

## Chapter II Property Details

### A. Land Requirement:

(Refer from Schedule I)

Institute Under: Tier I:  Tier II:  Other:

Sr .	Intake Capacity	Land Requirement (in Acres)			Land Available in Acres	Adequate/Inadequate	Deficiency if any
		Tier I	Tier II	Other			
1	60 seats	\$	2.5	3.0	NA	NA	
2	100 seats	\$	3.5	5.0	5.0	Adequate	No
3	150 seats	\$	5.0	7.0	NA	NA	
4	200 seats	\$	6.0	9.0	NA	NA	

### B) College campus and general considerations:

Sr. No.	Description	Available / Not Available	Verified by Committee	Deficiency
1	Sale Deed (if applicable)	Available	Yes	Nil
2	Land Registration details	Available	Yes	Nil
3	Lease Deed (if applicable)	Available	Yes	Nil
4	Property Tax Paid Receipt of Concern Land	Available	Yes	Nil
5	Land Conversion (NA Certificate)	Available	Yes	Nil
6	Non Encumbrance Certificate of Concern Land	Available	Yes	Nil
7	Zoning Plan	Available	Yes	Nil
8	Building Plan (College, Hospital, Hostel)	Available	Yes	Nil
9	Building Completion (College, Hospital, Hostel)	Available	Yes	Nil
10	Building Occupancy (College, Hospital, Hostel)	Available	Yes	Nil
11	Sewage treatment plant	Available	Yes	Nil
12	Electricity Backup Plan	Available	Yes	Nil
13	Latest 7/12 extract (Copy Enclosed)	Available	Yes	Nil

*(For Point no 9,10 Certifications are subject to regulation as per MES 2024)*

### C) Information Technology Cell and Information Technology Infrastructure

(MES 24/point 8)

- a) Internet Connection Speed (min req. 500 Mbps) - Available  
500Mbps
  - b) Intranet & Local Area Network Connectivity - Available
  - c) Virtual Laboratory - Available
  - c) Required Software
    - i) Hospital Information Management Software - Available
    - ii) Library / OPAC Management System - Available
    - iii) Account Management System - Available
    - iv) College Management System - Available
    - v) Learning Management System: - Available
    - vi) Plagiarism Software (if required) - Available
  - d) Digital Library - Available
  - e) College Website including all contents (as per point 11) - Available
  - f) Aadhaar Enabled Biometric or iris recognition or face rec. attendance - Available
- (as per MES 2024 /point 9)*
- g) Closed-Circuit Television (CCTV) (MES 24/as per point 10) - Adequate

Signature of Member

Signature of Member

Signature of Chairman



XX/07/2017

## Village Form Seven (Record of Rights)

Talathi buddy

Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village - Tondar

Taluka - Udgir

Survey No.	Subdivision Type of tenure	Area	Account No.
70/A	Occupant class-1		292, 295
Local Name	Pachbig	Name of the Holder/	Name of
		Occupant	Occupant
		(1933) Mauli Shikshan Prasarak Mandal,	Tenant
		Apegaon Tq. Pathan	(Kula)
		Through Administrative Officer	Other rights
		Govind Amaras Biradar	Footpath 1
		(2221) Prabhuppa Mallikarjun Swami	
Cultivable area	1.47	0.44	
Arable horticultural			
Total	1.47		
'ptokharab' (Non-cultivable)			
Class (A)			
Class (B)			
Total			
Assessment Tax	3.14		
Judi or special Assessment			
Total	3.14		

## Village Form Twelve (Register of Crops)

Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Year	Season	Details of area under crop						Land not available for cultivation		Mean- s of Water Irriga- tion	Obs- erva- tions			
		Area under mixed crop			Area under pure crop			Phase	Area					
		The indica- tion num- ber of the mix- -re	Water Irrigat- ed	Anhy drous Irrigat- ed	Crops and the area under each component	Name of the Crop	Water Irrigat- ed					Anhy- drous Irrigat- ed		
3	4	5	Name of the Crop	Wat- er Irrigat- ed	Anhy drous Irrigat- ed	9	10	11	12	13	14	15		
2012	Kharif			1.47	Toor		0.40				Other ferine	0.57		
2013	Kharif				Soybe- ana		0.50							
								(signature)						
								<b>President</b>			(signature)			
								Mauli Shikshan Prasarak Mandal Pathan Aurangabad			Talathi Sajja, Tondar Tq. Udgir Dist. Latur			

\* Note: XX mark indicates unreadable print



Office of the Talathi - Tondar  
Tal. Udgir Dist. Latur  
Date - 23/10/2016

Village Form 8 - A

**SEPARATE REGISTER OF RECORD OF HOLDING LAND - JAMABANDI**  
(settlement of land revenue) SHEET

Village - Tondar

Taluka - Udgir

Account No. - 292

Name of Account Holder - Mauli Shikshan Prasarak Mandal, Apegaon Tq. Paithan Through  
Administrative Officer Govind Annarao Biradar

Entry in village Form Six	Survey Nuber and Subdivision Number	Area H. R.	For Recovery				Total
			Assessment or Batch	Damage to Dumala Land	Local Cess		
					Z.P.	G.P.	
1	2	3	4	5	6-A	6-B	7
		H. R.	Rs. Ps.	Rs. Ps.	Rs. Ps.	Rs. Ps.	Rs. Ps.
(1949)	69/2	1.00	0.86		7.74	0.86	9.46
(0.60)	70/Aa	0.60	1.28		11.52	1.28	14.08
(1947)							
(1933)	70/A	0.44	0.94		8.46	0.94	10.34
		2.0400	3.08		27.72	3.08	33.88

(Signature)  
26/10/2016  
Talathi Sajja, Tondar  
Tq. Udgir Dist. Latur

(signature)

**President**

Mauli Shikshan Prasarak Mandal  
Paithan Aurangabad

(Signature)

**Secretary**

Mauli Shikshan Prasarak Mandal's  
Aurangabad











Village Form Twelve - Running

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2007 2008	Kh.		H.R.	H.R.	Jwar Toor	0.50 0.50	H.R. H.R.	Soya	H.R.	0.40	ferne	H.R. 0.07			
2008 2009					Jwar	0.20 0.20		Soya		1.00	ferne	0.07			
2009 2010					Jwar Toor	40		Soya		1.00	ferne	0.07			
2010 2011	Kh.				Toor	0.40		Soya		1.00	ferne	0.07			

(Signature)

Tehsildar, Udgir

(Signature)

Records Keeper

Seal of Certified copy  
(But it is unreadable)



Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971  
 Village - Tordeir Taluka - Udga

Survey No.	Subdivision of Survey No.	Type of Tenure - Occupancy Class	The Name of the Holder/Occupant		Account No.
89	2	1	Balram Gangadhar Dubigunde	1. 40 09.89	
Local Name of land	Dubalgundi		Shivraj Vishwanath Regude	H. 1.62 R. 1.39	Name of Occupant (Kula)
Cultivable area:	Hectare	Acre	0.62	0.54	1033
	2	65	Purchased Mutation No. 1947 and 1949 Mauli Shikshan Prasarak Mandal, Apegaon Tq. Pathan Dist. Aurangabad Through Administrative Officer Govind Annarao Birader		
Total ..	2	65	0.60	0.51	Other Rights - 1
'Pothharab' (Non-cultivable) Class (A) Class (B)	0	1	0.40	0.34	Cart way - 1
Assessment Tax	Rs.	Pi.	Boundaries and Survey Remarks		
Judicial or special - Assessment	2	28			



Village Form Twelve (Register of Crops)

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop									Land not available for cultivation		Means of Water Irrigation	Name of the cultivator	Observations	
		Area under mixed crop					Area under pure crop				Phase	Area				
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component		Name of the Crop	Water Irrigated	Anhydrous Irrigated							
					Name of the Crop	Water Irrigated				Anhydrous Irrigated						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
2003 2004	Kh.		H. P.	H. R.	Jwar Toor	H. R.	H. R.	Phase- ous mungo (Urda) Kichay -beans (Moog) Soya- bean	H. R.	H. R.	terine	H. R.	26			
2004 2005	Kh.			Kh.	Jwar Toor	-	1.00 50	Phase- ous mungo	1.00		terine	15				
2005 2006	Kh.			Kh.	Jwar Toor		1.00 50	Soya- bean Kidney -beans		60 40	terine					
2006 2007				Kh.	Jwar Toor	0 0	60 20	Com flow	0 0	20	terine	4				

(Signature)  
 Mauli Shikshan Prasarak Mandal  
 Pathan Aurangabad

President

(Signature)

Secretary  
 Mauli Shikshan Prasarak Mandal  
 Aurangabad

Village Form Twelve - Running

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2007 2008	Kh.		H.R.	H.R.	Jwar Toor	0.65 0.20	H.R. H.R.	Phase- olus mungo (Urad) Soya Kidney- beans (Moog) pecky	H.R. H.R.	0.65 0.45 0.45 0.20	tarine	0.05			
2008 2009					Jwar Toor	0.40 0.40		Phase- olus mungo Kidney- beans Soya		0.60 0.00 0.60	tarine	00			
2009 2010					Jwar Toor	80 60		Soya		1.20	tarine	05			
2010 2011	Kh.				Jwar Toor	80 60		Soya		0.60	tarine	05			
												(Signature)			
												(Signature)	Tehsildar, Udgir		
												(Signature)	Records Keeper		
												26/10			
												Seal of Certified copy (But it is unreadable)			



Rule 1, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village - Tondar Tahuka - Udgir

Survey No.	Subdivision of Survey No.	Type of Tenure - Occupancy Class	The Name of the Holder/Occupant		Account No.
70 Aa	--	1	Mutation No. 365 Ganpat Nagnath Pande 90 1.07 0.27 2.22 0.59		Name of the Original Tenant (Kafa)
Local Name of land	Pachbig		By Purchase Mutation No. 1653 Vaijanath Nivrutti Dhaneppa 0.40 Are Asses. 0.85		Other Rights
Cultivable area	Hector	Are	By Purchased Mutation No. 1727 Ganpat Nagnath Pande 0.40 Are Asses. 0.85		Boundaries and Survey Remarks 0.32
	1	47	By Purchased Mutation No. 1725 Shivraj Vishwanath Rogude By Purchased 0.40 Are 0.20 Asses. 0.85 0.43 M.E. No. 1802		
Total	1	47	0.40 Are 0.85		
'Pokharab' (Non-cultivable) Class (A) Class (B)	-	-	Purchase Mutation No. 1726 Shakuntalabai Shivajirao Munde 0.40 Are Asses. 0.85		
Total	1	47			
Assessment Tax	Rs.	Pi.			
Judi or special Assessment	3	14			
Mutation No. 1947 Mauli Shikshan Prasarak Mandal, Apegaon To. Pathan Dist. Aurangabad Through Administrative Officer Govind Annarao Bradar					



80 Are Asses. - 27 Village Form Twelve (Register of Crops)  
[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop									Land not available for cultivation		Name of the cultivator	Observations	
		The indication of number of the mixture	Area under mixed crop						Area under pure crop			Phase			Area
			Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated					
					Name of the Crop	Water Irrigated	Anhydrous Irrigated								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
2003 2004	Kh.		H.R.	H.R.	Jwar Toor		60 20	Phase- ok mungo (Jwar) Kidney- beans (Moog)	H.R.	H.R.	40 20	terine	0.07		
2003 2005	Kh.			Kh.	Jwar Toor		60 40	Soya- bean			40	terine	0.07		
2005 2006	Kh.			Kh.	Jwar Toor		40 20	Phase- ok mungo Kidney- beans			60 20	terine	0.07		
2006 2007				Kh.	Jwar Toor		30 30	Phase- ok mungo Kidney- beans			40 40	terine	0.07		

(Signature)  
President  
Mauli Shikshan Prasarak Mandal  
Pathan Aurangabad

(Signature)  
Secretary  
Mauli Shikshan Prasarak Mandal  
Aurangabad

Village Form Twelve - Running

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2007 2008	Kh.		H.R.	H.R.	Toor Jwar	0.20 0.60	H.R.	H.R.	H.R.	H.R.	0.20 0.20 0.20	terine	0.07		
2008 2009					Jwar Toor	0.30 0.30					0.40 0.40	terine	0.07		
2009 2010					Jwar Toor	30 30					0.60	terine	07		
2010 2011					Jwar Toor	0.40 0.40					00	terine	07		
													(Signature) Tehsildar, Udgir		
													(Signature) Records Keeper 20/10/16		
													Seal of Certified copy (But it is unreadable)		

**- Village Form Seven -**  
(Record of Rights)

Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village - Tondar

Taluka - Udgir

District - Latur

Survey No.	Subdivision of Survey No.	Type of Tenure - Occupancy Class	The Name of the Holder/Occupant	Account No.
00	2	1	Baliram Gangadhar Dubalgunde	Name of Occupant Tenant (Kula) fragment (Khand)
Local Name of land	Dubalgundi		1. 04                      0.09	
Cultivable area	Hector	Area	By purchase Mutation No. 1732	
	2	65	Shivraj Vishwanath Ragude	
			Area 1.62              Land Rev. 1.39	Rupees              Paise
Total ..	2	65		Other Rights Footpath-1
'Porabharah' (Non-cultivable)				Udgir Path - 1
Class (A)	0	1		176      5      3
Class (B)				2008
Total ..	2	63		Boundaries and Survey Remarks
Assessment Tax	Rs.	Pi.		
Judicial or special Assessment	2	28		



**Village Form Twelve (Register of Crops)**

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop										Land not available for cultivation				
		Area under mixed crop					Area under pure crop					Patta	Area	Means of Water Irrigation	Name of the cultivator	Observations
		The indication number of the mixture	Water Irrigated	Ashydrus Irrigated	Name of the Crop	Area	Name of the Crop	Water Irrigated	Ashydrus Irrigated	Area						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
2008			H.R.	H.R.		H.R.	H.R.	Phase- ola mungo (Red) Kichay- beene (roog) Soya	H.R.	H.R.	terine	H.R.				
2009				Kh.	Jwar Toor		40 40			60 60 60		0.09				

(Signature)

**Secretary**  
Mauli Shikshan Prasarak Mandal's  
Aurangabad

(Signature)

12/12/08  
**Talathi Sajja, Tondar**  
Tq. Udgir Dist. Latur

(Signature)  
**President**  
Mauli Shikshan Prasarak Mar  
Patthan Aurangabad

Copied from original it is true and correct

Talathi Sajja \_\_\_\_\_

Form No. 8 A

XXXXXXXXXXXXXXXXXXXX


**RECORD OF HOLDING OF LAND, Separate Register *Jamabandi* (settlement of land revenue) Sheet**
**Name** Mauli Shikshan Prasarak Mandal, Through its Administrative Officer Govind Annarao Biradar,

**Village** Tondar **Taluka** Udgir.

**Name of Account Holder -** Mauli Shikshan Prasarak Mandal, Apegaon Tq. Paithan Through Administrative Officer Govind Annarao Biradar

Entry in village Form Six	Survey Number and Subdivision Number	Area		For Recovery				Total			
		H.	Are	Assessment or Batch		Damage to Dimals Land		Local Cess		Rs.	Ps.
				Rs.	Ps.	Rs.	Ps.	Z.P.	Gram-panchayat		
1	2	3	4	5	6-A	6-B	7				
	69/2	1.	00	0	35						
	70/A	0.	44	0	94						
	70/Aa	0.	60	1	27						
	3	2.04		3	06						

(Signature)

10/2/09

**Talathi Sajja, Tondar**  
 Tal. Udgir Dist. Latur

 (Signature)  
**Medical Officer**  
 At Post Pingli  
 Parbhani

 (Signature)  
**Dr. P.U. Shinde**  
 M.B.B.S.  
 Medical Officer

**- Village Form Seven -**  
(Record of Rights)

(Tirupati General Stores and Book Center, Udgir)

Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village - Tondar

Taluka - Udgir

District - Latur

Survey No.	Subdivision of Survey No.	Type of Tenure - Occupancy Class	The Name of the Holder/Occupant		Account No.
09	2	1	Ballram Gangadhar Dubalgunde		Name of Occupant Tenant (Kula) fragment (A/crowd)  Rupees <u>        </u> Paise <u>        </u>  Other Rights Footpath-1 Cart Path - 1  Boundaries and Survey Remarks <u>        </u>
Local Name of land	Dubigundi		1. 04	0.89	
Cultivable area	Hector	Acre	By purchase vide Mutation No. 1732		
	2	65	Shivraj Vishwanath Regude		
			Area 0.62 Land Rev. 0.54		
Total ..	2	65	By Purchase vide M. No.1947 and 1949		
'Pachharab' (Non-cultivable)	0	1	Maul Shikshan Prasarak Mandal, Apegaon		
Class (A)			Tq. Pathan Dist. Aurangabad Through		
Class (B)			Administrative Officer Govind Annarao		
Total ..	2	66	Biradar		
Assessment Tax	Rs.	Ps.	0.60	0.51	
Juli or special Assessment	2	28	0.40	0.34	



**Village Form Twelve (Register of Crops)**

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop										Land not available for cultivation		14	15	16
		Area under mixed crop					Area under pure crop					Phase	Area			
		3	4	5	6	7	8	9	10	11						
09			H. R.	H. R.	Jwar			Phase	H. R.	H. R.	terno	0.05				
					Toor			mus								
								mungo								
								Shad								
								Kdrey								
								beans								
								(moog)								
								Soya								

(Signature)  
Dr. P.U. Shinde  
M.B.B.S.  
Medical Officer

(Signature)  
10/1/09  
Talathi Sajja, Tondar  
Tq. Udgir Dist. Latur

Copied from original it is true and correct

Talathi Sajja \_\_\_\_\_





**- Village Form Seven -**  
(Record of Rights)

(Tinupati General Stores and Book Center, Udgir)

Rule 15 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village - Tondar

Taluka - Udgir

District - Latur

Survey No.	Subdivision of Survey No.	Type of Tenure - Occupancy Class	The Name of the Occupant	Account No.
TC/Aa	—	1	Mutation No. 365	Name of Occupant Tenant (Kula) fragment (Khanaf)  Rupees } Paise  Other Rights Footpath-1  Boundaries and Survey Remarks
Local Name of land	Pachbig		Ganpat Nagnath Pande	
Cultivable area	Hector	Are	0.27                      0.59	
	1	47	By Purchased Mutation No.1727	
			Ganpat Nagnath Pande	
			0.40 Are                      Land Revenue, 0.85	
Total ..	1	47	By Purchased Mutation No.1725	
'Potlikaroh' (Non-cultivable)			Shivraj Vishwanath Reguda	
Class (A)			0.20                      0.43	
Class (B)			Mutation No. 1947	
Total ..	1	47	Mauli Shikshan Prasarak Mandal, Apegaon	
Assessment Tax	Ra.	Pa.	Tq. Pathan Dist. Aurangabad Through	
Judicial or special - Assessment	3	14	Administrative Officer Govind Annarao Biradar	
			0 . 60                      1 . 27	

**Village Form Twelve (Register of Crops)**

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop										Land not available for cultivation		12 Means of Water Irrigation	13 (Signature) Medical Officer	14 (Signature) Panchayat	15 (Signature) Talathi	16 Observations
		Area under mixed crop					Area under pure crop					Phase	Area					
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated								
					Name of the Crop	Water Irrigated	Anhydrous Irrigated											
3	4	5	6	7	8	9	10	11	12	13								
07/08	Kh.		H.R.	H.R.	Jwar	20		Paddy	20		terney	0.07						
					Toor	60		Phase-mungo (Urad)	20									
								Kidney-beans (moog)	20									

(Signature)  
**Dr. P.J. Shinde**  
M.B.B.S.  
Medical Officer

(Signature)  
10/2/09  
**Talathi Sajja, Tondar**  
Tq. Udgir Dist. Latur

Copied from original it is true and correct

Talathi Sajja \_\_\_\_\_





Village Form Seven  
(Record of Rights)

Report Date : 29/09/2008

[Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers  
(Preparations and Maintenance) Rules, 1971]

Village - Tondar

Taluka : Udgir

District : Latur

Out No.	Subdivision of Out No.	Type of tenure	Name of the Holder/Occupant				Account No.
70/A		Occupant class-I					
Local Name of the field		Pachbig	Area	Asses. Ane Ps.	Potkharab Mutation		
Cultivable area H. Are. Sq. M. Arable 1,47.00		Gangadhar - Mallikarjun - Swami	1,47.00	3.14	(760)	149	
Total						Name of Occupant Tenant (Kula) Other rights Footpath Footway 1 (9066)	
'pokharab' (Non-cultivable)							
Class (A)							
Class (B)							
Total							
Assessment Tax 3.14							
Jodi or special Assessment							



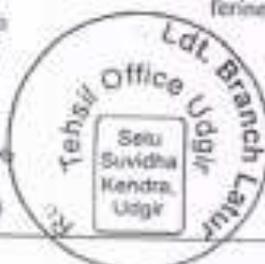
Udg - 1		
4671	5	3
2008		

Boundaries and Survey Remarks

Village Form Twelve (Register of Crops)

Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Year	Season	Details of area under crop					Land not available for cultivation	Mean - of Water Irrigation	Observations
		Area under mixed crop			Area under pure crop				
		The indication number of the mixture	Crops and the area under each component		Name of the Crop	Water Irrigated			
2008	Kharif	1.47	Toor	0.20.00	Phase-dus munga (Mad)	Phase	2006-7 Kharif		
			Jwar	0.40.00	Com-bower	Area	ferine 0.07.00		
					Kanaya (Mang)				



True Copy

Awral Karkun (Revenue)  
Tehsil Office - Udgir

(Note: One seal is unreadable, hence it is drawn faint.)



