital to be uploaded at website</b>	Yes	
General Student Safety Measures done in Building as per norms	Yes	
<b>Provision for facility Physically Challenged Students</b>	Yes	
OTHER INFRASTRUCTURAL PROVISIONS	YES/NO	REMARK
Playground (Playground should be spacious for outdoor sports like volleyball, football, badminton and for athletics)	Yes	
Provision for Physical Teacher for Student in College And Hostel	Yes	
Garage (Garage should accommodate a 50 seated vehicle)	Yes	
Gymnasium Facility to be uploaded on website	Yes	

**Any Other Remarks (Please Specify):-**

Here by I declare all relevant document uploaded are clear and visible on web site are true as per my best knowledge:-

**Date:-**

*for  
S. A. M.*

Principal

Govindrao Wanjari College of Nursing,  
Nagpur

**Principal**

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur



## GOVINDRAO WANJARI COLLEGE OF NURSING,

At- Survey No. 148, &amp; 149, Mouza Salai Godhani, Village - Chikna, Hudkeshwar Road, Nagpur.

AREA STATEMENT FOR B.SC. NURSING COLLEGE

Sr. No.	Particulars	Area in Sq. Ft.
1	Class Room I	1200
2	Class Room II	1200
3	Class Room III	1200
4	Class Room IV	1200
5	Nursing Foundation Lab	2220
6	Nutrition Lab	903
7	CHN Lab	1325
8	M.C.H. & OBGY Lab	991
9	Computer Centre	1006
10	Multipurpose Hall	2220
11	Library & Reading Hall	2218
12	Principal office	344
13	Vice Principal Office	330
14	Staff Room	1006
15	Office	388
16	Faculty Room	903
17	Toilet (Girls & Boys)	2017
18	Boys Common Room	1006
19	Girls Common Room	1006
20	HOD Room	672
21	Audio Visual Aids Room	672
<b>TOTAL</b>		<b>24027</b>
<b>CIRCULATION AREA</b>		<b>11953.98</b>
<b>TOTAL BUILD-UP AREA</b>		<b>35980.98</b>

for  
Principal

Govindrao Wanjari B.Sc. Nursing College  
 Mauza 148, 149, Salai Godhani,  
 Chikna Village, Nagpur

Principal

7-12 Extract  
Village Salai Godhani Tah. Nagpur (Rural), Dist.-Nagpur

True Copy

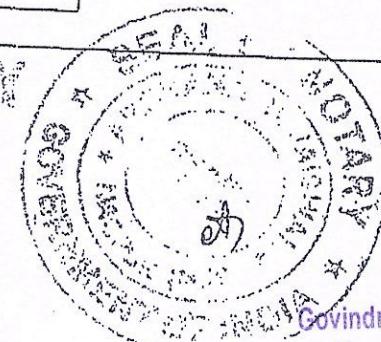
59

Dt 25.04.2007

Dr. 23.04.2007  
Talati Saza no. 404

Tah. Nagpur (Burla)

## TRUE XEROX COPY



for  
people

## Principal

Principal  
Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur

गावः एल०५०५०१८८८

पं. सा. का. ४० अ. तालुका नागपुर (मु.)

पिलहा न.

गट/भुगतान क्रमांक	गट/भुगतान क्रमांकाचा उपक्रमांक	धारणा/प्रेक्षा
१४८		का. २
लागवडी योग्य क्षेत्र निरावृत	रक्कर हेक्टर	गृष्ठ आर.
झागायत	२	४३
थात शेती		
पो.क.	रक्कण	२
वर्ग (अ)		४३
वर्ग (ब)		
एकूण		
आकार उडी किंवा धिशीर आकार योंच्या बाबत	रूपवे	पैसे
एकूण	८	१२
	८	१२

सालकाढे नांडे

दिल्ली	गोविदराव	वजारी
अमर	गोविदराव	वजारी
राम	गोविदराव	वजारी
सुमाप	गोविदराव	वजारी
आगेपीत	गोविदराव	वजारी
सुलभमना	गोविदराव	वजारी
कुकु	प. दिल्ली	कुकुर
मान्यी	ज. अविनाश	गोड

खाते-क्रमांक १०४

## कुळांचे नांव

Digitized by srujanika@gmail.com

इतर अधिकृत  
भूमापन चिन्ह

## Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148/149, Salai Godhani,  
Chikna Village, Nagpur

गांधी वृक्षारेषु वाचनम्

ल. सा. कृ. ६०३

तालुका नागपूर (गढ़)

## जिल्हा नागपर

## Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur

गान्धी जी का जीवन रहस्य

गाव दूर ४१८५ मी. किलो

२०८

गुरु नं. कुमा० ७

खाते क्रमांक १० ।

गट/भुमापन क्रमांक	मट/भुमापन क्रमांकाधीयउपक्रमांक	धरमणाप्रकार	गणना क्र. ७
१४९		भू. २	
लागावडी योग्य क्षेत्र	एकरं हेक्टर	गूडे आर	
जिरायत	१	६४	
बागायत			
भास शेती			
पो.क्र.	एकूण	१	
वर्ग (अ)			
वर्ग (ब)			
	एकूण	१	
	लप्ते:	सैक्ष.	
आकारउडी फिल्वा दिल्लोड़			
आकार याच्चा आवत			
एकूण		६४	

## कुळाचे नांव

કુ.સ્વ. ૪૮૯૮૮. ૩૨. ૧૮/૦૪ જાન્યુઆરી

इतर अधिकृत  
भूमापन चिन्ह

## Principal

**Goviñdrao.Wanjari B.Sc. Nursing College**  
Mauza 148, 149, Salai Godhani,  
Chiknā Village, Nagpur

आ. न. क. १९, १९-३। त ३२

३५

## तालुका

भूमिपान क्रमांक	धारणा प्रकार	रोनक	खाते क्रमांक
भूमिपान क्रमांक स्थानिक नंव	८०	मातकांडी नाव	कुलार्य नाव
तागडी योग्य क्षेत्र	एकर हेवटर गुठेआर	सुलभ उचित उपचार	
जिसपात		एकर	उपचार
द्वायांयत			उपचार
मातशेती			उपचार
पो.क्र.	एकूण		उपचार
वर्ग (अ)...			उपचार
वर्ग (ब)...			उपचार
एकूण			उपचार
रुपये	पैसे		
आकार			
अङ्गी किंवा विशेष			
यांच्या बांदित आकार			
एकूण	०५२०		

वर्ष	जारीन करणाऱ्याचे नाव	संत	हंगाम	पिकांतात केत				पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील
				मिश्र पिकांचे एकूण धन	मिश्र पिकांतात प्रत्येक पिकावे क्षेत्र	अमिश्र पिकांचे क्षेत्र		
१	२	३	४	५	६	७	८	९
२	३	४	५	६	७	८	९	१०
३	४	५	६	७	८	९	१०	११
४	५	६	७	८	९	१०	११	१२
५	६	७	८	९	१०	११	१२	१३
६	७	८	९	१०	११	१२	१३	१४
७	८	९	१०	११	१२	१३	१४	१५
८	९	१०	११	१२	१३	१४	१५	१६
९	१०	११	१२	१३	१४	१५	१६	१७

**Principal**  
**Govindrao Wanjari B.Sc. Nursing College**  
**Mauza 148, 149, Salai Godhahi,**  
**Chikna Village, Nagpur**

Nelsons

गांव नमुना आड - अ

थाई जमिनीची नोंद वटी

अंगर कोळा गाड तालुका आसानीवार खालावणी - जमावंदी पत्रक

नाव लाली राजकीय अपेक्षित अवधि अंडाशी

तालुका

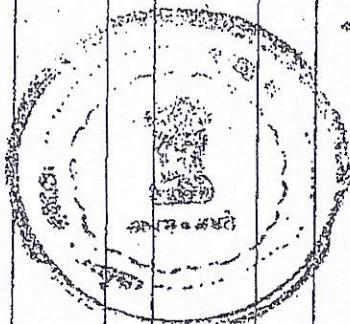
वारू (ग्रा.)

