

Old Custom House, Yard, Fort,  
BOMBAY, 31<sup>st</sup> September 1941.Read :-  
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Correspondence (file No. L.N.D.A-534) regarding creek land at Bandra occupied by Mr. J.A. Barrow.

Order :-  
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It has been found that Mr. J.A. Barrow has been in occupation of a portion of creek land at Bandra measuring 91 sq. yds. for the last many years. Under the presumption that the land in question vested in the Bandra Municipality rent was recovered by that body from ~~Mr. Barrow~~ <sup>Mr. Barrow</sup> from 1924 to 1933 but the land has been held to belong to Government. Mr. Barrow is willing to purchase the land at Rs. 3-14-0 per sq. yard as estimated by the Assistant Consulting Surveyor to Government or to take it on lease for 7 years on rent at Rs. 30/- per 100 sq. yds. per annum which is at double the standard rate.

2. Since the Municipality recovered rent from Mr. Barrow up to 1933 the occupation of the land by Mr. Barrow up to that period may be treated as authorised but from 1933 the occupation of the land is unauthorised as it is without permission of any authority. Mr. Barrow is therefore liable to pay assessment from 1933 and fine under Sec. 61 Land Revenue Code. It is therefore hereby directed that the area of 91 sq. yds. occupied by Mr. Barrow should be charged assessment from 1-8-1933 to 31-7-1941 and a fine of Rs. 100/- levied.

3. As regards the disposal of the land measuring 91 sq. yds. occupied by Mr. Barrow, it is considered undesirable that it should be sold but as it has been in the occupation of Mr. Barrow for a long time, it should be leased to him for 7 years with effect from - - 1-8-1941.

Approved by  
the Collector.

*etc* *8*  
for Collector, Bombay Suburban  
District.

To

J. A. Barrow, Esq.,  
C/o J. A. Gomes, Esq., Advocate,  
Palli Hill, Bandra.

with a Collection order for assessment, fine and rent and a lease as per the above order.

RGG/24-9.

15/11/42

FORM 00-1

Form of short term lease of plots of land in the  
Industrial Areas in the Bombay Suburban  
District (*vide* Rule 43-A)

THE GOVERNOR OF BOMBAY

To

This is to certify that *Smt Santambai Vitai Baroo*  
inhabitant of *Nandga* hereinafter called "the lessee" which expression  
shall unless excluded by or repugnant to the context include the lessee, his heirs,  
successors, legal representatives and assigns), has, subject to the provisions of the  
Bombay Land Revenue Code, 1879 (Bom. V of 1879), and the rules thereunder  
and Subject to the conditions hereinafter specified, been allowed by the Collector  
of the Bombay Suburban District (hereinafter called "the Collector" which  
expression shall include the said Collector and any other officer whom the  
Governor may appoint to exercise the powers of the Collector under this lease)  
for and on behalf of the Government, to occupy for a period of *2* years  
commencing from the *1st* day of *August* 19*28* (hereinafter  
called "the said term") a plot of ground situated in *Area CTS. 383 and 384*  
containing about *91* square yards, and of the following shape and  
of about the following dimensions:—

*As on reverse.*

The conditions of this lease are as follows:—

1. The lessee shall pay to Government for the said plot of ground on the first day of August every year in advance in one annual payment an annual rent of Rs. *27-2-11-1/2*.
2. The lessee shall not erect any permanent building upon the said plot of ground, and shall at the end of the said term without any objection, without claiming any compensation and without retaining any claim over it clear and deliver over the same to the Collector in the same condition in which he took it.
3. The said plot of ground shall only be used as a site for a *residential* and for no other purpose.
4. The lessee will bear, pay and discharge all local and Municipal rates, taxes, assessments, duties and charges and any land revenue levied under the second paragraph of section 45 of the said Land Revenue Code which at any time during the said term may be or become due or payable in respect of the said plot of ground or of any building or work built or executed thereon.
5. The right of Government to all mines and mineral products is reserved and Government shall have full liberty of access for the purpose of working and searching for the same with all reasonable conveniences.



6. The lessee shall permit the officers, servants or agents of Government at all reasonable times to enter upon and inspect any part of the said plot of ground or premises.

7. The lessee shall not sublet, assign, mortgage or otherwise encumber the said plot of ground or any portion thereof or any buildings thereon.

8. If at any time before the expiration of this lease the said plot of ground or any portion thereof shall be required by Government, the lessee shall surrender the same or such portion thereof free from all encumbrances on Government giving notice in writing of such requirement: and the lessee shall not be entitled to any compensation on this account.

9. Failure to comply with any of the above conditions of this lease or with any provisions of the said Land Revenue Code or of the rules thereunder shall render this lease liable to cancellation by the Collector, who may thereupon resume the land and summarily evict the lessee without notice or payment of any compensation whatever.

Provided that the Collector may, in lieu of such resumption and without imposing any further penalty, order the removal within a prescribed period of any building erected contrary to condition 2 of this lease, and on such removal not being carried out within the prescribed period may cause the same to be carried out at the expense of the lessee or may resume the said plot of ground and all buildings thereon in the manner authorized by this condition: and it shall be in the sole, absolute and unfettered discretion of the Collector, subject to the orders of the Governor or the Commissioner, to adopt either the one or the other of the above remedies as may seem desirable to him under the circumstances.

This lease is executed on behalf of the Governor of Bombay, by and under the hand and seal of the Collector of the Bombay Suburban District, this

day of May  
(Sealed)

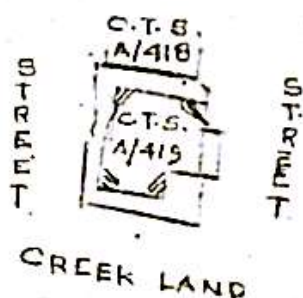
one thousand nine hundred and forty-<sup>611-~~4~~</sup>thirty-five <sup>1945</sup>

(Signed)

*[Signature]*  
Collector, B.S.D.

In the presence of

SCALE: 40=1  
NORTH



NO. DLN/LMD/1534 253  
Bombay 12/8.1961

To

Smt. Santanbai Victor Banow,  
c/220. A Bazar Road, Koliwada,  
Bandra, Bombay 50

Sub. — Creekland near  
C.T.S. No. 303 of  
Bandra.

Ref: — Your letter  
dated 21-6-1960

Madam,

The lease in respect of 9 1/2  
yds. of <sup>the above</sup> creek land is hereby renewed  
for a further period of two years  
ending 31-7-1962 subject to the  
conditions mentioned in Form O.O.  
appended to the L.R. Rules, 1921 &  
subject to the payment of rent mentioned in  
the accompanying C.O.

The rent has been fixed  
at 5% of the full market value.  
Yr.

le B.D. 11/8  
Dist. Deputy Collector,  
Bombay Suburban District.

11/8/61

Copy with a copy of the C.O. in  
duplicate forwarded to the Mamlatdar,  
S.S., Andheri for information and necessary  
action.

Copy with a copy of the C.O. forwarded  
to the M.S. Dandia for information and necessary  
action.

11/8/61

le B.D. 11/8  
Dist. Deputy Collector,  
Bombay Suburban District.