

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

**This Annexure to be verify at time of inspection by assessors
ALL SUPPORTING DOCUMENT POINT WISE IN CLEAR VISBLE MUST BE UPLOAD ON WEB SITE**

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

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

BASIC DETAILS ABOUT INFRASTRUCTURE CHECK LIST


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

Any Other Remarks (Please Specify):-

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

Date:-



for

 Principal
 Govindrao Wanjari College of Nursing,
 Nagpur

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

GOVINDRAO WANJARI COLLEGE OF NURSING,

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

AREA STATEMENT FOR B.SC. NURSING COLLEGE

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

for
Principal

Principal

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

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

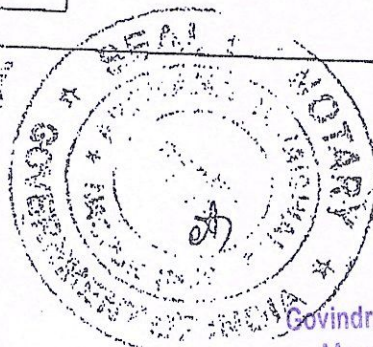
Survey No. 148	Sub-survey No.	Tenure Class I		No.7 Name of the Occupant Owner Name Amar Sewa Mandal Nagpur. Through Secretary Abhijit Gowindrao Wanjari						Khate No.180 Name of Lineage Mutation No. 591 Dt. 12/9/05 Mutation No. 521 Dt 02/04/07 R.M.No394 AA Dt. 26/3/07 Through Bhu. 1 for Transper Mutation No.722 Dt. 23/04/07						
Cultivable Area		Area Hector	Area R													
Dry Crop. Flot Garden																
Rice Field		2	43													
Total		2	43													
Pr.No.Non Agree																
Class A																
Class B																
Total																
Assement udi and Special assemental		6	92													
Total		6	92													
Year	Name of the Occupant	Tenure	Season	Cropped Area						Area of non mixed crops	Details of land not available	Source of irrigation	Remark			
				Total Area of mixed crops			Area of each crops in mixed crops									
				Code No. of Irrigation	Non-Irrigation	Name of crop	Irrigated	Non-Irrigation	Name of crop	Irrigated	Non-Irrigation	Name	Area			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
		Khareb								Sagwan/Orange		0.80/1.60			E Mo. Pump Wekil	

True Copy

Seal

Sd. _____
Dt. 25.04.2007
Talati Saza no. 40A
Tah. Nagpur (Rural)

TRUE XEROX COPY



for
Govindrao B. Wanjari
Principal

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

ग.न.क्र. ७ व १२

गाव - २११०३ गोधनी

ज.स.क्र. १०७ तालुका - नागपूर (सा)

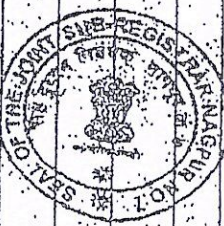
जिल्हा न.

गट/भूमापन क्रमांक	गट/भूमापन क्रमांकाचा उपक्रमांक	धारणा प्रकार	ग.न.क्र. ७	खाते क्रमांक १०४
१४८		भा. २	मालकाचे नाव	कुळाचे नाव
लागवडी योग्य क्षेत्र	एकर हेक्टर	गुंडे आर.	दिनेश गोविंदराव वजारी	फे. २५९१ दि. २२/१०/०५
जिरायत	२	४३	अमर गोविंदराव वजारी	
हागायत			राम गोविंदराव वजारी	
घात सोती			सुभाष गोविंदराव वजारी	
एकूण -	२	४३	अभिजीत गोविंदराव वजारी	
पो.क्र.			सुधासिनी गोविंदराव वजारी	
वर्ग (अ)			उमर ५ दिनेकर देबळ	
वर्ग (ब)			मान्यी ज. अचिनाथ शेडे	
एकूण -				इतर अधिकृत भूमापन चिन्ह
आकार उडी किंवा विशेष आकार याच्या बाबत	ए. २२	२२		
एकूण -	६	२२		



वर्ष	जमीन करणाराचे नाव	रीत	हंगाम	पिकांचा प्रकार (जारी)									पडीत व पिकात निरुपयोगी अशा जमिनीचा तपशील	पाली पुस्तका साधन			
				मिश्र पिकांचे क्षेत्र			विश्व पिकांची क्षेत्र			अभिश्र पिकांचे क्षेत्र							
				विश्व पिकांचा प्रकार	जल सिंचित	अजल सिंचित	पिकाचे नाव	प्रकार	सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित			अजल सिंचित	प्रकार	क्षेत्र
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	

नो. १६
२०२१/२०२०
१३/२१



318106
तलाठी सा. क. ४०७
व. नागपूर (ग्रामिण)
Principal

गान नं. ७ व १२

गाव व. गावठ. गोधनी. त. सा. १४८. तालुका नागपूर (४४१) जिल्हा नागपूर

गट/भूमापन क्रमांक	गट भूमापन क्रमांकाचा उपक्रमांक	धारणा प्रकार	गान नं. ७	खाते क्रमांक १० ६
१४९		४०.२	मूळकाचे नाव दिनेश गोविंदराव वजारी	कुळाचे नाव
लागावडी योग्य क्षेत्र	एकर हेक्टर	गुठे आर	अमर गोविंदराव वजारी	५.३५.५९१ दि. १२/०५/२००५ वारसा
जिरायत	१	६५	राम गोविंदराव वजारी	
बागायत			सुभाष गोविंदराव वजारी	
घात शेती			अभिजीत गोविंदराव वजारी	
एकूण	१	६५	सुभाषीनी दि. गोविंदराव वजारी	
पो.क्र.			अया ज. दिनेशर दोस्ते	
वर्ग (अ)			श्रीची ज. भक्तिगंधा शेडे	इतर अधिकृत भूमापन चिन्ह
वर्ग (ब)				
एकूण				
आकार/उडी किंवा विशेष				
आकार यांच्या बाधत	५	६५		
एकूण	५	६५		