खाते क्रमांक

१०४

गांव नावांची नोंद वटी

गांव नमुना राहा पथीला नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी						एकुण	
			आकारणी किवां जोड	दुमाला जमिनी- वरील सामान	स्थानिक उपकर		जि. प.	ग्रा. प.		
१	२	३	४	५	६	५ (अ)	५ (ब)	६	७	
		हे.	आ.	रु.	पै.	रु.	पै.	रु.	पै.	रु.
१५९		११	६५	५०	५५					
१८८		२०	८३	८०	०२					
१५६	२	४०२४	३२	०१		८८	०	१२	०	१२१



गोविंद्रांची वारू

त. सा. क्र. ४० अ  
मौजा सालाई - गोधनी  
तहसिल - नागपूर (ग्रा.)

Say  
Galek  
Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 48, 149, Salai Godhani,  
Chikna Village, Nagpur

7-12 Extract  
Village Salai Godhani Tah- Nagpur (Rural), Dist.-Nagpur

Survey No.	Sub-survey No.	Tenure	No. 7 Name of the Occupant															
149		Class 1	Owner Name Amar Sewa Mandal Nagpur. Through Secretary Abhijit Govindrao Wanjari		Khate No.104 Name of Lineage Mutation No. 591 Dt. 12/9/05 Mutation No. 721 Dt. 02/04/07 R.M.No394 AA Dt. 26/3/07 Through Bhu. Class 1 for Transfer Mutation No.722 Dt. 23/04/07													
Cultivable Area		Area Hector	Area R															
Dry Crop. Plot Garden																		
Rice Field		1	75															
Total		1	75															
Pr. No Non Agree		Class A																
Assessment Udi and Special assemmental		Class B																
Total		5	45															
Total																		
</																		

## ORDER

Order Letter No. Collector/1986/2007  
Mouza-Salai-Godhani, Tah.-Nagpur, (Gramin)  
Rev. Case No. 1200/NAP-34/2006-2007  
Office of the Collector, Nagpur  
Nagpur, Dated : 5<sup>th</sup> October, 2007

Reader : 1) Amar Sewa Mandal through Secretary,  
Shri Abhijit Govindrao Wanjarri, R/o. New Subhedar  
Lay-out, Near N.I.T. Garden, Nagpur.  
2) Maharashtra Land Revenue Act. 1966, u/s 44(1)  
And R/W Sec.123.

### Order :

Mr. Abhijit S/o Govindrao Wanjarri R/o New Subhedar Layout, Near N.I.T. Garden, Nagpur, the Secretary of Amar Sewa Mandal, have submitted an application for conversion of Survey No.148, 149, Mouza-Salai-Godhani, Tah. & Dist. Nagpur, area 4.18 H.R.(41800 Sq.mtr.) for the purposes of Educational use Non-Agricultural Permission. In that connection, the Public Notification has been issued for objections. But not a single objection has been received by any person.

In this regard, the following Department have furnished their No Objection Certificates :

1. Asstt. Director, Town Planning, Nagpur.
2. Upper Collector & Competent Authority, U.L.C., Nagpur.
3. Executive Engineer, M.S.E.B., High Tension, Nagpur.
4. District Health Officer, Z.P., Nagpur.
5. Executive Engineer, P.W.D. No.2., Nagpur
6. Tahsildar, Nagpur (Gramin)
7. Land Acquisition Officer, Nagpur
8. Grampanchayat, Salai-Godhani, Tah-Nagpur (Gramin)
9. District Rehabilitation Officer, Nagpur
10. Sub-Divisional Officer, Nagpur.



Govindrao Wanjarri B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur

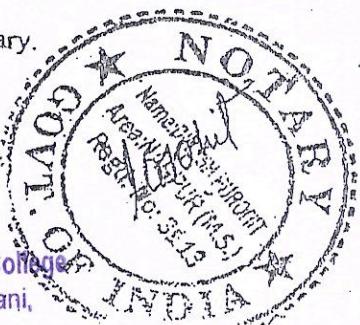
The applicant has filled 7/12 Extract of Revenue Record, Talathi Report, Property Card, Map of Measurement and Report. So, also the above Department have communicated. No Objection for Non-Agricultural permission.

In view of the above, I, the Collector of Nagpur, as per the powers of the Maharashtra Land Revenue Act 1966 u/c 44 (1) & Sec.117(4) allow and grant permission for Educational Purpose/Non-Agricultural use to Amar Sewa Mandal through Secretary Abhijit Govindrao Wanjarri, R/o New Subhedar Lay-out, Near N.I.T. Garden, Nagpur of the Land situated at Mouza-Salai-Godhani, Tah.-Nagpur (Gramin) P.H. No. 40A, Survey No. 148, 149 area 4.18 Hector (41800 sq.mtr.), on the following conditions :

- 1) Except the above purpose, permission for any other purposes, prior permission of collector is essential.
- 2) The beneficiary shall communicate within one month from the commencement of Educational use through Talathi to the Tahsildar about the date of use.
- 3) The applicant/beneficiary from the date of getting permission, for every year the non-agricultural tax rate, decided time to time, be paid in advance, and he is bound by the same.
- 4) Condition No.3, being interim one and it is liable for change, In addition to the above, it is necessary to pay local taxes.
- 5) For breach of any of conditions of this Order, notice, the Collector Nagpur shall impose action/ fine etc. and the said fine is recovered as outstanding of land revenue.
- 6) The applicant shall communicate the permission with conditions in the prescribed Form of Maharashtra Land Revenue Act. (prescribed for land use, change and Non-Agricultural Tax Assessment) Rule 1969.
- 7) If the permission is not availed of within one year, from the date of order, it attends automatically cancelled.
- 8) Before undertaking construction on the subject land construction map etc. from competent authority and office of Collector, Town Planning Deptt. Be got sanctioned.
- 9) Taluka inspector of Land Record, for measurement of the land and existing surrounding road/ boundaries be connected and approach way by shown in the map and permission sought accordingly, Four copies of measured Map be submitted to Collector, Nagpur through Town Planning Office, for sanction.
- 10) Land accordingly measured, land reserved for public use with area shall not be less than 10% of the open land.
- 11) Proposed land not less than 10% from the Public Utility is necessary.

