

30th June, 1932.

Subject: - Lands : B.S.D.  
S.No.16 of Asalje, Taluka Kurla, B.S.D.-  
Grant of- to the Bombay Suburban  
Electric Supply Co. Ltd., for installation  
of an Electric Sub-Station.

MEMORANDUM

The undersigned presents compliments to the Additional Collector, Bombay Suburban District, Bombay and with reference to his letter No. C/Desk-VI/LND/I/A/WS/226/32, dated 5.2.1932, on the above subject, is directed to convey the sanction of Govt. to the grant of Govt. land measuring 22.75 sq. mtrs. out of S.No.16 of Asalje, Taluka-Kurla, B.S.D. to the Bombay Suburban Electric Supply Company, Ltd., for catering the needs of slum dwellers in the locality, on lease for 30 years, for installation of an Electric Sub-Station, on payment of lease rent at 8% p.a. on the current full market value to be determined by the Assistant Director of Town Planning, Bombay and B.S.D. subject to the usual terms and conditions and the additional conditions if any which the Additional Collector, B.S.D. deems fit to impose.

2. Pending determination of the valuation by the Assistant Director of Town Planning, Bombay and B.S.D. and financial clearance by the Bombay Municipal Corporation about the reservation of the land in the Development Plan of the Greater Bombay Municipal Corporation, ~~Council~~ there should be no objection to give advance possession of the land in question to the Bombay Suburban Electric Supply Ltd., subject to the following conditions:-

- 1) The lessee Company gives an undertaking in writing on stamp paper to the effect that it will accept the valuation of the land that will be fixed by Govt. interest on the arrears of lease rent at 8% p.a. from the date of taking over possession of the land till the date of payment of arrears in full.

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ii) The Lessee Company shall use the land for installation of an Electric Sub-Station, on purely temporary basis, till the Bombay Municipal Corporation finally gives it's clearance for such use, from the Development Plan reservation point of view. The permanent use of the land for the purpose should, however, start only after final clearance is given by the Bombay Municipal Corporation.

D.S.D.

3. The Additional Collector is requested to get the land in question valued from the Assistant Director of Town Planning and submit ~~the~~ the valuation report to Govt. for approval.

4. These orders issue under the powers delegated to the Revenue & Forests Department under Govt. Resolution, Finance Department No. ODO- 1377/168/77/exp-9, dated the 20th July, 1977.

5. The case papers are returned herewith.

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

S. G. / (S.G. Ok)

Assistant Secretary to Govt., Revenue & Forests Department.

Encl: Case papers.

The Additional Collector, B. S. D., Bombay.

is forwarded with compliments to:-

- Commissioner, Bombay Division, Bombay.
- Accountant General, Maharashtra-II, Nagpur.
- Pay and Accounts Officer, Bombay.
- Resident Audit Officer, Bombay.
- ~~Resident~~ Superintending Engineer, Public Works, Bombay Circle, Bombay.
- Additional Collector, (ENC) and Controller of Slums, Bombay and B.S.D.
- Chahildar, Kurla, B.S.D.
- Executive Engineer (D.P.) Greater Bombay Municipal Corporation, Bombay.
- Chief Engineer (Commercial), Bombay Suburban Electric Supply Co., Ltd., Electric House, Santacruz (East), Bombay-400 055.
- Metropolitan Commissioner, B.M.R.D.A., Bombay.
- Deputy Director of Town Planning, Konkan Bhavan, New Bombay.
- Assistant Director of Town Planning, Old Custom House, Bombay.
- Energy Department (NRG-4).
- Finance Department (Exp-9).
- Urban Development and Public Health Department (Desk UD-5).
- 3 Desk (select file).

No.C/Desk.VI/LMD/I/A/73/226/82.  
Office of the Additional Collector,  
Bombay Suburban District,  
Old Custom House Yard, Fort,  
Bombay-400023.  
Dated :- 21 August 1982.