वर्ष	जमीन करपाराचे नाव	रीत	हंगाम	पिके/खाली/अशा (भागा)									पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठा साधन	शेरा
				मिश्र पिकांचे क्षेत्र			अमिश्र पिकांचे क्षेत्र			अमिश्र पिकांचे क्षेत्र			प्रकार	क्षेत्र		
				मिश्र पिकांचा सकेतांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
											१.६०			०.६५		

नगन - ७
२००८/२००९
२६/२९



तलाठी सा. क. ३०४
त. नागपूर (ग्रामिण)
3/18/06
Principal

गा. न. क्र. ७, ७-अ व ३२

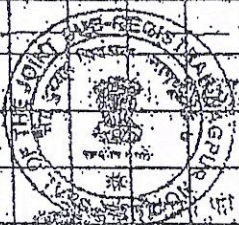
नाव विष्णू नरकर

तालुका नांदेड

भूमिपान क्रमांक	धारणा प्रकार	पान क्र. ७	पाने क्रमांक १५२
भूमिपान क्रमांकाचा स्थानिक नांव	४०	मातकाचे नांव	कुलाचे नांव
तागवडी योग्य क्षेत्र	एकर हेक्टर	गुठेआर	
जिरापत			
दागायत			
मातशेती			
एकूण			
पो. क्र.			
वर्ग (अ)...			
वर्ग (ब)...			
एकूण			
आकार			
शुडी किंवा विशेष			
पांच्या बाबत आकार			
एकूण			

वर्ष	जमीन करणाऱ्याचे नांव	रीत	हंगाम	पिकातील क्षेत्र									पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठा साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकांतून प्रत्येक पिकांचे क्षेत्र			अमिश्र पिकांचे क्षेत्र			प्रकार	क्षेत्र		
				मिश्र पिकांचा क्षेत्र	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७

नांदेड - ७
 २०८८/२०००
 २५/२९



(Signature)

Principal

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



गांव नमुना आठ - अ

धारण जमिनीची नोंद वही

आर सेवा गॅजट नॉ. आसामीवार खतावणी - जमाबंदी पत्रक

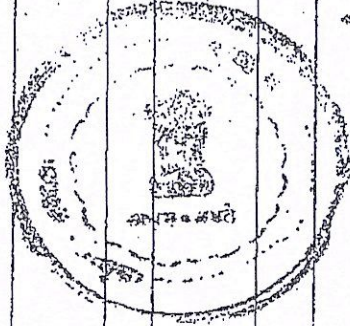
नांव राजेश्वर शिंदे शिंदे

तालुका नागपूर (ग्र)

खाते क्रमांक १०४

गाव छाला उदेंदनी ४०५

गांव नमुना राहा मधील नोंद १	भूमापन क्रमांक व उपविभाग क्रमांक २	क्षेत्र ३		वसुलीसाठी								एकुण ६	
				आंकारणी किंवा जोड ४		दुमाला जमिनी- वरील सामान ५		स्थानिक उपकर					
								जि. प. ५ (अ)		गा. प. ५ (ब)			
		हे.	आ.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
	१४९												
	१४८												
१४	२	४	२४	१२	००			६६	००	१२	००	१११	००



त.सा. क्र. ४० अ
मौजा सालई - गोधनी
तहसिल - नागपूर (ग्र.)
२६.१२.०४

Principal

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

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

Survey No.	Sub-survey No.	Tenure	No.7 Name of the Occupant													
149		Class 1	Owner Name Amar Sewa Mandal Nagpur. Through Secretary Abhijit Gowindran Wanjari													
Cultivable Area		Area Hecter	Area R	Khate No.104 Name of Lineage Mutation No. 591 Dt. 12/9/05 Mutation No. 721 Dt. 02/04/07 R.M.No394 AA Dt. 26/3/07 Through Bhu. Class 1 for Transper Mutation No.722 Dt. 23/04/07												
Dry Crop. Plot																
Garden																
Rice		1	75													
Field																
Total		1	75													
Pr.No: Non Agree		Class A														
		Class B														
Total																
Assesment udi and Special		5	45													
assessments		Total														
Year	Name of the Occupant	Tenure	Season	Cropped Area						Area of non mixed crops	Details of land not available	Source of irrigation	Remark			
				Total Area of mixed crops		Area of each crops in mixed crops										
				Code No. of Irrigation	Non-Irrigation	Name of crop	Irrigated	Non-Irrigation	Name of crop	Irrigated	Non-Irrigation	Name	Area			
2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
		Khareb								Sagwan/Orange		0.10 / 1.60			G.No 148 For Well	

True Copy

Seal

Sd. _____
Dt. 25.04.2007
Talati Saza no. 40A
Tah. Nagpur (Rural)

(Signature)
Principal

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

ORDER

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

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

Order :

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

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

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



Principal

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

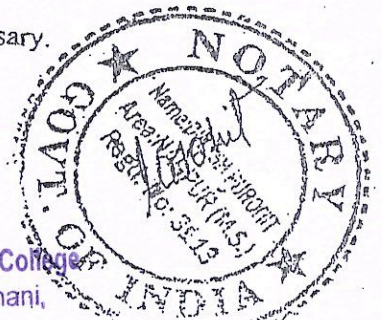
The applicant has filed 7/12 Extract of Revenue Record, Talathi Report, Property Card, Map of Measurement and Report. So, also the above Department have communicated. No Objection for Non-Agricultural permission.

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

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

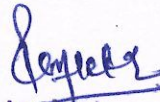
Signature
Signature
Principal

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



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



for

Principal

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

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

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

(by the Order of Hon'ble Collector)

Sd/-

Dr. Sanjay Mukharjee
Collector, Nagpur.