*for  
Pepdor  
Principal*

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur



- 12) In proposed land if any trees there are any that threes on both the sides of the road and in open land and to take the care of the same at his own cost.
- 13) That, old and new construction of the building which is contrary to building Bye-laws of N.M.C. and development board will be demolished.
- 14) That, applicant undertake to follow the rules and regulations of Electricity Board for underground Electricity supply.
- 15) That, any underground or surface by power that in Electric or Telephone Line in from the Applicant, will carry out construct after fixing the care by the Road side.
- 16) The space from the 220 KV 3 phase line should be left open each 17.5 mtrs. For the clearance i.e. total 35 mtrs. Space should be open for clearance.
- 17) That, the proposed construction is not the limit of 30 Meters of Railway Line.
- 18) Proposed Land having if water sources than to contact the concern department (ex. irrigation dept.) and get the NO OBJECTION CERTIFICATE.
- 19) No partition is allowed in the proposed land in future.
- 20) To comply with the rules of the local authority.
- 21) Applicant should make out the sewer line and waste water on his own expenses and to arrange to waste water and confirm it is not following in the Road Side.
- 22) That the distance of the Road to building line is about 15 meters.
- 23) That, the distance of the control line both sides of the Road about 30 meters.
- 24) Without permission not allowed to any road work (C.D. Worked) etc.
- 25) That the 12 meters road is essential from road to lay-out area service road.
- 26) Proposed land not divided to without permission
- 27) Land Measurement fee have been deposited to the Taluka Supervisor, Land Revenue.
- 28) The Land shall not be divided until the Sanction order of Non-agriculture.
- 29) Registration of Sale purchase the shall not be done prior the sanction order of Non-agriculture.
- 30) It is mandatory to provide Roads, street lights, Drainage System and Water Supply to the beneficiaries of layout.
- 31) That, the compulsory to applicant to filled the detailed form to U/s.6(2) of N.J.K.Dha. Adhiniyam 1976, competent authority.
- 32) It is necessary to comply the all Dept's rules and condition imposed by the concern Department.



for  
*Deputy*  
 Principal

Govindrao Wanjari B.Sc. Nursing College  
 Mauza 148, 149, Salai Godhani,  
 Chikna Village, Nagpur

33) Within one month after getting the Non-Agriculture order the applicant shall be present in the office with necessary documents to activate the Registration if not, the order of Non-Agriculture deemed to be cancelled.

(Permission of Non-Agriculture to Educational Purposes of Mouza-Salai-Godhni, Survey No.148, 149, or Tah-Nagpur, 4.18 H.R. (41800 Sq.mts.)

(by the Order of Hon'ble Collector)

Sd/-

Dr. Sanjay Mukharjee

Collector, Nagpur.

Copy forwarded for information and necessary action :-

1. Upper Collector and Competent Authority of Nagri Jamin Ka Mul Jhama, Nagpur.
2. Sub-Division Officer, Nagpur.
3. To submit the report Taluka extract and village, Namuna-2 to Tahsildar, Nagpur (Gramin).
4. Taluka Land Record Nagpur Gramin for necessary action.
5. Asstt/ Director Town Planning, Nagpur.
6. Amar Sewa Mandal, through Shri Abhijit Govindrao Wanjarri, R/o New Subhedar Lay-out, Near N.I.T. Garden, Nagpur.
7. File Department.

ATTESTED  
*[Signature]*

DINESH PUROHIT  
ADVOCATE & NOTARY  
430, Anand Nagar,  
Near Sangam Talkies, Nagpur.

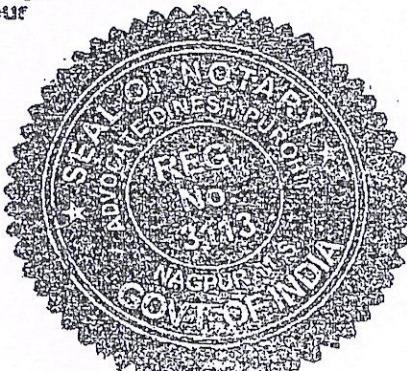
- Sd -

For The Collector, Nagpur.

Translate and  
certified

*PRINCIPAL*

Kamla Nehru Mahavidyalaya  
Bekkardar Chowk, Nagpur



*for*  
*Deeksha*  
Principal  
Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur

आदेश पत्रक.प्रस्तूत/जिल्हाधिकारी/कावि-1986  
मौजा-सालईगोधनी, तहसिल -नागपूर ग्रा.  
या.मा.क्र. 1220/एनएपी-34/2006-2007  
जिल्हाधिकारी, नागपूर यांचे कार्यालय,  
नागपूर, दिनांक ५ ऑक्टोबर, 2007.

/2007

पायातळे : 1. अमर सेवा मंडळ नागपूर तर्फे सचिव अभिभित गोविंदराव वंजारी ,  
याहणार-न्यु सुभेदार लेआउट, एन.आय.टी. गार्डन जवळ, नागपूर.  
2. महाराष्ट्र जनीन मठसूल अधिनियम 1966 चे कलम 44(1) आणि कलम 123 सह

### आदेश

अमर सेवा मंडळ नागपूर तर्फे सचिव अभिभित गोविंदराव वंजारी , याहणार-न्यु सुभेदार लेआउट, एन.आय.टी. गार्डन जवळ, नागपूर यांनी मौजा-सालईगोधनी, तहसिल-नागपूर ग्रा., सर्व नंबर 148, 149, आराजी 4.18 डे.आर. म्हणजेच 41800 चौ.मी. ला शैक्षणीक वापरास अकृतीक परवानगी निर्दिष्ट करावावाबत. अर्ज सादर केला. त्या अनुषंगाने संबंधित विभागांचे ना घरकृत प्रभागांचे मागविष्यांत नाहीत. त्यांना क्यात्यांत आला. कोणाचेही उजर आक्षेप विहित कालावधीत प्राप्त झालेले नाहीत. त्यांना आली नगुद केलेल्या विभागांचे ना घरकृत प्रभागांचे प्राप्त झालेले आहे.

1. सहाय्यक संचालक, नगर रचना, नागपूर  
2. अपर जिल्हाधिकारी तथा साकम प्राधिकारी, नागरी जनीन कनाल धारणा, नागपूर  
3. कार्य अभियंता, म.सा.दि.म., उच्चदाख, नागपूर  
4. जिल्हा आरोग्य अधिकारी, जिप. नागपूर  
5. कार्यकारी अभियंता, सार्वजनीक खांधकाम विभाग कं.2, नागपूर  
6. तहसिलदार, नागपूर ग्रा.  
7. प्रभारी अधिकारी, भूसंपादन, नागपूर  
8. चानपंचायत, सालईगोधनी, तहसिल-नागपूर ग्रा.  
9. जिल्हा पुनर्वसन अधिकारी, नागपूर  
10. उपविभागीय अधिकारी, नागपूर.

अर्जदारांनी गाव नगुद 7/12 दा उत्तार, तलावी अभिन्नास, अधिकार अभिलेच्छा येती, मौजणी नकाशा, व अभिन्नास केलेले आहे. तसेच वटील सर्व विभागांनी अकृतीक परवानगी देख्यास घरकृत नाही असे कजविलेले आहे.

