

Subject:- Lands: Bombay Suburban District  
S.No. 59 of Juhu.  
Lease of-----to Juhu  
Vividh Griha Upayogi  
Vastu Vikrete  
Sahakari Society Ltd.

MEMORANDUM

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to his Demi Official letter No.C/LND-II-A-WS-2054, dated 1st April 1972, is directed to convey sanction of Government to lease the Government Land, measuring 475.5 square meters (equivalent to 571 square yds), out of S.No. 59 of Juhu, Bombay Suburban District for a period of seven years, in the first instance, to Juhu Vividh Griha Upayogi Vastu Vikrete Sahakari Society Ltd. for a Co-operative market, subject to following terms and conditions:-

a) The Society gives an undertaking that it will pay the lease rent, that will be determined by Government in due course, with effect from the date of possession and that the lease period will start from this date;

b) The Society constructs only temporary structures for Co-operative market and no permanent structures are constructed;

c) The Society and/or the individual allottees shift to the Municipal market as and when it is constructed by the Greater Bombay Municipal Corporation;

d) The lease period of seven years is renewable after expiry of this period at the discretion of the Government on such terms and conditions as deemed fit by Government;

The land is utilised by the Society only for the purpose of a Co-operative market and for no other purpose;

e) The grant is also subject to the additional conditions which the Additional Collector, Bombay Suburban District may impose and

f) The land is liable to resumption without payment of compensation or damages in case of breach of any or all of the conditions of grant.

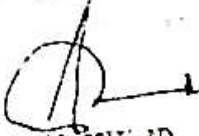
The Additional Collector, Bombay Suburban District is requested to obtain from the Town Planning Department the basis on which the land has been valued at Rs. 150/- per sq. meter and

submit to Government early in order to decide the lease rent.

3. This memorandum is issued with the concurrence of the Finance Department ( vide its un-official reference no. 649/40 F9 dated 7th April 1972 ).

4. The case papers are returned herewith.

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

  
( A.M. KHAN )

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

Enclosure:-Case papers.

To

✓ The Additional Collector,  
Bombay Suburban District.

Copy to:-

- i) The Commissioner, Bombay Division, Bombay,
- ii) The Settlement Commissioner and Director of Land Records, Poona,
- iii) The Commissioner for Co-operation and Registrar of Co-operative Societies, Poona,
- iv) The District Inspector of Land Records, Bombay,
- v) The Accountant General, Bombay,
- vi) The Resident Audit Officer, Bombay,
- vii) The Pay and Accounts Officer, Bombay,
- viii) The Finance Department ( F 9 Section ).

mbg 29/4/1972.

185-  
No. C/LND II-A-2052  
Add. Collector's Office, B.S.D.  
Old Custom House Yard  
Fort, Bombay-1 12th July 1972

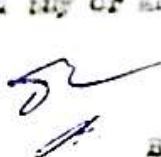
- 1) Government in Revenue and Forests Department's memorandum No. 105/271/13265-1, dated 25th April 1972.
- 2) An undertaking dated 23rd June 1972 from the Juhu Vividh Grama Upayogi Vastu Vikrete Sahakari Society Ltd., Juhu.

**ORDER :**

The land measuring 475.5 sq. meters equivalent to 57.4 ayo. out of S.No. 433 S.No. 59 of Juhu, Taluka Andheri (as shown in the accompanying plan) is hereby granted to the Juhu Vividh Grama Upayogi Vastu Vikrete Sahakari Society Ltd., Juhu on lease for a period of seven years for the purpose of a Co-operative Market subject to the following conditions:-

- a) that the Society shall pay the lease rent that will be determined by the Government in due course, with effect from the date of possession and that the lease period will start from this date and for the subsequent years the Society shall pay the lease rent in advance on 1st working day of August of each year;
- b) that the Society shall construct only temporary structures for co-operative Market and that no permanent structures shall be constructed;
- c) that the Society and/or the individual allottees shall shift to the Municipal Market as and when it is constructed by the Municipal Corporation of Greater Bombay.
- d) that the lease period of seven years is renewable after expiry of this period at the discretion of the Government and on such terms and conditions as would be deemed fit by Government.
- e) that the land shall be utilized by the Society only for the purpose of a co-operative market and for no other purpose.
- f) that the lessee shall accept the possession of the land in whatever condition the same may be existing at the time of handing over possession and carry out the reclamation and development thereof at their own cost;
- g) that the lessee shall not directly or indirectly transfer, assign, encumber, mortgage or part with his interest under or the benefit of the agreement of lease or any part thereof in any manner without the previous consent in writing of the Government.
- h) that the land should not be sub-divided and such sub-division should not be disposed of without previous permission of Government.
- i) Government shall be entitled in the event the required permission is granted to sell the earned increment of said land transfer whether outright or as a result of the unredemmed mortgage and that the land so sold or transferred should be used for the purpose approved by Government if it is to be used for the purpose other than approved purpose;
- j) that the lessee shall also execute an agreement in the prescribed form whenever called upon to do so, by the Additional Collector, B.S.D.;
- k) that the land is liable to reversion without payment of compensation or damages in case of breach of any or all of the conditions of grant.

20-11-72  
72-6-11

  
Additional Collector,  
Bombay Suburban District.

Juhu Vividh Grama Upayogi Vastu Vikrete Sahakari Society Ltd.,  
-atta Vada, Juhu Church,  
Bombay-34, 42.