**READ :-** The case papers underlying for the land bearing S.No.16 of Asalpe village, Taluka Kurla in Bombay Suburban District.

**: O R D E R :**

The Govt.land bearing S.No.16 of Asalpe village, Taluka Kurla in Bombay Suburban District admeasuring 22.75 sq.metres is hereby granted to Bombay Suburban Electric Supply Ltd.for installation of Electric Sub-station on 30 years lease period, on payment of lease rent at 8% per annum on the current full market value to be determined by the Asstt.Director of Town Planning, Bombay and B.S.D.on the following terms and conditions :

1. The lessee Company shall pay the lease rent to 8% of the full market value of the land, which will be valued by the Asstt.Director of Town Planning and communicated to Company later on, from the date of handing over possession of the land, to the Tahsildar Kurla, ~~Milund~~ every year 10 days in advance.
2. The lessee will have to execute the lease agreement in incorporating these and other conditions ~~as~~ whenever called upon.
3. The land shall be used for installing Electric Sub-station purpose only and no other purpose.
4. That the lessee shall not sell sub-let mortgage or in any <sup>MAY</sup> ~~may~~ transfer his interest in this land directly and indirectly within prior written permission of the Additional Collector, B.S.D.
5. The lessee shall obtain necessary permission of the appropriate authorities before starting construction if necessary.

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6. The lessee shall complete the construction of the Electric Sub-station within 2 years from the date of taking over possession of the land.
7. The lessee shall permit any Govt. agency to enter upon and inspect the land and building, thereon at any-reasonable time.
8. The lessee shall vacate the land forthwith whenever it is required by Govt. in respective of the facts - whether the lease period has expired or not, by one month's notice, without claiming any compensation for any development, they may have made for the land.
9. The lessee shall vacate the land immediately, on - expiry of the lease period and hand over vacate possession of the land to the Tahsildar Kurla without claiming any compensation unless the period is duly extended.
10. The provision of the Maharashtra Land Revenue Code 1966, Rules and Regulation made thereunder is applicable to the land and to the lessee.
11. The lessee will have to apply one year in advance, for renewal of lease period.
12. The lessee Company gives an undertaking in ~~the~~ writing on a stamp paper to the effect that it will accept the final valuation of the land that will be fixed by - Govt. and pay interest on the arrears of lease rent at - 8% per annum from the date of taking over possession of the land till the date of payment of arrears in full.
13. The lessee Company shall use the land installation of an Electric Sub-station, on purely temporary basis till the B.M.C. finally gives its clearance for such use from the Development Plan reservation point of view. The permanent use of the land for the purpose should, however,

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start only after final clearance given by the B.M.S.

14. The lessee will have to pay the enhanced lease rent at the rates, if subsequently revised.

15. Breach of any of the above conditions, if made by the lessee, will result in cancellation of the lease and resumption of the land with structures thereon or improvement therein without payment of any compensation therefor.

Additional Collector,  
Bombay Suburban District.  
To  
The General Manager,  
Bombay Suburban Electric Supply Ltd.,  
Santacruz, Bombay.

222/18.3.

Copy forwarded to the District Inspector of Land Records, B.S.D. for information.

2/- He should hand over possession of the land to the representative of the lessee Co. after taking affidavit mentioned under condition No. 14 of the order from the Company and submit his report alongwith possession receipt, plan and affidavit in original

Copy forwarded to the Tahsildar Kuria, Mulund for information and keeping note in the Record of Rights and making observance of the conditions by the lessee.

Copy submitted to the Secretary to Govt. Revenue and Forests Department, Mantralaya, Bombay-400032 for information with reference to Memo. No. LD/2682/6209.G.S. dated 30.6.1982.

Copy submitted to the Commissioner, Bombay Division for information.

Copy forwarded to the Asstt. Director of Town and Planning, Bombay City Survey & Land Records, B.S.D. for information.

2/- She is requested to communicate the value of the land immediately.

Signed by  
Collector

Additional Collector,  
Bombay Suburban District.

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