

- READ:- 1) Application dt. 11-63 from M/s
H.R.Thakkar & Co., Architects to
Shri G.R.Advani and another
2) Correspondance contained in this
office file No.C/LMD SR V-501

O R D E R

The land measuring 1240 sq. yds. out of
S.No. 744pt and 784 pt of Juhu more particularly
shown in the enclosed plan is hereby granted on lease
basis to Shri G.R.Advani and another for the period
of 5 years ending ~~22-11-68~~ 30-11-68 only for providing
lawn to their land bearing S.No.39, H.No.1 of Juhu
subject to the following conditions.

- 1) That the lessee should not construct any
additional permanent structure on the land henceforth
- 2) That the land should be used only for
the purpose of providing lawn ^{for the} and for constructing a
Semi permanent compound wall ^{for to} and to construct temporary
as Soda fountain with an oven for preparing tandoori
chicken on the northern side of the leased land, a
movable wooden dancing floor, to keep ^{passage} leading
from the ^{laxation} to the sea upto wicket gate, and
to erect 10'-0" semi-circled ^{shed} in temporary struct-
-ure covered with A.C.C. sheets or mangalore tiles
roof to serve as small beverage bar and for no other
purpose.
- 3) That the lessee should not sell lease,
mortgage or in any way alienate or encumber the land
without previous permission of the Additional Collector
B.S.D.
- 4) That the lessee shall pay the annual rent
at the rate of 5% of full market value which works
out to Rs. 3,174-40 nps per year.
- 5) That the lessee shall execute an agreement
in form '001' in respect of the said land ^{when ever} ~~shen~~ he is

whenever he is called upon to do so.

6) That the grant of the lease shall be liable to be revoked for ^{the} breach of any of the above conditions without payment of any compensation.

7) That ~~xx~~ the lease shall be liable to be revoked any time without notice even before expiry of the period of the lease without payment of any compensation if the ~~xx~~ land is required by the Government for its purposes.

It shall be the lessee's duty to obtain the required permission from the State and shall obtain the building by-laws.

Additional Collector,
Bombay Suburban District.

krk/71

To

M/s H.R. Thakkar & Company,
Manu Mansion, 16, Old Custom House Rd, Fort, Bombay-1.

He is requested to pay the rent to the Mamlatdar Andheri and then take over the possession from the Mamlatdar Andheri.

Copy forwarded to Mamlatdar Andheri.

He is requested to recover the one year's rent from the lessee in advance and then hand over the formal possession of the land.

Copy to the D.D.C. B.S.D.

Copy to the Additional ~~to~~ D.D.C. B.S.D. for information and necessary action.

Copy to the D.I.L.R.B.S.D.

for Addl. Collector,
B.S.D.

*T. Bhanu Sahib
PC - Present
5 Copies of the
Plan at CP 201*

*- clear
1/11/64*

*117
141*

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711 10/11/64 11/11/64

No. LND 2669/11274-AI

No. LND 2669/11274-AI

Revenue and Forests Department,
Sachivalaya, Bombay-32.
Dated :- 2nd September, 1971.


Subject :- Lands : Bombay Suburban District.
Survey No. 74A-Juhu,
Lease of to M/S Sun-N-Sand.

MEMORANDUM :

The Undersigned Presents compliments to the Additional Collector, Bombay Suburban District, Bombay and with reference to his letter No. LN D-II-A-SR-V-501, dated the 4th June, 1971, on the subject mentioned above, is directed to convey the sanction of Government to the extension of lease of plots bearing Survey No. 74-A and 78-A of Juhu for a further period of 99 years with effect of the date of expiry of the lease period subject to the payment of rent at 6 $\frac{1}{2}$ per annum on the full market value of the land at Rs. 170/- (Rupees one hundred Seventy only) per square yard and also subject to the condition that rent will be revisable after every 33 years and also that the land would be used only for the purpose for which it was leased out by the Additional Collector, Bombay Suburban District in 1964. The land in question will be kept open.

2. This memorandum issues with the concurrence of the Finance Department vide its un-official-reference No. 12789/326/III dated the 10th August, 1971.

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


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

COLLECTOR BOMBAY
SUBURBAN DISTRICT
DATE 13 SEP 1971

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No.C/LND.SR.V.501.
Collector's Office, B.S.D.,
Old Custom House Yard, Fort,
Bombay-1. Date: 9-11-1971.

Read:-1) This office order No.C/LND.SR.V/501 dated
22nd Jan. 1971.

2) Government memo. R.& F.D.No.LND.2669/11274-AI
dated 2nd Sept. 1971.

ORDER

Lease of land measuring 1240 Sq.Yds. out of S.No.74A pt.
and 78Apt. of Juhu granted vide this office order No.C/LND.SR.
V.501 dated 22nd Jan. 1964 for the period ending 30-11-68 to
M/s. Sun-N-Sand is hereby extended for further period of
99 years ending 30-11-2067 subject to the payment of revised
rent @ 6 $\frac{1}{2}$ % per annum on the full market value of the land
at Rs.170/- per sq.yd. which comes to Rs.13779.40 per annum
and subject to the following additional conditions:-

- (1) The rent is revisable after every 15 years.
- (2) The land in question will be kept open to sky.
- (3) Lessee shall execute the agreement as required by
Government when called upon to do so.

To:
The Chief Controller,
Sun-n-Sand Hotel Pvt. Ltd.,
Juhu, Bombay-54.

Sd/K J D J. Colthur
Additional Collector,
Bombay Suburban District.

He is requested to pay the rent amounting to Rs.41338-20
for the period from 1-12-68 to 30-11-71 immediately in the
office of Tahasildar Andheri.

Copy fwd. to Tahasildar Andheri/ D.I.L.R. B.S.D./ S.D.O.
B.S.D.

ang/9/11

Typed on 5/11
Additional Collector,
Bombay Suburban District.

17/11

Dated the, 1st March, 1988.

Subject:- Lands : Bombay Suburban District
S.No. 74-A Juhu
Lease of to M/s. Sun-N-Sand Hotel.

MEMORANDUM :

The undersigned presents compliments to the Additional Collector, Bombay Suburban District, Bombay on the subject mentioned above and is directed to state that in partial modification of the orders issued in Government Memorandum, Revenue & Forests Department No.LND-2669/11274/A.I, dated 2nd September, 1971 the condition that rent will be revisable after every 33 years should now be read as revisable after every 15 years.

2. The other terms and conditions as prescribed in the Government Memorandum, Revenue & Forests Department No.LND-2669/11274-A.1 dated 2nd September 1971 remain unchanged.
3. This Memorandum issues with the concurrence of the Finance Department vide its un-official reference No.CR-1331/EXP-9 dated 30th November, 1987.

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

3398
A III
S. Kulkarni
OFFICE OF THE
ADDITIONAL COLLECTOR
BOMBAY SUBURBAN DIST.
Date 7/3/88
To
The Additional Collector,
Bombay Suburban District.

(R. V. Adiwarekar)
Desk. Officer
Revenue and Forests Department.

Copies to :-

- The Commissioner, Konkan Division,
The Director of Town Planning, Pune,
The Settlement Commissioner & Director of Land Records, Pune
The Accountant General, Maharashtra-II, Nagpur,
The Deputy Director of Town Planning, Bombay,
The Finance Department (EXP-9),
Select File of Revenue and Forests Department, G-9 Desk.