*See*  
*Principal*

वरील बाबी विचारातै घेता महाराष्ट्र जमीन महसूल अधिनियम 1966 व त्यालील नियम 1969 या अंतर्गत तस्तुवीस अधिन राहुन महाराष्ट्र जमीन महसूल अधिनियम 1966 वे कलम 44 (1) अन्वये अर्ज सादर केल्यामुळे महाराष्ट्र जमीन महसूल अधिनियम 1966 वे कलम 44 अन्वये असलेल्या अधिकारास अनुसरुन मी जिल्हाधिकारी, नागपूर आलील अटीस अधीन राहुन अमर सेवा मंडळ नागपूर तर्फे सचिव अभिजित गोविंदराव वंजारी, राहणार-न्यु सुभेदार लेआउट, एन.आय.टी. गार्डन जवळ, नागपूर यांना मौजा-सालईगोघनी, तहसिल-नागपूर या., सर्कं नंबर 148, 149, आराजी 4.18 हे.आर. म्हणजेच 41800 चौ.मी. ला शैक्षणीक वापरास अकृषिक परवानगी मिळाल्याबाबत आलील अटीवर देण्यांस नाव्यता देत आहे.

1. या प्रयोजनासाठी अकृषिक वापरास परवानगी दिली आहे त्या खेरीज जिल्हाधिकारी यांचे पूर्व परवानगीशिवाय इतर वापर अनुमते नाही.
2. अनुग्रही यांनी शैक्षणीक वापरास सुरुवात केल्यापासून एक महिन्याबे आंत तलाठी यांचे नार्फत तहसिलदार यांना वापर सुल केल्याचा दिनांक कलंदिला पाहिजे.
3. अनुग्रही यांनी शैक्षणीक अकृषिक वापरास परवानगी मिळाल्याचे दिनांक पासून दर्दे साल प्रचलीत प्रति चौ.मी. दराने आकारणी दर्यात वेळेवेळी अंमलात येणाऱ्या अकृषिक दर पुरवलक्षी पद्धतीने जरी हमी कालावधी संपुष्ट्यात आला नसल तुटी लागू झाल्यास तो भरण्यास बंधनकारक याहील.
4. वरील अट ग्रन्तीक 3 भाष्ये नमूद केलेल्या अकृषिक आकारणीका दर ठा अवराम नमूद शासनाक्षा गंजूरीप्रमाणे पूर्वलक्षी पद्धतीने बदलण्यास पात्र याहील. या योग्यारितेत स्थानिक उपकर गरणेही बंधनकारक आहे.
5. या आदेशातील कोणत्याही अटीचा भंग झाल्याचे निर्दशगास आल्यास जिल्हाधिकारी, नागपूर दंडनिय खरवाई करू शकतील. व अशा प्रकारे केलेला दंड ठा जमीन महसूलांची धक्काकी समजून घसुल करण्यांत येईल.
6. अनुग्रही यांनी महाराष्ट्र जमीन महसूल अधिनियम ( जमीनीक्षा वापरास बदल व अकृषिक आकारणी ) नियम 1969 बुसार दर नमूद केलेल्या आदेशातील अटी/शाती नाव्य असल्याबद्दल विहीत नमुन्यात बंधपत्र लिहून दिले पाहिजे.
7. अकृषिक परवानगीक्षा अनुग्रंथगाने अभिन्यास गंजूर झालेल्या दिनांकपासून एक वर्षात जमीनीक्षा अकृषिक वापर सुल. न केल्यास अकृषिक परवानगी रद्द होईल.
8. विषयांकित जागेश्वर बांधकाम सुल करण्यापूर्वी बांधकाम बकारो सासाळ ग्राहितक्काळात, रासेच चक्रवृत्तक संचालक, नगररचना नार्फत जिल्हाधिकारी यांची गंजूरी खाली.
9. सदर अभिन्यासाची तालुका नियोजक भूमी अधिकारी, यांचेकडून जागेवर आणखी करून घ्यावी. अभिन्यासाप्रमाणे आणखी करीत असतांना सभोकतातील गंजूर अभिन्यासातील रस्त्यांशी योग्यारितीने समवय साधणे आवश्यक आहे. विषयांकित जमीनीक्षा इस्तावित पोचरस्ता नोंदणी करून तो नोंदणी नकाशावर दर्शवाता आणखीनंतर काही फरक आवश्यक

असल्यास जागेवर आखणी केल्याप्रमाणे किंवा फरक नसल्यास जागेवर आखणी केल्यानुसार संदर्भ अभिन्यासाच्या भोजणी बकाशासह आखणी अभिन्यासाच्या वास्तुशास्त्रज्ञांचे सहीले चार प्रतीत जिल्हाधिकारी भार्फत नगर रचना कार्यालयास भंजूरीस्तव या कार्यालयाकडे सादर कराव्या.

10. अभिन्यासाच्या जागेवर प्रत्यक्ष आखणी केल्यानंतर अभिन्यासातील सार्वजनिक उपयोगाकरिता राखून ठेवलेल्या खुल्या जागेचे क्षेत्रफळ अभिन्यासातील जागेच्या एकूण क्षेत्रफळाच्या 10 टक्के (दला टक्के) पेक्षा कमी असु नये.
11. सार्वजनिक उपयोगाकरिता प्रस्तावित केलेल्या भुखंडाचे क्षेत्रफळ एकूण क्षेत्रफळाच्या 10 टक्के असणे आवश्यक आहे.
12. अभिन्यासातील जागेत कोणी घृष्ण असल्यास भुखंड आसतांना ते नष्ट न करता विद्यमान स्थितीत कायम ठेवावीत. तसेच रस्त्याच्या दुतर्फा व बांधकाम परीसरातील भोकल्या जागेत जास्तीत जास्त घृष्ण रोपन करून त्याची देखभाल स्वाखचने करावी लागेल.
13. विद्यमान युवे/नवीन सर्व प्रकारचे इमारत बांधकाम नागपूर भ.न.पा. ला लागू असलेल्या इमारत उपरिधीचे विकास नियंत्रण नियमावलीनुसार सामासिक अंतर्यात येत असल्यास पाहून घाकावे लागेल.
14. विषयांकित जिमिनीतून जाणा-या विद्युत वाढिनीपासूनचे सामाजिक अंतर हे अहवालात हँडियल फ्लॅक्टिक्टीटी लल्स व दुरुस्ती, तसेच भ.न.पा.विद्युत मंडळाच्या अधिवत नियमानुसार असावे.
15. विषयांकित जागेतून उक्त दाखाची विद्युत वाढिनी किंवा दुरध्यनी ज्ञात असेल तर ती रस्त्याचे कडेला रस्त्यांतरीत केल्याशिवाय त्यावर कोणत्याही प्रकारचे बांधकाम करू नये.
16. 220 के.फ्टी. क्या यरील 3 लाईनक्या दोन्ही बाजूचे प्रत्येकी 17.5 मीटर जाग विलारन्स करीता सोडण्यांत याची मुहमजेव एकूण अंतर 35 मीटर लाईनक्या विलारन्स करीता सोडण्यांत याची प्रस्तावित बांधकाम हे रेल्वे लाईनक्या ठारीपासून 30 मी. अंतराचे आंत बसावे.
17. विषयांकित जिमिनीतून पाण्याचे स्रोत असल्यास संबंधीत विभागाचे (उदा पाटवंथारे) जलसिंचन विभाग) आवश्यक ते ना ठरकत प्रमाणपत्र घ्यावे लागेल. विषयांकित जिमिनीस पोच असणे आवश्यक याहील.
18. अविष्यकावत सदर भुखंडाचे विभाजन करता येणार नाही. ह्यात रस्त्यानिक ग्राधिकरणाचे नियमांचे पालन करावे. प्रस्तावित ले-आक्टव्ये सांडपाणी वाहून गेण्याची व्यवस्था व लिंकरलाईनचे कांग शायेदक्षास स्वाखचने करावे लागेल. तसेच उपरोक्त परिसरातील सांडपाणी रस्त्यावर वाहून येणार नाही याची दशाता घ्यावी लागेल. हमारत रेषा- रस्त्याचे मध्ये रेषे पासून दोन्ही बाजूचे अंतर 15.00 मिट्र असावे. विद्यंत्रण रेषा - रस्त्याचे मध्ये रेषे पासून दोन्ही बाजूचे अंतर 30.00 मिट्र असावे. रस्त्यावर कोणत्याही प्रकारचे कॉसींग (सी.डी. बक्सी) हर्त्यादी पुर्व परवानगी शिवाय करण्यात येत नये.

