

Lands: Bombay Suburban District
Survey No. 320, Chembur,
Grant of to the Indian Oil
Corporation.

GOVERNMENT OF MAHARASHTRA,
Revenue and Forests Department,
Resolution No. LNB 2606/211488-AI,
Sachivalaya, Bombay-32.

Dated :- ~~20th September~~ 1971.

2nd October,

RESOLUTION :

Sanction is accorded to the lease of land measuring 1244 square yards out of Survey No. 320, from Chembur to the Indian Oil Corporation for the purpose of Petrol Pump and Service Station on payment of rent at 6½% per annum on the full market value of the land at Rs. 250/- (Rupees Two hundred and fifty only) per square yard and subject to the terms and conditions mentioned in the accompanying Memorandum of terms and conditions.

2. This Resolution issues with the concurrence of the Finance Department on its un-official reference No. 13153/379/III dated 18th August, 1971.

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

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

To

The Commissioner, Bombay Division, Bombay,
The Additional Collector, Bombay Suburban District,
The Director of Town Planning, Poona,
The Deputy Director of Town Planning, Bombay,
The Pay and Accounts Officer,
The Resident Audit Officer,
The Industries and Labour Department,
The Finance Department (Branch III).

Accompaniment to Government Resolution, Revenue and Forests Department No. LND 2666/211486-4I, dated 2nd October, 1971

Memorandum of terms and conditions

1. The lease will be for 99 years.
2. The ground rent will be calculated at 6% per annum on the full market value of the land at the rate of Rs. 250/- (Rs. Two hundred and fifty only) per square yard. The rent will be revisable after each term of 33 years.
3. The Lessee will have to accept possession of the land in whatever condition the same may be existing at the time of handing over possession and carryout the reclamation and development thereof at his entire cost within a period of one year from the date of possession to the satisfaction of the Additional Collector, Bombay Suburban District.
4. The land and the ~~buildings~~ buildings lessee shall pay the rent in advance in one annual instalment on 1st working day of August in each year.
5. The land and the ~~buildings~~ buildings to be erected thereon shall be used for Petrol Pump and Service Station only and for no other purpose what-so-ever.
6. The lessee shall permit Government agencies at all reasonable times to enter upon and inspect any part of the land and buildings thereon.
7. The land with all buildings thereon shall be subject to Municipal Taxation and any other taxation for local purposes now chargeable and for any other taxations hereafter.
8. The lessee will not directly or indirectly transfer assign encumber, mortgage or part with his interest under or the benefit of the agreement of lease or any part thereof in any manner without the previous consent in writing of the

Government.

9. The Building plans and specification will be got approved by the Greater Bombay Municipal Corporation and the Additional Collector, Bombay Suburban District within six months from the date of possession of the plot.
10. The land can not be sub-divided and such a subdivision can not be disposed of without permission of Government.
11. Government will be entitled in the event the required permission is granted to half the unearned increment of sale or transfer whether outright or as a result of the unredeemed mortgage and that the land so sold or transferred should be used for the purpose approved by Government, if it is to be used for the purpose other than approved purpose.
12. No construction will be commenced unless the plans, elevations and sections have been approved by the Greater Bombay Municipal Corporation and Additional Collector, Bombay Suburban District. No additions and alterations to the building the plans of which have been approved, will at any time be made except with the similar previous approval of the Greater Bombay Municipal Corporation and the Additional Collector, Bombay Suburban District.
13. The construction of Petrol Pump on the plot will be completed within a period of two years from the date of sanction of the building plans by the Additional Collector, Bombay Suburban District.
14. The Lessees shall also abide by all the Provisions of the Maharashtra Land Revenue Code 1966 and Rules made thereunder.

15. The lessee shall execute an agreement in the prescribed ^{form} ~~form~~ whenever called upon to do so, by the Additional Collector, Bombay Suburban District.

16. The Land and the building/s constructed thereon will be liable to be forfeited by Government without payment of any compensation, for breach of any of the above conditions.

13) The constructions of Petrol Pump within a period of two years plans by the Greater Bombay Municipal Corporation.