Copy forwarded for information and necessary action :-

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

ATTESTED

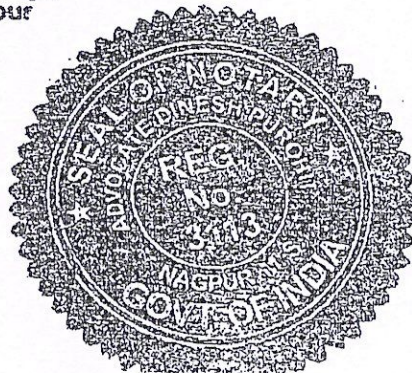
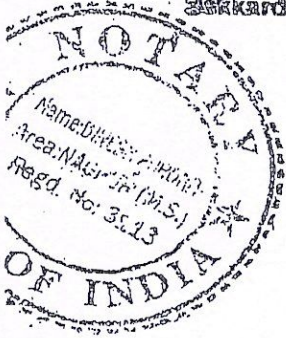
DINESH PUROHIT
ADVOCATE & NOTARY
430, Anand Nagar,
Near Sangam Talkies, Nagpur.

- Sd -

For The Collector, Nagpur.

Translete and
corrected

PRINCIPAL
Kamla Nehru Mahavidyalaya
Sakkardar Chowk, Nagpur



Sd

Principal

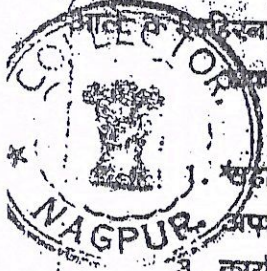
Govindrao Wanjari B.Sc. Nursing College
Mauza 148, 149, Salai Godhani,
Chikna Village, Nagpur

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

- याचले : 1. अमर सेवा मंडळ नागपूर तर्फे सचिव अभिजित गोविंदराव वंजारी ,
 राहणार-न्यु सुभेदार लेआउट, एन.आय.टी. गार्डन जवळ, नागपूर.
 2. महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 44(1) आणि कलम 123 सह

आदेश

अमर सेवा मंडळ नागपूर तर्फे सचिव अभिजित गोविंदराव वंजारी , राहणार-न्यु सुभेदार लेआउट,
 एन.आय.टी. गार्डन जवळ, नागपूर यांनी मौजा-सालईगोधनी, तहसिल-नागपूर गा., सर्व्हे नंबर 148,
 149, आराजी 4.18 हे.आर. म्हणजेच 41800 चौ.मी. ला शैक्षणिक वापरस अकृषिक परवानगी
 मिळण्याबाबत अर्ज सादर केला. त्या अनुषंगाने संबंधित विभागांचे ना हरकत प्रमाणपत्र मागविण्यांत
 आला. कोणाचेही उजर आक्षेप विहित कालावधीत प्राप्त झालेले नाहीत.
 कोणाचेही उजर आक्षेप विहित कालावधीत प्राप्त झालेले आहे.



1. सहाय्यक संचालक, नगर खना, नागपूर.
2. अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी, नागरी जमीन कमाळ धारणा, नागपूर.
3. कार्य. अभियंता, म.स.वि.म., उफदाळ, नागपूर.
4. जिल्हा आरोग्य अधिकारी, जि.प. नागपूर.
5. कार्यकारी अभियंता, सार्वजनिक बांधकाम विभाग कं.2, नागपूर.
6. तहसिलदार, नागपूर गा.
7. प्रभारी अधिकारी, भूसंपादन, नागपूर.
8. ग्रामपंचायत, सालईगोधनी, तहसिल-नागपूर गा.
9. जिल्हा पुनर्वसन अधिकारी, नागपूर.
10. उपविभागीय अधिकारी, नागपूर.

अर्जदारांनी गाव नमुना 7/12 चा उतारा, तलावी अभिन्यास, अधिकार अभिलेख पंजी,
 मोजणी नकाशा, व अभिन्यास केलेले आहे. तसेच वरील सर्व विभागांनी अकृषिक परवानगी देण्यास
 हरकत नाही असे कळविलेले आहे.

Govindrao
 Principal

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

चरील बाबी विचारात घेता महाराष्ट्र जमीन महसूल अधिनियम 1966 व त्याखालील नियम 1969 या अंतर्गत तरतुदीस अधिन राहून महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 44 (1) अन्वये अर्ज सादर केल्यामुळे महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 44 अन्वये असलेल्या अधिकारास अनुसरून मी जिल्हाधिकारी, नागपूर खालील अटीस अधिन राहून अमर सेवा मंडळ नागपूर तर्फे सचिव अभिजित गोविंदराव वंजारी, राहणार-न्यु सुभेदार लेआउट, एन.आय.टी. गार्डन जवळ, नागपूर यांना मौजा-सालईगोधनी, तहसिल-नागपूर यां., सर्व्हे नंबर 148, 149, आराजी 4.18 हे.आर म्हणजेच 41800 चौ.मी. ला शैक्षणिक वापरास अकृषिक परवानगी मिळण्याबाबत खालील अटीवर देण्यास मान्यता देत आहे.

