

Subject:- Lands : Bombay Suburban District.  
S.No. 323 (Pt) Danda.  
Plot No. 3.  
Grant of - at - to -  
the Institute of Social Service for  
dispensary training classes, etc.

MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to the correspondence resting with this letter No. C/LND.W-II/5281, dated the 20th May 1971 on the subject mentioned above is directed to state that Government is pleased to accord sanction to the grant of land admeasuring 844.49 sq. meters (1010 sq. yards) bearing plot No. 3, S.No. 323, Danda to the Institute of Social Service, Bombay for the purpose of dispensary, training classes, recreational activities etc. on payment of occupancy price at 50% of the market value of the land at the rate of Rs. 179.40 per square meter (Rs. 150/- per square yard) and Non-Agricultural Assessment on the land.

2. The following shall be the conditions of grant:-

i) that the land or any part thereof or any interest therein shall not be transferred except with the previous sanction of the State Government;

ii) that the land shall in all respects be made ready for and shall be fully used for the purpose or grant purposes for which it was granted within a period of two years from the date of grant ~~grant~~;

iii) that all the buildings to be constructed on the land shall be according to the plans get approved from the Collector and the Municipal Council observing scrupulously the prevention of Ribbon Development Rules and after they are constructed, no additions or alternations thereto shall be made without the previous permission of the Collector;

(P.T.O.)

*Supervised  
by G. R. B. D.  
of 6-4-72  
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- ( iv) that neither the said land nor any building erected thereupon shall at any time without the express consent of the State Government be diverted either temporarily or permanently to any other than the purpose or purposes for which it was granted and that no change or modifications shall be made to such purpose or purposes and that neither the said land nor any building erected thereon shall be so used as to yield a profit to the grantee;
- > v) that the activities of the institute shall be open to all irrespective of caste, creed or religion;
- 2 vi) that the Institute of Social Service shall raise trees on the vacant land in accordance with the scheme which should be prepared in consultation with the Divisional Forest Officer within a period of six months from <sup>the</sup> date of completion of the buildings.
- 5 vii) in the event of any unauthorised diversion change of modification in the use of the land being made or in the event of the said land or any building erected thereon yielding a profit to the grantee, the said land shall thereupon, in addition to the assessment to which it becomes liable under Section 67 of the Maharashtra Land Revenue Code, 1966 become liable to such fine as may be fixed in this behalf by the Collector under the provisions of Section 45 of the said Code or other corresponding law for the time being in force relating to the recovery of the land revenue as if the said land, having been assessed for the purpose of agriculture has been un-authorisedly used for any purpose unpermissible agriculturally.

viii) in the event of the breach of any conditions(i) to (vi) without prejudice to any action that may be taken under condition(vii) or in the event of the land being required by the State Government for any public purpose, a declaration in respect of which under the signature of the Collector, that it is so required, shall as between the grantee and the State Government be conclusive or in the event of land being notified by the State Government for acquisition under the Land Acquisition Act, 1894, it shall be lawful for the State Government on causing six months notice in writing to be given to the said holder or manager, to take one of the two following courses namely, either:-

i) to require that the said land be vacated and delivered upto the State Government free of all claims or incumbrances of any person whatsoever. or

ii) to resume and take possession of the said land and any buildings erected or works executed thereon, free of all claims and incumbrances of any person whatsoever, on payment of compensation not exceeding the cost or value at the time of resumption whichever is less, of any buildings, or other works authorisedly erected or executed on the said land by the said grantee.

If a question arises as to the adequacy of the amount of compensation to be paid under this condition, such question shall be referred to the State Government for its decision and the decision of the State Government in this behalf shall be final.

11 x) This grant is made subject to the reservation of the right of the Government to all mines and mineral products and quarries and of full liberty of access for the purposes of working quarries and searching for the same, with all reasonable convenience as provided by the Code.

3. The Additional Collector should take steps to get suitable sanad form drafted from the District Government Pleader incorporating the above conditions. Sanad Form No. 1 attached to the Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971 can be used as a model for the purposes.