QR CODE

**Village From No Sevan ( record of right )**

Section 3,4,5,6 and 7 of Maharashtra Land Revenue (Record Of Rights And Registers (Preparation And Maintenance) Rules, 1971)

Village : Haknakwadi ( 561006) Taluka : Udgir District :Latur

ULPIN : 29272839011 Survey No and Subdivision : 55/2

Bhudharana method Occupant Class -1

Local Name :- Holache

Area,Unit,Revenue	Account No	Name of Occupants	Area	Revenue	Non-ortho.	Mutation entry	Tenancy, ceiling and other rights
Area H R M <sup>2</sup>	06	[ Khadimrao Vithobaiah Chavan ]				(1268)	Tenancy, Ceiling
A) cultivable Area Available 1.75.00	1507	Mauli Shisham Prasadk Masid Pathan,Arangabad Through Administrative officer Kailas Madhukarao Kale	3.34.00	4.18		(2268)	Other Rights Other
Horticulture -							
Total Cult.Area: 71.00							Pending Mutation:- No
B) Non Cultivable							Last Mutation Entry: 2268 Date 02.02.2024
Class(A) 0.00							
Class(B)							
Total NC 0.00							
Total Land							
A + B 1.75.00							
Land Revenue, Rs							
Soil or Special Revenue							
Old Mutation 221							Boundaries and Landmark

1507  
Mauli Shisham Prasadk Masid  
Pathan, Arangabad  
Through Administrative officer  
Kailas Madhukarao Kale

### Village From No Twelve ( Crop Register)

Rule 29 Maharashtra Land Revenue Record Of Rights And Registers (Preparation And Maintenance) Rules, 1977

Village : Haknakwadi ( 561006) Taluka : Udgir District :Latur

ULPIN : 29272839011 Survey No and Subdivision : 55/2

Year	Season	Account	Type of crop	Crop	Irrigation	Unirrigated	Source	Nature	Area	
1	2	3	4	5	6	7	8	9	10	11
2023-24	Kharif*	26*	Mix	Tur		0.3000				
		26*	Mix	Soyabean		1.2000				

Tip\* Above mentioned entry made over mobile App

Sd/- (with Seal)

(Name :- Ramkrushna Sitaram Gandare)

Village Officer Village Loni Tq Udgir District Latur

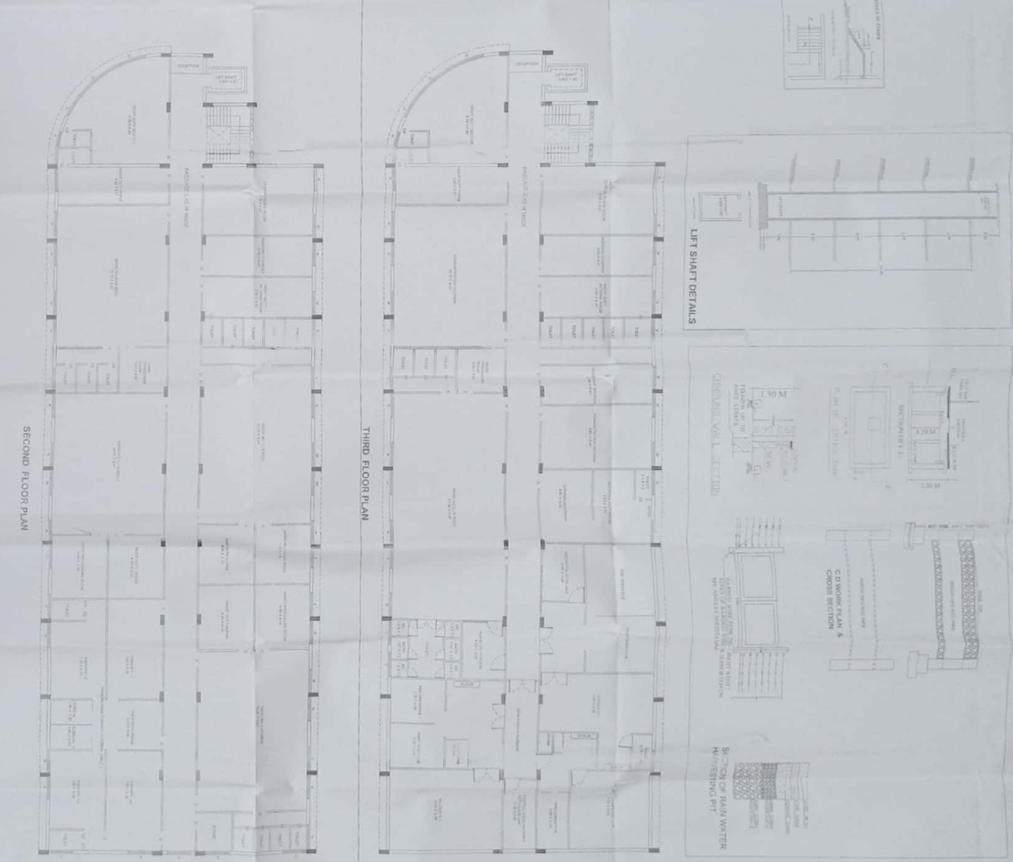
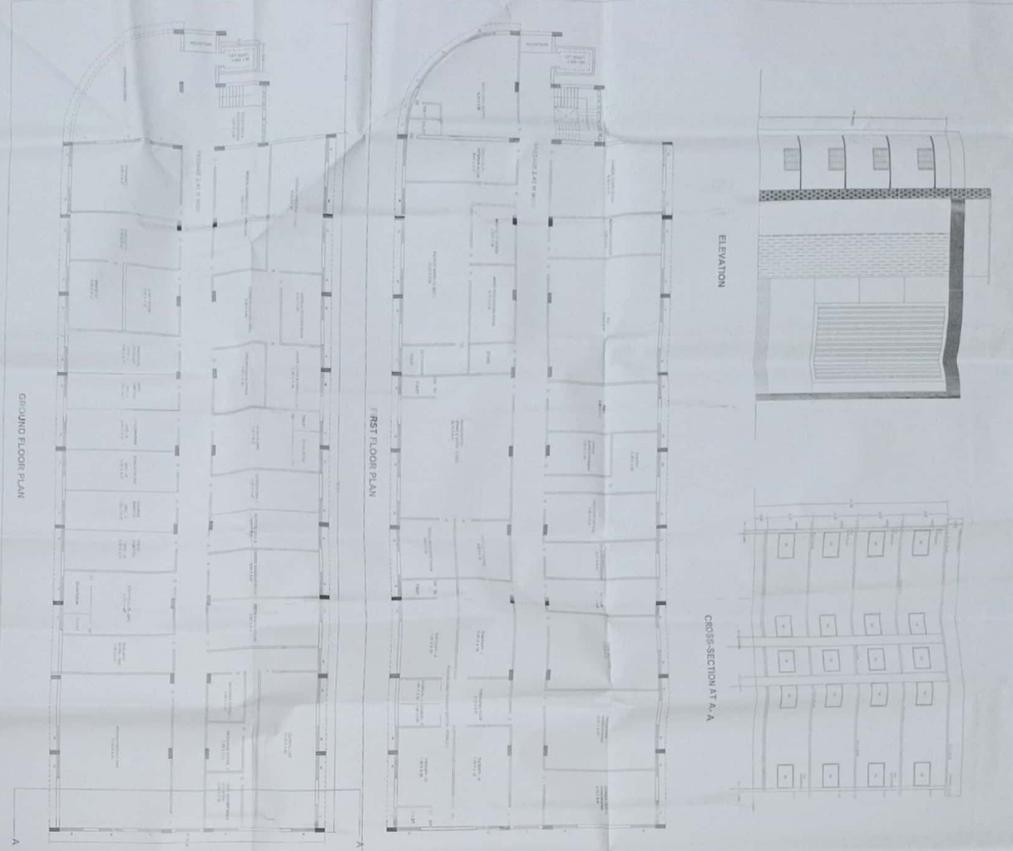
"This Certified copy Charged as fees of Rs 15/- received"

Date 22.02.2024

Unique ID

Translated by  
Pankaj  
Advocate  
PATE PANDURANG S  
MAH 7308/2024





**AREA STATEMENT**

1	FIRST UP AREA AT GROUND FLOOR	1218 SQ.M
2	FIRST UP AREA AT FIRST FLOOR	1182 SQ.M
3	FIRST UP AREA AT SECOND FLOOR	1194 SQ.M
4	FIRST UP AREA AT THIRD FLOOR	1218 SQ.M
5	TOTAL FIRST UP AREA	4812 SQ.M

**SCHEDULE OF OPENINGS**

S.NO	TYPE	SIZE	DESCRIPTION
1	DOOR	1.83 x 2.13	C.C.T WOOD FRAME
2	DOOR	0.91 x 2.13	C.C.T WOOD FRAME
3	DOOR	0.91 x 2.13	WOOD SHUTTER
4	WINDOW	1.83 x 1.83	ALUMINIUM SLIDING WINDOW
5	WINDOW	0.91 x 1.83	ALUMINIUM SLIDING WINDOW
6	GLAZED WINDOW	0.91 x 1.83	FABRICATED WITH GLASS

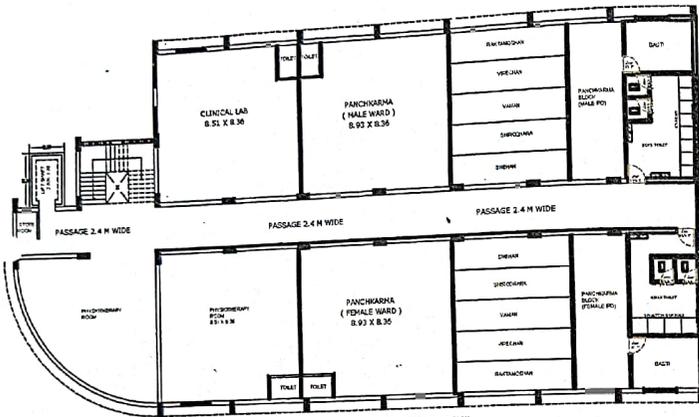
**TITLE :** PLAN SHOWING EXISTING GROUND, FIRST, SECOND & THIRD FLOOR PLAN FOR MAULI AYURVED HOSPITAL & RESEARCH INSTITUTE ON CITY SURVEY NO. 6972, AT LONDAR PATI, TQ. UDUGIR, DIST. LATUR.

OWNER NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

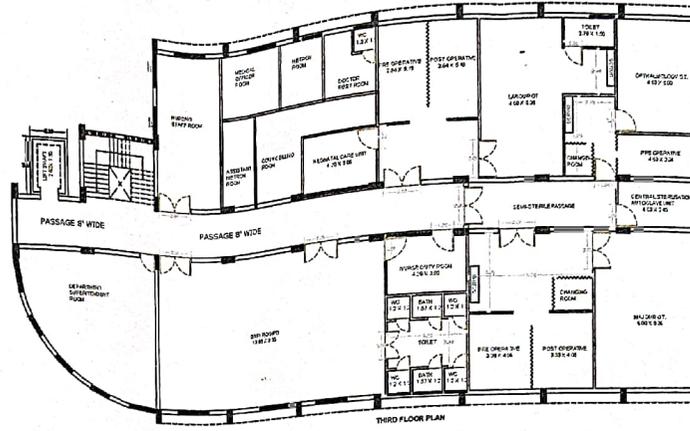
**MAULI PRATISHTHAN**

SCALE: 1/100

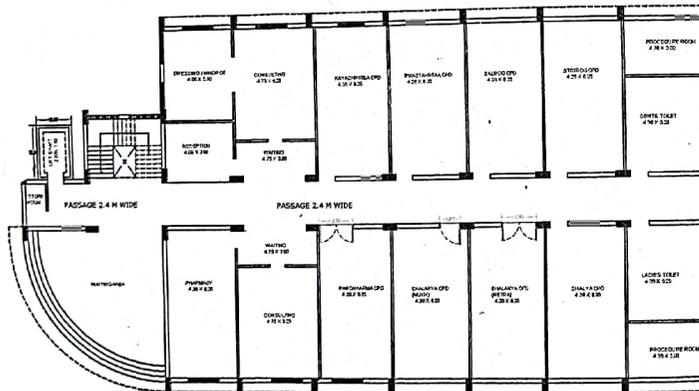
**E. S. PATHAK**  
 CIVIL ENGINEER & CONSULTANT  
 SAHAKAR NAGAR, PARBHANI  
 MOBILE: 9422179622, 240022



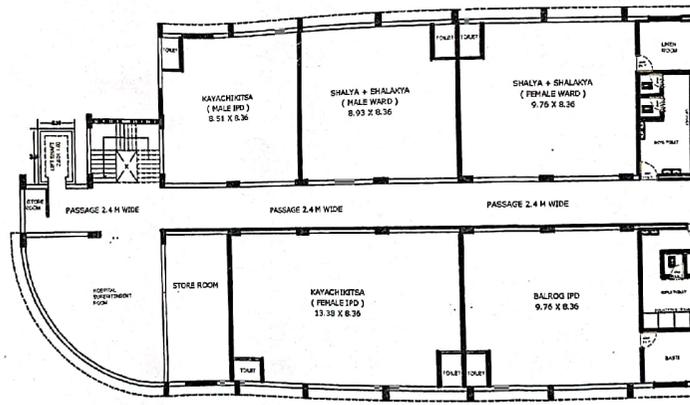
FIRST FLOOR PLAN  
BUILT UP AREA 787.11 SQ.MT.



THIRD FLOOR PLAN  
BUILT UP AREA 787.11 SQ.MT.



GROUND FLOOR PLAN  
BUILT UP AREA 787.11 SQ.MT.



SECOND FLOOR PLAN  
BUILT UP AREA 787.11 SQ.MT.

**TITLE : - PLAN SHOWING PROPOSED GROUND ,FIRST ,SECOND & THIRD FLOOR PLAN FOR MAULI AYURVED HOSPITAL & REASEARCH INSTITUTE ON CITY SURVEY NO. 69/2 , AT TONDAR PATI , TQ. UDGIR , DIST LATUR.**

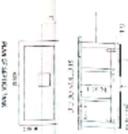
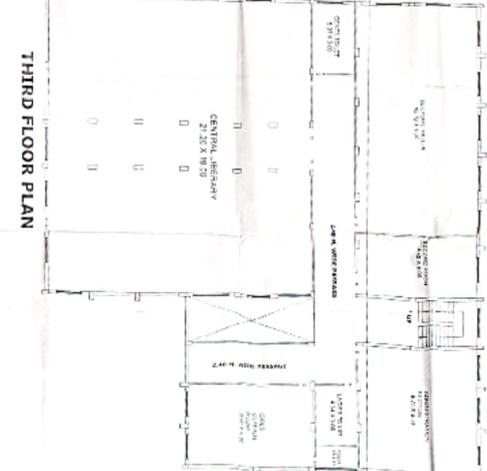
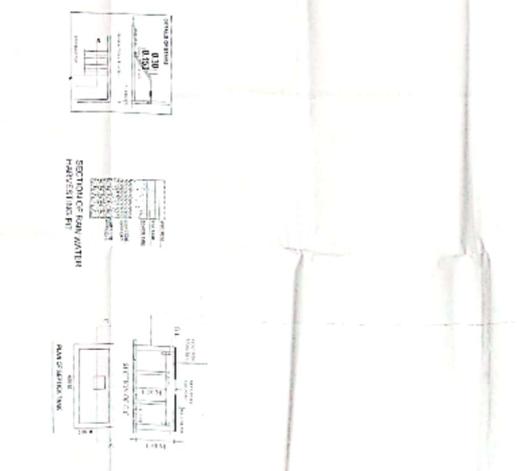
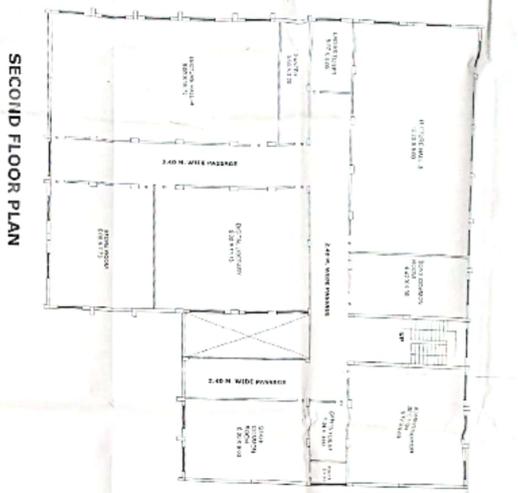
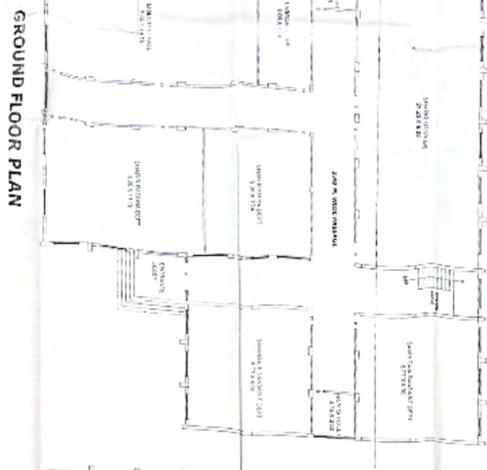
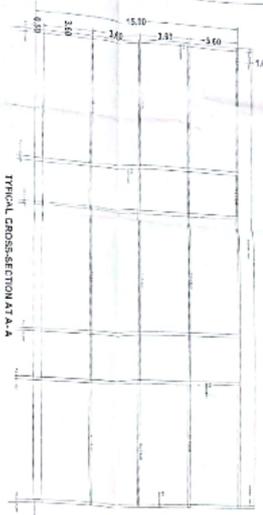
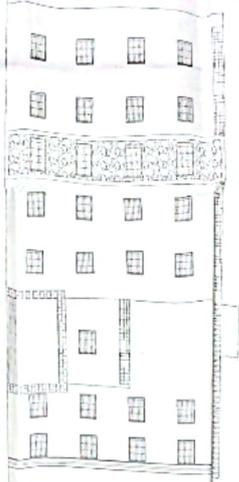
OWNER NAME Shyam .B. Patil SIGNATURE  
**Secretary**  
Mauli Shikshan Prasarak Mandal  
Aurangabad

