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No. LRF-2680/28877/2182/G-6. Revenue and Forests Department,
Mantralaya, Bombay - 400 032.
Dated the, 8th May, 1981.

Subject:- Lands : B.S.D.
S.No. 111-D-Ambivali-
Grant of at... to Karmaveer Dadasaheb Gaikwad
Sanskritik Kendra for its Community Hall,
Library-Cum-Reading Room, Cultural Centre
and Gymnasium.

.....

MEMORANDUM :- The undersigned presents compliments to the Additional Collector, Bombay Suburban District and, with reference to the correspondence resting with his letter No. C/Desk/III/LND/II-B/CR-908, dated the 12th February 1981 on the subject mentioned above, is directed to convey the sanction of Government to the grant of land admeasuring 2000 square meters out of S.No. 111-D of Ambivali, Taluka Andheri, District Bombay Suburban to the Karmaveer Dadasaheb Gaikwad Sanskritik Kendra, on payment of occupancy price equal to the 50% of the full market value of the land in question, as per the orders contained in Government Resolution, Revenue and Forests Department No. LRF-4968/210868-B, dated the 21st June 1972, for the purposes of its Community Hall, Library-Cum- Reading Room, Cultural Centre and Gymnasium.

2. The following shall be the conditions of grant :-

i) that the land or any part thereof or any interest therein shall not be transferred ~~cept~~ 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 Greater Bombay Municipal Corporation observing scrupulously the Prevention 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 land 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 granted. 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 Kendra shall be open to all, irrespective of caste, creed or religion;

vi) that the grantee shall within a period of two years from the date of possession, plant on the land granted hereunder, not less than 20 trees of suitable species and maintain them throughout,

vii) In the event of any unauthorised diversion, change or modification in the use of the land being made or in the event of the said land or any building erected thereon yielding a profit to the grantee, the said land shall thereupon, in addition to the assessment to which it becomes liable under Section 67 of the Maharashtra Land Revenue Code, 1966 become liable to such fine as may be fixed in this behalf by the 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) In the event of the breach of any conditions(i) to (vii) without prejudice to any action that may be taken under condition (vii) 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 as between the grantee and the State Government be conclusive or in the event of land being notified by the State Government for acquisition under the Land Acquisition Act, 1894, it shall be lawful for the State Government on causing 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 upto the State Government free of all claims or encumbrances of any person whatsoever, or

b) to resume and take possession of the said land and any buildings erected or works executed thereon, free of all claims and encumbrances of any persons whatsoever, on payment of compensation not exceeding the cost or 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 and the decision of the State Government in this behalf shall be final.

ix) This grant 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 purposes of working quarries and searching for the same, with all reasonable convenience as provided by the Code.

x) The land is granted in the condition in which it is and cost of development etc. will have to be borne by the grantee.

3. The Additional Collector, Bombay Suburban District should take steps to get drafted a suitable Sanad incorporating the above conditions and such other conditions which he deems fit and to get the same executed from the grantee. (Form I appended to the M.L.R. (Disposal of Government Lands) Rule, 1971, may be used as a model for the purpose).

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- 4. The Case papers in 3 files are returned herewith.
- 5. The Government Memorandum issues within the powers delegated to this Department under Government Resolutions, Finance Department No. ODO/1377/168/77/EXP-9 dated the 20th July, 1977, and with the concurrence of the Social Welfare, Cultural Affairs, Sports and Tourism Department and the Urban Development and Public Health Department.

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

F. R. Fernandez.
 (F. R. Fernandez)
 Assistant Secretary to Government.
 Revenue & Forests Department.

(Encls: Case papers-3 files)

To
The Additional Collector, Bombay Suburban District, Bombay

Copies forwarded with compliments to :-

- The Commissioner, Konkan Division, New Bombay.
- The Settlement Commissioner & Director of Land Records, Maharashtra State, Pune.
- The Deputy Director of Land Records, Nagpur.
- The Accountant General, Maharashtra State I, Bombay.
- The Accountant General, Maharashtra State II, Nagpur.
- The Social Welfare, Cultural Affairs, Sports & Tourism Department (Desk VII),
- The Urban Development & Public Health Department (Desk UD-5)
- The Finance Department (Desk EXP-9)

(4) (S)

No. 9/2000.IIT, L.B. II/B/32/908.
Office of the Additional Collector,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay. 400023.
Dated :- June 1981.

READ :- Govt. in Revenue and Forests Department's Memo No. LIT.
2680/23877/2182/G.6, dated 8.5.1981.

: O R D E R :

The Govt. land admeasuring 2000 sq. metres out of S.No. 111.D of Ambivali, Taluka Andheri is hereby granted on payment of concessional occupancy price of Rs. 1,65,000/- equal to 50% of the full market value of the land as per the orders contained in Govt. Resolution, Revenue and Forests Department No. IRF.4968/210868.B, dated 21.6.1972 to Karnvir Dadasaheb Gaikwad Sanskritik Kendra for its community Hall, Library-cum Reading Room, Cultural and Gymnasium.

The following shall be conditions of grant :-

- i) that the land or any part thereof or any interest therein shall not be transferred 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 Greater Bombay Municipal Corporation observing scrupulously the Prevention 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 land 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 granted. The State Government will be at ~~liberty~~ liberty to refuse such consent or grant it subject to such terms and conditions, including a condition requiring payment of premium, as the State Govt. may in its absolute discretion think fit.
- v) that the activities of the Kendra shall be open to all, irrespective of caste, creed or religion;
- vi) that the grantee shall within a period of two years from the date of possession, plant on the land granted hereunder, not less than 20 trees of suitable species and maintain them throughout,
- vii) In the event of any unauthorised diversion, change or modification in the use of the land being made or in the event of the said land or any building erected thereon yielding a profit to the grantee, the said land shall thereupon, in addition to the assessment to which it becomes liable under

P.T.O.



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Section 67 of the Maharashtra Land Revenue Code, 1956 become liable to such fine as may be fixed in this behalf by the 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) In the event of the breach of any conditions (i) to (vii) without prejudice to any action that may be taken under condition (vii) or in the event of the land being required by the State Govt. for any public purpose, a declaration in respect of which under the signature of the Collector, that it is so required, shall as between the grantee and the State Govt. be conclusive or in the event of land being notified by the State Govt. for acquisition under the Land Acquisition Act, 1894, it shall be lawful for the State Govt. on causing 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 upto the State Govt. free of all claims or encumbrances of any person whatsoever, or
- b) to resume and take possession of the said land and any buildings erected or works executed thereon, free of all claims and encumbrances of any persons whatsoever, on payment of compensation not exceeding the cost or 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 Govt. for its decision and the decision of the State Govt. in this behalf shall be final.

ix) This grant is made subject to the reservation of the rights of the Govt. to all mines and mineral products and quarries & full liberty of access for the purposes of working quarries and searching for the same, with all reasonable convenience as provided by the Code.

x) The land is granted in the condition in which it is and cost of development etc. will have to be borne by the grantee.

xi) The grantee shall execute an agreement whenever called upon to do so.

Handwritten signature 8/6/81

Additional Collector,
Bombay Suburban District.

Shri V.S. Kardak,
President, the Board of Trustees Karmveer Dadasaheb
Mulkwad Sanskritik Kendra, A.57/1200, Azad Nagar,
Sera Desaid Rd., Andheri (W), Bombay.400058.

It is requested to pay the occupancy price of Rs.1,65,000/-
in this office within a fortnight from the date of this order.