*Spz*  
*Gelecy*  
Principal

25. राष्ट्रीय महामार्ग पासून 75.00 भीट वे आंत कोणतेही बांधकाम करण्यांत येतू नये. राष्ट्रीय महामार्ग जवळील जागेत बांधकाम करीत असतांना कार्यकारी अभियंता, रा.म. मार्ग यांची परवानगी घेणे बंधनकारक राहील.

26. रस्त्याचे हडी पासून लेआउटवर जाण्या येण्या कठीता 12.00 मि. ठंडीचा समांतर सेया रस्ता असावा.

27. अभिन्यास नोंदणी फी तालुका विरिसक, भुमी अभिलेख यांचे कडे भरण्यांत आलेली आहे.

28. अभिन्यास मंजूरी शिवाय जागेचे विभाजन करता येणार नाही.

29. अभिन्यास मंजूरी शिवाय नोंदणी अधिका-यांनी खरेदी विकीचे व्यवहाराची नोंदणी कठ नये.

30. अभिन्यास अंतर्गत रस्ते, (स्ट्रीट लाईट) रस्त्यावरील दिवे, (डिव) नाल्या, आणि पाणी पुरवठा इत्यादी सोयी अनुग्रामी यांनी लेआउट मधील धारकांना उपलब्ध करून देणे बंधनकारक राहील.

31. सक्षम प्राधिकारी ना.ज.क.धा. नागपूर यांचे कडे ना.ज.क.धा. अधिनियम 1976 चे कलम 6(2) बुद्धार विवरणपत्र भरणे आर्जदारास बंधनकारक आहे. तंसेच नाजकद्या कार्यालयाचे नाहसकत प्रमाणपत्र संबंधीतांनी सादर केल्याशिवाय भुंजाचे छस्तांतरणाचे व्यवहार नोंदणी अधिका-यांनी नोंदवून घेयेत.

32. सर्व संबंधीत विभागांनी नमूद केलेल्या सर्व अटि व शताचे पालन करणे बंधनकारक आहे.

33. अकृपिक आदेश निवाल्याबंदर बारादेशापासून एक ग्राहिन्याचे आंत कलम 4(6) अंदाचे संबंध कायद्यातील करण्यासाठी आवश्यक तथा कागदपत्रासह ठेवर यडावे. सबद कायद्यातील व क्लेल्याचे हा अकृपिक प्रवानगावाचा आदेश तया करण्यासाठी कार्यवाही फरूण्यात घेईल.

( मौजा-सालाईगोधनी, ताडसिल-नागपूर गा., सर्कळ बंदर 148, 149, आराजी 4.18 ह.आर. रुपणील 41800. दी.मी. ला शीकायीक यापवास अकृष्णीक परवानगी मिळाल्यावत. )

### (मालिकाधिकारी द्वारा धारेली)

तस्या/द्वारा संपाद्य गृह्यजन्म  
ग्रिहाधिकारी, नागपूर

प्रत माहिती तया आवश्यक कार्यवाहीस अद्योषीत.

1. अपर निवाल्याधिकारी तया सक्षम प्राधिकारी, नागपूर जमीन कमाल धारणा, नागपूर.
2. उप विभागीय अधिकारी, नागपूर.
3. तालिकालदार, नागपूर गा. उपरोक्त आदेशाची बोंद तालुका नमुका-2 व नेव नमुका-2 भाग्ये घेवून तसा अहवाल या कायद्यालियास सादर करावा.
4. तालुका नियोक्त भुमी अभिलेख, नागपूर गा. यांना उचित कार्यवाहीस अद्योषीत.
5. सहाय्यक संचालक, नगर रचना, नागपूर.
6. अमर सेया मंडळ नागपूर तर्फे सचिव अभिजित गोविंददयव वंजारी, चाहणार-न्यु सुभेदार लेआउट, एज.आय.टी. गार्डन जवळ, नागपूर.
7. स्थायी निवड नस्ती.



ग्रिहाधिकारी, नागपूर द्वारा  
वा

ले

Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur

कानूनी नमूदी

Indian Regn. Act. 1908

प्राविती

Saturday, April 07, 2007

1:35:42 PM

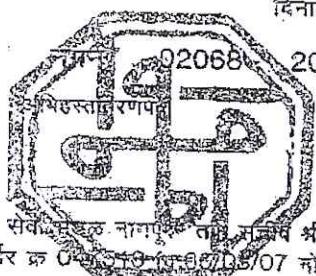
प्राविती

Original  
नोंदणी 39 म.  
Regn. 39 M

प्राविती क्र. : 2110

दिनांक 07/04/2007

ग्राहक नाम विकला  
दस्तऐवजात्रा अनुक्रमांक  
दस्ता ऐवजात्या प्रकार



सादर करणार्ताचे नायद: अमर सेवक मुद्रा नागपूर तांबा मालव श्री अभिजीत गोविंदराव वंजारी  
ऐ ऑर्डर क्र. 02068/2007/07/07 को. रु. 30000 दि अकोला अर्बन

नोंदणी की	:-	20000.00
कल (आ. 11(1)), पृष्ठांकनाची नवकल (आ. 11(2)), रुजवात (आ. 12) व छायाचित्रण (आ. 13) -> एकत्रित रुपी (21)	:-	420.00
		20420.00



अगण्यानु झा दस्त अंदाजे 1:46PM ह्या वेळेस मिळेल

सह दुपुराने निवृत्त  
नागपूर शहर 7<sup>व</sup>

बाजार मुल्य: 182900 रु. मोबदला: 12000487/  
भरलेले मुद्रांक शुल्क: 480020 रु.

देखकाचा प्रकार: डॉडी/घनाकर्णद्वारा;  
वैकेये नाव व एक्ट: दि अकोला अर्बन को- ऑद दैक्क लि नागपूर;  
डॉडी/घनाकर्ण क्रमांक: 047618; रक्कम: 30000 रु.; दिनांक: 30/03/2007

*W.M.*

for  
Principal  
Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur

Saturday, April 07, 2007  
10:08:45 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

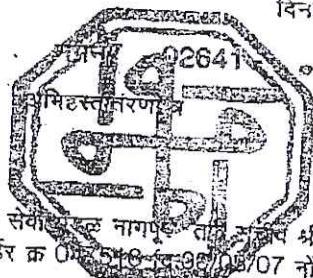
पावती

दस्तऐवजाचा अनुक्रमांक  
गावाचे नाव चिकना  
अर्जाचा अनुक्रमांक  
दस्ता ऐवजाच्या प्रकार

नगमन-2068-2007

पावती क्र. : 202

दिनांक 07/04/2007



सादर करणारांचे नाव: अभर संगमांक नागपूर तालुका अधिकारी श्री अशिंजीत गोविंदराव वंजारी  
ऐ ऑर्डर क्र 07/04/2007/05/07 नों.फी 30000 दि अकोला अर्बन  
च्युन आकारित कीची वसुली

10000.00

एकूण रु.

