

No. LMD 2683/23504-C-8.

Revenue and Forests Department,  
Manttalaya, Bombay-400 032.  
Dated: 4th August 1983.

Subject:- Lands: B.S.D.  
S.No.341 of Bahdra, situated in  
between the Provident Fund Commissioner's  
Office and the Pumping Station of the  
B.M.C. (allotment of - to M/s. Associated  
Journals, Ltd.), for publication of News  
papers and for establishing "Veharu  
Library-cum-Research Institute."

MEMORANDUM

The undersigned presents commitments to the Additional Collector, B.S.D., Bombay and with reference to his letter No. C/DESK.III/LND/II/A/401/83, dated 15th July 1983, on the subject mentioned above, is directed to convey the sanction of Government for allotment of Government land admeasuring 2463.625 sq.meters out of S.No.341 of Bahdra, situated in between the Provident Fund Commissioner's Office and the Pumping Station of the B.M.C. (which is in possession of Social Welfare Department for the purpose of construction of a backward class hostel and which is now withdrawn from that Department) to M/s. Associated Journals, Ltd., for publication of daily news papers and for establishing a Mehru Library-cum-Research Institute, on payment of occupancy price equal to the current market value, to be determined by the Town Planning Department. This grant of land is subject to the usual terms and conditions, the additional conditions if any which the Additional Collector, B.S.D. deems fit to impose and the following mentioned specific condition:-

- The grantee M/s. Associated Journals, Ltd. shall obtain the clearance from the Railway Authorities before starting construction on the land in question.
2. Pending determination of the current market value, there should be no objection to handing over advance possession of the land in question to the grantee M/s. Associated Journals Ltd., on payment of provisional occupancy price at the rate of Rs. 950/- per square meter and subject to the following condition:-

The grantee M/s. Associated Journals, Ltd. shall give an undertaking in writing on a stamp paper to the effect that they shall accept the final valuation without any dispute and pay the difference in the occupancy price with interest thereon at 8% per annum, from the date of occupation of the.....

the land till the date of payment of final occupancy price in full.

These orders issue with the concurrence of the Social Welfare, Cultural Affairs and Sports Department and the Finance Department vide Finance Department's official reference No. CR 960/EXS.9, dated 29.7.1983.

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

(S. G. GATE) *S. G. GATE*  
Under Secretary to the Government of Maharashtra, Revenue and Forests Department.

To  
The Additional Collector,  
Bombay Suburban District,  
BOMBAY.

Copy to:-

- The Commissioner, Bombay Division, Bombay.
- The Accountant-General, Maharashtra II, Nagpur.
- The Municipal Commissioner, Greater Bombay Municipal Corporation, Bombay.
- The Metropolitan Commissioner, Bombay Metropolitan & Regional Development Authority, Bombay.
- The Deputy Director of Town Planning, Bombay.
- The Assistant Director of Town Planning, Bombay City Survey & Land Records, Bombay.
- The Urban Development Department.
- The Social Welfare, Cultural Affairs & Sports Department.
- The Finance Department (EXP-9).
- The Revenue & Forests Department, G-8 Desk (Select File).

OFFICE OF THE  
ADDITIONAL COLLECTOR  
BOMBAY SUBURBAN DIST

Date: 4 AUGUST 1983

No. LND 2683/23504-G-8.

Revenue and Forests Depart.  
Mentrelaya, Bombay-400 032.  
Dated: 20th August 1983.

Subject: Lands: B.S.D.

S.No. 341 of Bendra, situated in between the Provident Fund Commissioner's Office and the Pumping Station of the B.M.C. - allotment of - to M/s. Associated Journals (Bombay) Ltd., for publication of News Papers and for establishing "Nehru Library-cum-Research Institute."

Re: Govt. Memorandum, Revenue & Forests Department, No. LND 2683/23504-G-8, dated 4th August 1983.

MEMORANDUM.

The undersigned presents compliments to the Additional Collector, B.S.D., Bombay and with reference to Govt. Memorandum, Revenue and Forests Department of even number, dated 4th August, 1983, on the subject mentioned above, is directed to state that under Government Memorandum, Revenue and Forests Department of even number dated 4th August 1983, orders have been issued allotting Govt. land admeasuring 2463.625 sqmeters out of S.No.341 of Bendra to M/s. Associated Journals (Bombay) Ltd., for the purpose of publication of daily News Papers and for establishing a "Nehru Library-cum-Research Institute", on payment of occupancy price to be determined by the Town Planning Department. Govt. has also further directed that pending determination of the current market value, there should be no objection to handing over advance possession of the land in question, to the grantee M/s. Associated Journals (Bombay) Ltd., on payment of provisional occupancy price at the rate of Rs.950/- per sq. meter and subject to the further condition of giving in writing on a stamp paper to the effect that the grantee shall accept the final valuation without any dispute and pay the difference in the occupancy price, with interest thereon at 8% per annum, from the rate of occupation of the land till the date of payment of final occupancy price in full.

