

From

Deputy
The Under Secretary to the Government
Revenue & Forests Department.

To

Shri K.P. Iantin, B.A.LL.B.
Advocate, Gadodia Bank Building,
94 Meadows Street, Bombay.
Chief Promotor of Seema Apartments
Co-operative Housing Socy.Ltd., Evergreen 207 Waterfield
Road, Bandra, Bombay-50.

SUBJECT: Lands: Bombay Suburban District
N.A. Plot No. 204 of Bandra
Renewal of lease of-----

Sir,

With reference to your application dated the 22nd March 1965
on behalf of your client Smt. Avabai J. Doctor

15th July 1965
On the above subject, I am directed to state that Government has
decided to renew the lease in respect of the above mentioned plot
for a further term of 99 years from 1951, as a special case, as the
plot is proposed to be used by the above-mentioned Co-operative Socy
subject to the payment of revised rent at 5% on the value prevailing
in 1951. The revised rent will be chargeable with effect from 1st
January 1963 and will be liable to further revision in 2050. You may
now approach the Additional Collector B.S.D. in the matter, direct.

Yours faithfully,

Deputy Sd/-
Under Secretary to the Government of
Maharashtra, Revenue & Forests Department.

No. IND.2665/86290-A Sachivalaya, Bombay-32 August 1965.

Copy forwarded to:-

The Commissioner Bombay Division,

✓ The Additional Collector, Bombay Suburban District.

8. Since the lessee in this case has agreed to use the plot for
the purposes of a Co-operative Housing Society, Government is pleased
to direct, as a Special case, that the lease of the above mentioned
plot should be renewed for a further term of 99 years from 1951
subject to payment of revised rent at 5% of the Full Market Value
prevailing in 1951. The revised rent should be recovered with effect
from 1st January 1963 and guaranteed up to 2050 in which year on
the renewed lease will expire.

The Additional Collector Bombay Suburban District is
requested to take necessary action for renewal of the lease.

By order and in the name of the Governor of Maharashtra,

Deputy
Under Secretary to the Government of Maharashtra,
Revenue & Forests Department.

Accompaniment: Case papers.

s/s/ 28-8-65.

HEAD: 1) The lease agreement executed by Shri. Dhirendra Coovadia
Pandale on 15th August 1966
in respect of Plot N.A. No. 204 of Bandra.

- 2) G.M.H. & F.D.'s No. LND-2267/22095-A1, dt. 23-3-1962
265/86240-A dt. 28-8-1965
- 3) The letter No. DLN/LND dated
from sub Divisional Officer, D.S.D.

No. C/LND 1626.
Additional Collector's office, D.S.D
Old Custom House Yard, Fort,
Bombay-1. Dt. 11/12 1974

ORDER :

The period of lease in respect of Plot bearing N.A.
No. 204 of Bandra measuring 4332 sq. Yds. in favour of Shri. Arabai
S. Doctor, Sant Devco K. Lal expired on 31-12-50

In view of the orders contained in Govt. Memorandum, Revenue and
Forests Department No. LND-2267/22095-A1, dated 23-3-1962,
Additional Collector is hereby pleased to renew the lease of
the said plot for the further period of 99 ninety nine years with effect
from 1-1-1951 subject to the payment of rent as shown below.

The annual rent of Rs. 1462-00 to be paid in advance and on the
terms and conditions embodied in the lease agreement approved by
the Government in Revenue and Forests Department under endorse-
ment No. LND-2064/15032-(B) A dated 3-9-1965 which is to be
executed by the lessee within a period of four months from the
date of this order.

1) Rent for the period from (Rs. 8767 = 80)
1-1-1951 to ~~31-12-1968~~ 31-12-62
@ rate of Rs. 730-65 per annum

2) Rent for the period from (Rs. 17544 = 00)
~~31-12-1968~~ to ~~31-12-1970~~ 31-12-70
@ Rate of Rs. 1462 per
annum. (Total. 26311 = 80)

Total twenty six
thousand three
hundred eleven
and eighty two
only

Amc.
Additional Collector,
4th Bombay Suburban District

7.12.74
To Seema Apartment Corp Housing Society Ltd.
House 204, 1 Bullock Road, Bandra,
Bombay 50.

Copy forwarded for information and necessary action.