10000.00

DELIVERED

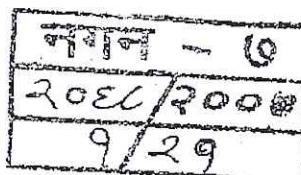
दुर्घटना दिलेला  
सह दुर्घटनागृह  
नागपूर रु.

for  
Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur

Stamps Rs. 4,80,020/-

Amar Seva Mandal



The Akola Urban Co-Operative Bank  
Ltd, Akola Branch  
Shahid Nager, Seva  
Tower, Pandit Nehru Road, Nagpur.  
D-5/STP/IV/CR.2013/07/04/2263-71

मार्ग 26654 Special Adhesive  
142896 MAR 28 2007

200 100 800 200 100 200 16:52

R-04800201-PB5085

INDIA STAMP DUTY MAHARASHTRA

Sale Register St. No. 26654 Date 28 MAR 2007

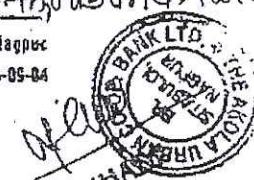
Name & Add. Of Purchaser Amar Seva Mandal.

by whom Ashay R. Deshmukh

Rs. 1,20,00,480/- (Rs. ONE CRORE TWENTY LAC FOUR HUNDRED EIGHTY ONLY)

Vendor-The Akola Urban Co-Op. Bank Ltd. Shahid Dr. Nagpur

Authorization No. D-5/STP/IV/CR 2013/07/04/2263-71 d. 28-03-04



O. S. Kharade

**SALE DEED VALUED AT RS. 1,20,00,480.00 ONLY**

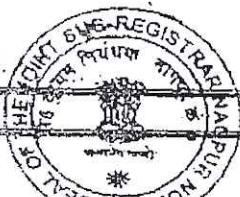
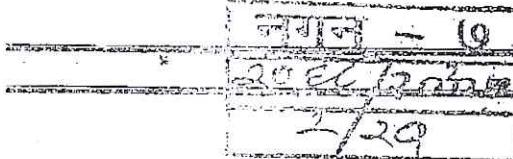
**(CRUPEES ONE CRORE TWENTY LAC FOUR**

**HUNDRED EIGHTY ONLY)**

**MARKET VALUE RS. 18,29,000.00 ONLY**

THIS DEED OF SALE is made at NAGPUR on this 02<sup>nd</sup> Day of MARCH, 2007, BETWEEN :

*Govindrao Wanjari*  
Principal  
Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur



(1) SHRI. DINESH S/o LATE SHRI. GOVINDRAO WANJARI, Aged 43 years, Occupation - Agriculturist & Business,

(2) SHRI. AMAR S/o LATE SHRI. GOVINDRAO WANJARI, Aged 37 years, Occupation - Agriculturist & Business,

(3) SHRI. RAM S/o LATE SHRI. GOVINDRAO WANJARI, Aged 36 years, Occupation - Agriculturist & Business,

(4) SHRI. SUBHASH S/o LATE SHRI. GOVINDRAO WANJARI, Aged 35 years, Occupation - Agriculturist & Business,

(5) SHRI. ABHIJIT S/o LATE SHRI. GOVINDRAO WANJARI, Aged 33 years, Occupation - Agriculturist & Business,

(6) SMT. SUHASINI W/o LATE SHRI. GOVINDRAO WANJARI, Aged 66 years, Occupation - Agriculturist & Business,

Nos. (1) to (6) all Residents of 138, Dattatraya Nagar, Nagpur, Tahsil and District - NAGPUR,

(7) MRS. KUNDA W/o DINKAR DHOBLE, Aged 46 years, Occupation - Service, Resident of Dattatraya Nagar, Nagpur, Tahsil and District - NAGPUR,

(8) MRS. PRACHI W/o AVINASH RODE, Aged 40 years, Occupation - Service, Resident of Ashirwad Nagar, Nagpur, Tahsil and District - NAGPUR,

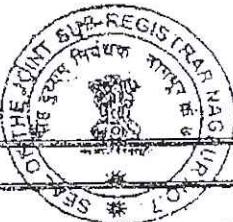
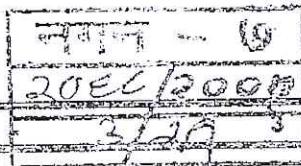
hereinafter all jointly called the VENDORS, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said VENDORS, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

AMAR SEVA MANDAL, NAGPUR, a Society registered under the provisions of the Bombay Public Trust Act and Indian Societies Registration Act, having Its Office at Kamala Nehru College, Sakkardara Square, Nagpur, acting through It's Secretary SHRI. ABHIJIT S/o LATE SHRI. GOVINDRAO WANJARI, Aged 33 years; Occupation - Agriculturist & Business, Resident of Dattatraya Nagar, Nagpur, Tahsil and District - NAGPUR, hereinafter called the PURCHASER, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said PURCHASER, as well as Its ~~Office~~ bearers, legal representatives, executors, administrators, successors & assigns of the OTHER PART.

Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur



WHEREAS ALL THAT piece and parcel of land bearing Survey No. 40 of MOUZA - CHIKANA, P.S.K. 40, having an area of 0.29 Hectors, Land Revenue yearly Rs. 0.50, held in Class - I Rights, situated at Village - Chikana in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Govindrao Wanjari, the Father of Vendor Nos. (1) to (5) and (7) to (8) and the Husband of the Vendor No. (6) named hereinabove, having purchased the same by him from Shri. Shyam Shankarrao Vaidya, by a Sale Deed Dated 30-12-1993, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-Rural in Book No. 1 at Sr. No. 4819 on even date; AND

WHEREAS in the like manner ALL THAT piece and parcel of land bearing Survey No. 148 of MOUZA - SALAI GODHANI, P.S.K. 40-A, having an area of 2.43 Hectors, Land Revenue yearly Rs. 6.92, held in Class - I Rights, situated at Village - Salai Godhani in Tahsil - Nagpur (Rural) and District - NAGPUR, also belonged to Shri. Govindrao Wanjari, having purchased the same by him from Smt. Muktabai Shankarrao Valdy & others, by a Sale Deed Dated 30-12-1993, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-Rural in Book No. 1 at Sr. No. 4823 on even date; AND

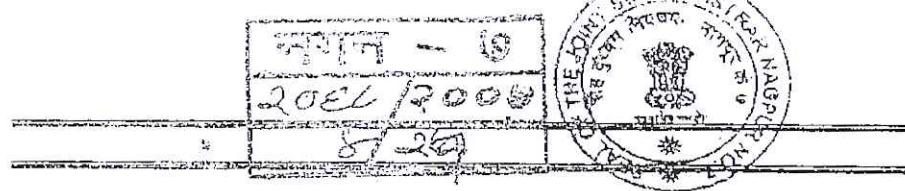
WHEREAS ALL THAT piece and parcel of land bearing Survey No. 149 of MOUZA - SALAI GODHANI, P.S.K. 40-A, having an area of 1.75 Hectors, Land Revenue yearly Rs. 5.45, held in Class - I Rights, situated at Village - Salai Godhani in Tahsil - Nagpur (Rural) and District - NAGPUR, also belonged to Shri. Govindrao Wanjari, having purchased the same by him from Shri. Shamdeo Shankarrao Valdy, by a Sale Deed Dated 30-12-1993, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-Rural in Book No. 1 at Sr. No. 4824 on even date; AND