SCALE :  
1 : 100



**Er. S.P. PATHAK**  
CIVIL ENGINEER CONSULTANT,  
SAHAKAR NAGAR , PARBHANI.  
MOBILE : 9422179622,,240022

**SECRETARY**  
Mauli Shikshan Prasarak Mandal



**AREA STATEMENT**

1	BUI - UP AREA AT GROUND FLOOR	85.15 SQ.M
2	BUI - UP AREA AT FIRST FLOOR	85.15 SQ.M
3	BUI - UP AREA AT SECOND FLOOR	286.22 SQ.M
4	BUI - UP AREA AT THIRD FLOOR	286.22 SQ.M
5	TOTAL BUILT UP AREA	742.74 SQ.M

**SCHEDULE OF OPENINGS**

S.NO	TYPE	SIZE	DEFINITION
1	DOOR - D	1.80 X 2.10	C.C.T. WOOD FRAME AND SHUTTER
2	DOOR - D1	0.80 X 2.10	C.C.T. WOOD FRAME AND SHUTTER
3	DOOR - D2	1.20 X 2.10	C.C.T. WOOD FRAME AND SHUTTER
4	WINDOW - W	1.80 X 1.20	ALUMINIUM SLIDING WINDOW
5	WINDOW - W1	0.80 X 1.20	ALUMINIUM SLIDING WINDOW
6	LOHED WINDOW - LW	0.80 X 0.80	PARTIALLY SHUTTER WINDOW

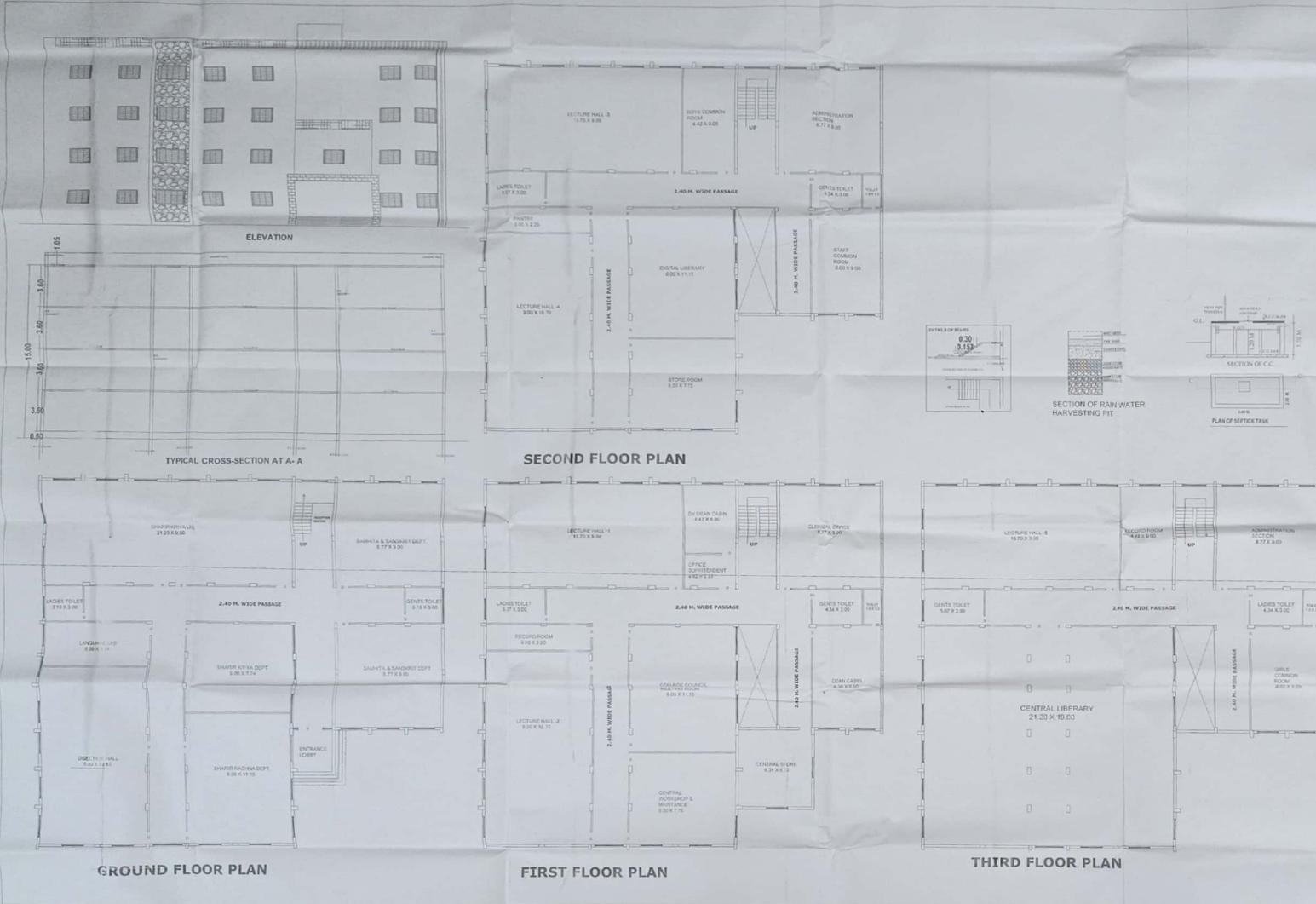
**TITLE :** PLAN SHOWING EXISTING GROUND, FIRST, SECOND & THIRD FLOOR PLAN FOR MAULI KURVED ROAD & RESEARCH INSTITUTE AT TCMDAR PATI, TQ. UDGER, DIST. LATUR.

OWNER NAME: MAULI PRATISHTHAN

SIGNATURE: \_\_\_\_\_

SCALE: 1:50

**Er. S.P.PATHAK,**  
 CIVIL ENGINEER & CONSULTANT  
 SAHAKAR NAGAR, PARBHILAN,  
 MOBILE : 9422179522, 240072



### AREA STATEMENT

1	BUILT UP AREA AT GROUND FLOOR	851.18 SQ.M.
2	BUILT UP AREA AT FIRST FLOOR	851.18 SQ.M.
3	BUILT UP AREA AT SECOND FLOOR	788.63 SQ.M.
4	BUILT UP AREA AT THIRD FLOOR	788.93 SQ.M.
5	TOTAL BUILT UP AREA	3268.42 SQ.M.

### SCHEDULE OF OPENINGS

S.NO	TYPE	SIZE	DESCRIPTION
1	DOOR	D	1.20 x 2.10 C.C.T. WOOD FRAME AND SHUTTER
2	DOOR	D1	0.90 x 2.10 C.C.T. WOOD FRAME AND SHUTTER
3	DOOR	D4	0.75 x 2.10 C.C.T. WOOD FRAME AND SHUTTER
4	WIDOW	W	1.50 x 1.20 ALUMINIUM SLIDING WINDOW
5	WIDOW	WH	0.90 x 1.20 ALUMINIUM SLIDING WINDOW
6	LOWRED WIDOW	LW	0.60 x 0.80 FABRICATED WITH GLASS

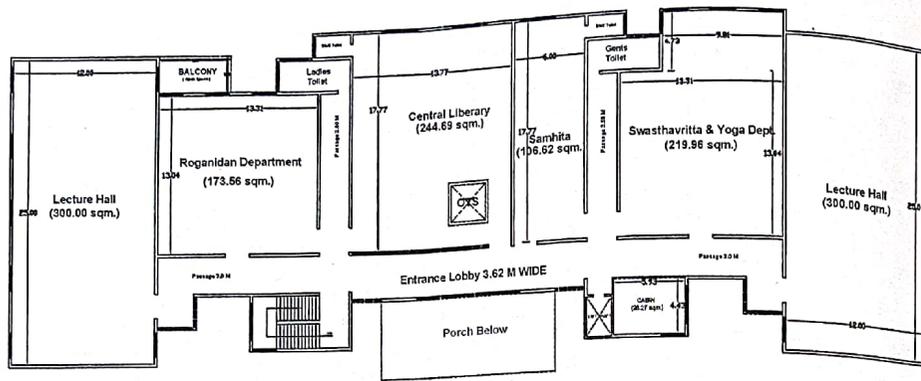
**TITLE : - PLAN SHOWING EXISTING GROUND, FIRST, SECOND & THIRD FLOOR PLAN FOR MAULI AYURVED COLLEGE & RESEARCH INSTITUTE ON CITY SURVEY NO. 69/2, AT TONDAR PATI, TQ. UDGIR, DIST LATUR.**

OWNER NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

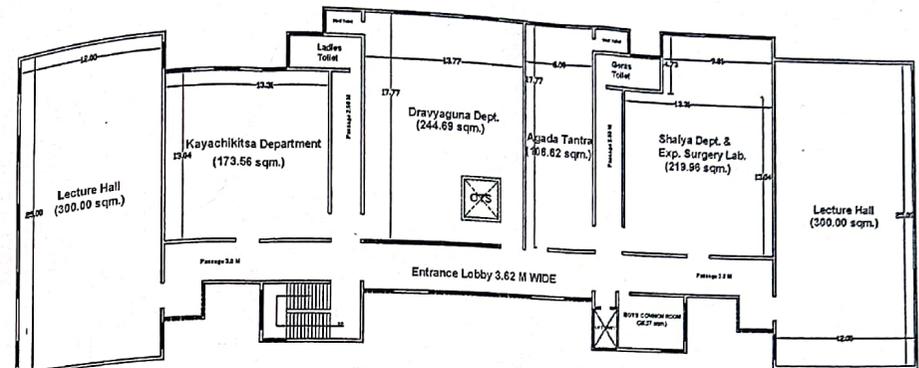
**MAULI PRATISHTHAN**

SCALE: 1 : 100

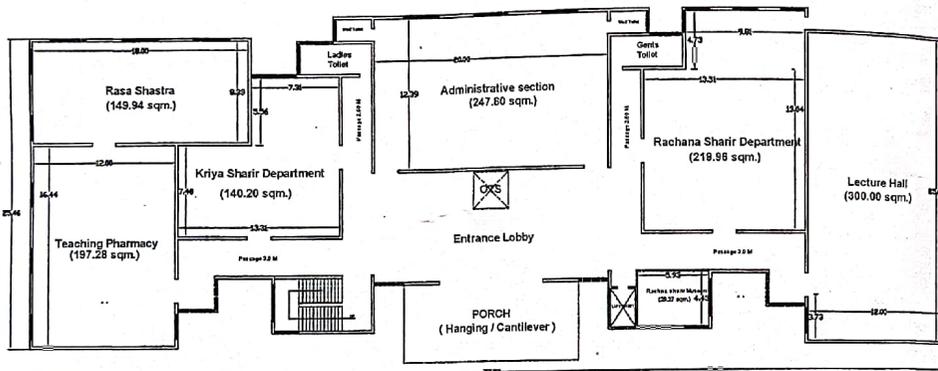
**Er. S.P.PATHAK.**  
 CIVIL ENGINEER & CONSULTANT,  
 SAHAKAR NAGAR, PARBHANI,  
 MOBILE : 9422179622, 240022



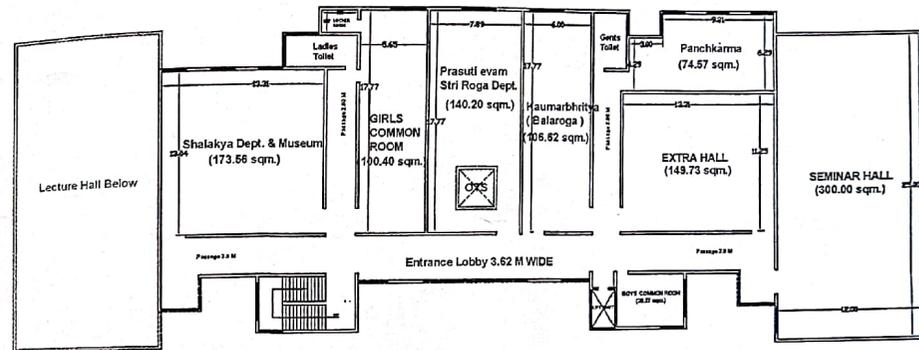
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN  
Internal Road 12.00 M Wide



PROPOSED THIRD FLOOR PLAN

TITLE : - PLAN SHOWING PROPOSED GROUND, FIRST, SECOND & THIRD FLOOR PLAN FOR MAULI AYURVED COLLEGE BUILDING ON CITY SURVEY NO. 69/2 , AT TONDAR PATI , TQ. UDGIR , DIST LATUR.

OWNER NAME *Shyam B. Parbhani* SIGNATURE  
**Secretary**  
Mauli Shikshan Prasarak Mandal  
Aurangabad

SCALE :  
1 : 100



**Er. E. S. RATHAK**  
CIVIL ENGINEERING CONSULTANT,  
SAHAKAR NAGAR , PARBHANI.  
MOBILE : 9422179622, 240022

**SECRETARY**  
Mauli Shikshan Prasarak Mandal

Seal

**Office of Tahsildar, Udgir**  
( Jamabandi Branch)

Outdoor No. 2024/Jamabandi/NA/KV-456

Date 10/12/2024

Subject:- regarding grand top non agriculture permission for residential purpose and measuring 16650 sq M out of land survey number 55/2 situated at village Haknakwadi Tq Udgir District Latur.

Reference:-

1. Government resolution department of Revenue and forest no. NAP-2016/P.no 7/T-1 Date 22.01.2016
2. Honble District Collector, Latur order no 2018/Revenue/NA/jama/Desk-1/Kavi-119 Date 12.04.2018
3. Government resolution department of Revenue and forest no. NAP-2016/P.no 118/J-1A Date 13 April 2022
4. Later Deputy Commissioner Land Record Udgir, moving register no. 01213 Date 07.10.2024
5. Assistant Director Town Planner, Latur- Praposal Code RPLAT 24-109602
6. Report of Circle Inspector, Tondar
7. Application of Mauli Shikshan Prasarak Mandal Shri Kailas Madhukarrao Kale Date 04.03.2024

**Appendix A**

Grant of Sanad in terms of section 42A/B/C/D of Maharashtra Land Revenue Code,1966

( Non Agriculture Permission)

Whereof, Mauli Shikshan Prasarak Mandal Shri Kailas Madhukarrao Kale , occupant of land adm 16650 Sq M out of sy no 55/2 situated at village Haknakwadi Tq Udgir District Latur, in accordance with section 42 of MLRC, for purpose of commercial use ( educational) under section 47a of above code, table conversion tax is Rs 23310/- challan no MH 012244833201415M paid on 09.12.2024

Accordingly in respect of above mentioned code, rules thereunder and in compliance of below mentioned condition this sanad for non agriculture use has been granted to the holder of above said land.

1. No change shall be made in the non agriculture use as permitted above without prior approval of the Planning Authority.
2. Before starting actual development or construction on the land, it will be necessary to obtain development permission from Planning Authority.
3. Without permission of district collector/ Planning Authority land cannot be subdivided nor subdivided plot will be sold out.
4. In case of any change in the use or area of use of the land with the approval of planning authority itself be mandatory to inform the collector within the 30 days of such approval.
5. The financial institution/ planning authority shall not seek any other form of non agricultural order other than this grand of sanad (non agriculture use permission).



6. All the terms and conditions mentioned in the proposal code RPLAT 24-109602 buy assistant director town planner Latur are mandatory.
7. If the documents submitted by the applicant are found a to be false the Sanad granted under section 42 of Maharashtra land revenue code 1966 will be automatically stand cancelled.

Sd/-

Tehsildar Udgir

Copy

1. Submitted to Honble District Collector Latur for information.
2. Submitted to Sub Divisional Officer Udgir for information.
3. To inform assistant director town planning Latur
4. To inform block development Office Panchayat Samiti Udgir
5. To Sub Registrar class 2 Udgir for information and necessary proceeding
6. Forwarded intimation and necessary proceeding to Circle Inspector Tondar
7. Forwarded intimation and necessary proceeding to Talathi
8. For intimation Mauli Shikshan Prasarak Mandal Shri Kailash Madhukarrao Kale

Sd/-

Tehsildar Udgir

Translated by  
Pandurang  
Advocate  
PATE. PANDURANG SHESHARAO  
MAY 7 2021



तहसीलदार उदगीर यांचे कार्यालय  
(जमाबंदी शाखा)

जा.क्र.२०२४/जमाबंदी/अकृषी/कावि-७५६

दिनांक १०.१२.२०२४

विषय - मौजे हकनकवाडी ता.उदगीर जि.लातूर येथील जमीन स.नं.५५/२ मधील १६६५० चौ.मी. क्षेत्रास रहिवाशी प्रयोजनार्थ अंतिम अकृषी परवानगी मिळणेबाबत.

संदर्भ -

- १.शासन निर्णय महसुल व वन विभाग क्र. एनएपी-२०१६/प्र.क्र.-७ /टी-१ दिनांक २२.०१.२०१६
- २.मा.जिल्हाधिकारी कार्यालय, लातूर यांचे कडील आदेश क्र.२०१८/महसुल/अकृषी/जमा-१/डेस्क-१/कावि-१९९ दिनांक १२.०४.२०१८
- ३.शासन निर्णय महसुल व वन विभाग क्र.एनपी-२०२१/प्र.क्र.११८/ज-१अ दिनांक १३ एप्रिल, २०२२
- ४.उप अधिक्षक भुमी अभिलेख, उदगीर यांचे पत्र क्र.मोरक्र. ०१२१३ दि.०७.१०.२०२४
- ५.सहायक संचालक नगर रचना लातूर यांचे कडील Proposal Code-RPLAT-24-109602
- ६.मंडळ अधिकारी तोंडार यांचा अहवाल
- ७.माऊली शिक्षण प्रसारक मंडळ श्री कैलास मधुकरराव काळे यांचा अर्ज दि. ०४.०३.२०२४

परिशिष्ट-अ

महाराष्ट्र जमीन महसुल संहिता १९६६ च्या कलम ४२ अ/ब/क/ड मधील तरतुदीन्वये भोगवटादारास द्यावयाची सनद  
(अकृषीक वापराची परवानगी)

ज्याअर्थी, माऊली शिक्षण प्रसारक मंडळ श्री कैलास मधुकरराव काळे या जमीन धारकाने महाराष्ट्र जमीन महसुल संहिता च्या कलम ४२ मधील तरतुदीन्वये, जमीन सर्वे क्र. ५५/२ मधील क्षेत्र १६६५० चौ.मी. गांव मौजे हकनकवाडी ता. उदगीर जि. लातूर या जमीनीवर वाणीज्य (शैक्षणिक) या प्रयोजनार्थ उक्त संहितेच्या कलम ४७ अ नुसार देय रूपांतरण कराची वर नमुद अकृषीक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम रुपये २३३१०/- चलन क्रमांक एम.एच ०१२२४४८३३२०२४२५ एम अन्वये दिनांक ०९.१२.२०२४ रोजी भरणा केली आहे.

त्याअर्थी आता उक्त संहितेमधील तरतुदीच्या नियमाच्या आणि खालील शर्तीना अधिन राहुन उपरीक्त जमीनीच्या धारकास सदर जमीनीवर उक्त नमुद करण्यात आलेला अकृषीक वापर अनुज्ञेय करण्यात आल्याचे मानण्यात आल्याने उक्त संहितेचा कलम ४२ अन्वये ही सनद देण्यात येत आहे.

१.वरील प्रमाणे अनुज्ञेय केलेल्या अकृषिक वापरामध्ये नियोजन प्राधिकरणाच्या पुर्व मंजुरीशिवाय कोणताही बदल करता येणार नाही.