1. ज्या प्रयोजनासाठी अकृषिक वापरास परवानगी दिली आहे त्या खेरीज जिल्हाधिकारी यांचे पूर्व परवानगीशिवाय इतर वापर अनुज्ञेय नाही.
2. अनुमती यांनी शैक्षणिक वापरास सुरुवात केल्यापासून एक महिन्याचे आत तलाठी यांचे मार्फत तहसिलदार यांना वापर सुरु केल्याचा दिनांक कळविला पाहिजे.
3. अनुमती यांनी शैक्षणिक अकृषिक वापरास परवानगी मिळल्याचे दिनांक पासून दस-साल प्रचलीत प्रति चौ.मि. दराने आकारणी दरत वेळेवेळी अंमलात येणारा अकृषिक दर पूर्वलक्षी पध्दतीने जरी हमी कालावधी संपुष्टात आला नसला तरी लागू झाल्यास तो भरण्यास बंधनकारक राहिल.
4. चरील अट क्रमांक 3 मध्ये नमूद केलेल्या अकृषिक आकारणीचा दर हा अतिरिक्त असून शासनाच्या मंजूरीप्रमाणे पूर्वलक्षी पध्दतीने बदलण्यास पात्र राहिल. या व्यतिरिक्त स्थानिक उपकर भरणेही बंधनकारक आहे.
5. या आदेशातील कोणत्याही अटीचा भंग झाल्याचे निदर्शनास आल्यास जिल्हाधिकारी, नागपूर दंडनिय कारवाई करू शकतील. व अशा प्रकारे केलेला दंड हा जमीन महसुलाची धक्याची समजून घेतल्यास करण्यांत येईल.
6. अनुमती यांनी महाराष्ट्र जमीन महसूल अधिनियम (जमीनीच्या वापरास बदल व अकृषिक आकारणी) नियम 1969 नुसार दर नमुद केलेल्या आदेशातील अटी/शर्ती मान्य असल्याबद्दल विहित नमुन्यात बंधपत्र लिहून दिले पाहिजे.
7. अकृषिक परवानगीच्या अनुषंगाने अभिन्यास मंजूर झालेल्या दिनांकापासून एक वर्षात जमीनीचा अकृषिक वापर सुरु न केल्यास अकृषिक परवानगी रद्द होईल.
8. विषयांकित जागेवर बांधकाम सुरु करण्यापूर्वी बांधकाम नकाशे सक्षम प्राधिकरणाकडून, तसेच सहाय्यक संचालक, नगररचना मार्फत जिल्हाधिकारी यांची मंजूरी घ्यावी.
9. सदर अभिन्यासाची तालुका निरीक्षक भूमी अभिलेख, यांचेकडून जागेवर आरंभणी करून घ्यावी. अभिन्यासाप्रमाणे आरंभणी करीत असतांना समोवतातील मंजूर अभिन्यासातील रस्त्यांशी योग्यरितीने समन्वय साधणे आवश्यक आहे. विषयांकित जमीनीसाठीच्या प्रस्तावित पोचरस्ता मोजणी करून तो मोजणी नकाशावर दर्शवावा आरंभणीनंतर काही फरक आढळून

Principal

Govindrao Wanjari B.Sc. Nursing College

Mauza 148, 149, Salai Godhani,

Chikna Village, Nagpur

अभिन्यास जागेवर आखणी केल्याप्रमाणे किंवा फरक नसल्यास जागेवर आखणी केल्यानुसार संदर्भ अभिन्यासाच्या मोजणी नकाशासह आखणी अभिन्यासाच्या वास्तुशास्त्रज्ञांचे सहीने चार प्रतीत जिल्हाधिकारी मार्फत नगर रचना कार्यालयास मंजूरीस्तव या कार्यालयाकडे सादर कराव्या.

10. अभिन्यासाच्या जागेवर प्रत्यक्ष आखणी केल्यानंतर अभिन्यासातील सार्वजनिक उपयोगाकरिता राखून ठेवलेल्या खुल्या जागेचे क्षेत्रफळ अभिन्यासातील जागेच्या एकूण क्षेत्रफळाच्या 10 टक्के (दहा टक्के) पेक्षा कमी असू नये.
 11. सार्वजनिक उपयोगाकरिता प्रस्तावित केलेल्या भुखंडाचे क्षेत्रफळ एकूण क्षेत्रफळाच्या 10 टक्के असणे आवश्यक आहे.
 12. अभिन्यासातील जागेत काही वृक्ष असल्यास भुखंड आखतांना ते नष्ट न करता विद्यमान स्थितीत कायम ठेवावीत. तसेच रस्त्याच्या दुतर्फा व बांधकाम परिसरातील मोठ्या जागेत जास्तीत जास्त वृक्ष रोपण करून त्याची देखभाल स्वखर्चाने करावी लागेल.
 13. विद्यमान जुने/नवीन सर्व प्रकारचे इमारत बांधकाम नागपूर म.न.पा. ला लागू असलेल्या इमारत उपविधी व विकास नियंत्रण नियमावलीनुसार सामासिक अंतरात येत असल्यास पाहून द्यावे लागेल.
 14. विषयांकित जमिनीतून जाणा-या विद्युत वाहिनीपासूनचे सामाजिक अंतर हे अहवालत इंडियन इलेक्ट्रिकल कोड ऑफ प्रॅक्टिस व दुरुस्ती, तसेच म.रा.विद्युत मंडळाच्या अध्यात नियमानुसार असावे.
 15. विषयांकित जागेतून उच्च दाबाची विद्युत वाहिनी किंवा दुरध्वनी जात असेल तर ती रस्त्याचे कडेला स्थानांतरीत केल्याशिवाय त्यावर कोणत्याही प्रकारचे बांधकाम करू नये.
 16. 220 के.ए. च्या वरील 3 लाईनच्या दोन्ही बाजूने प्रत्येकी 17.5 मीटर जागा विलअरन्स करिता सोडण्यांत यावी म्हणजेच एकूण अंतर 35 मीटर लाईनच्या विलअरन्स करिता सोडण्यांत यावी.
 17. प्रस्तावित बांधकाम हे रेल्वे लाईनच्या हद्दीपासून 30 मी. अंतराचे आंत नसावे.
 18. विषयांकित जमिनीतून पाण्याचे स्त्रोत असल्यास संबंधीत विभागाचे (उदा पाटबंधारे/ जलसिंचन विभाग) आवश्यक ते ना हरकत प्रमाणपत्र घ्यावे लागेल. विषयांकित जमिनीस पोच असणे आवश्यक राहिल.
- भविष्यकाळात सदर भुखंडाचे विभाजन करता येणार नाही.
- इतर स्थानिक प्राधिकरणाचे नियमांचे पालन करावे.
- प्रस्तावित ले-आऊटचे सांडपाणी वाहून नेण्याची व्यवस्था व सिफरलाईनचे काम आयोजनास स्वखर्चाने करावे लागेल. तसेच उपरोक्त परिसरातील सांडपाणी रस्त्यावर वाहून येणार नाही याची दक्षता घ्यावी लागेल.
- इमारत रेषा- रस्त्याचे मध्ये रेषे पासून दोन्ही बाजूचे अंतर 15.00 मिटर असावे.
- नियंत्रण रेषा - रस्त्याचे मध्ये रेषे पासून दोन्ही बाजूचे अंतर 30.00 मिटर असावे.
- रस्त्यावर कोणत्याही प्रकारचे कॉर्सींग (सी.डी. बक्स) इत्यादी पुर्व परवानगी शिवाय करण्यांत घेऊ नये.