WHEREAS Shri. Govindrao Wanjari left for heavenly abode on 17-10-2004 and consequent upon his death/demise the aforesaid property devolved upon the Vendors named hereinabove by intestate succession being the only heirs of the deceased; AND

WHEREAS for cogent reasons and good causes the Vendors have now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefits of their respective family members: AND

*Govindrao Wanjari*  
Principal

Govindrao Wanjari B.Sc. Nursing College  
Mouza 148, 149, Salai Godhani  
Chikna Village, Nagpur



WHEREAS the Vendors being thus desirous of selling the said property and the Purchaser hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor after detailed negotiations now agreed to sell the same to the Purchaser for a total consideration of Rs. 1,20,00,480/- (Rupees One Crore Twenty Lac Four Hundred Eighty) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

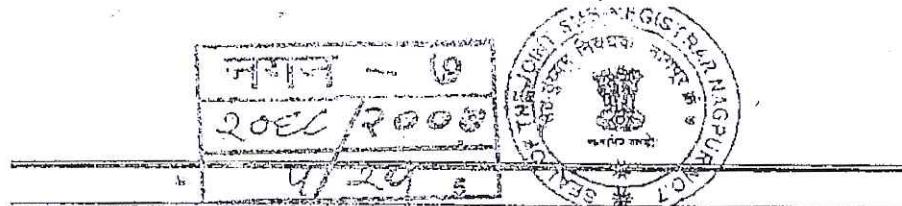
(1) That in pursuance of the said Agreement and in consideration of a total sum of Rs. 1,20,00,480/- (Rupees One Crore Twenty Lac Four Hundred Eighty) Only paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipts whereof the Vendors does hereby acknowledge, the Vendors as the absolute and full Owner in possession thereof do hereby grant, convey, assign and transfer by way of SALE to the PURCHASER (1) ALL THAT piece and parcel of land bearing Survey No. 40 of MOUZA - CHIKANA, P.S.K. 40, having an area of 0.29 Hectors, Land Revenue yearly Rs. 0.50, held in Class - I Rights, Togetherwith all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Chikana in Tahsil - Nagpur (Rural) and District - NAGPUR AND (2) ALL THOSE pieces and parcels of land bearing Survey Nos. 148 and 149 of MOUZA - SALAI GODHANI, P.S.K. 40-A, having an area of 2.43 Hectors and 1.75 Hectors respectively, Land Revenue yearly Rs. 6.92 and Rs. 5.45 respectively, held in Class - I Rights, Togetherwith all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Salai Godhani in Tahsil - Nagpur (Rural) and District - NAGPUR and more particularly described in the Schedule hereunder written, TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner therefore forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT:

Rs. 5,00,000=00 Paid by the Purchaser to the Vendors (favouring Shri. Dinesh Govindrao Wanjari) by Cheque No. 726141 dated 1-3-2007 drawn on Oriental Bank of

*Govindrao Wanjari*  
Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur



Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 5,00,000=00 Paid by the Purchaser to the Vendors (favouring Shri. Amar Govindrao Wanjari) by Cheque No. 726142 dated 1-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 5,00,000=00 Paid by the Purchaser to the Vendors (favouring Shri. Ram Govindrao Wanjari) by Cheque No. 726143 dated 1-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 5,00,000=00 Paid by the Purchaser to the Vendors (favouring Shri. Subhash Govindrao Wanjari) by Cheque No. 726144 dated 1-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 5,00,000=00 Paid by the Purchaser to the Vendors (favouring Shri. Abhijit Govindrao Wanjari) by Cheque No. 726145 dated 1-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 5,00,000=00 Paid by the Purchaser to the Vendors (favouring Smt. Suhasini Govindrao Wanjari) by Cheque No. 726146 dated 1-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 5,00,000=00 Paid by the Purchaser to the Vendors (favouring Mrs. Kunda Dinkar Dhoble) by Cheque No. 726147 dated 1-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

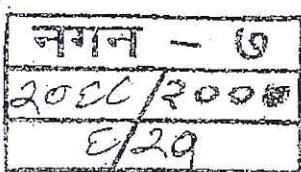
Rs. 5,00,000=00 Paid by the Purchaser to the Vendors (favouring Mrs. Prachi Avinash Rode) by Cheque No. 726148

*Prachi*  
Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Village Nagpur

dated 1-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000=00



Rs. 10,00,000=00

Paid by the Purchaser to the Vendors (favouring Shri. Dinesh GovIndrao Wanjarl) by Cheque No. 726728 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000/-

Paid by the Purchaser to the Vendors (favouring  
Shri. Ram Govindrao Wanjari) by Cheque No.  
726729 dated 28-3-2007 drawn on Oriental Bank  
of Commerce, Sakkardara, Nagpur, the receipt  
whereof is hereby acknowledged by the Vendors

Rs. 10,00,000=00

Paid by the Purchaser to the Vendors (favouring Shri. Subhash Govindrao Wanjari) by Cheque No. 726734 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000/-

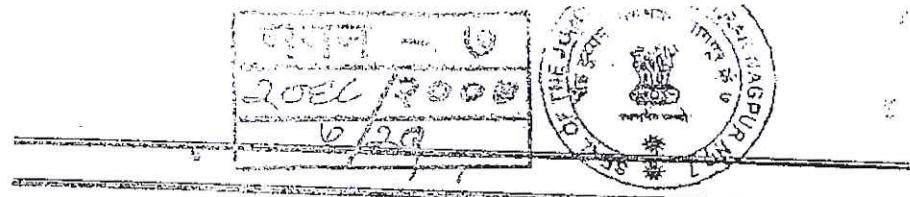
Paid by the Purchaser to the Vendors (favouring Shri. Abhiljit Govindrao Wanjari) by Cheque No. 726735 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000=00

Paid by the Purchaser to the Vendors (favouring Smt. Suhasini Govindrao Wanjari) by Cheque No. 726732 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

~~Principal~~

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godham,  
Chikna Village, Nagpur



Rs. 10,00,000=00

Paid by the Purchaser to the Vendors (favouring Mrs. Kunda Dinkar Dhoble) by Cheque No. 726730 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000=00

Paid by the Purchaser to the Vendors (favouring Mrs. Prachi Avinash Rode) by Cheque No. 726731 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 480=00

Paid by the Purchaser to the Vendors in Cash the receipt whereof is hereby acknowledged by the Vendors.