२.जमीनीवर प्रत्यक्ष विकास अथवा बांधकाम सुरु करण्यापुर्वी सक्षम नियोजन प्राधिकरणाची विकास परवानगी घेणे आवश्यक राहिल.



३. जिल्हाधिकारी/ नियोजन प्राधिकरण यांच्या मान्यतेने रेखांकन मंजूर केल्याशिवाय क्षेत्राची पोटविभागणी करता येणार नाही अथवा छोटे भुखंड करून विक्री करता येणार नाही.

४. नियोजन प्राधिकरणाच्या मान्यतेने सादर जमीनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास, त्याची माहिती अशा मंजूरीपासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे बंधनकारक राहिल.

५. अकृषीक वापर अनुज्ञेय करण्याच्या या सनदेव्यतिरिक्त वित्तीय संस्था/नियोजन प्राधिकरण यांनी इतर कोणत्याही स्वरूपातील बिन शेती आदेशाची मागणी करू नये.

६. सहायक संचालक नगर रचना लातूर यांचे कडील Proposal Code-RPLAT-24-109602 मधील नमुद केलेल्या सर्व अटी व शर्ती अर्जदारावर बंधनकारक राहातील.

७. अर्जदार यांनी सादर केलेली कागदपत्रे खोटी आढळून आल्यास महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ अन्वये देण्यात आलेली सनद आपोआप रद्द समजण्यात येईल.

—(१०)—  
तहसीलदार उदगीर

प्रतिलिपी-

१. मा. जिल्हाधिकारी, लातूर यांना माहितीस्तव सविनय सादर.
२. मा. उप विभागीय अधिकारी, उदगीर यांना माहितीस्तव सविनय सादर.
३. सहाय्यक संचालक नगररचना, लातूर यांना माहितीस्तव सविनय सादर.
४. गट विकास अधिकारी पंचायत समिती, उदगीर यांना माहितीस्तव सविनय सादर
५. दुय्यम निबंधक वर्ग-२ उदगीर यांना माहितीस्तव व आवश्यक कार्यवाहीस्तव.
६. मंडळ अधिकारी, तोंडार यांना माहिती व आवश्यक कार्यवाहीस्तव अग्रेषित.
७. तलाठी हकनकवाडी यांना माहिती व आवश्यक कार्यवाहीस्तव अग्रेषित.
८. माऊली शिक्षण प्रसारक मंडळ श्री कैलास मधुकरराव काळे यांना माहितीस्तव.

तहसीलदार उदगीर  
३०-१२-२४

NA 6912

Mauli Shikshan Prasarak Mandal

- Ref:- 1) Application dated 11-02-2009 from Shri. ~~Apegaon Tq. Paithan~~ Through: Administrative Officer, Govind S/o. Annarao Biradar r/o Loni
- 2) Correspondence ending with No. 2009/JMB/NS/ Dated Tq. Udgir from to
- 3) Tahsildar Udgir Lt. No.
- 4) This Office Endosment Dt. 17-02-2009



No / 2009 N.A. / 48 JMB/NS/  
 Tahsil Office, Udgir  
 Dated 17-02-2009

**ORDER**

The Land comprised in S.No./Gat No./of.No./EP. No. 69/2, 70/A, 70/AA of Tondar Taluka Udgir District Latkr Measuring 1H, 0.44 R, 0.60 R belongs to Shri. M.S. P. M. Apegaon Tq. Paithan Through Administrative Officer, Govind Annarao Biradar r/o Loni Tq. Udgir of Taluka Udgir has applied that non agricultural permission may be granted to him to us an area measuring 2 H. 04 R out of the said land for the non agricultural purpose of Educational.

2. The enquiries made into this application revealed that
- 1) The applicant himself 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 Impartible 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-F 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 or 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 Educational.
  - 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. 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 Urbanisation department.

- 10) The layout plan and building plans produced by the applicant are in conformity with the provisions in schedule II and III appended to the Maharashtra Land Revenue (Conversion of use of land and N.A.) Rules, 1958.
- 11) The Railway, prison/Jail authorities have no objection to the grant of N.A. permission in question.
- 12) The application has produced the "No objection certificate" of the District Magistrate on of the Explosive Officer.
- 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 easement and other rights in the land and the persons having such right has no objection to the grant of the N.A. permission.
- 16) The applicant has 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" or 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 vested/delegated to him under section 44 of the Maharashtra Land Revenue code, 1966 the collector/S.D.O. Tahsildar of Udgir is pleased to grant Shri Mauli Shikshan Prasarak Mandal, Apegaon, Pq. Paithan Through: Administrative Officer, Govind Annareo Biradar r/o Loni Taluka Udgir non agricultural permission to use an area measuring 2H. 04 R out of S.No./Gat. No./Crs.No./E.P. No. 69/2, 70/A, 70/AA of Tondar 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 grantee 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 any other purpose without obtaining the previous written permission to that effect from the Collector / S.D.O. / Tahsildar of Udgir. For this purpose the use of a building shall decide the use of the land;
- 3) That the grantee shall not sub divide the plot or sub plots if any approved in this order, without getting the sub-division previously approved for the authority granting the permission
- 4) That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within period of one year from the date of this order by (a) construction roads, drains etc., to the satisfaction of the Collector / S.D.O. / Tahsildar and the concerned Municipal authority, and (b) by measuring and demarcating the plots by the survey Department, and until the land is so developed no part thereof 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 the conditions mentioned in this order and sanction and to make a specific mention about this in the deed to be executed by him.
- 6) That this permission is to build on a plinth area of square meter as specified in the site plan and a building specified in the site plan and or building specified in the site plan and or building plan annexed here to and the remaining area of 2.504 R 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 G.P. Tondar before starting construction of the proposed 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 II appended to the Maharashtra Land Revenue Conversion of the use land and N.A. Permission) Rules, 1968 and get them approved by the Collector / S.O. / Tahsildar Udgir and construct the building according to the sanctioned plans.  
That the grantee shall maintain the open marginal distance of then 500 Meters feet from the centre of Nanded-Bidar road, which is a National/State/Major District Road/other district road/Village road. To be stated as per provisions contained in schedule 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 within 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 the 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. 7 per Sq.Meter from 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 any change in the use of the land the N.A. assessment shall be liable to be levied at the different rate in respect of the fact that guarantee period of the N.A. assessment already levied is yet to expire.
- 13) That the N.A. assessment shall be guaranteed for the period ending 31-07-2011 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 and the same shall be liable 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.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 or be building already constructed as per sanctioned plans without the previous permission and without getting the plans thereof 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 a sand in form as provided in schedule IV or appended to the M. L. R. ( Conversion 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 contravenes any of the conditions mentioned on this order and those in the sand, the Collector / S. D. O. / Tahsildar Udgir..... to which he may be liable under the provisions of the code continue the said land / plot in the occupations of the applicant on payment of such fine and assessment as he may be directed.
- b) Nonwithstanding anything contained in clause (a) above, it shall be lawful for the Collector / S. D. O. / Tahsildar Udgir..... to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified that behalf by the Collector / S. D. O. / Tahsildar and on such removal or alteration not being carried out within the cost of the carrying out the same, from the grantee as an arrier 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 facts of the case e. g. the Bombay tenancy and Agricultural lands Act, 1948 the Maharashtra village panchayat Act, the Municipal Act, etc.

Sd/-  
Tahsildar, Udgir.

01. To, Mauli Shikshan Prasarak Mandal, Apegaon Tq. Paithan, Through  
Shri. Administrative Officer, Govind Annarao Biradar, r/o Loni Tq. Udgir  
( with the approved plan. )
02. Copy to the Tahsildar of ..... ( incase when the permission is granted by the Collector / S. D. O. ) with the papers ( in ..... files ) for information and necessary action.
03. Copy to the Talathi Tondar 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. E. 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 a sanad executed. If the occupant pays the measurement fees, he should inform the D. I. B. R. accordingly along with the sanctioned plans and extracts from Record of Rights in respect of the land in question.
04. Advance copy forwarded to the T. I. L. R. Udgir..... for information.
05. Copy to Village Panchayat, Tondar. Tq. Udgir.

Sd/-  
Tahsildar, Udgir.

# Non-Encumbrance Certificate

To,  
The Secretary  
Mauli Shikshan Prasarak Mandal  
Tondar, Tq. Udgir Dist. Latur-413517

Form No. 15, 22Vide Rule 138 (i) (148 Artical)

Property Schedule:- Non-Encumbrance Certificate

Details of Property :- Property Schedule in Mauli Shikshan Prasarak Mandal (69/2, 70A, 70AA,55/2) Having Details of Receipts.

Number:- CC/9416/2022-23

Applicant Name:- Mauli Shikshan Prasarak Mandal Chhatrapati Sambhaji Nagar

Sr. No.	Property Details	Startup Date	Market Value	Ownership Details		Account	Page No.	Document Mention
				Whom Given	Whom Taken	R.D No.		Duration
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1.	Village Name & Address Tondar Tq. Udgir Dist. Latur <u>Property Schedule Distribution</u> (LANDMARK) Department/ Property Type Stamp, Index-II Village Head Name Aria Name Been Edge Water Department (Tondar Village Sy. No. 69/2 -1.00, 70A-0.44, 70AA-0.60 Katha No. 1149 Measurement- 2.04 Village Haknawadi Tq.Udgir Dist.Latur Sy.No.55/2-1.73KathaNo.1507	5/6/2022	Sarve No. 69/2, 70A, 70AA 1.20 Hector Application Rule 20Kh. 957700.00	Shivraj Vishvanath Regude, Baliram Gangadhar Dubalgunde, Khanderao Vishvanth Chahan Power of authority holder m/s been Corporation Keep By its Non- Encumbrance Purposel	Mauli Shikshan Prasarak Mandal	202401291515 Value- 2873100	03	5/6/2022 To 5/6/2037 15Year Valid
2.	Measurement- 1.73 West-Mauli Shikshan Prasarak Mandal East- Loni Village Road South- Govind Annarao Biradar Land North- Baburao Dubalgunde Land							



<http://246.39/ec.2022/23influence/HTMLReports/5/6/2022.Sib-registrar/gov.in>

*(Signature)*  
सह दुय्यम निबंधक कार्यालय  
उदगीर

*(Signature)*  
सह दुय्यम निबंधक कार्यालय  
उदगीर



H. 60 R. L.R.Rs.1.28 ps. situated at Tondar Tq. Udgir Dist. Latur. The aforesaid property was purchased for valuable consideration and she is having readily marketable title to the said property. Common boundaries of the aforesaid landed properties are as under.

Towards East : Tondar tier Road

Towards West : Dubalgund's land

Towards South : Dubalgund's land.

Towards North. : Shiv road Tondar-Loni

That, the property bearing Bhu. no.69/2 Adm. 01 H. 00 R. L.R.Rs.0.86 ps., Bhu. no.70/A Adm. 00 H. 44 R. L.R.Rs.0.94 ps., Bhu. no.70/AA Adm. 00 H. 60 R. L.R.Rs.1.28 ps. situated at Tondar Tq. Udgir Dist. Latur were not encumbered in village/town Tondar and included into the M.C./G.P. limits at Tondar Tq. Udgir and the above property not covered under the Maharashtra Ceiling Act. XIV of 1975 which provided for restoration of lands/plots to the person belonging to the scheduled tribes.

Legal opinion of 13 years, regarding title and possession of the property

Property bearing Bhu. no.69/2 Adm. 01 H. 00 R. L.R.Rs.0.86 ps., Bhu. no.70/A Adm. 00 H. 44 R. L.R.Rs.0.94 ps., Bhu. no.70/AA Adm. 00 H. 60 R. L.R.Rs.1.28 ps. situated at Tondar Tq. Udgir Dist. Latur is exclusively owned and possessed by Mauli Shikshan Prasarak Mandal Apegaon through its Administrative Officer Govind Annarao Biradar.

Originally the land bearing sy.no.69/2 Adm. 01 H. 62 R. L.R.Rs. 1.39 ps. situated at village Tondar Tq. Udgir was owned and possessed by one Shivraj Vishwanath Regude. He continued in possession over the land till 2008. On 29/12/2008 said Shivraj Vishwanath Regude sold out the land to the extent of 00 H. 60 R. out of 01 H. 62 R. and land to the extent of 0.60 R. out of 01 H. 47 R. from land bhu. 70/AA to Mauli Shikshan Prasarak

Principal  
Mauli Ayurved Medical College and  
Research Institute, Tondar Tq. Udgir

Mandal Apegaon through its Administrative Officer Govind Annarao Biradar through regd. Sale deed day book no. 6105/2008 for the consideration of Rs.1,56,000/-. Thereafter said Shivraj Vishwanath Regude also alienated the land to the extent of 0 H. 40 R. out of 01 H. 62 R. from and out of land Bh. No. 69/2 to Mauli Shikshan Prasarak Mandal Apegaon through its Administrative Officer Govind Annarao Biradar through regd. Sale deed day book no.176/2009 for the consideration of Rs.50,000/-.

That, one Gangadhar Mallikarjun Swami was owned and possessed land to the extent of 00 H. 44 R. in land bh. No. 70/A of village Tondar Tq. Udgir Dist. Latur. He continued in possession over the above land till 2008. On 29/09/2008, said Gangadhar Mallikarjun Swami alienated the above 00 H. 44 R. land to Mauli Shikshan Prasarak Mandal Apegaon through its Administrative Officer Govind Annarao Biradar through regd. Sale deed day book no.4673/2009 for the consideration of Rs.1,20,000/- and hand over the possession of the said land.

After purchasing the above lands said Mauli Shikshan Prasarak Mandal Apegaon through its Administrative Officer Govind Annarao Biradar applied for mutation before competent authority by following due procedure of law, sanctioned mutation entry no. 1933 dated 17/11/2008, 1947 dated 04/02/2009 and 1949 dated 04/02/2009 in the name of Mauli Shikshan Prasarak Mandal Apegaon through its Administrative Officer Govind Annarao Biradar and the name of Mauli Shikshan Prasarak Mandal Apegaon through its Administrative Officer Govind Annarao Biradar appeared on 7/12 extract. The copy of mutation certificates and 7/12 extract and holding certificate i.e. Namuna no.8A are on record. Since the date of sale deeds said Mauli Shikshan Prasarak Mandal Apegaon through its Administrative Officer Govind Annarao Biradar is owner and possessor of the above landed properties.

Principal

Mauli Ayurved Medical College and  
Research Institute, Tondar Tq. Udgir

SECRETARY

Mauli Shikshan Prasarak Mandal

SECRETARY

Mauli Shikshan Prasarak Mandal

That all the documents mentioned and reflected in the scheduled are legal and valid and enforceable in the eye of law. They are tally with each other and they are in sequence. All documents verified from original. I have visited office of Sub. Registrar for inspecting documents and also revenue office. I have also seen and verified index no. II. The documents bears seal and signature of competent authority.

Sr. No.	Name of Documents	Date	Remarks
1.	Sale deed No. 6105/2008 dt. 29/12/2008		Certified copy
2.	Sale deed No. 4673/2008 dt. 29/09/2008		Certified copy
3.	Sale deed No. 176/2009 dt. 12/01/2009		Certified copy
4.	Mutation certificate no.1947 dt. 04/02/2009		Certified copy
5.	Mutation certificate no.1933 dt. 17/11/2008		Certified copy
6.	Mutation certificate no.1949 dt. 04/02/2009		Certified copy
7.	7/12 extract of land Bhu. no.69/2		Certified copy
8.	7/12 extract of land Bhu. no.70/A		Certified copy
9.	7/12 extract of land Bhu. no.70/AA		Certified copy
10.	Receipt of Sub. Registrar office Udgir bearing No.		Original

Principal  
Mauli Ayurved Medical College and  
Research Institute, Tondar, Udgir

SECRETARY  
Mauli Shikshan Prasarak Mandal

SECRETARY  
Mauli Shikshan Prasarak Mandal

11.	Appointment letter of administrative officer.		Xerox
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That, on the strength of the documents and oral instructions submitted to me, I am of the opinion the applicant/borrower is having good title and readable, marketable title to the Property Bearing Bhu. no.69/2 Adm. 01 H. 00 R. L.R.Rs.0.86 ps., Bhu. no.70/A Adm. 00 H. 44 R. L.R.Rs.0.94 ps., Bhu. no.70/AA Adm. 00 H. 60 R. L.R.Rs.1.28 ps. situated at Tondar Tq. Udgir Dist. Latur. The aforesaid property is free from all encumbrances and charge. Documents referred herein above alongwith receipt of sub-registrar Udgir and hereby returned.

Hence this search and title report is issued.

Thanking you.

Your's faithfully,

*Patil*  
25/10/2023

(Adv. P. S. Patil)  
Udgir

Advocate

PATIL PANDURANG SHESHARAO  
MAH 7308/2021

SECRETARY

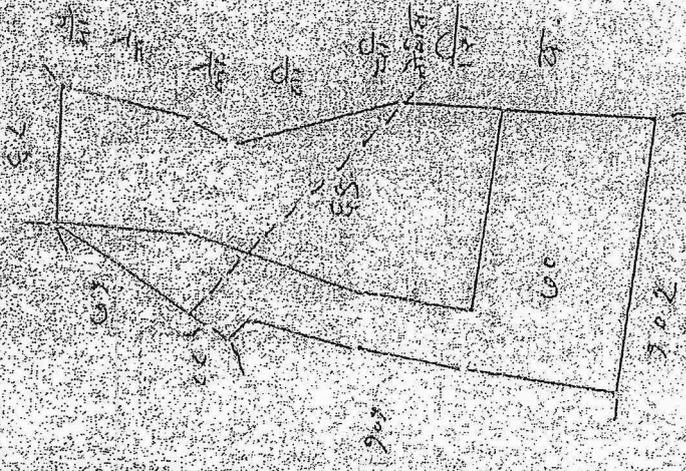
Mauli Shikshan Prasarak Mandal

SECRETARY

Mauli Shikshan Prasarak Mandal.

*Patil*  
Principal  
Mauli Ayurved Medical College and  
Research Institute, Latur

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**Principal**  
 Mauli Ayurved Medical College and  
 Research Institute

**SECRETARY**  
 Mauli Shikshan Prasarak Mandal

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**SECRETARY**  
 Mauli Shikshan Prasarak Mandal

- Ref:- 1) Application dated 11-02-2009 from Shri. Aragappa, Tq. Palthan, Through: Mauli Shikshan Prasarak Mandal  
 Administrative Officer, Govind, S/o. Annarao, Biredar, r/o Loni  
 2) Correspondence ending with No. 2009/JMB/WS/... Dated ... Tq. Udgir  
 from ... to  
 3) Tahsildar, Udgir  
 4) This Office Endosment Dd. 17-02-2009

No. 2009/N.A./EX/JMB/WS/  
 Tahsil Office, Udgir  
 Dated 17-02-2009



**ORDER**

The Land comprised in S.No./Cat.No./of No./R.No. 69/2... 70/A... 70/AA of  
 Tondar Taluka... District... Measuring 4H... 0.44 R, 0.60 R  
 belongs to Shri. M. S. P. M. Aragappa, Tq. Palthan, Through: Administrative  
 Officer, Govind, Annarao, Biredar, r/o Loni, Tq. Udgir. Total: 2H. 04 R  
 of Taluka... Udgir... has applied that non agricultural permission may be granted to  
 him to use an area measuring 2 H. 04 R... out of the said land for the non agricul-  
 tural purpose of Educational.

2. The enquiries made into this application revealed that
- 1) The applicant himself 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 Impartible tenure or had been purchased by the occupant under sec. 32-C 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-F 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 consent that they have no objection to permission being granted to the applicant.
  - 4) The land in question was an ex-gram land regranted for an agricultural purpose on New Tenure and the grantee has already paid the amount of Nazaranu 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 or 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 Educational.
  - 8) The land is suitable for the purpose for which it is proposed to be used for (Principal Mauli Ayurved. Medical College and Institute, ...)
  - 9) The applicant has produced the layout plan building plans duly approved by the town planning and valuation departments.

