

Exh-M

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READ : (1) Letter No. PMH/641/99 dt. 8/10/99 from District Collector, Pune.  
(2) Government Resolution, Revenue and Forest Department No. LAND-1083-27925-CR-2671-G-6 dt. 2.9.1983.

No. MH.2.LAND-PUNE-3887

OFFICE OF THE COMMISSIONER,  
PUNE REGION, PUNE  
Vidhan Bhawan, Pune 411001.

Date : 30/10/1999

SUB : LAND - PUNE

Regarding grant of permission to sell the land on new impartible tenure bearing S.No. 21 at village Kondhwa Budruk, Tal. Haveli.

Application of Shri. Raghunath Shripati Chavan and others.

**ORDER**

The subject land bearing S.No. 21 (Old S.No. 20), admeasuring 11 Hectares 89 Ares was given for farming on yearly basis to Shri. Raghunath Shripati Chavan and others (39) since the lands owned by them were acquired for Leparcy Hospital. The lands were forest type lands. However, they being in cultivation on yearly basis with Sarvashri Chavan since last more than 40 years, as per the decision of Supreme Court, Opinion of Legal and Justice Department of Government of Maharashtra, Government Circular No. Land/3494/2752/PK. Pune 2226-G-5 dt. 4/8/98, the Forestation Act 1980 not being applicable to the said land, approval was granted to give the said land on new impartible term in perpetuity. In

accordance therewith the District Collector, Pune vide his Order No. PMH/365/THREE dt. 28/8/98 issued order to give the land in perpetuity. Accordingly vide Mutation Entry No. 16807 the names of Sarvashri Chavan had been entered in the column of Holder of the said land and they had become the Class 2 Holders. Now the said land falls within the Residential zone and hence Sarvashri Chavan intend to sell the said land to Richie Rich Co-op. Housing Society and accordingly he has applied for permission to sell the said land. As per the application of the Applicant the District Collector, Pune has recommended the sale of the said land for non agricultural purposes. As mentioned in para 1 of page 2 of the Government Resolution dt. 8.9.83 the applicant is ready to pay 75% Nazaranana of the current market value of the said land. The District Collector has recommended to grant permission subject to the fixation of the current market value of the said land by the Town Planning Department.

02. Therefore, in exercise of the Powers vested vide Government of Maharashtra Resolution dt. 8.9.83, permission is granted to Sarvashri Chavan to sell the aforesaid land to the Chief Promoter Richie Rich Co-op. Housing Society for residential purposes on the following conditions :

- (1) Prior to the sale transaction, the Land Holder shall pay 75% Nazaranana of the price as may be fixed by the Collector, Asstt. Director, Town Planning Department, Pune.
- (2) The Land Holder and the Purchaser shall complete the sale purchase transaction within a period of

three months from the date of this order otherwise this order shall be liable to be cancelled.

- (3) The Land Holder shall not have a right to demand land from the Government in the event on account of sale of the said land the Land Holder becomes landless.
- (4) Prior to use of the said land for residential and non agricultural purposes, the Purchaser should obtain non agricultural permission under Sec. 44 of the Maharashtra Land Revenue Code 1966 as well as building permission from the Pune Municipal Corporation.
- (5) Even though the permission for sale is hereby granted still however, necessary permissions from the concerned Competent Authority be obtained as per the provisions of the Urban Land Ceiling Act, 1976.
- (6) The Applicant shall hold the said land on new tenure as Kabjedar No.2.
- (7) The Purchaser Co-op. Society or its members shall not transfer the plots in the said land without obtaining permission from Government and payment of necessary Nazarana.
- (8) Purchaser Society shall furnish requisite undertaking to the effect that the aforesaid conditions and the terms and conditions as may be stipulated and deemed necessary by the District Collector shall be binding upon it.

- (9) In the event of any breach of any of the aforesaid terms and conditions the said land shall be forfeited to the Government without payment of any compensation.

Sd/- (Rajeev Agrawal)  
Commissioner, Pune Region, Pune

Copies -

- (1) Shri. Raghunath Shripati Chavan and others (39),  
R/o Kondhwa Budruk, Pune.
- (2) Shri. A.P. Deshpande, Chief Promoter, Richie Rich  
Co-op. Housing Society, s.No. 21, Kondhwa  
Budruk, Pune.

Copy forwarded for information and necessary action to :  
District Collector, Pune, with original file (Page Nos. 1 to  
257).

Sd/-  
for Commissioner, Pune Region, Pune.

Office copy is signed  
by the Dy. Commissioner,  
(Revenue).