**RS. 1,20,00,480=00 (TOTAL RUPEES ONE CRORE TWENTY LAC  
===== FOUR HUNDRED EIGHTY ONLY)**

**(2) THAT the VENDORS do hereby covenant with the PURCHASER as follows:-**

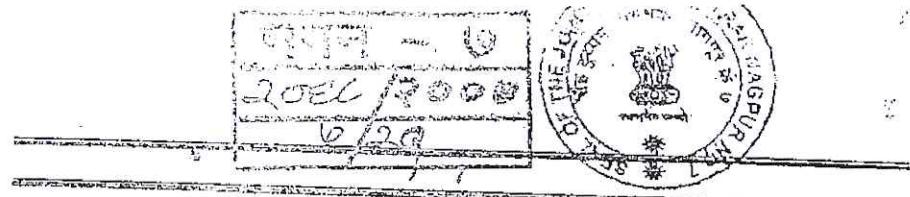
i) That the Vendors have good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to transfer the same by way of Sale to the Purchaser absolutely forever.

ii) THAT the Vendors assure the Purchaser that the property hereby sold is the ancestral property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT the Vendors hereby further declared and covenant that the said property is free from all charges, lien charges, mortgages, easements, licenses and/or every type of other encumbrances whatsoever and that the Vendors are free, competent and legally entitled to transfer the said land to the Purchaser.

iv). THAT the Vendors assure and covenant that the property hereby sold is free from encumbrances of any kind whatsoever and that they have not given the same by way of guarantee of security or safety anywhere nor the same is the subject matter of any mortgage, charge,

*Govindrao Wanjari B.Sc. Nursing College  
Mauza 142, 143, Salai Godhani,  
Chikna Village, Nagpur*



Rs. 10,00,000=00

Paid by the Purchaser to the Vendors (favouring Mrs. Kunda Dinkar Dhoble) by Cheque No. 726730 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000=00

Paid by the Purchaser to the Vendors (favouring Mrs. Prachi Avinash Rode) by Cheque No. 726731 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 480=00

Paid by the Purchaser to the Vendors in Cash the receipt whereof is hereby acknowledged by the Vendors.

**RS. 1,20,00,480/-00 (TOTAL RUPEES ONE CRORE TWENTY LAC  
FOUR HUNDRED EIGHTY ONLY)**

(2) THAT the VENDORS do hereby covenant with the PURCHASER as follows:-

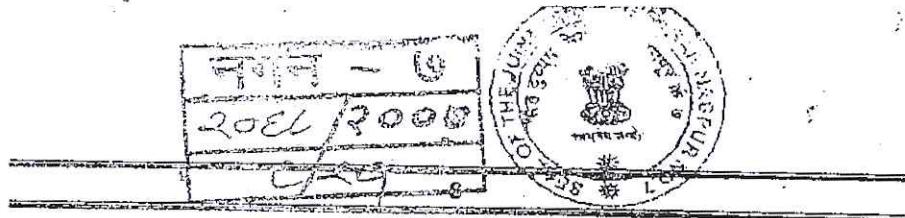
i) That the Vendors have good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to transfer the same by way of Sale to the Purchaser absolutely forever.

ii) THAT the Vendors assure the Purchaser that the property hereby sold is the ancestral property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

III) THAT the Vendors hereby further declared and covenant that the said property is free from all charges, lien charges, mortgages, easements, licenses and/or every type of other encumbrances whatsoever and that the Vendors are free, competent and legally entitled to transfer the said land to the Purchaser.

IV). THAT the Vendors assure and covenant that the property hereby sold is free from encumbrances of any kind whatsoever and that they have not given the same by way of guarantee of security or security anywhere nor the same is the subject matter of any mortgage, charge,

Principal  
Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhāni,  
Chikna Village, Nagpur



lien, attachment, appointment of receiver or order of injunction. The said property is also not the subject matter of any suit or other legal proceeding.

v) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any lawful disturbance or interruption by any other person whosoever.

vi) THAT the Purchaser shall now and hereafter hold and own the said property as the absolute, exclusive and full Owner thereof for all times to come.

vii) THAT the Vendors have this day delivered the actual physical possession of the property hereby sold to the Purchaser in Vacant condition at the time of Registration of this Sale Deed.

viii) THAT the Vendors shall support any application made by the Purchaser for mutation of name on the property hereby sold shall render necessary assistance for obtaining the mutation thereof in favour of the Purchaser, in all relevant records.

ix) THAT the Vendors have paid upto this date all dues with respects to Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake, to pay the same to the Purchaser or to the Competent Revenue Authority.

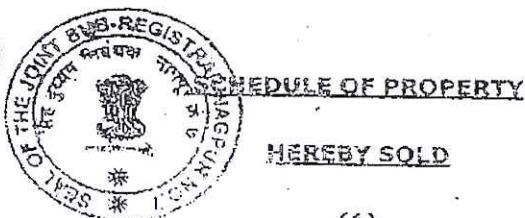
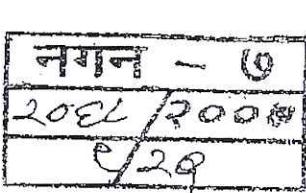
x) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the Parties hereto.

xi) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors will pay to the Purchaser by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

*Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godhani,  
Chikna Vill...*

*Principal*

(3) THAT all expenses on account of preparation of this Sale Deed, including the cost of Stamp Duty and Registration Fees payable thereon have been born and paid by the Purchaser.



(1)

ALL THAT piece and parcel of land bearing Survey No. 40 of MOUZA - CHIKANA, P.S.K. 40, having an area of 0.29 Hectors, Land Revenue yearly Rs. 0.50, held in Class - I Rights, Togetherwith all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Chikana in Tahsll - Nagpur (Rural) and District - NAGPUR and bounded as under:-

ON THE EAST	-	BY ROAD
ON THE WEST	-	BY NALLAH
ON THE NORTH	-	BY SURVEY NO. 41
ON THE SOUTH	-	BY NALLAH

(2)

ALL THOSE pieces and parcels of land bearing Survey Nos. 148 and 149 of MOUZA - SALAI GODHANI, P.S.K. 40-A, having an area of 2.43 Hectors and 1.75 Hectors respectively, Land Revenue yearly Rs. 6.92 and Rs. 5.45 respectively, held in Class - I Rights, Togetherwith all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Salai Godhani in Tahsll - Nagpur (Rural) and District - NAGPUR and bounded as under:-

ON THE EAST	-	BY ROAD
ON THE WEST	-	BY ROAD
ON THE NORTH	-	BY ROAD
ON THE SOUTH	-	BY SURVEY NO. 147

*See**Deed**Principal*

Govindrao Wanjari B.Sc. Nursing  
Mauza 148, 149, Salai Godhani,  
Chikna Village, Nagpur

IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabove named have hereto set their respective hands and signed this DEED of SALE at NAGPUR in presence of the attesting witness signing as such on the day first above written.

WITNESSES :

(1) B. Wanji

(1) D. Wanji

(DINESH GOVINDRAO WANJARI)

(2) A. Wanji

(AMAR GOVINDRAO WANJARI)

(3) R. Wanji

(RAM GOVINDRAO WANJARI)

(4) S. Wanji

(SUBHASH GOVINDRAO WANJARI)

(5) A. Wanji

(ABHIJIT GOVINDRAO WANJARI)

(6) S. Wanji

(SMT. SUHASINI WANJARI)

(7) K. D. Dhole

(MRS. KUNDA DINKAR DHOBLE)

(8) P. A. Rode

(MRS. PRACHI AVINASH RODE)

VENDORS

FOR AMAR SEVA MANDAL

(2) A. Wanji

(ABHIJIT GOVINDRAO WANJARI)

SECRETARY

PURCHASER

Sel

Delele  
Principal

Govindrao Wanjari B.Sc. Nursing College  
Mauza 148, 149, Salai Godha...,  
Chikna Village, Nagpur