[Signature]
Principal

25. राष्ट्रीय महामार्गा पासून 75.00 मीटर चे आंत कोणतेही बांधकाम करण्यांत येवू नये. राष्ट्रीय महामार्गा जवळील जागेत बांधकाम करीत असतांना कार्यकारी अभियंता, रा.म. मार्ग यांची परवानगी घेणे बांधकामकारक राहिल.
26. रस्त्याचे हद्दी पासून लेआउटवर जाण्या येण्या करीता 12.00 मि. रुंदीचा समांतर सेवा रस्ता असावा.
27. अभिन्यास मंजुरी फी तालुका निरीक्षक, भुमी अभिलेख यांचे कडे भरण्यांत आलेली आहे.
28. अभिन्यास मंजुरी शिवाय जागेचे विभाजन करता येणार नाही.
29. अभिन्यास मंजुरी शिवाय नोंदणी अधिका-यांनी खरेदी विक्रीचे व्यवहाराची नोंदणी करू नये.
30. अभिन्यासा अंतर्गत रस्ते, (स्ट्रीट लाईट) रस्त्यावरील दिवे, (डिन) नाल्या, आणि पाणी पुरवठा इत्यादी सोयी अनुग्रही यांनी लेआउट मधील धारकांना उपलब्ध करून देणे बांधकामकारक राहिल.
31. सक्षम प्राधिकारी ना.ज.क.घा. नागपूर यांचे कडे ना.ज.क.घा. अधिनियम 1976 चे कलम 6(2) नुसार विवरणपत्र भरणे अर्जदायक बांधकामकारक आहे. तसेच नाजकथा कार्यालयाचे जाहिरकत प्रमाणपत्र संबंधितांनी सादर केल्याशिवाय भूखंडाचे हस्तांतरणाचे व्यवहार नोंदणी अधिका-यांनी नोंदवून घ्यावेत.
32. सर्व संबंधीत विभागांनी नमूद केलेल्या सर्व अटी व शर्तीचे पालन करणे बांधकामकारक आहे.
33. अकृषिक आदेश मिळाल्यानंतर आदेशापासून एक महिन्याचे आंत कलम 44(6) अन्वये सनद कार्यान्वीत करण्यासाठी आवश्यक त्या कारादपत्रासह हजर राहावे. सनद कार्यान्वीत न केल्यास हा अकृषिक परवानगीचा आदेश रद्द करण्याची कार्यवाही करण्यांत येईल.
(मौजा-सालाईगोषनी, तहसिल-नागपूर गा., सर्व्हे नंबर 148, 149, आरजी 4.18 हे.धार. म्हणजेच 41800 चौ.मी. ला शैक्षणिक वापरस अकृषिक परवानगी मिळण्याबाबत.)

(मा. जि. म. अधिकारी द्वारा आदेशीत)

स्वा.जी.संजय मुखर्जी
जिल्हाधिकारी, नागपूर

प्रत माहिती तथा आवश्यक कार्यवाहीस अर्धोपि.

1. अप्पर जिल्हाधिकारी तथा सक्षम प्राधिकारी, नागरी जमीन कमाळ-धारणा, नागपूर.
2. उप विभागीय अधिकारी, नागपूर.
3. तहसिलदार, नागपूर या उपरोक्त आदेशाची नोंद तालुका नमुना-2 व गाव नमुना-2 मध्ये घेवून तसा अहवाल या कार्यालयास सादर करावा.
4. तालुका निरीक्षक भुमी अभिलेख, नागपूर गा. यांना उचित कार्यवाहीस अर्धोपि.
5. सहाय्यक संचालक, नगर स्वचा, नागपूर.
6. अमर सेवा मंडळ नागपूर तर्फे सचिव अभिजित गोविंदराव वंजारी, राहणार-न्यु सुभेदार लेआउट, एन.आय.टी. गार्डन जवळ, नागपूर.
7. स्थायी निवड नस्ती.



