

रजिस्टर पोस्टाने पोष्यावतीसह

क्र.सलआरएफ-२६८३-२५९४६-३६५७-ग-६.

महसूल व वन विभाग.
मंत्रालय, मुंबई-४०० ०३२.

दिनांक: १२ ऑक्टोबर, १९८४.

विषय:- जमीन : मुंबई उपनगर जिल्हा
मौजे कांजूर, तालुका कुर्ता येथील सिटी.स्त.क्र.८६९
मधील जमीन यंग बॉईज स्पोर्ट्स क्लब मंडळ कांजूर
व्यायाम शाळेकरिता मंजूर करण्याबाबत.

ज्ञापन:

उपरोक्त विषयासंबंधी अपर जिल्हाधिकारी, मुंबई उपनगर जिल्हा

यांनी त्यांच्या पत्र क्र.सी-डेस्क-६-सलसनडी-१-अ-८३२ दि.१३ एप्रिल, १९८३ च्या
संदर्भात विज्ञप्तीपूर्वक कळविण्यात येते की, महाराष्ट्र जमीन महसूल (सरकारी
जमिनीची विल्हेवाट) नियम, १९७१ मधील नियम ७ च्या तरतुदींचा वापर करून
व शासन निर्णय महसूल व वन विभाग क्र.सलआरएफ-१०८३-१४९६-सीआर-३७००-ग-६;
दिनांक ११ मे १९८४ मधील आदेशान्वये यंग बॉईज स्पोर्ट्स क्लब, कांजूर या संस्थेला
कांजूर, तालुका कुर्ता, जिल्हा मुंबई उपनगर येथील सिटी.स्त.क्र.८६९ मधील २८१.८ चौ.मी.
जमीन व्यायाम शाळेच्या प्रयोजनार्थे शासन परिपत्रक, महसूल व वन विभाग क्र.
सलआरएफ-१०८३-७११३४-सीआर-३७४८-ग-६, दि.८.२.१९८३ मधील परिच्छेद
११ व १२ मधील अटींवर व अटींवर व पुढील अतिरिक्त अटींवर प्रदान करण्यास
शासन मंजूरी देत आहे :-

१) अपर जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी सहाय्यक
संचालक, नगररचना, याचेकडून अनुदानग्राही संस्थेला मंजूर
करावयाच्या जमिनीचे दिनांक १.२.१९७६ रोजी प्रघातित असलेले
वाजारमूल्य ठरवून घ्यावे.

२) अनुदानग्राही संस्थेला या आदेशान्वये मंजूर करावयाची जमीन
सहाय्यक संचालक, नगररचना यांनी परीत [१] प्रमाणे ठरविलेल्या
दि.१.२.१९७६ रोजीच्या वाजारमूल्याच्या १०% रकमेच्या ८% इतके
भाडे प्रतिवर्षी आकारून १५ वर्षांच्या मुदतीकरिता भाडेपट्ट्याने
मंजूर करावी.

OFFICE OF THE
REGIONAL COLLECTOR
MUMBAI SUBURBAN DIST
15-10-84

क्र.भा.प.

[३] अनुदानग्राही संस्थेने या आदेशान्वये मंजूर करण्यात येणा-या जमीनीपासून कोणत्याही नफा कमवू नये.

[४] अनुदानग्राही संस्थेने ज्या प्रयोजनासाठी जमीन मंजूर केली आहे ते प्रयोजन तोडून दुस-या प्रयोजनासाठी जमीनीचा वापर शासनाच्या त्तिका पूर्व परवानगीशिवाय करू नये. अशी परवानगी नाकारणे अगर कोणत्याही प्रिगियमवर आणि योग्य त्या शर्तीवर व अटीवर देणे शासनाच्या स्वेषेवर राहिले.

२. व्यायामशाळेकरीता मंजूर करण्यात यावयाच्या जमीनीबाबत जिल्हाधिकारी-यांनी महाराष्ट्र जमीन महसूल [सरकारी जमीनीची विल्हेवाट] नियम १९७१ सोबत जोडलेल्या नमुना दोन मधील भाडेपट्टा करारनामा पट्टे-दाराकडून करून घ्यावा. त्यामध्ये वरील अटी तसेच जिल्हाधिकारी यांना उभ्या वाटतील अशा अन्य अटींचा समावेश करावा.

३. संदर्भाधीन पत्रासोबत सादर करण्यात आलेल्या कागदपत्रांची एक सीपका परत करण्यात येत आहे.

४. हे जापन वित्त विभाग निर्णय क्र.ओडीओ-१३७७-१६८-७७-३९६३५-९, दि.२०.७.१९७७ अन्वये या विभागाला दिलेल्या अधिकाऱांच्या मर्यादित व समाज कल्याण सांस्कृतिक कार्य प्रिडा व पर्यटन विभाग यांच्या सहमतीने निर्माणित करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व

उत्तरावधि
[ज.व.विभाग.]

सोबत:- कागदपत्राची एक सीपका.

