

No.LND-2666/4320-41,  
Revenue and Forests Department,  
Sachivalaya, Bombay-32,  
Dated: 19 February, 1974.

Subject:- Lands : Bombay Suburban District.  
Pardi No. 8, Gundavali.  
Grant of to Michael Pareira.

Memorandum.

The undersigned presents compliments to the Commissioner, Bombay Division and with reference to his letter No.LN4(1) 6864, dated the 21st September, 1973, is directed to state that Government does not agree to his proposal to allow the applicant to use additional Floor Space Index (Permissible on Government land) in his own land keeping the Government land open on charging lease rent on the full market value of the land.

The applicant may be allowed to hold the land on lease in accordance with the orders contained in Government Memorandum of even number, dated the 8th October, 1971, and on payment of lease rent at 50% of the full market value of the land to be calculated at Rs. 210 per square metre.

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

*W. K. ...*

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

BOMBAY  
DISTRICT  
EB 1974

To: *(843) WS*  
The Commissioner,  
Bombay Division, Bombay.

Copies to:

1) The Additional Collector, Bombay Suburban District, with reference to his letter No. C/LND-SR-II-B-132, dated the 29th August, 1973.

2) The Additional Director of Town Planning, Bombay Suburban District, Bombay.

10th Jan. 1975

P-315 READ: - 1) Govt. in R & F. Dept's memorandum No LND-2666/43920 - A2. dated - 8th Oct. 1974.

P-313 (2) Govt in R & F. Dept's memorandum No LND-2666/43920 - A2. dated. 17th Feb. 1974.

P-329 (3) The Govt in R & F. Dept's copy of letter no. LND-2666/43920 - A2. dt. 16th Sept. 1974.

ORDER

The Govt land admea-  
Suring, 282 sq. mtrs. out of Parci No 8 of  
Gundasahi, Tal. Andheri in B S D tr. is hereby  
granted on lease to shri - Michael Parura.  
for a period of 30 years on payment of lease  
rent of Rs 1970 = 50 pps. (Rs. one thousand  
nine hundred seventy and ps. fifty only)  
per annum calculated ~~1/100~~ on 50% of the  
full market value of the land ~~of~~ the follow-  
ing terms and conditions: -

- 1) that the lease will be for 30 years.
- 2) that the lessee shall pay ~~the~~ amount of  
annual rent of Rs 1970 = 50 pps. (Rs. one thousand  
ousand nine hundred seventy and ps. ~~50~~ (PTO)

(fifty only) within 10 days from the beginning of the revenue year i.e. from - 1st Aug. of each year.

- (3) <sup>that</sup> the lessee <sup>shall</sup> not construct any temporary or permanent structure on this land and should keep it open to sky.
- (4) <sup>that</sup> the lessee <sup>shall</sup> <sup>surrender</sup> <sup>the</sup> <sup>possession</sup> of the land to Govt. whenever, it is required by Govt. without claiming any compensation.
- (5) <sup>that</sup> the lessee shall not take advantage of this area for the purpose of floor space index for the original plot owned by him.
- (6) that the lessee shall not sell, sub-let, mortgage, or any way transfer his interest in the land without <sup>his</sup> permission of the Dist. Collr; B S D.
- (7) that the lessee shall execute an agreement whenever called upon to do so.
- (8) that the lessee shall vacate the land immediately on expiry of the lease period and hand-over vacant possession of the land to the Sah. Pancher without claiming any compensation.

2 Failure to comply with any of the above conditions and provisions of the M.L.R. code and Rules thereunder

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The lease shall be liable for cancellation  
by the P.D. Collr: B S D without payment  
of any compensation.

2/12  
Dy of ~~Adm.~~ Collr: B S D  
31-12-70 27/12 13000 + 1550  
n  
31/12

Shri - Michael Pereira  
50, Gundavali Gaathan,  
Andheri (East.)  
Bombay - 69

<sup>He</sup> They are requested to  
pay the ~~rent~~ lease rent to the Tah.  
Andheri in advance.

Copy

1) The Tah. Andheri

2) The S D O, B S D, Bombay

3) The D-I-L-R, B S D;

4) The P.D. Collr (Encroachment) Bombay I  
with compliments  
for information and necessary action.

Dy of ~~Adm.~~ Collr: B S D  
31-12-70 27/12 13000 + 1550  
n  
31/12

359A - Dec 11. 4. 1977

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- 1. Government in Revenue & Forests Deptt.'s No. LNP-2666/43920-A-1 dated 8-10-1971
- 2. Government in Revenue & Forests Deptt.'s No. 2668/43920-AI dated 19- -1974.
- 3. This office order No. G/LNP- II-B-132 dt. 10-1-1975.
- 4. Government in Revenue & Forests Deptt.'s No. LNP-2676/250391-G-2 dated 15-2-1977.

G. R. P. R.

The land admeasuring 292 sq. metres out of pardi No. 2 (C.T. S.No. 64) of Gundivali Tahsil Andheri in Bombay suburban District was granted to Shri Machiel Pareira on lease for a period of 30 years on payment of lease-rent of Rs. 1,970-50 (Rupees one thousand nine hundred seventy and fifty only) per annum calculated on 50% of the full market value of the land under the Additional Collector, Bombay suburban District's order No. G/LNP- II-B-132 dated 10-1-75.

However, Shri Pareira did not pay the lease rent and also fail to take over possession of the land from the District Inspector of Land Records, B. S. D. Tahsil Andheri has also reported that Shri Machiel Pareira has sold his own land (just touching to this land) and he will not interested in the said Government land. In view of the circumstances mentioned above, this office order No. G/LNP- R - II-B-132 dated 10-1-1972 is therefore, hereby cancelled. As the possession of the land was not taken over by Shri Pareira the question of taking back the possession does not arise.

*O. G. Singh*  
Add. Collector



Additional Collector,  
Bombay suburban District.

Shri Machiel Pareira,  
50, M Gundivali Gauthan,  
Andheri, Bombay-62

- Copy to the Tahsil Andheri for information.
- Copy to the D. I. L. R. B. S. D.
- Copy to the Sub-Divisional Officer, B. S. D.

Copy forwarded with compliments to the Additional Collector (Encroachment) B. S. D. for information.

Copy submitted to the Secretary to Government in Revenue & Forests Deptt. with reference to Govt. letter No. LNP-2676/250391-G-2 dated 15-2-1977 for information.

*Osun*  
for Additional Collector, B. S. D.