**SECRETARY**  
 Mauli Shikshan Prasarak Mandal

**SECRETARY**  
 Mauli Shikshan Prasarak Mandal

- 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 the conditions mentioned in this order and sanction and to make a specific mention about this in the deed to be executed by him.
- 6) That this permission is to build on a plinth area of square meter as specified in the site plan and a building specified in the site plan and or building specified in the site plan annexed here to and the remaining area of ... 2 ... H.O.A. R... 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, G. P. Tondar before starting construction of the purposed 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 II appended 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 ... 500 ... meters from the centre of ... Nanded Road ... road, which is a National/State/Major District Road/other district road/Village road. To be stated as per provisions contained in schedule 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 within 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 the 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. .... per Sq. Meter from 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 any change in the use of the land the N.A. assessment shall be liable to be fixed at the different rate in respect of the fact that guarantee period of the N.A. assessment already levied is yet to expire.
- 13) That the N.A. assessment shall be guaranteed for the period ending ... 31-07-2011 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 and the same shall be liable to be altered in accordance with the actual area found on measurement 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.

SECRETARY

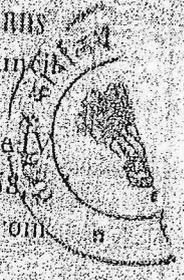
Mauli Shikshan Prasarak Mandal

Principal  
SECRETARY

Mauli Shikshan Prasarak Mandal

Mauli Ayurved Medical College and  
Research Institute, Tondar Tq. Udgir

- 17) That the grantee shall not make any additions or be building already constructed as per sanctioned plans without the previous permission and without getting the plans thereof 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 a sanad in form as provided in schedule IV or appended to the M. L. R. ( Conversion 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 contravenes any if the conditions mentioned on this order and those in the sanad, the Collector / S. D. O. / Tahsildar Udgir..... to which he may be liable under the provisions of the code continue the said land / plot in the occupations of the applicant on payment of such fine and assessment as he may directed.
- b) Non-withstanding anything contained in clause (a) above, it shall be lawful for the Collector / S. D. O. / Tahsildar Udgir..... to direct the removal or alternation of any building or structure erected or used contrary to the provisions of this grant within such time as is specified that behalf by the Collector / S. D. O. / Tahsildar and on such removal or alternation not being carried out within the cost of the carrying out the same, from the grantee as an arrier 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 facts of the case e. g. the Bombay tenancy and Agricultural lands Act. 1948 the Maharashtra civil large panchayat Act. the Municipal Act, etc.



SIC  
Tahsildar, Udgir

01. To, Mauli Shikshan Prasarak Mandal, Apegaon Tq. Paithan, Through Administrative Officer, Govind Annarao Biradar, r/o Local Tq. Udgir
02. Copy to the Tahsildar of ..... (with the approved plan.) the Collector / S. D. O. (in case when the permission is granted by necessary action.) with the papers (in ..... files) for information and
03. Copy to the Talathi Tondar ..... 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. R. IV. and V. R. 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 a sanad executed. If the occupant pays the measurement fees, he should inform the D. I. B. R. accordingly along with the sanctioned plans and extracts from Record of Rights in respect of the land in question.
04. Advance copy forwarded to the T. I. L. R. .... Udgir..... for information.
05. Copy to village panchayat, Tondar. Tq. Udgir.

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Principal  
Mauli Ayurved Medical College and  
Research Institute, Tor. J.: Tq. Udgir

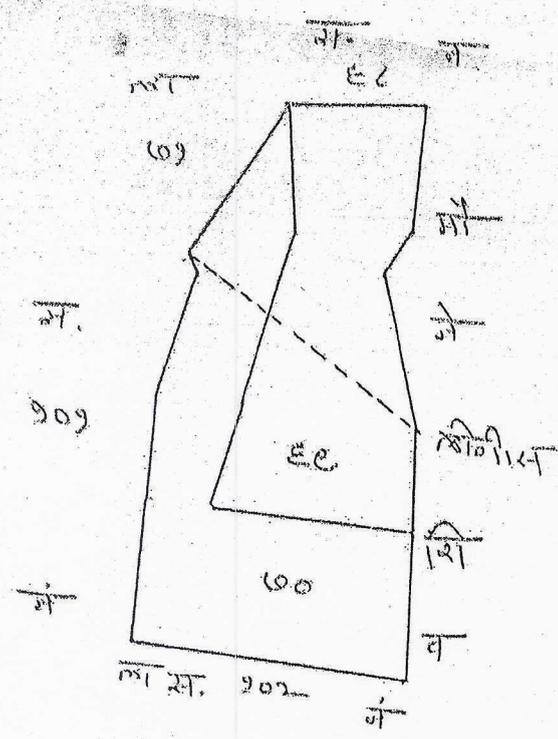
SECRETARY

Mauli Shikshan Prasarak Mandal

SECRETARY

Mauli Shikshan Prasarak Mandal

मौ. लोडार ता. उदगीर जि. तोंडार नं. ६६, ७० चा लेख नं. १३११



अल्प आसना दिनांक २-११-२०१५  
 नगरपालिका नगरपालिका दिनांक २-११-२०१५  
 अल्प आसना दिनांक २-११-२०१५  
 नगरपालिका नगरपालिका दिनांक २-११-२०१५

Principal  
 Mauli Ayurved Medical College and  
 Research Institute, Tondar Tq. Udgir

१ मील ३३ फुट २००

मुख्यालय सहायक  
 प्र. प्र. प्र. प्र. प्र.

मुख्यालय सहायक  
 प्र. प्र. प्र. प्र. प्र.

मौजे लोडार  
 ता. उदगीर  
 जिल्हा तोंडार

मुख्यालय सहायक  
 प्र. प्र. प्र. प्र. प्र.

SECRETARY  
 Mauli Shikshan Prasarak Mandal

SECRETARY  
 Mauli Shikshan Prasarak Mandal





Office of

**Adv. Rajendra P. Dalvi**

[B.A. LL. B.]

"Pankaj", Sraswati Colony, in front of  
State Bank of India, Basmathnagar,  
Tq. Basmathnagar, Dist. Hingoli.

**Mob. No. 9 9 2 1 8 1 1 3 8 1**

Date: 01/03/2021



**CERTIFICATE**

This is to certified that, I, **Adv. Rajendra Prabhakarrao Dalvi, Enrolment No. Mah/2093/2006** has gone through with the Land Documents provided to me by the president, Mauli Shikshan Prasarak Mandal, Paithan, Aurangabad. The documents contain hand written page No. 17 to 41 and 24 to 55 out of which the documents those were in Marathi Language have been translated by me in to English version as per the instructions.

Hence, this certificate is given that translation of land documents from Page No. 23 to 41 and from 24 to 55 (excluding the English documents) have been translated by me from Marathi to English language as it is; and the same is true and correct.

**Adv. Rajendra P. Dalvi**

(B.A.L.L.B.)

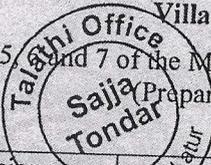
Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006

XX/07/2017

## Village Form Seven (Record of Rights)

Talathi buddy

Rule 3, 5 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971



Village - Tondar

Taluka - Udgir

Survey No.	Subdivision Type of tenure	Area	Account No.
69/2	Occupant class-1		290, 291, 292
Local Name	Dublgundi	Name of the Holder/Occupant	H. R. Plot No. Sq.M.
Cultivable area	2.65	(1732) Baliram Gangadhar Dubalgunde	1.04
Arable		(1732) Shivraj Vishwanath Regude	0.62
horticultural		(1949) Mauli Shikshan Prasarak Mandal, Apegaon Tq. Paithan Through Administrative Officer Govind Annarao Biradar	1.00
Total	2.65		
'ptokharab' (Non-cultivable)	0.01		
Class (A)			
Class (B)			
Total	0.01		
Assessment Tax Judi or special Assessment	2.28		
Total	2.28		

## Village Form Twelve (Register of Crops)

Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Year	Season	Details of area under crop									Land not available for cultivation		Mean-s of Water Irrigation	Observations
		Area under mixed crop						Area under pure crop			Phase	Area		
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated				
6	7	8	9	10	11	12	13	14	15					
2012-2013	Kharif Kharif Kharif			2.65	Toor		0.40				Other ferine	1.05		
					Soybeans		0.60							
					Jwar		0.60							
								(signature)						
								<b>President</b>						
								Mauli Shikshan Prasarak Mandal Paithan Aurangabad						
											(Signature)			
											<b>Talathi Sajja, Tondar</b>			
											Tq. Udgir Dist. Latur			

\* Note: XX mark indicates unreadable print

Translated from 'Marathi' to 'English.'  
Date 01 March 2021



A handwritten signature in black ink, appearing to be "R. Dalvi", written over a horizontal line.

**Adv. Rajendra P. Dalvi**  
(B.A.L.L.B.)  
Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006

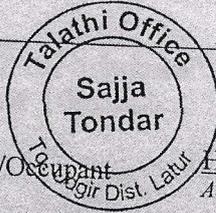
XX/07/2017

## Village Form Seven (Record of Rights)

Talathi buddy

Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers  
(Preparations and Maintenance) Rules, 1971

Village - Tondar

Survey No.	Subdivision Type of tenure		Area	Taluka - Udgir
70/A	Occupant class-1		Name of the Holder/Occupant	Account No. 292, 295
Local Name	Pachbig			H. R. Plot No. Sq.M.
Cultivable area Arable horticultural			(1933) Mauli Shikshan Prasarak Mandal, Apegaon Tq. Paithan Through Administrative Officer Govind Annarao Biradar	0.44
Total		(2221) Prabhuppa Mallikarjun Swami	1.03	Footpath 1
'ptokharab' (Non-cultivable) Class (A) Class (B)				
Total				
Assessment Tax Judi or special Assessment				
Total				

## Village Form Twelve (Register of Crops)

Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Year	Season	Details of area under crop									Land not available for cultivation	Mean -s of Water Irrigation	Observations		
		Area under mixed crop						Area under pure crop							
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated				Phase	Area
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
2012-2013	Kharif			1.47	Toor		0.40					Other ferine	0.57		
	Kharif				Soybeans		0.50								
								(signature)							
								<b>President</b>				(Signature)			
								Mauli Shikshan Prasarak Mandal Paithan Aurangabad				<b>Talathi Sajja, Tondar</b>			
												Tq. Udgir Dist. Latur			

\* Note: XX mark indicates unreadable print

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Date 01 March 2021

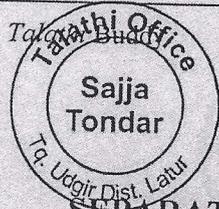




*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



Office of the Talathi – Tondar  
Tal. Udgir Dist. Latur  
Date – 23/10/2016

Village Form 8 – A

**SEPARATE REGISTER OF RECORD OF HOLDING LAND – JAMABANDI**  
(settlement of land revenue) SHEET

Village – Tondar

Taluka – Udgir

Account No. - 292

Name of Account Holder - Mauli Shikshan Prasarak Mandal, Apegaon Tq. Paithan Through  
Administrative Officer Govind Annarao Biradar

Entry in village Form Six	Survey Nuber and Subdivision Number	Area H. R.	For Recovery				Total
			Assessment or Batch	Damage to Dumala Land	Local Cess		
					Z.P.	G.P.	
1	2	3	4	5	6-A	6-B	7
		H. R.	Rs. Ps.	Rs. Ps.	Rs. Ps.	Rs. Ps.	Rs. Ps.
(1949)	69/2	1.00	0. 86		7. 74	0. 86	9. 46
(0.60)	70/Aa	0. 60	1. 28		11.52	1. 28	14.08
(1947)							
(1933)	70/A	0. 44	0. 94		8. 46	0. 94	10.34
		2.0400	3. 08		27.72	3. 08	33.88

(Signature)

26/10/2016

**Talathi Sajja, Tondar**  
Tq. Udgir Dist. Latur

(signature)

**President**

Mauli Shikshan Prasarak Mandal  
Paithan Aurangabad

(Signature)

**Secretary**

Mauli Shikshan Prasarak Mandal's  
Aurangabad

Translated from 'Marathi' to 'English.'  
Date 01 March 2021





*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar

Enrollment No - Mah/2093/2006



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Date 01 March 2021



A handwritten signature in black ink, appearing to be "Rajendra P. Dalvi", written over a horizontal line.

*Adv. Rajendra P. Dalvi*  
(B.A.L.L.B.)  
Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006

XX/10/2016

## Village Form Seven (Record of Rights)

Talathi buddy

Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers  
(Preparations and Maintenance) Rules, 1971

Village - Tondar

Survey No.	Subdivision Type of tenure	Area		Taluka - Udgir
70/Aa	Occupant class-I	Name of the Holder/Occupant	H. R. Sq.M. Aanewari	Plot No.
Local Name	Pachbig			
Cultivable area Arable horticultural	1.47	(0.60) Mauli Shikshan Prasarak Mandal, (1947) Apegaon Tq. Paithan Through Administrative Officer Govind Annarao Biradar	0.60	Name of Occupant Tenant (Kula)  Other rights Footpath 1
		(365) Ganpat Nagnath Pande	0.67	
		(1725) Shivraj Vishwanath Regude	0.20	
	Total	1.47		
'ptokharab' (Non-cultivable) Class (A) Class (B)				
Total				
Assessment Tax Judi or special Assessment	3.14			
Total	3.14			



## Village Form Twelve (Register of Crops)

Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Year	Season	Details of area under crop									Land not available for cultivation	Mean-s of Water Irrigation	Observations		
		Area under mixed crop						Area under pure crop							
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated				Phase	Area
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
2012-2013	Kharif			1.47	Toor		0.20					Other ferine	0.67	(Signature) 26/10/2016 Talathi Sajja, Tondar Tq. Udgir Dist. Latur	
					Soybeans		0.40					(signature)			
					Jwar		0.20					(Signature)			
												President			
												Secretary			

Mr./Mrs. Mauli Shikshan Prasarak Mandal Apegaon Tq. Paithan R/o. Tondar

\* Note: XX mark indicates unreadable print

Sr. No. 98103

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Date 01 March 2021



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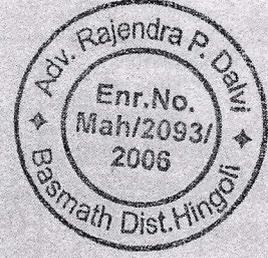
*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



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Date 01 March 2021



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*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)  
Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



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*Adv. Rajendra P. Dalvi*  
(B.A.L.L.B.)  
Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village – Tondar Taluka – Udgir

Survey No.	SubdivisNo.	Type of Tenure – Occupancy Class	The Name of the Holder/Occupant		Account No.
70/A		1	Mutation No. 760 Gangadhar Malikarjun Swami 1. 03 2.20		149
Local Name of land	Pachbig		By Purchase, Mutation No. 1933 Maui Shikshan Prasarak Mandal, Apegaon Tq. Paithan Dist. Aurangabad Through Administrative Officer Govind Annarao Biradar		Name of Occupant Tenant (Kula) 2221
Cultivable area	Hector	Are	0.44 Are Assessment 0.94		Other Rights Footpath
.....	1	47	Court Decree Mutation No. 2221 Prabhuappa Malikarjun Swami		
Total ..	1	47	1 - 03 2 - 20		
'Potkharab' (Non-cultivable) Class (A) Class (B)	—	—			
Assessment Tax Judi or special - Assessment	Rs. 3	Ps. 14			Boundaries and Survey Remarks

**Village Form Twelve (Register of Crops)**

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop									Land not available for cultivation		Means of Water Irrigation	Name of the cultivator	Observations
		Area under mixed crop					Area under pure crop				Phase	Area			
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated					
					Name of the Crop	Water Irrigated	Anhydrous Irrigated								
2003 2004	Kh.		H. R.	H. R.	Jwar Toor	—	1.00 40		H. R.	H. R.	ferine	0.07			
2004 2005	Kh			Kh	Jwar Toor	—	40 20	Jwar	—	80	ferine	0.07			
2005 2006	Kh.			Kh.	Jwar Toor	—	60 40	Soya	—	40	ferine	0.07			
2006 2007				Kh.	Jwar Toor		50 50	Soya		40	ferine	0.07			

(signature)  
**President**  
Maui Shikshan Prasarak Mandal  
Paithan Aurangabad

(Signature)  
**Secretary**  
Maui Shikshan Prasarak Mandal's  
Aurangabad

Village Form Twelve - Running

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2007 2008	Kh.		H.R.	H.R.	Jwar Toor	0.50 0.50	H.R. H.R.	Soya	H.R.	H.R.	0.40	ferine	0.07		
2008 2009					Jwar Toor	0.20 0.20		Soya		1.00	ferine	0.07			
2009 2010					Jwar Toor	40		Soya		1.00	ferine	0.07			
2010 2011	Kh.				Toor	0.40		Soya		1.00	ferine	0.07			
													(Signature) <b>Tehsildar, Udgir</b>		
													(Signature) <b>Records Keeper</b>		
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;">                     Seal of Certified copy (But it is unreadable)                 </div>															

Translated from 'Marathi' to 'English.'  
Date 01 March 2021



A handwritten signature in black ink, appearing to be "R. Dalvi", written over a horizontal line.

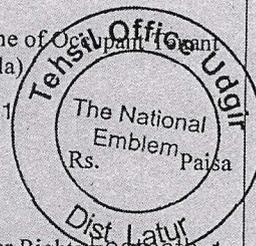
*Adv. Rajendra P. Dalvi*  
(B.A.L.L.B.)  
Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village – Tondar Taluka – Udgir

Survey No.	Subdivision of Survey No.	Type of Tenure – Occupancy Class	The Name of the Holder/Occupant		Account No.
69	2	1	Baliram Gangadhar Dublunde	1.40 39.89	
Local Name of land		Dubalgundi		Shivraj Vishwanath Regude	Name of Occupant (Kula)
Cultivable area		Hector	Are	H. (1.62) R. (1.39)	1031
				0.62 0.54	
Total ..		2	65	Purchased Mutation No.1947 and 1949	
				Mauli Shikshan Prasarak Mandal, Apegaon	
				Tq. Paithan Dist. Aurangabad Through	
				Administrative Officer Govind Annarao	
				Biradar	
				0.60 0.51	
				0.40 0.34	
'Potkharab' (Non-cultivable) Class (A) Class (B)		0	1	Other Rights For path-1	
Total ..		2	66	Cart way - 1	
Assessment Tax Judi or special - Assessment		Rs. 2	Ps. 28	Boundaries and Survey Remarks	



### Village Form Twelve (Register of Crops)

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop										Land not available for cultivation		Means of Water Irrigation	Name of the cultivator	Observations
		Area under mixed crop					Area under pure crop					Phase	Area			
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated	Phase					
					Name of the Crop	Water Irrigated	Anhydrous Irrigated									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
2003 2004	Kh.		H. R.	H. R. Kh.	Jwar Toor	H. R.	H. R. 60 40	Phase- olus mungo (Urad) Kidney -beans (Moog) Soya- bean	H. R. — —	H. R. 60 40 50	ferine	H. R. 25				
2004 2005	Kh			Kh	Jwar Toor	—	1.00 50	Phase- olus mungo	1.00		ferine	15				
2005 2006	Kh.			Kh.	Jwar Toor		1.00 50	Soya- bean Kidney -beans		60 40	ferine		(Signature)			
2006 2007				Kh.	Jwar Toor	0 0	60 20	Corn flower	0 20	20	ferine	4				

Mauli Shikshan Prasarak Mandal  
Paithan Aurangabad

President

Secretary  
Mauli Shikshan Prasarak Mandal's  
Aurangabad

Village Form Twelve - Running

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
			H. R.	H. R.		H. R.	H. R.	Phase- olus mungo (Urad) Soya Kidney- beans (Moog) paddy	H. R.	H. R.		H. R.			
<u>2007</u> <u>2008</u>	Kh.				Jwar Toor	0.65 0.20				0.65 0.45 0.45 0.20	ferine	0.06			
<u>2008</u> <u>2009</u>					Jwar Toor	0.40 0.40		Phase- olus mungo Kidney- beans Soya		0.60 0.60 0.60	ferine	06			
<u>2009</u> <u>2010</u>					Jwar Toor	80 60		Soya		1.20	ferine	06			
<u>2010</u> <u>2011</u>	Kh.				Jwar Toor	80 60		Soya		0.60	ferine	06			
												(Signature)			
												(Signature)	Tehsildar, Udgir		
												<b>Records Keeper</b>			
												26/10			
												Seal of Certified copy (But it is unreadable)			

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Date 01 March 2021

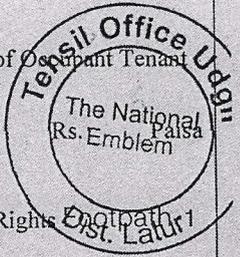


A handwritten signature in black ink, appearing to be "R. Dalvi", written over a horizontal line.