कार्यालय अधिकाऱी
महसूल व वन विभाग.

प्रति

अपर जिल्हाधिकारी, मुंबई उपनगर जिल्हा-मुंबई.

प्रतिलिपी

- १. आयुक्त, कोळण विभाग, नवी मुंबई याचिळे त्वांच्या पृष्ठांकन क्र.आर.बी.डी-१-एलएनए [१२२६१-दि.१६ जून, १९८३ च्या संदर्भात अग्रेसर.
- २. जमावर्दी आयुक्त आणि संपातक, भूमि अभिमुख, महाराष्ट्र राज्य, पुणे.
- ३. जिल्हा निरीक्षक, भूमि अभिमुख, मुंबई उपनगर जिल्हा.
- ४. महातोखापाल, महाराष्ट्र राज्य, मुंबई/नागपूर
- ५. महातोखापाल, महाराष्ट्र राज्य, नागपूर/मुंबई (अककंटा व एंसेमेंट्स)
- ६. वित्त विभाग [३९६३५-९]
- ७. समाज कल्याण, सांस्कृतिक कार्य प्रिडा व पर्यटन विभाग [स्वसायस्य कार्यालय]
- ८. निवड फार्डि, म-६, महसूल व वन विभाग.

Date :- 21 - 1 - 1987

READ :- Government Memorandum No. LRF-2683/25946/
3657/G-6 dt. 12.10.84

ORDER

Government land admeasuring 281.8 sq.metres out of C.T.S.No. 869 of Village Kanjur Tahsildar Kurla in Bombay Suburban District is hereby leased out to the Young Boy's Sports Club for a period of 15 years from the date of handing possession on payment of 8% of the 10% full Market value of the land cost i.e. Rs. 35/- per sq.metre which comes of Rs. 91.20 per annum for the purpose of Gymnasium and Spots Club.

The following shall be the conditions of lease :-

- i) that the land or any part thereof or any interest therein shall not be transferred or mortgage 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 purposes for which it was granted within a period of two years from the date of grant.
- iii) that all the buildings to be constructed on the land shall be according to the plans got approved from the Collector and the Municipal Corporation observing scrupulously the provisions of Ribbon Development Rules and after they are constructed, no additions or alternations thereto shall be made without the previous permission of the Collector.
- iv) that neither the said nor any part thereof nor any building or part of any building erected thereupon shall at any time, without previous consent in writing of the State Government, be diverted either temporarily or permanently to any other purpose than the purpose for which it was leased. The State Government will be at liberty to refuse such consent or grant it subject to such terms and conditions, including a condition requiring payment of premium, as the State Government may in its absolute discretion think fit.
- v) that the activities of the Gynesium shall be open to all, irrespective of caste, creed or religion;

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vi) that the lesser shall within a period of two years from date of possession, plant on the land leased herein not less than one trees of 100 sq.mtrs. of suitable species and maintain them throughout.

vii) in the event of any unauthorized diversion, change or modification in the use of the land being made or in the event of the said land being made or in the event of the said land or any building erected thereon yielding a profit to the lessee, the said land shall there upon, in addition to the assessment to which it becomes liable under section 67 of the Maharashtra Land Revenue Code, 1957, become liable to such fine as may be fixed in this behalf by the

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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 unauthorisedly used for any purpose unpermissible agriculturally.

viii) that the lessee should not earn any profit from the said land under order.

viii) that the Govt. shall be entitled to nominate one Govt. Officer viz: Tahsildar Kurla on the Managing Committee and he shall have the same rights powers privileges & immunities as the other members of the Club except the right to vote at any elections.

ix) In the event of the breach of any conditions (i) to (viii-A) without the prejudice to any action that may be taken under condition (viii) 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 be between the grantee and the State Government be conclusive or in the event of the land being notified by the State Government for acquisition under the Land Acquisition Act 1894, it shall be lawful for the State Government on giving six months' notice in writing to be given to the said holder or manager to take one of the two following courses namely either :-

- (a) to require that the said land be vacated and delivered ~~to~~ to the State Government free of all claim or encumbrances of any person whatsoever, or
- (b) to resume and take possession of the said land and any persons free of all claims and encumbrances of any persons whatsoever, on such compensation not exceeding the cost of 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 of the State Government in this behalf shall be final.

- x) This lease 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 purpose of working quarries and searching for the same, with all reasonable convenience as provided by the Code.
- xi) The land is leased in the condition in which it is and cost of development etc. will have to be borne by the lessee.

The President, Young Boy's Sports Club has to execute an agreement in Form I appended to the Maharashtra Land Revenue (Disposal of Govt. lands) Rule 1971 before the Additional Collector, B.S.D. within a period of six months from the date of taking over the possession of the land.

O/S signed by
Additional Collector, B. S. Dist.

Additional Collector,
Bombay Suburban District.

To
The President,
Young, Boy's Sport Club, Kanjur, 1/1
Anthony D'Nello Chowk
Kanjur Village, Dhandup (E) Bombay.