

24 November 1966
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Subject: Lands Bombay Suburban District

plot No. 17 T.P.S. VI of Santa Cruz
Request for grant of
for service industries

MEMORANDUM

The undersigned presents compliments to the Additional Director, B.S.D. and with reference to the correspondence ending with letter No. LND-SR-II/959, dated 22nd September 1965 on the above subject is directed to state that after scrutiny and careful consideration of all the applications received, Government has decided to grant the sub plots in the above mentioned plot to the applicants who have offered to construct Industrial Estate on those plots for providing accommodation to different service industries catering the need of the locality. Accordingly Government is pleased to direct that the plots in question should be allotted to the following parties subject to the conditions laid down in the next para.

<u>Sr. No.</u>	<u>Name of the party</u>	<u>Plot Nos. proposed</u>	<u>Total area to be allotted</u>
1.	Shri Naraindas B. Kakkad	1, 2, 3	1657.38 Sq. Yds.
2.	M/s Jaykay Construction Co.	4, 5, 6	1617.54 Sq. Yds.
3.	M/s K.B. Lal Industries.	7, 8, 9	1572.21 Sq. Yds.
4.	M/s Md. Ibrahim and Sons	10, 11	1061.10 Sq. Yds.
5.	M/s Gannan Dunkerlay and Co.	12, 13	1177.77 Sq. Yds.
6.	M/s Fabricon Co.	14, 15	1155.55 Sq. Yds.
7.	To be kept in reserve.	16, 17	1154.66 Sq. Yds.

The grants of the above plots should be subject to the following conditions:

1) The grant should be on 99 years lease (with renewal clause) ~~conditions~~ on payment of ground rent at 5% of the full market value as determined by the Deputy Director of Town Planning, Bombay revisable at an interval of 33 years.

2) The lessee shall deposit an amount equivalent to one year's ground rent while taking possession of the land from the Collector. The recovery of ground rent should commence after the expiry of two years from the date of possession or from the date of completion of the building whichever is earlier.

3) The grantee should fully develop the land by consuming the full F.S.I permissible in the area and set up industrial estate with the approval of the B.M.C. within a period of two years from the date taking over possession of the land.

4) The land should be used exclusively for app' industries preference being given to such service industries obliged to shift their existing industries as per

5) The lessee shall not sublease, sell or an

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G) The lease shall be subject to other usual conditions to be specified by the collector.

The Assistant Director of Town Planning in the Revenue and Forests Department has fixed the provisional value of these plots under:-

Plot No.	Provisional value proposed. 2	Plot No.:	Provisional value proposed. 4
	Rs.	3	Rs.
1.	85/- 85/-	10	85/-
2.	85/-	11	80/-
3.	90/-	12	80/-
4.	95/-	13	80/-
5.	90	14	80/-
6.	95	15	80/-
7.	95/-	16	80/-
	90	17	85/-
	95/-	17	

The deposit of one year's ground rent should be recovered as provisional on the basis of the above valuation and under taking should be obtained from the lessee that he would agree to credit to Government difference if any on the basis of final valuation as made by the Assistant Director of Town Planning.

The Applications received from the various parties are returned herewith. The collector is requested to inform all the parties excepting those mentioned in para 1 above that their request for grant of land has been rejected by Government.

The collector is requested to take immediate action in the matter in accordance with the above Government orders. These orders issued with the concurrence of finance Department, vide its U.O. No. 3337 III, dated 15th October 1966.

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

sd/-

(S.B.Patil)

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

Copies forwarded to

- The Commissioner, Bombay Division Bombay.
- The Accountant General Maharashtra, State, Bombay.
- The Pay and accounts officer, Bombay.
- The Finance Department.

true copy.

10/23/1

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No./C.LND SR: II 959 (2)

Collectors Office, B.S.D.
Old Custom House Yard, Fort, Bombay 1.
3rd February 1967.

Read:

Government Memorandum Revenue & Forests
Department No. LND 2664/152840-A, dated
24th November, 1966.

ORDER

Government land measuring 1617.54 square yards comprising of three sub-plots bearing No. 4, 5, 6 of layout approved by the Town Planning Department from plot No. 17, Town Planning Scheme VI, Santacruz, Taluka Andheri is hereby granted on lease to M/s JayKay Construction Co. for Service Industries subject to the following conditions:-

I. The lease shall be for a period of 99 years in the first instance from the date of possession, on payment of ground rent equal to 5% of full market value as determined by the Deputy Director, Town Planning, Bombay, revisable at an interval of 33 years. It shall be renewable at the discretion of Government after the expiry period is over.

II. The lessee shall deposit the provisional annual ground rent amounting to Rs. 8236.65 before taking possession of the land and that the difference if any on the basis of final valuation as made by the Assistant Director of Town Planning shall be paid later, when demanded. The recovery of the ground rent shall commence after the expiry of two years from the date of possession or from the date of completion of the building whichever is earlier.

III. The lessee shall fully develop the land by consuming full F.S.I. permissible in the area and set up Industrial Estate with the approval of Greater Bombay Municipal Corporation within a period of the two years from the date of taking over possession of the land.

IV. The land shall be used exclusively for approved Industries preference being given to such service Industries who are obliged to shift their existing Industries as per orders of the Bombay Municipal Corporation.

V. The lessee shall not sub-lease, sell or anyway transfer his interest in the land without prior permission of Government.

VI. The lessee shall permit the (Government Officers) authorities in this behalf by the Collector, at all reasonable times to enter upon and inspect any part of the said plot of land.

VII. The lessee shall pay the rent in advance in one annual payment on 1st of August in each year.

VIII. The said land and all buildings thereon shall be subject to Municipal taxation and to any taxation for local purposes which is now or may hereafter be imposed.

IX. The land shall not be sub-divided and no part of the said land shall be disposed of, without the permission of the Additional Collector, B.S.D. Bombay.

X. If the lessee fails to observe or fulfill the conditions of this lease or any of them he shall forfeit to Government all right and title under these lease in the said land and building thereon and it shall be lawful for the Collector on such behalf as aforesaid to enter upon the said plot and take possession of the same and all buildings thereon and hold the same to the use of Government freed and discharged from all encumbrances created thereon by the lessee.

Sd/- A. M. Deosthale
Additional Collector,
Bombay Suburban District.

M/s. Jay Kay Construction Co.,
25, Bombay Mutual Annexe,
1st Floor, Gunbow Street, Fort, Bombay-1.

1. He is requested to pay the rent as mentioned in condition No (ii) to the Municipal Andheri, give undertaking to pay the difference of occupancy price as per condition No. (VI)

2. Necessary instructions to the District Inspector of Land Records Bombay Suburban District to hand over the possession of the land will be given only after the requirements of para I above are completed.

3. The rent so paid will be for the period of full revenue year commencing from 1-1-69 and not for the broken period.

Sd/- X X X
for Addl. Collector B.S.D.