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NO.MSBW/SNT.1/F.90/ 863 /09
OFFICE OF THE
MAHARASHTRA STATE
BOARD OF WAKFS,
PANCHAKKI, AURANGABAD.
DATED:

18 FEB 2009

To,
The Trustee,
Peer Saheb Syed Rahimuddin Dargah Trust,
Uran – Karanja Road, Village Chanje,
Taluka Uran, District Raigadh 400 702.


Subject: - "No Objection Certificate" U/s. 32 of Wakf Act, 1995 for development of wakf property bearing Survey No. 52/1A, 52/1B, 52/1C, 52/1D, 54/1, 153/6, 170/7 and 250/3 admeasuring approximately 48216 Sq. mtrs. or thereabout, Tq. Uran District Raigadh.

Reference:- 1) Application dated 24.04.2007..
2) Wakf Board Resolution No. 23.2/2008 dated 03.04.2008.
3) Confirmation in Board Meeting dated 27.05.2008.
4) Wakf Board Resolution No. 84/2008 dated 21.11.2008.
5) Affidavit given by the trustee dated 17.02.2009

The proposal submitted by the trustee for development of wakf property Peer Saheb Syed Rahimuddin Dargah Trust, registered U/s. 36 of Wakf Act, 1995 bearing No. MSBW/02-2007(R) dated 20.02.2007 as mentioned above has been received in this office and scrutinized, the said proposal was then submitted before the Wakf Board. The trust owns and possesses piece of land bearing Survey No. 52/1A, 52/1B, 52/1C, 52/1D, 54/1, 153/6, 170/7 and 250/3 admeasuring 48216 Sq. Mtrs. situated at village Chanje, Taluka Uran District Raigadh, the property comprises of (1) Dargah, (2) Sanatorium (dilapidated condition), (3) land (occupied and encroached KULL owners). The Honourable members of the Board have considered the above proposal for development in its meeting held on 03.04.2008 and confirmed in subsequent meeting held on 27.05.2008 and the same was further considered in the meeting held on 21.11.2008 at Mumbai and were pleased to confirm resolution No. 23.1/2008 dated 03.04.2008 whereby the Board was pleased to accord its sanction for the development of the Wakf Property as referred to above through Resolution No. 84/2008 dated 21.11.2008.

In accordance with the above Board Resolutions, the Trustee was called by Chief Executive Officer, Maharashtra State Board of Wakfs, for discussion and clarification on some issues. The trustee clarified all the issues pertaining to the development of the wakf property.

1. The "No Objection Certificate" is hereby accorded for development of said wakf property in favour of highest bidder i.e. M/s. Star Developers, Asif Manzil, Shop No. 2, Ground Floor, Bazar Peth, Tq. Uran, Dist. Raigad, New Mumbai 400 702 after inviting offers by giving wide publicity by trustee to develop the wakf property as per plans and estimates approved by architect appointed by the trustee and Rs. 1.40 crores to be paid to the trust as corpus fund.
 2. The trustee and developer have to settle 5 KUL owners occupying 48216 Sq. Mtrs. by paying remuneration. As the land falls under non development zone and green zone 0.5 FSI is permissible e.g. the land area is 48216 Sq. Mtrs. only 2410 Sq. Mtrs. is allowed to be developed and disposed off in the open market.
 3. As the entire land is occupied and encroached by KUL owners, the trustee has to settle the KUL owners who have given their acceptance to vacate the premises by compensating them and deleting the names from the property card government record.
 4. The developer is permitted to demolish the remains of the ruined KUL structures, resurface the uneven land and develop the same.
 5. The remuneration or corpus fund received by the trustee from the developer will be utilized for compensating the KUL owners, repairs of Dargah and surrounding hill area, construction of sanatorium, Madrasa and boundary wall / Barbed wire protection to the entire property.
 6. The trustee shall take utmost care of the old dilapidated Dargah which situated on a hill, a threat to the Dargah, the surrounding hill area is colliding from various sides which require instant store treatment / face lift.
 7. The trustee will pay Rs. One lakh as wakf fund.
 8. The developer is hereby permitted to complete the construction in one phase or in a phased manner. The developer is permitted to form Co-op. Housing society of the new members for the purpose of maintenance of the building only.
 9. The new occupants shall pay yearly lease rent to the trust.
 10. The Trust will fulfill the object of the Wakf (Mansha-e-Wakf) and the land after redevelopment will remain in the name of Trust/Wakf and title will not be changed in any circumstances.
 11. The developer to complete the project within 24 months from the date of commencement certificates issued by the MCGM.
 12. If any dispute or objections arise from any party or any person, the trustees and developer will be responsible and clear the said dispute.
 13. If any of the terms and conditions as mentioned here in is not complied with strictly by the developer or the trustees then in that event the Board will be at liberty to cancel this "No Objection Certificate" for redevelopment without giving any notice.
- Hence this "No Objection Certificate" issued.


(S.S. Ali Quadri)
Chief Executive Officer
Maharashtra State Board of Wakfs
Aurangabad


Copy to M/s. Star Developers, Asif Manzil, Shop No. 2, Ground Floor, Bazar Peth, Tq. Uran, Dist. Raigad, New Mumbai 400 702.