*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971						
Village - Tondar Taluka - Udgir						
Survey No.	Subdivision of Survey No.	Type of Tenure - Occupancy Class	The Name of the Holder/Occupant			Account No.
70 Aa	--	1	Mutation No. 365 Ganpat Nagnath Pande 90 1.07 0.27 2.22 0.59			Name of Occupant Tenant (Kula)
Local Name of land	Pachbig		By Purchase Mutation No. 1653 Vaijanath Nivrutti Dhaneppa 0.40 Are Asses. 0.85			Other Rights
Cultivable area	Hector	Are	By Purchased Mutation No.1727 Ganpat Nagnath Pande 0.40 Are Asses. 0.85			
.....	1	47	By Purchased Mutation No.1725 Shivraj Vishwanath Regude By Purchased			
Total ..	1	47	0.40 Are 0.20 Asses.0.85 0.43 M.E. No. 1802			
'Potkharab' (Non-cultivable) Class (A) Class (B)	-	-	0.40 Are 0.85			
Assessment Tax	Rs.	Ps.	Purchase Mutation No.1726 Shakuntalabai Shivajirao Munde 0.40 Are Asses.0.85			Boundaries and Survey Remarks
Judi or special Assessment	3	14				0.32
Mutation No.1947	Mauli Shikshan Prasarak Mandal, Apegaon Tq. Paithan Dist. Aurangabad Through Administrative Officer Govind Annarao Biradar					

60 Are Asses. - 27 **Village Form Twelve (Register of Crops)**  
 [Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop									Land not available for cultivation		Means of Water Irrigation	Name of the cultivator	Observations
		Area under mixed crop						Area under pure crop			Phase	Area			
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated					
					Name of the Crop	Water Irrigated	Anhydrous Irrigated				Phase	Area			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2003 2004	Kh.		H.R.	H.R.	Jwar Toor	H.R.	60 20	Phase-olus mungo (Urad) Kidney-beans (Moog)	H.R.	40 20	ferine	0.07			
2004 2005	Kh			Kh	Jwar Toor		60 40	Soya-bean		40	ferine	0.07			
2005 2006	Kh.			Kh.	Jwar Toor		40 20	Phase-olus mungo Kidney-beans		60 20	ferine	0.07			
2006 2007				Kh.	Jwar Toor		30 30	Phase-olus mungo Kidney-beans		40 40	ferine	0.07			

(Signature)  
**President**  
 Mauli Shikshan Prasarak Mandal  
 Paithan Aurangabad

(Signature)  
**Secretary**  
 Mauli Shikshan Prasarak Mandal  
 Aurangabad

Village Form Twelve - Running

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2007 2008	Kh.		H.R.	H.R.	Toor Jwar	0.20 0.60	H.R. H.R.	paddy Phase -olus mungo Kidney -beans	H.R.	H.R. 0.20 0.20 0.20	ferine	H.R. 0.07			
2008 2009					Jwar Toor	0.30 0.30		Soya Kidney -beans		0.40 0.40	ferine	0.07			
2009 2010					Jwar Toor	30 30		Soya		0.80	ferine	07			
2010 2011					Jwar Toor	0.40 0.40		Soya		60	ferine	07			
												(Signature) Tehsildar, Udgir			
												(Signature) <b>Records Keeper</b> 26/10/16			
												Seal of Certified copy (But it is unreadable)			

Translated from 'Marathi' to 'English.'  
Date 01 March 2021



A handwritten signature in black ink, appearing to be "Rajendra P. Dalvi", written over a horizontal line.

*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006

INDIA NON JUDICIAL STAMP OF Rs. 1000/-  
(ONE THOUSAND RUPEES)

MAHARASHTRA

Number 12224 Date 5.1.09 Price 1000/-  
Demand Rs. 2000 No. stamp is attached 12226

C 504721

(signature)

Sub Treasury Office Udgir  
03 JAN 2009  
Sub Treasury Officer Udgir

Purchaser's Name- Shivraj Vishwanath Regude, R/o.  
Tondar Tq, Udgir  
For whom self

Suryakant Madhavrao Parage  
Bond Vendor In the premises  
of the office of the Sub Registrar, Udgir  
License No. 17/89

(Sign of Vendor)



Udg		
176	1	9
2009		

SALE DEED DIVISION (5)

Sale Deed of Arable land for consideration amount of Rs. 50,000/- (Fifty Thousand Rupees), situated at Division and Zilla Parishad and Sub-division Taluka Panchayat Samitee Udgir of Village Tondar Taluka Udgir bearing Land Survey No. 69/2, (on this) dated 05.01.2009

Executant (Purchaser): Mauli Shikshan Prasarak Mandal, Apegaon Tal. Paithan

Dist. Aurangabad Through Administrative Officer

Govind S/o. Annarao Biradar,

Age: 24 years; Occ. Agriculture ,  
(signature)

(Signature)

R/o. Loni, Taluka Udgir, Dist. Latur.  
**President**

**Secretary**

Mauli Shikshan Prasarak Mandal  
Paithan Aurangabad

Mauli Shikshan Prasarak Mandal's  
Aurangabad

INDIA NON JUDICIAL STAMP OF RS. 500/-  
(FIVE HUNDRED RUPEES)

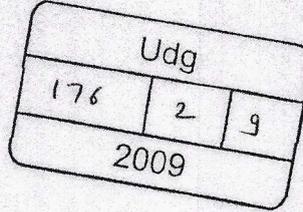
MAHARASHTRA

Number 12225 Date 5.1.09 Price 500  
Supplement to Sr. No. 12224

D 795506

Sub Treasury Office Udgir  
03 JAN 2009  
Sub Treasury Officer Udgir

(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor in the premises  
of the office of the Sub Registrar, Udg  
License No. 17/89



(2)

Executee (Vendor) : Shivraj S/o. Vishwanath Regude,  
Age: 47 years; Occ. Agriculture,  
R/o. Tondar, Taluka Udgir, Dist. Latur.

Whereas, executes this sale deed of arable land that, I have taken the following amount for my house expenses and loan repayment. I have already taken net cash in the sum of Rs. 50,000/- (Fifty Thousand Rupees) from you.

(signature)

**President**  
Maui Shikshan Prasarak Mandal  
Paithan Aurangabad

(Signature)

**Secretary**  
Maui Shikshan Prasarak Mandal's  
Aurangabad

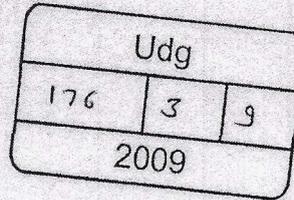
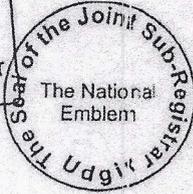
INDIA NON JUDICIAL STAMP OF RS. 500/-  
(FIVE HUNDRED RUPEES)

MAHARASHTRA

D 795507

Number 12226 Date 5.1.09 Price 500  
Supplement to Sr. No. 12224

Sub Treasury Office Udgir  
03 JAN 2009  
Sub Treasury Officer Udgir



(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor In the premises  
of the office of the Sub Registrar, Udgir  
License No. 17/89

(3)

In return for this amount, I am selling to you the land of the following description situated at Village Tondar Taluka Udgir.

Land Survey No.	Total Area/Land Revenue	Area under ownership/ Land Revenue	Sales Area/Land Revenue
69/2	2 H; 66 R. 2 Rs.; 25 Ps.	1 H; 62 R. 1 Rs. 39 Ps.	0 H; 40 R. 0 Rs. 34 Ps. on the part of purchaser

The land described above is being sold to you, the four-boundaries of which are as follows.

(signature)

**President**  
Maui Shikshan Prasarak Mandal  
Paithan Aurangabad

(Signature)  
**Secretary**  
Maui Shikshan Prasarak Mandal's  
Aurangabad



(4)

Udg		
176	4	3
2009		

- On or towards West : Land of your own (purchaser)  
On or towards East : 'Shiv' (border of a village) Road to Loni  
On or towards South : My own leftover land  
On or towards North : Lands of Baburao, Baliram, Hanmant S/o. Gangadhar Dubalgunde.

Thus, I have given you the land bounded within the four-boundaries as above, in the amount of Rs. 50,000/- (Fifty Thousand Rupees) the ownership of the land has been conveyed to you today as an owner by way of permanent purchase along with the property together with appurtenances belonging thereto.

From now on, you will be able to own the land and continue to enjoy its possession as a matter of heredity. My heirs, brethren and I have no claim on this land. There is no debt encumbrance left on this land. I will be responsible if left.

Hence this sale deed executed by me, it is true and correct. Typist Laxman Suryakant Parge, Udgir. Dated 05.01.2009

Executant (Purchaser) : (Signature of Purchaser) .....

Executee (Vendor) : (Signature of Vendor) .....

Witnesses

1) (Signature of Witness - 1) .....

2) (Signature of Witness - 2) .....

Bhagwan Annarao Birdar  
R/o. Loni

(signature)

**President**  
Maui Shikshan Prasarak Mandal  
Paithan Aurangabad

Sopan Kishanrao  
Lonikar R/o. Loni

(Signature)

**Secretary**  
Maui Shikshan Prasarak Mandal's  
Aurangabad

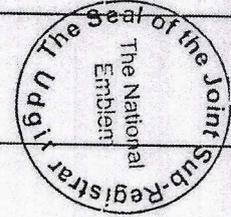


**Shri S. M. Parge,**  
The Bond Vendor, Udgir.

The name of the recipient: Shivraj Vishwanath Regude

Sr. No.	Price	Atom	Total Cost
1	10	--	--
2	20	--	--
3	50	--	--
4	100	--	--
5	500	2	1000
6	1000	1	1000
7	5000	--	--
--	Total	3	2000

Udg  
176 | 7 | 9  
2009



(Signature)  
**Secretary**  
Mauli Shikshan Prasarak Mandal's  
Aurangabad

(signature)  
**President**  
Mauli Shikshan Prasarak Mandal  
Paithan Aurangabad

(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor In the premises  
of the Sub registrar's office, Udgir -1  
License No. 27/89

Barcode Image  
12/01/2009 Sub Registrar:  
1:08:24 pm Udgir 1

**Document Summary Part - 1**

Udg 1  
Document No. 176/2009  
8 / 9

Document No. : 176/2009  
Type of Document : Deed of Transfer

Sr. No.	Name and address of the party	Kind of Party	Photograph	Thumb Impression
1	Name: Mauli Shikshan Prasarak Mandal, Apegaon Tal. Paithan Dist. Aurangabad Through dministrative Officer Govind S/o. Annarao Biradar, Address: Home/Plot No. - Ally/Street: - Name of building:- Building No. :- Peth/Colony:-	Executant (Purchaser)  Age 24  Signature	Photograph	Thumb Impression
2	Name: Shivraj S/o. Vishwanath Regude, Address: Home/Plot No. - Ally/Street: - Name of building:- Building No. :- Peth/Colony:- City/Village: - Tondar Taluka:- Udgir Pin: - Pan No.:-	Executee (Vendor)  Age: 47  Signature	Photograph	Thumb Impression



(Signature)

**Secretary**  
Mauli Shikshan Prasarak Mandal's  
Aurangabad

(signature)

**President**  
Mauli Shikshan Prasarak Mandal  
Paithan Aurangabad

The persons executing the so called document of [Deed of Transfer] admits to the documenting

Barcode Image

**Document Summary Part - 2**

Udg 1

Document No. (176/2009)  
9 / 9

Document No.: Summary of [Udg1-1762009]  
Value: 50000 Consideration 50000 Stamp duty paid : 2000

Date of submission : 12/01/2009 01:04 PM  
Date of execution : 12/01/2009  
Signature of the Presenter :

Receipt No. : 176 Date: 12/01/2009  
Description of receipt  
Name:- Mauli Shikshan Prasarak Mandal, Apegaon  
Tal. Paithan Dist. Aurangabad Through administrative  
Officer Govind S/o. Annarao Biradar -

500 : Registration Fee  
180 : Copy (A. 11(1)), Copy of confirmation  
(Aa. 11(2)),  
Verification (different papers, an account or  
list with the articles of it) (A. 12) and Photography  
(A. 13) ->  
Collective fee

680: in total.

Type of document : 25) Deed of Transfer (Sale Deed)  
Time of Stamp No. 1 : (Presentation) 12/01/2009 01:04 PM  
Time of Stamp No. 2 : (Fee) 12/01/2009 01:06 PM  
Time of Stamp No. 3 : (acknowledgement) 12/01/2009 01:08 PM  
Time of Stamp No. 4 : (Identification) 12/01/2009 01:08 PM

Date of Registration of Document : 12/01/2009 01:08 PM

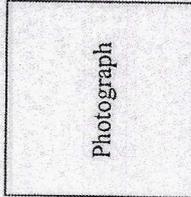
Signature of Sub-registrar, Udgir 1

**Identification:**

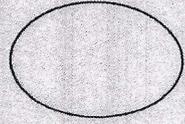
The following persons state that they personally know the persons  
executing the documents, and identify them

1) Sudhakar Bapurao Khardekar, House/Flat  
No:

Alley/Sreet : -  
Name of Building : -  
Building No.:-  
Peth/Colony:-  
City/Village:- Udgir  
Taluka:- Udgir  
Pin:-

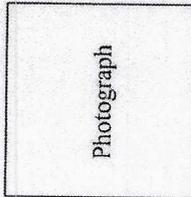


Signature and Thumb Impression

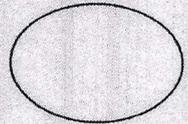


2) Jitendra Bhagwansinh Chandel, House/Flat  
No:

Alley/Sreet : -  
Name of Building : -  
Building No.:-  
Peth/Colony:-  
City/Village:- ditto  
Taluka:-  
Pin:-



Signature and Thumb Impression



(Signature)  
Signature of Sub-registrar  
Udgir - 1

It is certified that,  
This document has a total of \_\_\_\_\_ pages  
Book No. \_\_\_\_\_ of \_\_\_\_\_  
Registered at No. \_\_\_\_\_

(Signature)  
Jt. Sub-registrar Class  
Udgir - 1

(signature)

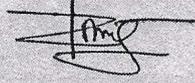
**President**  
Mauli Shikshan Prasarak Mandal  
Paithan Aurangabad

(Signature)

**Secretary**  
Mauli Shikshan Prasarak Mandal's  
Aurangabad



Translated from 'Marathi' to 'English.'  
Date 01 March 2021



*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



Form No. 8 A

XXXXXXX (Unreadable portion) XX



**RECORD OF HOLDING OF LAND, Separate Register *Jamabandi* (settlement of land revenue) Sheet**

**Name** Mauli Shikshan Prasarak Mandal, Through its Administrative Officer  
Govind Annarao Biradar,

**Village** Tondar **Taluka** Udgir.

**Name of Account Holder -** Mauli Shikshan Prasarak Mandal, Apegaon Tq. Paithan Through  
Administrative Officer Govind Annarao Biradar

Entry in village Form Six	Survey Number and Subdivision Number	Area  H. Are	For Recovery				Total		
			Assessment or Batch Rs. Ps.		Damage to Dumala Land Rs. Ps.		Local Cess		
							Z.P.	Gram- panchayat	Rs.
1	2	3	4		5		6-A	6-B	7
	69/2	1. 00	0	35					
	70/A	0. 44	0	94					
	70/Aa	0. 60	1	27					
	3	2.04	3	06					

(Signature)

10/2/09

**Talathi Sajja, Tondar**

Tq. Udgir Dist. Latur

(Signature)  
**Medical Officer**  
At Post Pingli  
Parbhani

(Signature)  
**Dr. P.U. Shinde**  
M.B.B.S.  
Medical Officer

Translated from 'Marathi' to 'English.'  
Date 01 March 2021



A handwritten signature in black ink, appearing to be "Rajendra P. Dalvi", written over a horizontal line.

*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006

(Tirupati General Stores and Book Center, Udgir)

**- Village Form Seven -**  
(Record of Rights)

Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village – Tondar

Taluka – Udgir

District – Latur

Survey No.	Subdivision of Survey No.	Type of Tenure – Occupancy Class	The Name of the Holder/Occupant		Account No.
69	2	1	Baliram Gangadhar Dubalgunde		Name of Occupant Tenant (Kula) fragment (Khand)  Rupees } Paise  Other Rights Footpath-1 Cart Path - 1  Boundaries and Survey Remarks
Local Name of land	Dublgundi		1. 04	0.89	
Cultivable area	Hector	Are	By purchase vide Mutation No. 1732		
	2	65	Shivraj Vishwanath Regude		
			Area 0.62 Land Rev. 0.54		
Total ..	2	65	By Purchase vide M. No.1947 and 1949		
'Potkharab' (Non-cultivable)	0	1	Maui Shikshan Prasarak Mandal, Apegaon		
Class (A)			Tq. Paithan Dist. Aurangabad Through		
Class (B)			Administrative Officer Govind Annarao		
Assessment Tax	Rs.	Ps.	0.60	0.51	
Judi or special Assessment	2	28	0.40	0.34	



**Village Form Twelve (Register of Crops)**

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop										Land not available for cultivation	Means of Water Irrigation	Name of the cultivator	Observations	
		Area under mixed crop					Area under pure crop									
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated	Phase					Area
					Name of the Crop	Water Irrigated	Anhydrous Irrigated									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
08/09			H. R.	H. R.	Jwar Toor	H.R.	H. R.		H.R.	H. R.	ferine	H. R.				
							40 40	Phase-olus mungo (Urad) Kidney-beans (moog) Soya		60 60 60		0.06				

(Signature)  
**Medical Officer**  
At Post-Pingli Parbhani

(Signature)  
**Dr. P.U. Shinde**  
M.B.B.S.  
Medical Officer  
  
(Signature)  
10/2/09  
**Talathi Sajja, Tondar**  
Tq. Udgir Dist. Latur

Copied from original it is true and correct

Talathi Sajja .....

Translated from 'Marathi' to 'English.'  
Date 01 March 2021



A handwritten signature in black ink, appearing to be "R.P. Dalvi", written over a horizontal line.

*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



Translated from 'Marathi' to 'English.'  
Date 01 March 2021



A handwritten signature in black ink, appearing to be "Rajendra P. Dalvi", written over a horizontal line.

