

NO. LEN. 2673/126639/CR. 639-G-3.  
Revenue and Forests Department,  
Mantralaya, Bombay-32.  
Dated: 6th October 1981.

Subject:- Lands : Bombay Suburban District  
City Survey No. 361, Village Chunabhatti,  
Taluka Kurla -  
Regularisation of encroachment on -  
Grant of - to Pir Kamalsha Baba Durga Trust.

MEMORANDUM:-

The under signed presents compliments to the Additional Collector, Bombay Sub-urban District, Bombay and with reference to his letter No. C/Desk-VI/LND/IA/383, dated 29/1/80, on the above subject, is directed to convey sanction of Government under rule 43 of the Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971, read with Rule 40 ibid to the regularisation of encroachment made by Pir Kamalsha Baba Durga Trust on Government land admeasuring 242 Sq.Yds. out of City Survey No. 361 of Village Chunabhatti, Taluka Kurla, District Bombay Suburban District for the religious purpose subject to the following conditions:-

- i) that the lessee shall pay annually penal lease rent @ 20% of the full market value of the lands encroached upon to be calculated on the basis of market value provisionally fixed @ Rs.200/- per sq. metre.
- ii) that the lease shall be for a period of 30 years from the date of the orders, but the lease rent shall be revisable after 10 years,
- iii) that the lessee shall pay fine of Rs.1000/-
- iv) that the lessee shall pay annually lease rent @ 8% of the full market value of the land per annum for unauthorised occupation of the encroached land from the date of encroachment till the date of the orders,
- v) that the lessee shall pay to Government all dues in respect of the encroached land,
- vi) the usual terms and the conditions as are imposed under the M.L.R. Code and the Rules made thereunder and such other conditions as the Collector may deem fit to impose in the circumstances of the case.

2. The market value of the land granted thereunder is fixed provisionally @ Rs.200/- per sq. meter. The Additional Collector, Bombay Suburban District is therefore, requested to get the present market value of the land granted hereunder from rechecked from the Assistant Director of Town Planning, Bombay City Survey and Land Records, Bombay and communicate the revised market value of the land for approval of Government.

3. The case papers are returned herewith.

4. These orders issue with the concurrence of the Finance Department vide its un official reference No.1218/81/EXP.9, dated 18/8/81.

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

( G.H.PATIL )

Assistant Secretary to Government,  
Revenue and Forests Department.

✓  
Account:- Case papers.

✓  
To  
The Additional Collector, Bombay Suburban District,  
Bombay.

Copy forwarded with compliments to:-

The Commissioner, Bombay Division, Bombay  
The Finance Department (EXP.9),  
The Urban Development and Public Health (UD-5)  
The Home Department (Spl.I)  
The Accountant General (Maharashtra I) Bombay.  
The Accountant General (Maharashtra II) Nagpur.  
The G-3 Desk, Revenue & Forests Department.  
(for select file)