4. The case papers in one file are returned herewith.

5. This Government Memorandum issues with the concurrence of Finance Department vide its un-official reference No. 1004/F8 17689/7064 SFD, dated the 8th October 1971.

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

*D. V. Dalke*

(D. V. DALLE.)

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

COLLECTOR BOMBAY  
SUBURBAN DISTRICT  
DATE 28 OCT. 1971

Enclosure:- Case papers.

To:

The Additional Collector,  
Bombay Suburban District, Bombay,

Copy forwarded with compliments to:-

The Commissioner, Bombay Division, Bombay,

The Settlement Commissioner & Director of Land Records,  
The Accountant General, Maharashtra State, Bombay.  
The Finance Department (Branch III).

No. INF 2670/197012-B,  
Government of Maharashtra,  
Revenue & Forests Department,  
Sachivalaya, Bombay-32,  
Dated: March, 1972.

17 MAR 1972

To

The Secretary,  
Institute of Social Service,  
Hirmala Niketan,  
38, Near Marine Lines,  
Bombay-20-BR.

Subject: Land in Bombay Suburban District:  
Plot No. 3, S.No. 327, Danda  
Grant of - at

Madam,

I am directed to refer to Government letter of even number, dated 25th October 1971, wherein you were informed that orders regarding grant of land admeasuring 844.49 square meters bearing plot No. 3, S.No. 323 of Danda to your institute had been issued to the Additional Collector, Bombay Suburban District. However, representatives of your institution met the Minister (Revenue) and expressed their inability to pay the occupancy price for the land. They also requested that instead of granting the land on payment of occupancy price the same may be granted on a long term lease. The proposal was under consideration of Government. In the meantime it was reported to Government by the Additional Collector, Bombay Suburban District that your institute is prepared to pay the annual lease rent upto Rs. 2500/-. Government has considered your request and has decided to grant the land on lease for a period of 30 years subject to payment of yearly lease rent of Rs. 5000/- and other usual conditions. If this is not acceptable to your institution your institution may accept an area of 422.24 square meters (505 square yards) instead of 844.49 square meters (1010 square yards) an annual lease rent of which will be Rs. 2501/-.

P.T.O.

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2. Necessary orders will be issued after hearing from you.

Yours faithfully,

*A. Danle*

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

✓ Copy forwarded with compliments to the Additional  
Collector, Bombay Suburban District, with reference to his  
letter No.C/LND/2-A/WS/5281, dated 17th December, 1971.

*Ram*  
COLLECTOR BOMBAY  
SUBURBAN DISTRICT  
53.21 MAR 1972  
DATE

No/ C/Desk, III/LND/II/A/5281  
Additional Collector's Office  
Bombay Suburban District,  
Old Custom House Yard, Fort  
Bombay - 400 023.

Dated: 12th August 1983.

- READ:-
- 1) This office order No, C/LND/II/A/WS/5281,  
dated 17.5.1972.
  - 2) Govt. in Revenue and Forests Deptt.'s  
Corrigendum No. LRF. 2682/891/CR/3565G.6  
Dated 14.7.1983

: CORRIGENDUM :

For the words and Figures "844.49 sq. metres (1010 sq. yds.)" appearing in the 1st line of this office order No. C/LND/II/A/WS/5281, dated 17.5.1972 read the words and figures as "670.8 sq. metres (802.3 sq. yds.)" Similarly for the words and figures "₹. 5,802.02" (Rupees five thousand eight hundred two and paise two only) appearing in condition No.1 of this office order dated 17.5.1972, read the words and figures "₹. 4,608.55 (Rupees four thousand six hundred eight and paise fifty five only).

O/C Signed  
by Collector of Bombay  
& B. S. D.

Signed  
For additional Collector  
Bombay Suburban District.

To  
The Secretary,  
Institute of Social Service  
Nirmala Niketan  
38 New Marine Lines  
Bombay 400 020.

He is requested to pay the Lease-rent accordingly  
upto July 1983.