स्वा.जी.संजय मुखर्जी
जिल्हाधिकारी, नागपूर

Principal

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

~~Registered~~

Indian Regn Act 1908



Saturday, April 07, 2007
1:31:42 PM

पावती

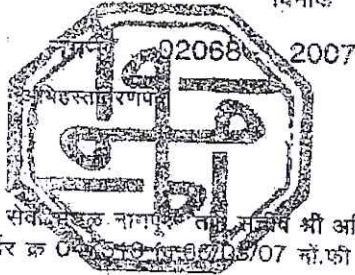
Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 2210

माळाचे नाव शिक्षणा

दिनांक 07/04/2007

दस्तऐवजाच्या अनुक्रमांक



दस्ता ऐवजाचा प्रकार

सादर करणाऱ्याचे नाव: अमर सेवानुसूल नागपूर जिल्हा मंडळ श्री अभिजीत गोविंदराव वंजारी
ये ऑर्डर क्र 047518 दिनांक 30/03/2007 को.फी 30000 दि अकोला अर्बन

नोंदणी फी

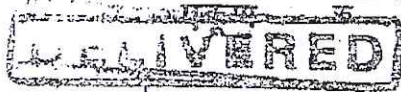
:- 20000.00

कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:- 420.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)

20420.00



आगपारु हा दस्त अंदाजे 1:46PM ह्या वेळेस मिळेल

सह उपनिबंधक
नागपूर शहर

बाजार मुल्य: 182900/- मोबदला: 1200048/-

भरलेले मुद्रांक शुल्क: 480020 रु.

दस्तऐवजाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि अकोला अर्बन को- ऑप बँक लि नागपूर;

डीडी/घनाकर्ष क्रमांक: 047518; रक्कम: 30000 रु.; दिनांक: 30/03/2007

Handwritten signature

Handwritten signature
Principal

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



Saturday, April 07, 2007

1:38:46 PM

Original

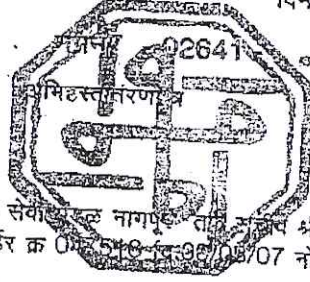
नोंदणी 39 म.

Regn. 39 M

पावती

दस्तावेजाचा अनुक्रमांक नगन7-2068-2007 पावती क्र. : 202
 गावाचे नाव चिकना दिनांक 07/04/2007

अर्जाचा अनुक्रमांक
 दस्तावेजाचा प्रकार



सादर करणाराचे नाव: अमर सेवीक व नागपूर तालुका श्री अमिजीत गोविंदराव वंजारी
 पे ऑर्डर क्र 01518 दि 07/04/07 नों.फी 30000 दि अकोला अर्बन
 न्युन आकारित फीची वसुली

:- 10000.00
 एकूण रु. 10000.00

LIVERED

अमर सेवीक
 मुख्य निबंधक
 सह दुर्धमनागरी
 नागपूर

for

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

Stamps Rs. 4,80,020/-

Amar Seva Mandal

नगण - ७
२०८०/२०००
१/२९



The Akola Urban Co-Operative Bank
 Ltd. Akola, Branch
 Sitabuldi, Nagpur, Segar
 Tower, Pandharnahya Road, Nagpur.
 D-5/STP/VC.R.1913/07/04/2263-71

भारत 2665d
 142896

Special Adhesive
 MAR 28 2007



16:52
 R.0480020/-PB5085

INDIA STAMP DUTY MAHARASHTRA

Sale Register Sr. No. 2665d Date 28 MAR 2007
 Name & Add. of Purchaser Amar Seva Mandal,
by v.ks.n. Shri R. Dashmukh,
 No. 480020 (Rs. Four Lacs Eighty thousand and two hundred only)
 Vendor: The Akola Urban Co. Op. Bank Ltd. Sitabuldi Br. Nagpur
 Authorization No. D-5/STP/VC/R 1913/07/04/2263-71 dt. 28-05-04

D.S. KHANDE

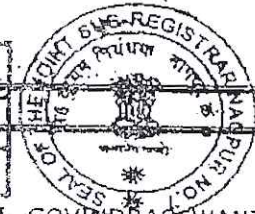
SALE DEED VALUED AT RS. 1,20,00,480.00 ONLY
(RUPEES ONE CRORE TWENTY LAC FOUR
HUNDRED EIGHTY ONLY)
MARKET VALUE RS. 18,29,000.00 ONLY

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

[Signature]

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

10
2000/2001
2/29



- (1) SHRI. DINESH S/o LATE SHRI. GOVINDRAO WANJARI, Aged 43 years, Occupation - Agriculturist & Business,
 - (2) SHRI. AMAR S/o LATE SHRI. GOVINDRAO WANJARI, Aged 37 years, Occupation - Agriculturist & Business,
 - (3) SHRI. RAM S/o LATE SHRI. GOVINDRAO WANJARI, Aged 36 years, Occupation - Agriculturist & Business,
 - (4) SHRI. SUBHASH S/o LATE SHRI. GOVINDRAO WANJARI, Aged 35 years, Occupation - Agriculturist & Business,
 - (5) SHRI. ABHJIT S/o LATE SHRI. GOVINDRAO WANJARI, Aged 33 years, Occupation - Agriculturist & Business,
 - (6) SMT. SUHASINI Wd/o LATE SHRI. GOVINDRAO WANJARI, Aged 66 years, Occupation - Agriculturist & Business,
- Nos. (1) to (6) all Residents of 138, Dattatraya Nagar, Nagpur, Tahsil and District - NAGPUR,
- (7) MRS. KUNDA W/o DINKAR DHOBLE, Aged 46 years, Occupation - Service, Resident of Dattatraya Nagar, Nagpur, Tahsil and District - NAGPUR,
 - (8) MRS. PRACHI W/o AVINASH RODE, Aged 40 years, Occupation - Service, Resident of Ashirwad Nagar, Nagpur, Tahsil and District - NAGPUR,

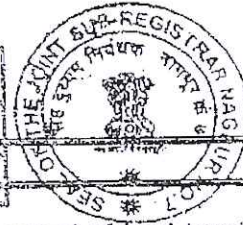
hereinafter all jointly called the VENDORS, which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said VENDORS, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

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

[Signature]
Principal
Govindrao Wanjari B.Sc. Nursing College
Mauza 148, 149, Salai Godhari,
Chikna Village, Nagpur