Additional Collector's Office,
Bombay Suburban District, Old
Custom House Yard, Fort, Bombay-1.
Date: 5th January 1972.

Reads- 1) Government in Revenue and Forests Department's Resolution No. LND/2000/211488, A1, dated 2.10.71.

2) This office case papers bearing No. C/LND/SR-1/1278.

ORDER:-

Government land measuring 1244 Sq.Yds. out of S.No.320 Chembur leased out to the Indian Oil Corporation for the purpose of Petrol Pump and service Station in payment of rent at 6 1/4% per annum on the full market value of the land at Rs.250/- per Sq.Yd. Subject to the following terms and conditions:-

- 1) The lease will be for 99 years.
- 2) The ground rent will be calculated at 6 1/4% per annum on the full market value of the land at the rate of Rs.250/- per Sq.Yd. The rent will be revisable after each term of 15 years.
- 3) The lessee will have to accept possession of the land in whatever condition the same may be existing at the time of handing over possession and carry out the reclamation and development thereof at his entire cost within period of one year from the date of possession to the satisfaction of the Additional Collector, B.S.D.
- 4) The lessee shall pay the rent in advance in one annual instalment on 1st working day of August in each year.
- 5) The land and the buildings to be erected thereon shall be used for petrol pump and service stations only and for no other purpose whatsoever.
- 6) The lessee shall permit Government agencies at all reasonable times to enter upon and inspect any part of the land and buildings thereon.
- 7) The land with all buildings thereon shall be subject to Municipal Taxation and any other taxations for local purposes now chargeable and or any other taxations hereafter.
- 8) The lessee will not directly or indirectly transfer assign encumber, mortgage or part with his interest under or the benefit of the agreement of lease or any part thereof in any manner without the previous consent in writing of the Government.
- 9) The building plans and specifications will be got approved by the Greater Bombay Municipal Corporation and the Additional Collector, Bombay Suburban District, within six months from the date of possession of the plot.
- 10) The land can not be sub-divided and such a sub-division can not be disposed of without permission of Government.
- 11) Government will be entitled in the event the required permission is granted to half the unearned increment of sale or transfer whether outright or as a result of the unredemmed mortgage and that the land so sold or transferred should be used for the purpose approved by Government if it is to be used for the purpose other than approved purpose.
- 12) No constructions will be commenced unless the plans, elevations and sections have been approved by the Greater Bombay Municipal Corporation and Additional Collector, B.S.D. No additions and alterations to the buildings, the plans of which have been approved by the Greater Bombay Municipal Corporation and the Additional Collector, Bombay Suburban District, Bombay.

with at any time be made except with similar...

13) The constructions of Petrol Pump on the plot will be completed within a period of two years from the date of sanction of the building plans by the Greater Bombay Municipal Corporation.

14) The Lessees shall also abide by all the provisions of the M.L.R. Code 1966 and Rules made thereunder.

15) The Lessee shall execute an agreement in the prescribed form whenever called upon to do so, by the Additional Collector, Bombay Suburban District, Bombay.

16) The land and the buildings constructed thereon will be liable to be forfeited by Government without payment of any compensation for breach of any of the above conditions.

S. S. S.
Additional Collector,
Bombay Suburban District.

To
The District Manager,
Indian Oil Corporation Limited,
Shivsagar Estate, "E" Block,
Second floor,
Dr. Annie Besant Road, Worli,
Bombay-18.

They are requested to pay in this office immediately an amount of Rs.20,228.20 (Rupees twenty thousand two hundred twenty eight and paise twenty only) on account of lease rent on payment of rent of 6½% per annum on the full market value of Rs.250/- per Sq.Yd.

Copy forwarded with compliments to:-

1) Sub-Divisional Officer, Bombay Suburban District, Bombay.

He is requested to fix the N.A. Assessment on the lands.

2) District Inspector of Land Records, B.S.D.

He should hand over the possession of the land after verifying the receipts of payment of rent.

3) Tahasildar Kurla.

4) Deputy Accountant.

J. D. Gadgil
5/1/72
Additional Collector,
Bombay Suburban District.

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