2. The grantee M/s. Associated Journals (Bombay) Ltd. have however, now approached Govt. stating that even the total amount of provisional occupancy price required to be paid immediately, is too heavy for them to meet in one stage presently and have, therefore, requested Govt. to allow them to pay the total amount of provisional occupancy price in 20 half yearly instalments.

Govt..... OFFICE OF THE  
JOINT DEPUTY COLLECTOR  
MUMBAI DIST.

1091  
10-5

*[Handwritten signatures and initials]*





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8) That neither the said land nor any part thereof nor any building or part of any building erected thereon shall be any time, without previous consent in writing of the State Govt. be alienated either temporarily or permanently for any other purpose than the purpose for which it is granted. The State Govt. 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 Govt. may in its absolute discretion think fit.

9) That the grantee shall within a period of two years from the date of possession, plant on the land granted not less than 25 trees of suitable species and maintain same then throughout.

10) This grant is made subject to the reservation of the Govt.'s right to all mines and mineral products and quarries and of all liberty of all houses for the purpose of his working quarries and searching for the same with all reasonable conveniences as provided by the Maharashtra Land Revenue Code 1956.

11) 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 or any building erected thereon yielding a profit to the grantee, the said land shall throughout, in addition to the assessment to which it becomes liable under Section 47 of the Maharashtra Land Revenue Code 1956 be made liable to such fine as may be fixed in this behalf by the Collector under the provisions of Section 49 of the said Code or other corresponding law for the time being in force relating to the recovery of the land revenue of the said land having been assessed for the purpose of agriculture has been unauthorizedly used for any purpose unauthorised agriculturally.

12) In the event of the breach of any condition (1) to (11) without prejudice to any action that may be taken under condition (11) or in the event of the land being regularized by the State Govt. for any public purpose, a declaration of forfeiture of which, under the authority of the Collector, that it is so regularized shall be 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, 1954, it shall be treated for the State Govt. as if the said land had been regularized and given to the said holder or assignee, to take use of the following clause namely:—

a) to require that the said land be worked and cultivated upto the State Govt.'s of all claims or encumbrances of any person, whatsoever, or;

b) to require and take possession of the said land and any buildings erected or works executed thereon free of all claims and encumbrances of any person, whatsoever, on payment of compensation not exceeding any sum or value at the time of regularization whichever is less of any buildings or other works authorized or executed on the said land by the said grantee.

Contd.....

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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.

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

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

o/c

Additional Collector,  
Bombay Suburban Districts

To  
The Executive Director,  
Associated Journals (Bombay) Ltd.,  
39, Jolly Road, Chamber Road,  
225, Narayan Peth,  
Bombay-400021.

He is requested to approach the District Inspector of Land Records, Bombay Suburban District, Bombay, and take over the possession of the land.

225/2184

Copy forwarded for necessary action to :

- 1) The Sub Divisional Officer, H.P.O., Bombay.
- 2) The City Survey Officer No. III - Santacruz.
- 3) The Assistant Auditor (in duplicate).

Copy forwarded to the District Inspector of Land Records, H.P.O., Bombay with a request to hand over the possession of the land to the grantee.

o/c

Additional Collector,  
Bombay Suburban Districts

land  
sent to The Chief Aclm. Officer. 29/10/57  
Metro. Transport Project,  
Chunggate Stn. Bldg.  
(SMB)-20

21/8

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20/10/82

No. 10/1200/III/1200/II/1200/II/82  
Additional Collector's Office,  
Bombay Suburban District,  
Old Customs House Yard, Fort,  
Bombay-400023.

Dated 10/10/82

- 1) Certificate of Appreciation & Foreword Dated 29/10/82
- 2) Certificate of Appreciation & Foreword Dated 29/10/82
- 3) This office order No. 10/1200/III/1200/II/1200/II/82 dated 29/10/82

**\* ASSOCIATED JOURNALS :**

For the words "Associated Journals (Bombay) Ltd." wherever appearing in this office order No. 10/1200/III/1200/II/1200/II/82, dated 29/10/82, the following words are substituted:

"Associated Journals Ltd."

