



"FORM AA"

(Rule 3-A)

Forms of sanad for Revenue Free Grant of Land for charitable or educational edifices or institutions (to be used where the land is granted by the State Govt.)

To The Gurudev Seva Mandal Nagpur

WHEREAS the State Government have been pleased to grant revenue free to you,

the possession of the below mentioned piece of land situated in the village of Nagpur in the Nagpur tahsil for the purpose of Construction namely:- Gurudev Seva Ashram.

All that piece of land bounded on the North by Jumma Talab on the South by Subhas Chandra Road on the East by Road and on the west by Agrasan Mandar and measuring from North to South 120' and from East to West 160' comprising 18340 Square feet is superficial area, by the same more or less, and bearing Nos. kh. No. 355/3 of Village Nagpur in the Land Records.

It is hereby declared that the said land shall be continued for over/for a term of 30 Rs. 1/- One years free of all revenue to whoever shall from time to time be the law ful holder or manager of the said institution on the condition that the said land shall in all respects be made ready for and shall be fully used for the purpose or purposes for which it was granted before the day of 11-5-1960 and neither the said land nor any building erected thereupon shall at any time, without the express consent of the State Government, be diverted either temporarily or permanently to any other than the aforesaid purpose, and that no change or modification shall be made of such purpose and that neither the said land nor any building erected thereon shall be so used as to yield a profit to the grantee and that in the event of any such unauthorised diversion, change or modification being made, or in the event of the said land or any building erected thereon yielding a profit to the grantee the said land shall thereupon, in addition to the assessment to which it becomes liable under section 52 of the Madhya Pradesh Land Revenue Code, 1954, become liable to such penalty as may be imposed in this behalf by the Collector under the provision of section 156 of the said Code, or other corresponding law for the time being in force relating to the recovery of land revenue, as if the land having been assessed for purposes of agriculture only, had been unauthorisedly used for any purposes unconnected with agriculture and in any such event as aforesaid, or in the event of failure to make the land ready for and to use it fully for the purpose or purposes for which it is granted before the aforesaid day of 11-5-1960 on the event of the land being required by the State Government for any public purpose, a declaration in respect of which under the signature of the Collector that it is so required shall as between the said holder or manager and P. T. O.

the State Government be conclusive, or in the event of the land being notified by the State Government for acquisition under the Act of 1894, it shall be lawful for the State Government on causing six months' previous notice in writing to be given to the said holder or manager to take one of the following courses (namely) either:—

- 1) To require that the said land be vacated and delivered up to the State Government free of all claims or encumbrances of any person whatsoever, or
- (2) To resume and take possession of the said land and any building, erected and work executed thereon, free of all claims and encumbrances of any person whatsoever, on payment of compensation not exceeding the following amount, namely:—
 - (a) the amount (if any) paid to the State Government for this grant and
 - (b) the cost or value at the time of resumption, whichever is less, if any buildings, other works authorisedly erected or executed on the said land by the said grantee.

This grant is made subject to the reservation of the right of Government to all minerals and mineral products and full liberty of access for the purpose of working and searching for the same with all reasonable conveniences, and on the following further additional conditions vide Government's resolution No. **P & F. E. NO. LKF 4962/2017-B dt 20-6-1**

i) that the grant shall be free of occupancy price assessment;

ii) that the Gurudev Seva Mandal shall use the land for purposes of carrying on its various objects viz. to run Dispensaries, Balak Mandirs, Libraries, Centres of Phy Adult Education and for no other purposes;

iii) that the Gurudev Seva Mandal may subject a small part of the land for commercial purposes but will have to pay Assessment of the land actually used for this purpose from the date of such use. The profits from the subletting of the land for commercial purposes shall be used only for the objects of the Justification and no other purposes;

iv) that the Gurudev Seva Mandal shall not transfer the land without a previous sanction of the State Government except as provided in the condition (iii) above;

v) that if the Gurudev Seva Mandal commits breach of the above conditions, the land shall be liable to be resumed by the State Government;

vi) that should the grant become liable to the resumption, the Grantee shall have the option of remaining in possession of the land on payment of Rs. 22,742/- as occupancy price and Assessment payable on the land from the date on which the land becomes liable to be resumed. If the option is not exercised, the State Government shall have the option of —

a) Taking over all buildings erected or works executed on the land on payment of compensation which shall not exceed the present values as may be estimated by the Chief Engineer, Government of Maharashtra Buildings and Communication which ever is less.

or

b) requiring the grantee to remove all structures from the land to its original condition within a reasonable time fixed by the State Government. Should the grantee fail to do so, the requisition to structures will lapse absolutely in favour of the State Government.

96/2/60

vii) that whenever any question arises as to the present value of any buildings constructed by the grantee, the decision of the Chief Maharashtra Government, Buildings and Communications Department shall be final and bindings on both the parties.

2. This Government Resolution issues with the concurrence of the Finance Department vide its 3 un official reference No. 1948 1222-III, dated the 9th June 1969.

THE SCHEDULE ABOVE REFERED TO
AS PER MAP ENCLOSED.

SIGNED, SEALED AND DELIVERED.

By Shri V... Nair.....

Collector of ... Nagpur.....

for and on behalf of the Governor
of Maharashtra in the presence of

1) Witness Sd/- S.R. Gauri Tahsildar

श्री. ना. रा. करपे

(ना. रा. करपे)

Sd/- V. Nair 21/5/70:...

Signature of the Collector,
Nagpur

Sd/- C. S. Chavan

Signature of lessee.

नागपूर सेवाधिकारी

श्री. मुकुंदराव मकर मंड

नागपूर कामगार नागपूर



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प्रेताचं ग्यानिंक नाव						
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इतर अधिकार
15380 चौ. फ. जागा 160x120
गुरुदेव सेवा मंडळ सुभाष
रोड नागपुर ह्यांना 30 वर्षी
1 तिजवर 1 जिल्हाधिकारी नागपुर
ह्यांनी रेड्युक्टी प्री शॅन्ट (1 तिजवर)
देण्यात आल्यामुळे कमी
फे. 356
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सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही (तयार करणे व मुद्रित करणे) नियम, १९७१ यातील नियम २९]

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