7117 - 6
2022/2000
3/20



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

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

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

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

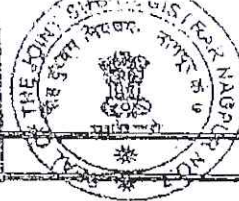
WHEREAS for cogent reasons and good causes the Vendors have now decided to sell the aforesaid property to any interested buyer and to utilize the sale proceeds thereof in their best interests and for the benefits of their respective family members: AND


Principal

Govindrao Wanjari B.Sc. Nursing College

Mauza 148, 149, Salai Godhani
Chikna Village, Nagpur

2007/2008
8/29



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

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

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

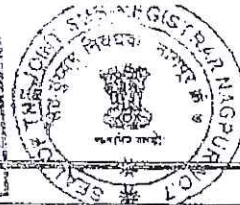
MANNER OF PAYMENT:

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


Principal

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

११११ - ७
२०६८/२००८
५/२५/०७



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

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

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

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

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

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

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

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

Principal

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

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

Rs. 10,00,000=00

नगन - ७
2000/2000
E/29



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

Rs. 10,00,000=00

Paid by the Purchaser to the Vendors (favouring Shri. Amar Govindrao Wanjari) by Cheque No. 726733 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000=00

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

Rs. 10,00,000=00

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

Rs. 10,00,000=00

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

Rs. 10,00,000=00

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

Principal

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

2000/0000
6/20



Rs. 10,00,000=00 Paid by the Purchaser to the Vendors (favouring Mrs. Kunga Dinkar Dhoble) by Cheque No. 726730 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000=00 Paid by the Purchaser to the Vendors (favouring Mrs. Prachi Avinash Rode) by Cheque No. 726731 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 480=00 Paid by the Purchaser to the Vendors in Cash the receipt whereof is hereby acknowledged by the Vendors.

**RS. 1,20,90,480=00 (TOTAL RUPEES ONE CRORE TWENTY LAC
===== FOUR HUNDRED EIGHTY ONLY)**

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

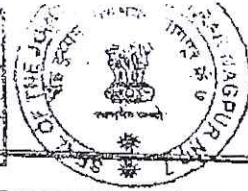
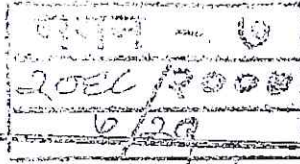
i) That the Vendors have good, valid and marketable title to the property hereby sold and that they have absolute right and full authority to transfer the same by way of Sale to the Purchaser absolutely forever.

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

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

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

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



Rs. 10,00,000=00 Paid by the Purchaser to the Vendors (favouring Mrs. Kunga Dinkar Dhoble) by Cheque No. 726730 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000=00 Paid by the Purchaser to the Vendors (favouring Mrs. Prachi Avinash Rode) by Cheque No. 726731 dated 28-3-2007 drawn on Oriental Bank of Commerce, Sakkardara, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 480=00 Paid by the Purchaser to the Vendors in Cash the receipt whereof is hereby acknowledged by the Vendors.

**RS. 1,20,90,480=00 (TOTAL RUPEES ONE CRORE TWENTY LAC
===== FOUR HUNDRED EIGHTY ONLY)**

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

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

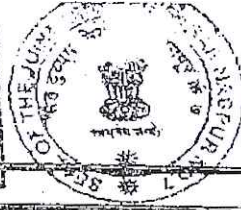
ii) THAT the Vendors assure the Purchaser that the property hereby sold is the ancestral property belonging to them alone and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

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

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

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

२०८१/२०००



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

- v) THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any lawful disturbance or interruption by any other person whatsoever.
- vi) THAT the Purchaser shall now and hereafter hold and own the said property as the absolute, exclusive and full Owner thereof for all times to come.
- vii) THAT the Vendors have this day delivered the actual physical possession of the property hereby sold to the Purchaser in Vacant condition at the time of Registration of this Sale Deed.
- viii) THAT the Vendors shall support any application made by the Purchaser for mutation of name on the property hereby sold shall render necessary assistance for obtaining the mutation thereof in favour of the Purchaser, in all relevant records.
- ix) THAT the Vendors have paid upto this date all dues with respects to Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake, to pay the same to the Purchaser or to the Competent Revenue Authority.
- x) THAT the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and if any mis-statement, error or omission shall be discovered the same shall not annul this sale, but all the same such mis-statement, error or omission will always be subject to correction by the Parties hereto.
- xi) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or any encumbrance or charge on the same to which this sale is not subject, the Vendors will pay to the Purchaser by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

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

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

नगन - ७
2081/200
९/२९



SCHEDULE OF PROPERTY

HEREBY SOLD

(1)

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

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

(2)

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

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

fel
Principat

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

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

WITNESSES :

(1) B. B. B.

(1) [Signature]
(DINESH GOVINDRAO WANJARI)

(2) [Signature]
(AMAR GOVINDRAO WANJARI)

(3) [Signature]
(RAM GOVINDRAO WANJARI)

(4) [Signature]
(SUBHASH GOVINDRAO WANJARI)

(5) [Signature]
(ABHIJIT GOVINDRAO WANJARI)

(5) [Signature]
(SMT. SUHASINI WANJARI)

(7) [Signature]
(MRS. KUNDA DINKAR DHOBLE)

(8) [Signature]
(MRS. PRACHI AVINASH RODE)

VENDORS

FOR AMAR SEVA MANDAL

(ABHIJIT GOVINDRAO WANJARI)