O/C signed by  
Additional Collector, B. S. Dist.  
Toc  
Additional Collector,  
Bombay Suburban District.

To

The Executive Director,  
Associated Journals Ltd.,  
25, Jolly Naker Chambers,  
225, Narayan Point,  
Bombay-400024.

295/2982

Copy forwarded to :

- 1) The Tehsildar Andheri.
- 2) The Sub Divisional Officer, P.S.D., Bombay.
- 3) The City Survey Officer No. 111, Surtanorung.
- 4) The District Inspector of Land Records, P.S.D.

O/C signed by  
Additional Collector, B. S. Dist.  
11/10/82  
Additional Collector,  
Bombay Suburban District.

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No. LMD-2663/23524-S.

Revenue & Forests Department,  
Mumbai 400 032,  
dated the 20th October, 1983.

Subject:- Lands : B.S.D.

S.No.341 of Bandra, situated in  
between the Provident Fund Commissioner's  
Office and the Pumping Station of the  
B.M.C. - allotment of - to M/s. Associated  
Journals Ltd, for publication of News  
papers and for establishing Wehrn  
Library-cum-Research Institute.

MEMORANDUM

The undersigned presents compliments to the Additional Collector,  
B.S.D., Bombay and with reference to the correspondence resting with  
his letter No. C/DISK.III/LMD/II/A/40/83, dated 4th October 1983, on  
the subject mentioned above and in continuation of the orders issued  
under Government Memorandum Revenue and Forests Department of even  
number dated the 4th August 1983, read with Government Memorandum  
Revenue and Forests Department of even number dated the 20th August  
1983 and 21st September 1983, is directed to convey the sanction of  
Government for allotment of Government land measuring 823.8 sq.meters  
shown by letters "HKR" in the accompanying plan, out of S.No.341 of  
Bandra, situated in between the Provident Fund Commissioner's Office  
and the Pumping Station of the B.M.C. (which is in possession of  
Social Welfare Department for the purpose of construction of a backward  
class hostel and which is now withdrawn from that Department), to  
M/s. Associated Journals Ltd, for publication of daily news-papers  
and for establishment of Wehrn Library-cum-Research Institute, on  
payment of occupancy price equal to the current market value, to be  
determined by the Town Planning Department. This grant of land is  
subject to the usual terms and conditions, the additional conditions  
if any which the Additional Collector, B.S.D. deems fit to impose  
and the following mentioned specific condition:-

The grantee M/s. Associated Journals Ltd, shall obtain  
the clearance from the Railway Authorities before starting  
construction on the land in question.

2. Pending determination of the current market value, there  
should be no objection to handing over advance possession of the  
land in question to the grantee M/s. Associated Journals Ltd., on  
payment of provisional occupancy price at the rate of Rs.950/- per  
square meter and subject to the following conditions:-

The grantee M/s. Associated Journals Ltd. shall give

P.T.O.

an undertaking in writing on a stamp paper to the effect that they shall accept the final valuation without any dispute and pay the difference in the occupancy price with interest thereon at 6% per annum, from the date of occupation of the land till the date of payment of final occupancy price in full.

3. Government is also further pleased to allow the grantee M/s. Associated Journals Ltd., to pay the total amount of provisional occupancy price in 20 half yearly equal instalments, subject to the following conditions:-

"The grantee M/s. Associated Journals Ltd. shall give an undertaking in writing, on a stamp paper, agreeing to pay interest at 6% per annum on the balance amount of the provisional occupancy price, from the date of possession till the date of payment of provisional occupancy price, in full."

4. These orders issue with the concurrence of the Finance Department vide Finance Department's un-official reference No.UB. 1283/KEP-9, dated 10th October 1983.

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

*S. G. D. Patil*  
(S. G. D. Patil)  
Under Secretary to Government of  
Maharashtra, Revenue & Forests Department.

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

Copy to:-

- 1) The Commissioner, Bombay Division, Bombay.
- 2) The Accountant General, Maharashtra II, Nagpur.
- 3) The Municipal Commissioner, Greater Bombay Municipal Corporation, Bombay.
- 4) The Metropolitan Commissioner, Bombay Metropolitan & Regional Development Authority, Bombay.
- 5) The Deputy Director of Town Planning, Bombay.
- 6) The Assistant Director of Town Planning, Bombay - City Survey & Land Records, Bombay.
- 7) The Urban Development Department (UD-7),
- 8) The Social Welfare, Cultural Affairs & Sports Department.
- 9) The Finance Department (KR-9).
- 10) The Revenue & Forests Department, G-8 Desk (Select File).