*Adv. Rajendra P. Dalvi*  
(B.A.L.L.B.)  
Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



(Tirupati General Stores and Book Center, Udgir)

**- Village Form Seven -**  
(Record of Rights)

Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village - Tondar

Taluka - Udgir

District - Latur

Survey No.	Subdivision of Survey No.	Type of Tenure - Occupancy Class	The Name of the Occupant		Account No.
70/Aa	—	1	Mutation No. 365		Name of Occupant Tenant (Kula) fragment (Khand)  Rupees } Paise  Other Rights Footpath-1  Boundaries and Survey Remarks
Local Name of land	Pachbig		Ganpat Nagnath Pande		
Cultivable area	Hector	Are	0.27                      0.59		
	1	47	By Purchased Mutation No.1727		
			Ganpat Nagnath Pande		
			0.40 Are                      Land Revenue. 0.85		
Total ..	1	47	By Purchased Mutation No.1725		
'Potkharab' (Non-cultivable)			Shivraj Vishwanath Regude		
Class (A)			0.20                                      0.43		
Class (B)			Mutation No. 1947		
Assessment Tax	Rs.	Ps.	Mauli Shikshan Prasarak Mandal, Apegaon		
Judi or special - Assessment	3	14	Tq. Paithan Dist. Aurangabad Through		
			Administrative Officer Govind Annarao		
			Biradar		
			0 . 60                                      1. 27		

**Village Form Twelve (Register of Crops)**

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop										Land not available for cultivation	Means of Water Irrigation	(Signature) Medical Officer	Name of the cultivator	Observations	
		Area under mixed crop					Area under pure crop										
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component			Name of the Crop	Water Irrigated	Anhydrous Irrigated	Phase						Area
3	4	5	Name of the Crop	Water Irrigated	Anhydrous Irrigated	6	7	8	9	10	11	12	13	14	15	16	
07/08	Kh.		H. R.	H. R.	Jwar	20	60		Paddy	20		ferine	0.07				
									Phase-olus mungo (Urad)	20							
									Kidney-beans (moog)	20							

(Signature)  
**Dr. P.U. Shinde**  
M.B.B.S.  
Medical Officer

(Signature)  
10/2/09

**Talathi Saja, Tondar**  
Tq. Udgir Dist. Latur

Translated from 'Marathi' to 'English.'  
Date 01 March 2021

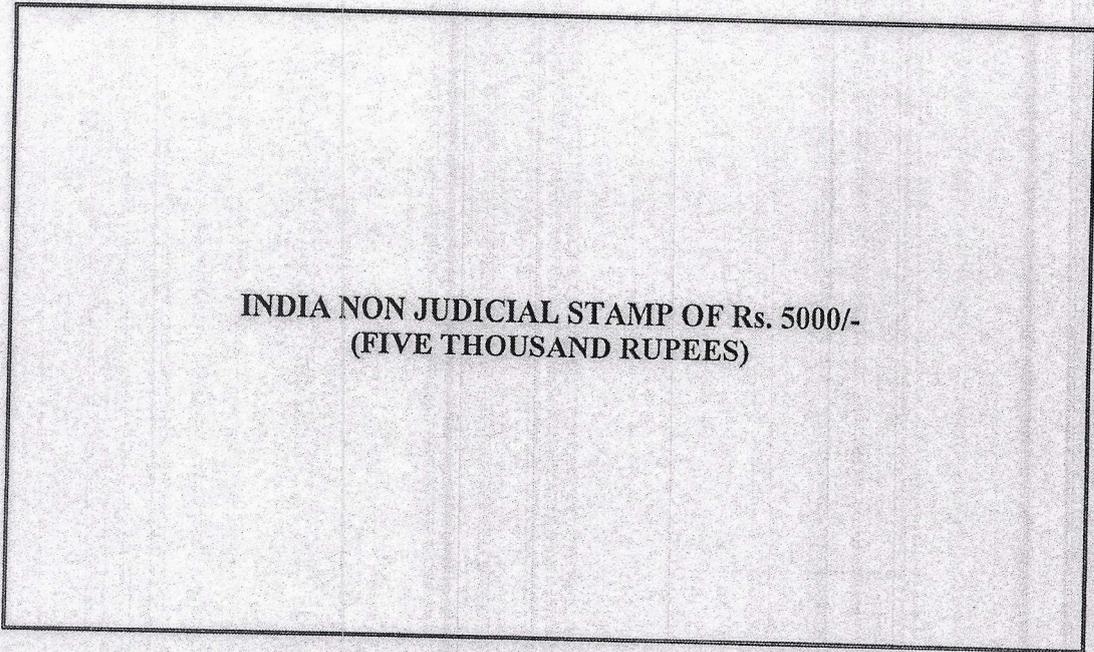


A handwritten signature in black ink, appearing to be "R. Dalvi", written over a horizontal line.

*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006



INDIA NON JUDICIAL STAMP OF Rs. 5000/-  
(FIVE THOUSAND RUPEES)

MAHARASHTRA

Number 11967 Date 29.12.08 Price 5000/-  
Demand Rs. 6250 No. stamp is attached

209978

(signature)

Purchaser's Name- Shivraj Vishwanath Regude R/o.  
For whom self Tondar Tq. Udgir

Suryakant Madhavrao Parage  
Bond Vendor In the premises  
of the office of the Sub Registrar, Udgir  
License No. 17/89

Sub Treasury Office Udgir  
29 DEC 2008  
Sub Treasury Officer Udgir

(Sign of Vendor)



Udg -1		
6105	1	12
2008		

SALE DEED DIVISION ( 5 )

Sale Deed of Arable land for consideration amount of Rs. 1,56,0000/- (One Lakh Fifty Six Thousand Rupees), situated at Division and Zilla Parishad and Sub-division Taluka Panchayat Samitee Udgir of Village Tondar Taluka Udgir bearing Survey No. 70/Aa, And 69/2 (on this) dated 29.12.2008

INDIA NON JUDICIAL STAMP OF RS. 1000/-  
(ONE THOUSAND RUPEES)

MAHARASHTRA

C 504549

Sub Treasury Office Udgir  
26 DEC 2008  
Sub Treasury Officer Udgir

Number 119 68 Date 29.12.08 Price 1000  
Supplement to Sr. No. 11967

(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor In the premises  
of the office of the Sub Registrar, Udg  
License No. 17/89



(2)

Udg -1		
6105	2	12
2008		

Executant (Purchaser): Mauli Shikshan Prasarak Mandal, Apegaon Tal. Paithan  
Dist. Aurangabad Through Administrative Officer  
Govind S/o. Annarao Biradar,  
Age: 24 years; Occ. Agriculture ,  
R/o. Loni, Taluka Udgir, Dist. Latur.

Executee (Vendor) : Shivraj S/o. Vishwanath Regude,  
Age: 47 years; Occ. Agriculture,  
R/o. Tondar, Taluka Udgir, Dist. Latur.

INDIA NON JUDICIAL STAMP OF RS. 100/-  
(ONE HUNDRED RUPEES)

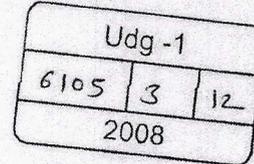
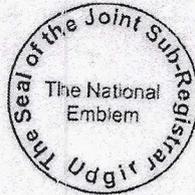
MAHARASHTRA

BR 587792

Sub Treasury Office Udgir  
24 DEC 2008  
Sub Treasury Officer Udgir

Number 11969 Date 29.12.08 Price 100  
Supplement to Sr. No. 11967

(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor In the premises  
of the office of the Sub Registrar, Udgir  
License No. 17/89



(3)

Whereas, executes this sale deed of arable land that, I have taken the following amount for my house expenses and loan repayment.

I have already taken net cash in the sum of Rs. 1,56,0000/- (One Lakh Fifty Six Thousand Rupees) from you.

In return for this amount, I am selling to you the arable land situated at Village Tondar, Tal. Udgir Dist. Latur bearing Survey No. 70/Aa and 69/2, of the following description.

INDIA NON JUDICIAL STAMP OF RS. 100/-  
(ONE HUNDRED RUPEES)

MAHARASHTRA  
Sub Treasury Office Udgir  
24 DEC 2008  
Sub Treasury Officer Udgir

Number 11970 Date 29.12.08 Price 100  
Supplement to Sr. No. 11967

BR 587793

(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor In the premises  
of the office of the Sub Registrar, Udgir  
License No. 17/89



Udg -1		
6105	4	12
2008		

(4)

Survey No.	Total Area/Assessment tax	Area under ownership/ Assessment tax	Sales Area/ Assessment tax
70/Aa	1 Hector 47 Are 3 Rs.; 14 Ps.	0 H; 80 Are 1 Rs. 70 Ps.	0 Hector 60 Are 1 Rs. 27 Ps.
69/2	2 Hector 66 Are 2 Rs. 28 Ps.	1 H; 62 Are 1 Rs. 39 Ps.	0 Hector 60 Are - Rs. 51 Ps.

INDIA NON JUDICIAL STAMP OF RS. 50/-  
(FIFTY RUPEES)

MAHARASHTRA

AF 041821

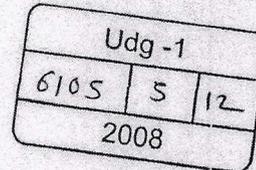
Sub Treasury Office Udgir  
26 DEC 2008  
Sub Treasury Officer Udgir

Number 11971 Date 29.12.08 Price 50/-  
Supplement to Sr. No. 11967

(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor in the premises  
of the office of the Sub Registrar, Udgir  
License No. 17/89



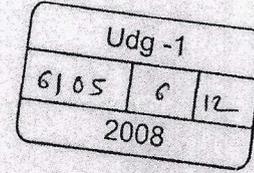
(5)



The said lands are being sold to you, out of these lands the four-boundaries of the land bearing Survey No. 70/Aa, Admeasuring 0 Hector; 60 Are, is as follows:

- On or towards East : My own leftover land  
On or towards West : Land of Govind Biradar  
On or towards South : Land of Ganpatrao Pande  
On or towards North : Road leading to Tondar.

And inter alia, the four-boundaries of Survey No. 69/2, Admeasuring 0 Hector; 60 Are, is as follows.



(6)

On or towards East : 'Shiv' (border of a village) Road leading to Loni  
On or towards West : My own land selling to you  
On or towards South : My own leftover land  
On or towards North : Lands of Baburao, Baliram, Hanmant S/o. Gangadhar Dubalgunde.

Thus, I have given you today the land bounded within the four-boundaries as above, in the amount of Rs. 1,56,0000/- (One Lakh Fifty Six Thousand Rupees) the ownership of the land has been conveyed to you today as an owner by way of permanent purchase along with the property together with appurtenances belonging thereto. From now on, you will be able to own the land and continue to enjoy its possession as a matter of heredity. My heirs, brethren and I have no claim on this land. I have paid all the taxes due upon the said properties till today; you should pay it from now on. If there found any arrears of taxes before the purchase, I will pay it and won't let you to face any trouble.

Hence this sale deed is executed, it is true and correct. I, Laxman Suryakant Parge, R/o. Udgir have typed this sale deed (on this) Dated 29.12.2008

(Sign of Purchaser)

Executant (Purchaser) : Mauli Shikshan Prasarak Mandal, Apegaon Tal.  
Paithan Dist. Aurangabad Through  
Administrative Officer

Executee (Vendor) : (Sign of Vendor) .....

1) (Sign of Witness No. 1) .....  
Vijay kumar Balajirao  
Patil At post Loni  
Tq. Udgir

Witnesses  
1) (Sign of Witness No. 2) .....  
Bhagwan Annarao Biradar  
At post Loni Tq. Udgir

**- Village Form Seven -**  
(Record of Rights)

Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village – Tondar

Taluka – Udgir

District – Latur

Survey No.	Subdivision of Survey No.	Type of Tenure – Occupancy Class	The Name of the Holder/Occupant		Account No.
69	2	1	Baliram Gangadhar Dubalgunde		Name of Occupant Tenant (Kula) fragment ( <i>Khand</i> )
Local Name of land	<i>Dubgundi</i>		1. 04	0.89	
Cultivable area	Hector	Are	By purchase vide Mutation No. 1732		Rupees      Paise
	2	65	Shivraj Vishwanath Regude		
			Area 1.62      Land Rev. 1.39		
Total ..	2	65			Other Rights Footpath-1 Cart Path - 1
'Potkharab' (Non-cultivable)					
Class (A)	0	1			Boundaries and Survey Remarks
Class (B)					
Assessment Tax	Rs.	Ps.			
Judi or special Assessment	2	28			



**Village Form Twelve (Register of Crops)**

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop									Land not available for cultivation		Name of the cultivator	Observations	
		Area under mixed crop					Area under pure crop				Phase	Area			
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Crops and the area under each component		Water Irrigated	Anhydrous Irrigated	Water Irrigated	Anhydrous Irrigated					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
08 09			H. R.	H. R.	Jwar Toor	H.R.	H. R.	Phase-olus mungo (Urad) Kidney-beans (moog) Soya	H.R.	H. R.	ferine	H. R.	0.06		

(Signature)

12/12/08

**Talathi Sajja, Tondar**  
Tq. Udgir Dist. Latur

**- Village Form Seven -**  
(Record of Rights)

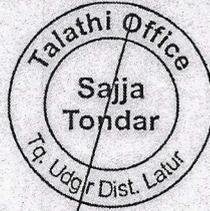
Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Village – Tondar

Taluka – Udgir

District – Latur

Survey No.	Subdivision of Survey No.	Type of Tenure – Occupancy Class	The Name of the Occupant		Account No.
70/Aa	—	1	Mutation No. 365		Name of Occupant Tenant (Kula) fragment (Khand)  Rupees      Paise  Footpath  Other Rights  Boundaries and Survey Remarks
Local Name of land	Pachbig		Ganpat Nagnath Pande		
Cultivable area	Hector	Are	0.27	0.79	
	1	47	By Purchase Mutation No.1727		
	S		Ganpat Nagnath Pande		
	S		0.40 Are      Assessment. 0.85		
Total ..	1	47	By Purchase Mutation No.1725/1802		
'Potkharab' (Non-cultivable)	S		Shivraj Vishwanath Regude		
Class (A)	S		0.80 Are      Assessment. 1.70		
Class (B)	S				
Total ..	1	47			
Assessment Tax	Rs.	Ps.			
Judi or special - Assessment	3	14			



**Village Form Twelve (Register of Crops)**

[Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971]

Year	Season	Details of area under crop									Land not available for cultivation			Name of the cultivator	Observations
		Area under mixed crops and the area under each component					Area under pure crop				Udg-1		Means of Water Irrigation		
		The indication number of the mixture	Water Irrigated	Anhydrous Irrigated	Name of the Crop	Water Irrigated	Anhydrous Irrigated	Name of the Crop	Water Irrigated	Anhydrous Irrigated	Phase	Area			
07/08	Kh.		H. R.	H. R.	Toor Jwar	20 60	H. R. H. R.	Paddy Phase-olus mungo (Urad) Kidney-beans (moog)	20 20 20	H. R. H. R.	ferine	0.07			

(Signature)

12/12/08

**Talathi Sajja, Tondar**

Tq. Udgir Dist. Latur

**Shri S. M. Parge,**  
**The Bond Vendor, Udgir.**

The name of the recipient: Shivraj Vishwanath Regude

Sr. No.	Price	Atom	Total Cost
1	10	--	--
2	20	--	--
3	50	1	50
4	100	2	200
5	500	--	--
6	1000	1	1000
7	5000	1	5000
--	Total	5	6250

Udg -1

6105	10	12
2008		



(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor In the premises  
of the Sub registrar's office, Udgir -1  
License No. 27/89



Document Summary Part - 1

Date : 29/12/08

Document No. : 6105/08

Type of Document : Sale of Land

Udg -1  
6105 | H | 12  
2008

Sr. No.	Name of the Party	Type of Party Executant (Purchaser)	Photograph	Thumb Impression
01.	Mr./Mrs. Mauli Shikshan Prasarak Apegaon Through Govind Annarao Biradar Age: 24 years; Occupation: Agriculture, (Signature) R/o. Loni.		Photograph	Thumb Impression
02.	Executee (Vendor) Mr./Mrs. Shivraj Vishwanath Regude Age: 47 years; Occupation: Agriculture, (Signature) R/o. Tondar.		Photograph	Thumb Impression
03.	Mr./Mrs. .... Age: ..... years Occupation ..... Sign. .... R/o. ....			
04.	Mr./Mrs. .... Age: ..... years Occupation ..... Sign. .... R/o. ....			
05.	Mr./Mrs. .... Age: ..... years Occupation ..... Sign. .... R/o. ....			
06.	Mr./Mrs. .... Age: ..... years Occupation ..... Sign. .... R/o. ....			



**Document Summary Part - 2**

Udg -1		
6105	12	12
2008		

Document No.: UDG-1 Summary of 6105/08  
 Market Value : 156000/-  
 Stamp duty paid : 6250/-  
 Consideration: 156000/-

Receipt No. : 286 Date:  
 Description of receipt  
 Purchasing of land 156000/-

Date of submission : 29/12/2008  
 Date of execution : 29/12/2008  
 Signature of the Presenter : (Signature)

Name:- Mauli Shikshan Prasarak Mandal, Apegaon  
 Through Govind S/o. Annarao Biradar R/o. Loni

Type of Document : Purchasing of Land  
 Document Article Type (25) If in the case of immovable property  
 within the next boundary

Registration Fee : 1560 = 00  
 Copy (A. 11(1)), Copy of confirmation  
 (Aa. 11(2)) 12 280 00  
 Verification (different papers, an account or  
 list with the articles of it) (A. 12) and Photography  
 (A. 13) Collective fee

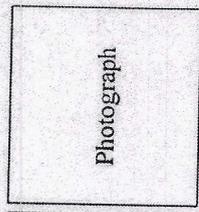
Time of Stamp No. 1 : (Presentation) 4=00  
 Time of Stamp No. 2 : (Fee) to 5=00  
 Time of Stamp No. 3 : (acknowledgement)  
 Time of Stamp No. 4 : (Identification)  
 Date of Registration : 29/12/08

Total. : 1800 = 00

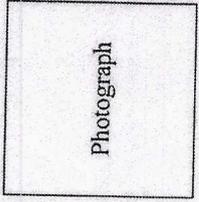
The persons executing the so called document of Sale admits to the  
 documenting

Identification :  
 The following persons state that they personally know the persons  
 executing the documents, and identify them

1. Patil Vijaykumar Balaji  
 Occupation: Service, Age 45 years,  
 R/o. Loni.

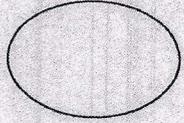


1. Biradar Bhagwan Annarao  
 Occupation: Agriculture, Age 29 years,  
 R/o. Loni.

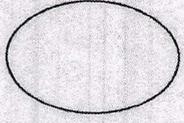


(Signature)  
 Sub-registrar, Udgir 1

Signature and Thumb Impression



Signature and Thumb Impression



(Signature)  
 Sub-registrar, Udgir - 1

It is certified that,  
 This document has a total of pages  
 Book No. of  
 Registered at No.

(Signature)  
 Jt. Sub-registrar Class  
 Udgir - 1

-----  
**IN THE COURT OF HON'BLE UDGIR CIVIL JUDGE JUNIOR**  
**DIVISION AT UDGIR**

Civil Suit No. : 60/2003 Exhibit No. 54

Sukumarabai @ Sunanda W/o. Vijaykumar  
Halkude, Age 35 years, Occupation: House hold,  
R/o. Samta Nagar, Udgir, Tq. Udgir, Dist. Latur

Plaintiff.

*Versus*

1. Ganpat S/o. Nagnath Pande, Age; 33 years, Occupation. Agril. & Service, R/o. Tondar, Tq. Udgir, Dist. Latur
2. Satybhamabai W/o. Nagnath Pande, Age 55 years, Occupation: House hold, R/o. As above.
3. Shakuntalabai W/o. Shivajirao Mundhe, Age 55 years, Occupation House hold, R/o. Harkara Nagar, Udgir, Tq. Udgir, Dist. Latur.
4. Shivraj S/o. Vishwanath Regude, Age: 40 years, Occupation: Agril. R/o. Tondar, Tq. Udgir, Dist. Latur.