Copy with a copy of the plan forwarded to :-

- 1) The Sub-Divisional Officer, S.S.D.
- 2) The Dist. Inspector of Land Revenue, S.S.D.

2. He is requested to hand over the possession of the land under intimation to this office with possession receipt and plan.

- 3) Insubdar Ansheri.

3. He is requested to take necessary notes in the village Record.

  
Additional Collector,  
Borby Suburban District.

t. 12.v11

Subject:- Land, Bombay Suburban District  
Survey No. 59 of Juhu-Lea - of  
to Juhu Vividh Griha Upayogi Vastu  
Vikrete Sahakari Society Ltd. for Co-  
operative Market.

**MEMORANDUM**

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and in continuation of Government Memorandum, Revenue and Forests Department of even number, dated 29th April 1972 and with reference to his letter No.C/JND/II-1/2054, dated 14th November 1972 is directed to state that Government is pleased to fix the lease rent at the rate of 6½% per annum on the full market value ( i.e. market value at the rate of Rs. 150/- per sq. meter + 20 times the non-agricultural assessment) of the land measuring 475.5 sq. meters from survey No. 59 of Juhu in Bombay Suburban District leased to the Juhu Vividh Griha Upayogi Vastu Vikrete Sahakari Society Ltd. for a Co-operative market. The Collector should take further action accordingly to fix the amount of lease rent and to recover it from the Society.

2. This memorandum issues with the concurrence of the Finance Department( vide un-official reference No.2082/F9, dated 12th December 1972).

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

COLLECTOR BOMBAY  
SUBURBAN DISTRICT  
DATE 30 DEC 1972

( V.S.GADKARI )

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

To

The Additional Collector,  
Bombay Suburban District.

Copy to:- The Commissioner, Bombay Division, Bombay,  
The Settlement Commissioner and Director of Land Records,  
Poon,  
The Commissioner for Co-operation and Registrar of  
Co-operative Societies, Poon,  
The Assistant Director of Town Planning, Bombay City,  
Survey and Land Records, Old Custom House, Bombay.  
The District Inspector of Land Records, Bombay Suburban  
District, Bombay,  
The Accountant General, Maharashtra State, Bombay,  
The Resident Audit Officer, Bombay,  
The Pay and Accounts Officer, Bombay,  
The Finance Department( F9 Section).

mbg 18/12/1972.

Dated:- 5<sup>th</sup> July, 1973.

- RE: D:-
- 1) Government Memorandum Revenue and Forests Department, No. 108.2071-132065-B1, dated 20th April, 1972.
  - 2) This office order No. C/LRD.11.A.2054, dt. 12th July '72.
  - 3) The D.I.L.R.D.S.D.'s report No. LHM.3063.(11), dt. 11. August, 1972.
  - 4) Government Memorandum, Revenue & Forests Department No. 108.2071/132065.B1, dated 18th December, 1972.

ORDER:-

Government in Revenue and Forests Department under its Memorandum No. 108.2071/132065-B1, dated 20th April 1972, have accorded sanction to lease the Gov. Panch. 1.12, measuring 478.5 sq. mts. (equivalent to 672 s. yds.) out of 1.24. 10 of 1.12 (1.24.13. pt.) in the Taluk of Dahur of D. S. D. for a period of seven years to Jitu Vividh Griha Udyogi Vastu Vikreta Sahakari Society Ltd. Subject to the conditions as stated therein. This office has accordingly issued an order granting the said 1.12 of lease vide No. C/LRD/11/A.2054, dated 12th July 1972 and the D.I.L.R.D.S.D. has handed over possession of the land to the Society on 24th July 1972.

2. The Government in Revenue & Forests Department under its Memorandum No. 108.2071/132065-B1, dt. 18th December, 1972, have fixed the lease rent at the rate of Rs. per annum of the full market value (i.e. market value at the rate of Rs. 15/- per sq. meter plus 20 times the net-agricultural assessment) for the 1.12 measuring 478.5 sq. meters 1.12. 1.24. 10 of 1.12. The yearly rent to be recovered from the Society, accordingly comes to Rs. 5,105.00.

3. I, the Secy, hereby order that the lease rent in respect of the said 1.12 should be recovered from the Jitu Vividh Griha Udyogi Vastu Vikreta Sahakari Society Ltd. at the rate of Rs. 5,105.00 (Rupees Five thousand and hundred five and paise Ninety only) per annum for the period of seven years commencing from 24th July 1972.

4. The Society should pay the lease rent for the period from 24th July 1972 to 23rd July, 1973 immediately and therefore in advance for each of the remaining six years.

Typed *S*

To,  
Shri Jashwant A. Khatra,  
Secretary, Jitu, Vividh Griha Udyogi,  
Vikreta Sahakari Society Ltd.  
Batta Wada, Jitu, Church, Bombay. 52 AB.

*[Signature]*  
Additional Collector,  
Bombay, Dahur, District.

P.T.O.

2. He is requested to pay the lease rent as mentioned above in the office, of the Tahsildar, Andheri.

Copy forwarded for information and necessary action to

- 1) The Sub-Divisional Officer, B.S.D.
- 2) The Tahsildar, Andheri,
- 3) The D.I.L.D.S.O.
- 4) The City Survey Officer No. III, B.S.D.

Typed 

  
Additional Collector,  
Bombay Suburban District.

M/-S.C.73.