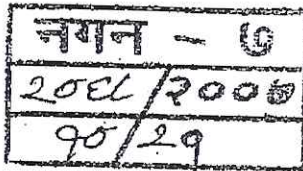
SECRETARY

PURCHASER

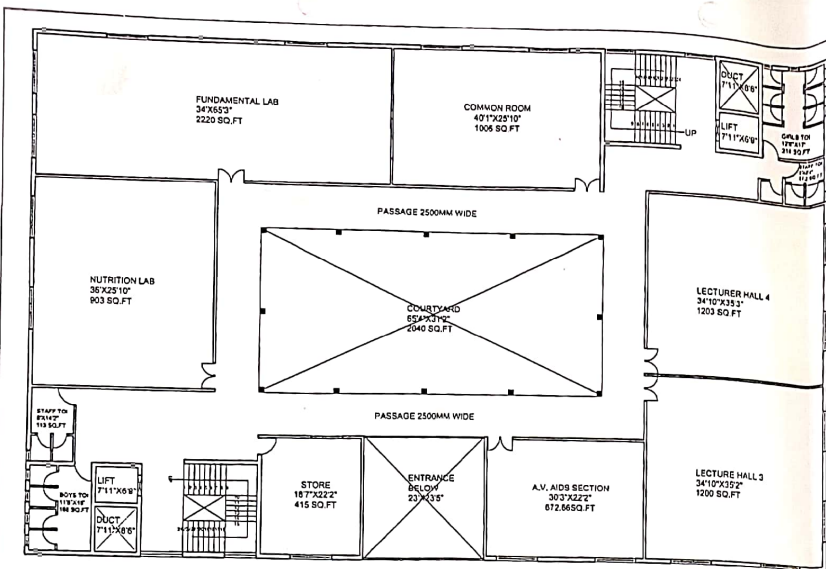
[Signature]

[Signature]
Principal

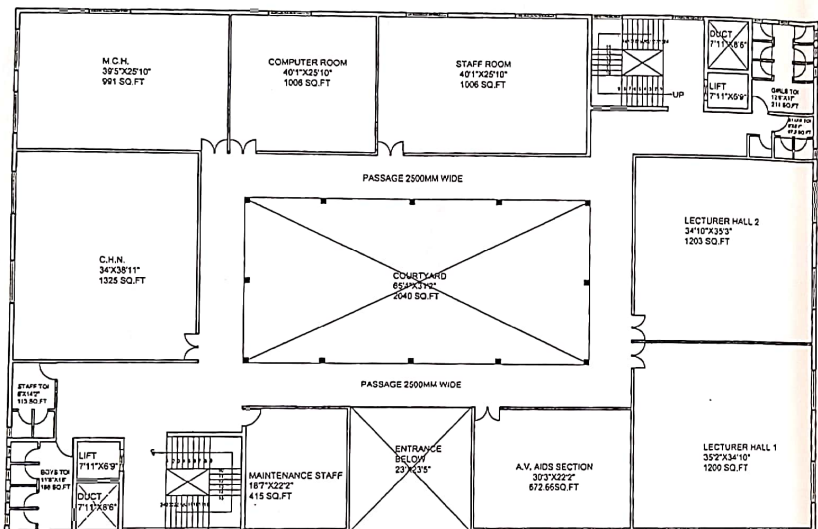
Govindrao Wanjari B.Sc. Nursing College
Mauza 148, 149, Salai Godham,
Chikna Village, Nagpur



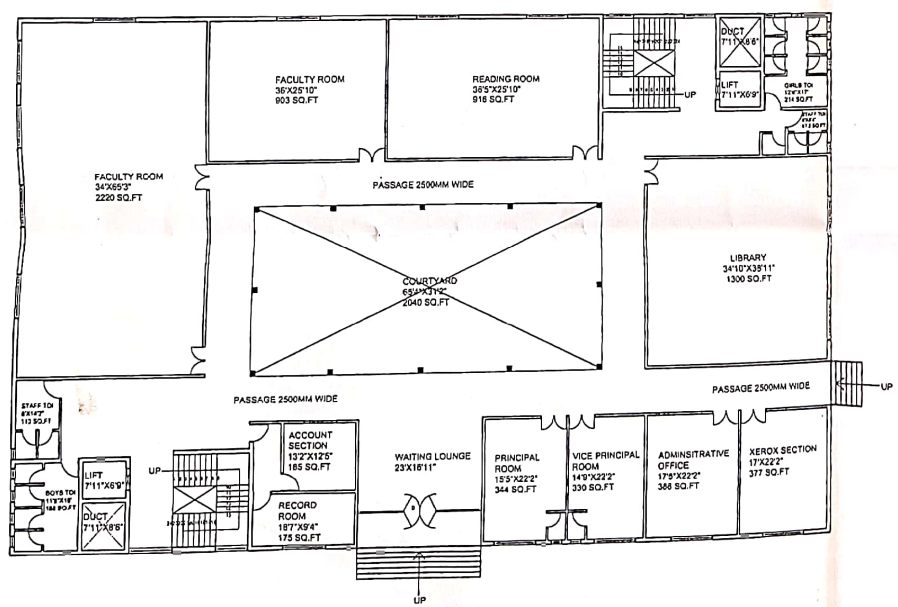
(2) [Signature]



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

PROJ. NO. 10/2000/100
 ODDUGUBOCHI
 TENORU
 EXECUTIVE
 SUPERVISOR
 ARCHITECT



Varsha Hood
 सार्वजनिक
 परिसर
 वास्तुशास्त्रकार, वास्तु
 ए. आर. वास्तुकार

PROJECT NO.	10/2000/100
PROJECT NAME	WARRIOR GOVT. COLLEGE OF NURSING, WARRIOR, BANGALORE, KARNATAKA DISTRICT, INDIA.
CLIENT	
DRAWN BY	JAYASHREE K. S.
ARCHITECT	ODDUGUBOCHI ARCHITECTS
SCALE	AS SHOWN
DATE	20/05/2000
DATE	20/05/2000
DATE	20/05/2000
DATE	20/05/2000
DATE	20/05/2000