Defendants..

**Claim: - Suit for Partition and Separate Possession.**

.....

Date of Presentation of suite    26        Month 12        Year 2002

Date of filing of suite            26        Month 12        Year 2002

\* Note: Seals are unreadable

Translated from 'Marathi' to 'English.'  
Date 01 March 2021

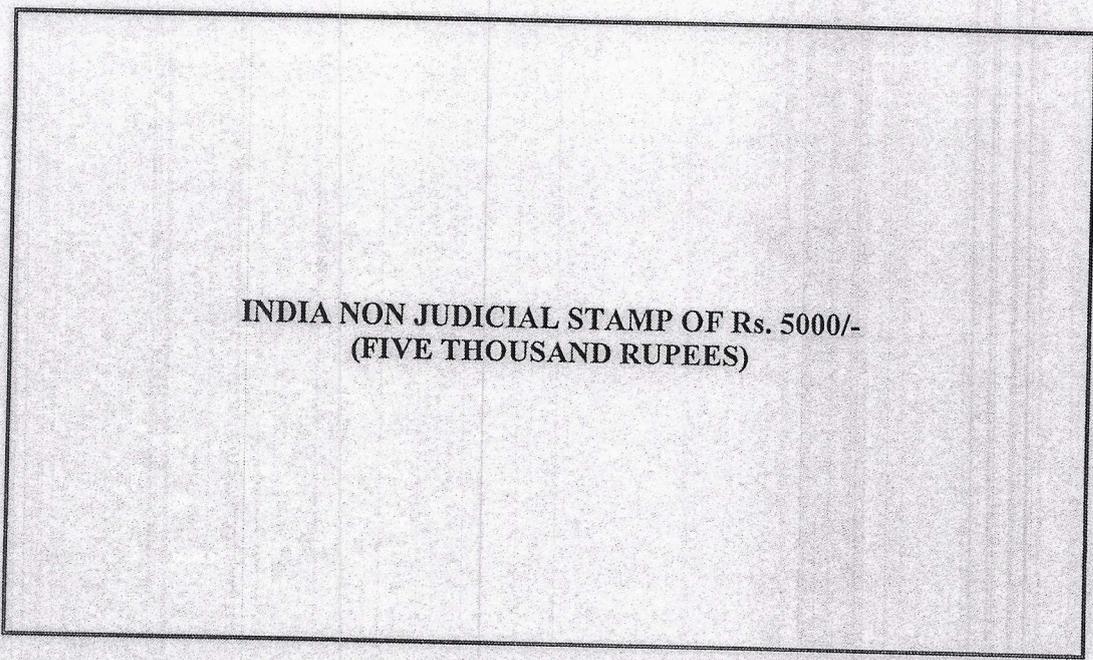


A handwritten signature in black ink, appearing to be "Rajendra P. Dalvi", written over a horizontal line.

*Adv. Rajendra P. Dalvi*  
(B.A.L.L.B.)  
Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006

47 + 55

4673/08



INDIA NON JUDICIAL STAMP OF Rs. 5000/-  
(FIVE THOUSAND RUPEES)

MAHARASHTRA

209653

Number 9438 Date 29.09.08 Price 5000/-  
Demand Rs. 5000 No. stamp is attached  
Purchaser's Name- Gangedhar Mallikarjun Swami  
For whom Self R/o. Tondar Tq. Udgir

Sub Treasury Office Udgir  
26 SEP 2008  
Sub Treasury Officer Udgir

(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor In the premises  
of the office of the Sub Registrar, Udgir  
License No. 17/89

(Signature of Vendor)

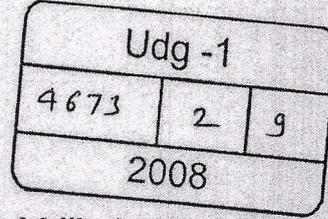


Udg -1		
4673	1	9
2008		

SALE DEED DIVISION ( 5 )

Sale Deed of Arable land for consideration amount of Rs. 1,20,000/- (One Lakh Twenty Thousand Rupees), situated at Division and Zilla Parishad Latur and Sub-division Taluka Panchayat Samitee Udgir of Village and Gram Panchayat (Village Council) Tondar (on this) dated 29.09.2008.

Executant (Purchaser): Mauli Shikshan Prasarak Mandal,  
Apegaon Tal. Paithan Dist. Aurangabad Through  
Administrative Officer Govind S/o. Annarao  
Biradar, Age: (24) years; Occ. Agriculture , R/o. Loni,  
Taluka Udgir, Dist. Latur.



Executee (Vendor) : Gangadhar S/o. Malikarjun Swami,  
Age: (50) years; Occ. Agriculture,  
R/o. Tondar, Taluka Udgir.

Whereas, executes this sale deed of land that, I have taken the following amount for my house expenses and loan repayment. I have already taken net cash in the sum of Rs. 1,20,000/- (One Lakh Twenty Thousand Rupees) from you. In return for this amount, the land owned and possessed by me, situated at Village Tondar Tq. Udgir of which described as follows.

Survey No.	Total Area	Assessment tax	Ownership	Sales Area	Assessment tax
70/A	1 H; 47 R.	3 Rs.; 14 Ps.	out of 1 H; 47 R.	44 Are	94 Ps.

The four-boundaries of which:

- On or towards East : Land of Shivaji Vishwanath Regude  
On or towards West : Road from Udgir to Tondar (Sugar Factory Road)  
On or towards South : My own leftover land  
On or towards North : Land of Shivaji Vishwanath Regude

Thus, I have given you the land bounded within the four-boundaries as above, in the



Udg -1		
4673	3	9
2008		

sum of Rs. 1,20,000/- (One Lakh Twenty Thousand Rupees) the ownership of the land has been conveyed to you today as an owner by way of permanent purchase along with the property together with appurtenances belonging thereto. From now on, you will be able to own the land and continue to enjoy its possession as a matter of heredity. My heirs, brethren and I have no claim on this land. There is no debt encumbrance left on this land. I will be responsible if left. The Executant (purchaser) himself is a farmer. Hence wrote this sale deed on this dated 29-9-08 Document Writer Prabhakar Bapurao Khardekar Udgir.

Executant (Purchaser) : (Signature)  
Mauli Shikshan Prasarak Mandal, Apegaon  
Tal. Paithan Dist. Aurangabad Through

Executtee (Vendor) : (Signature of) Gangadhar Swami



Udg -1		
4673	4	9
2008		

\_\_\_\_\_ Witnesses \_\_\_\_\_

(Signature)

1) Suryavanshi Prasad Madhukarrao  
R/o. Pedgaon Tq. Dist. Parbhani

(Signature)

2) Chavan Sunil Vaijnath  
At Post Madlapur Tq. Udgir  
Dist. Latur.

**Village Form Seven  
(Record of Rights)**

Report Date : 29/09/2008

[Rule 3, 5, 6 and 7 of the Maharashtra Land Revenue Record of Rights and Registers  
(Preparations and Maintenance) Rules, 1971]

Village - Tondar

Taluka : Udgir

District : Latur

Gut No.	Subdivision of Gut No.	Type of tenure	Name of the Holder/Occupant				Account No.
70/A	Occupant class-1						
Local Name of the field		Pachbig	Area	Asses.	Ane Ps.	Potkharab Mutation	149 Name of Occupant Tenant (Kula) Other rights Footpath Footway 1 (9066)
Cultivable area H. Are. Sq. M.		Gangadhar -	1.47.00	3.14		(760)	
Arable 1.47.00		Mallikarjun - Swami					
Total 1.47.00							
'ptokharab' (Non-cultivable)							
Class (A)							
Class (B)							
Total							
Assessment Tax 3.14							
Judi or special Assessment							



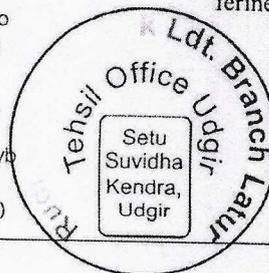
Udg -1		
4673	5	9
2008		

Boundaries and Survey Remarks

**Village Form Twelve (Register of Crops)**

Rule 29 of the Maharashtra Land Revenue Record of Rights and Registers (Preparations and Maintenance) Rules, 1971

Year	Season	Details of area under crop					Land not available for cultivation	Mean-s of Water Irrigation	Observations
		Area under mixed crop			Area under pure crop				
		The indication numbe of the mixture	Crops and the area under each component		Name of the Crop	Water Irrigated			
2006-07	Kharif	1.47	Toor Jwar	0.20.00 0.40.00	Phase-olus mungo (Urad) Corn-flower Kidneybeans (Moog)		2006-7 Kharif ferine 0.07.00		



**True Copy**

Awwal Karkun (Revenue)  
Tehsil Office, Udgir

(Note: One seal is unreadable, hence it is drawn faint.)

**Shri S. M. Parge,**  
**The Bond Vendor, Udgir.**

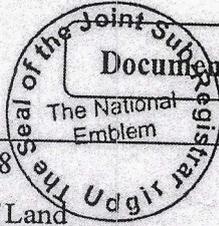
The name of the recipient: Gangadhar Mallikarjun Swami

Sr. No.	Price	Atom	Total Cost
1	10	--	--
2	20	--	--
3	50	--	--
4	100	--	--
5	500	--	--
6	1000	--	--
7	5000	1	5000
--	Total	1	5000

Udg -1  
4673 | 7 | 9  
2008



(signature)  
**Suryakant Madhavrao Parage**  
Bond Vendor In the premises  
of the Sub registrar's office, Udgir -1  
License No. 27/89



Document Summary Part - 1

Date : 29/9/08

Document No. : 4673/08

Type of Document : Sale of Land

Udg -1

4673 8 9

2008

Sr. No.	Name of the Party Executant (Purchaser)	Type of Party	Photograph	Thumb Impression
01.	Mr./Mrs. Mauli Shikshan Prasarak Apegaon Through Administrative Officer Govind S/o. Annarao Biradar Age: 24 years; Occupation: Agriculture, (Signature) R/o. Loni.		Photograph	Thumb Impression
02.	Executtee (Vendor) Mr./Mrs. Gangadhar Mallikarjun Swami Age: 50 years; Occupation: Agriculture, (Signature) R/o. Tondar.		Photograph	Thumb Impression
03.	Mr./Mrs. .... Age: ..... years Occupation ..... Sign. .... R/o. ....			
04.	Mr./Mrs. .... Age: ..... years Occupation ..... Sign. .... R/o. ....			
05.	Mr./Mrs. .... Age: ..... years Occupation ..... Sign. .... R/o. ....			
06.	Mr./Mrs. .... Age: ..... years Occupation ..... Sign. .... R/o. ....			

**Document Summary Part - 2**

Document No.: UDG-1 Docket of 4673/08  
 Market Value : 120000/- Consideration: 120000/-  
 Stamp duty paid : 5000/-

Date of submission : 29/9/08  
 Date of execution : 29/9/08  
 Signature of the Presenter : (Signature)

Type of Document : Purchasing of field  
 Document Article Type (25) If in the case of immovable property within the next boundary

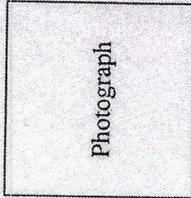
Time of Stamp No. 1 : (Presentation) )  
 Time of Stamp No. 2 : (Fee) ) 3=00  
 Time of Stamp No. 3 : (acknowledgement) ) to 4=00  
 Time of Stamp No. 4 : (Identification)  
 Date of Registration : 29/9/08

The persons executing the so called document of Sale admits to the documenting

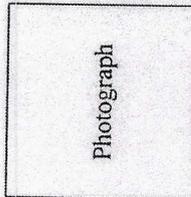
**Identification:**

The following persons state that they personally know the persons executing the documents, and identify them

1. Suryawanshi Prasad Madhukar  
 Occupation: Agriculture, Age 21 years,  
 R/o. Pedgaon, Tq. Parbhani.



1. Chavan Sunil Vaijanath  
 Occupation: Agriculture, Age 30 years,  
 R/o. Madalapur



(Signature)  
 Sub-registrar, Udgir - 1

Receipt No. : 8 Date: 29/09/2008  
 Description of receipt  
 Purchasing of land Rs. 120000/-  
 Name:- Mauli Shikshan Prasarak Mandal, Apegaon  
 Through Govind S/o. Annarao Biradar R/o. Loni

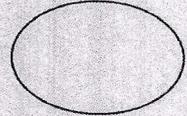
Registration Fee : 1200 = 00  
 Copy (A. 11(1)), Copy of confirmation  
 (Aa. 11(2)), 9 180 = 00  
 Verification (different papers, an account or list with the articles of it) (A. 12) and Photography (A. 13) Collective fee

Total. : 1380 = 00

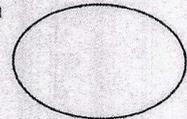
(Signature of)

Sub-registrar, Udgir 1

Signature and Thumb Impression



Signature and Thumb Impression



It is certified that,  
 This document has a total of \_\_\_\_\_ pages  
 Book No. \_\_\_\_\_ of \_\_\_\_\_  
 Registered at No. \_\_\_\_\_

(Signature)  
 Jt. Sub-registrar Class  
 Udgir - 1

Udg -1		
4673	9	9
2008		



Translated from 'Marathi' to 'English.'  
Date 01 March 2021



A handwritten signature in black ink, appearing to be "R.P. Dalvi", written over a horizontal line.

*Adv. Rajendra P. Dalvi*

(B.A.L.L.B.)

Advocate, Basmath Nagar  
Enrollment No - Mah/2093/2006

नमुना नं. १०  
(नियम ३२ (५) पहा)

### कर व फी बाबत पावती

पावती क्र. 79

ग्रामपंचायत तोंडार

ता. उदगीर जि. लातूर

पुस्तक क्र.: ०२

दिनांक: 10/07/2023

श्री कैलास मधुकर काळे (माऊली शि. प्र. मंडळ,  
यांचकडून सन २०२३-२०२४ या वर्षाच्या घर क्र. ३०७/२  
श. प्र. मंडळ ६९/२

बिल क्र. ७२३.....बद्दल पुढील करांची रक्कम मिळाली.

घर क्र. ६९/२.....यांचकडून पुढील करांची रक्कम वसुलीयोग्य आहे.

कराचे नाव	वसूल केलेल्या रकमा			
	थकबाकी रुपये	पैसे	चालू रुपये	पैसे
१) घरपट्टी	२०,०००/-	—	—	२०,०००/-
२) दिवाबत्ती कर				
३) आरोग्य कर				
४) पाणीपट्टी				
५) नोटीस फी				
६) बॉन्ड फी				
७) इतर				
एकूण-	२०,०००/-	—	—	२०,०००/-

अक्षरी विश्व हंजरे क. फाक  
सचिव / वसूली लिपिकारी अक्षरी

दि: (१) या पावतीचा नमुना कार्बन प्रतिलिपित असावा.  
(२) नमुने देण्या येतील तेव्हा त्यावर पुस्तकाचे क्रमांक लावणे. ग्रामपंचायत कार्यालय तोंडार  
ता. उदगीर जि. लातूर

नमुना नं. १०  
(नियम ३२ (५) पहा)

### कर व फी बाबत पावती

पावती क्र. ०२

ग्रामपंचायत तोंडार

ता. उदगीर जि. लातूर

पुस्तक क्र.: ०२

दिनांक: १०/७/२०२३

श्री कैलास मधुकर काळे (माऊली शि. प्र. मंडळ,  
यांचकडून सन २०२३-२०२४ या वर्षाच्या घर क्र. ३०७/२  
श. प्र. मंडळ ६९/२

बिल क्र. ७२३.....बद्दल पुढील करांची रक्कम मिळाली.

घर क्र. ६९/२.....यांचकडून पुढील करांची रक्कम वसुलीयोग्य आहे.

कराचे नाव	वसूल केलेल्या रकमा			
	थकबाकी रुपये	पैसे	चालू रुपये	पैसे
१) घरपट्टी	२२,०००/-	—	—	२२,०००/-
२) दिवाबत्ती कर				
३) आरोग्य कर				
४) पाणीपट्टी				
५) नोटीस फी				
६) बॉन्ड फी				
७) इतर				
एकूण-	२२,०००/-	—	—	२२,०००/-

अक्षरी विश्व हंजरे क. फाक  
सचिव / वसूली लिपिकारी अक्षरी

दि: (१) या पावतीचा नमुना कार्बन प्रतिलिपित असावा.  
(२) नमुने देण्या येतील तेव्हा त्यावर पुस्तकाचे क्रमांक लावणे. ग्रामपंचायत कार्यालय तोंडार  
ता. उदगीर जि. लातूर

### न. नं. १० कर वसुली पावती

पावती क्र. 43

दि. 9/01/2024

ग्राम पंचायत कार्यालय तोंडार ता. उदगीर

श्री कैलास मधुकर काळे (माऊली शि. प्र. मंडळ,  
यांचकडून सन २०२३-२०२४ या वर्षाच्या घर क्र. ३०७/२  
श. प्र. मंडळ ६९/२

घर नं. ३०७/२ वि. क्र. ६९/२ चे सन २०२३-२०२४

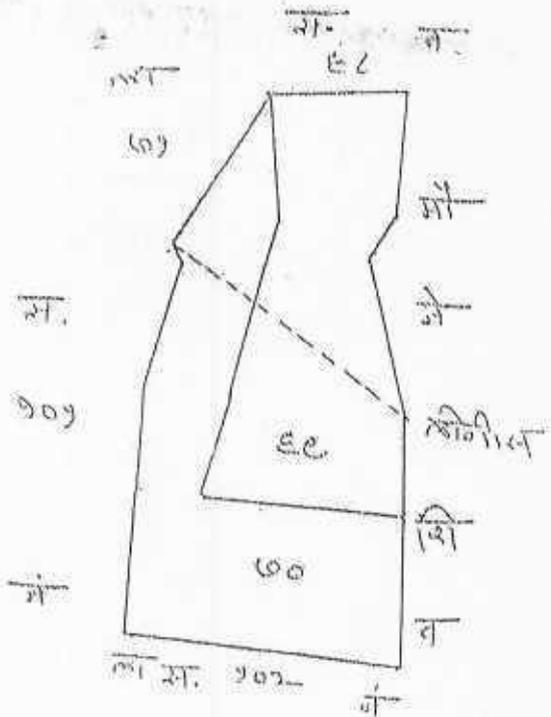
च्या बद्दल खालील प्रमाणे वसूली मिळाली.

कराचे नाव	मागील	चालू	एकूण
गृहकर	२०,०००/-	—	२०,०००/-
विद्युत कर			
खास पाणी कर			
सामान्य पाणी कर			
आरोग्य कर			
धंदा कर इतर			
एकूण	२०,०००/-	—	२०,०००/-

अक्षरी विश्व हंजरे क. फाक

सचिव / वसूली लिपिकारी अक्षरी  
ग्रामपंचायत कार्यालय तोंडार

मौ. लोडार ता. उदगीर जि. लातूर ख.नं ६६, ७० चा होय जेव्हा.



मौली शिकशन प्रसारक मंडळ  
 न्यायिक समितीचे अध्यक्ष  
 डॉ. अ. अ. उदगीर  
 १९९५

Principal  
 Mauli Ayurved Medical College and  
 Research Institute, Tondar Tq. Udgir

मौली शिकशन प्रसारक मंडळ  
 डॉ. अ. अ. उदगीर

मौली शिकशन प्रसारक मंडळ  
 डॉ. अ. अ. उदगीर

Principal  
 Mauli Ayurved Medical College  
 and Research Institute, Tondar  
 Tq. Udgir Dist. Latur

SECRETARY  
 Mauli Shikshan Prasarak Mandal

SECRETARY  
 Mauli Shikshan Prasarak Mandal

