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No. LND 2664/61269-A

Revenue & Forests Department,
Sachivalaya, Bombay-32,
14th May 1965.

From

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

To

M/S Dani Wooltex Corporation,
M.J. Market, Dwarkesh Galli; 1st floor,
Bombay-2.

SUBJECT: Lands: Bombay Suburban District
Kole Kalyan,
Grant of--- at, to M/S Dani Wooltex Corporation

Sir,

With reference to your letter dated the 6th January 1964 on the above subject, I am to state that necessary orders to grant you 4298 square yards of land out of 3 Nos. 243 pt., S.No. 297/10 and creek land at Kole Kalyan on payment of occupancy price at the rate of Rs. 15/- per square yard and on usual conditions, have been issued to the Additional Collector, Bombay Suburban District to whom you may now approach.

Yours faithfully,

[Signature]
Under Secretary to the Government of
Maharashtra, Revenue & Forests Department.

RECEIVED FOR BOMBAY
SUBURBAN DISTRICT
DATE 19 MAY 1965

No. LND 2664/61219-A

Revenue & Forests Department,
Sachivalaya, Bombay-32,
14th May 1965.

Copy forwarded with compliments to the Additional Collector Bombay Suburban District with reference to his letter No. C/ LND-SR-II-995 dated the 5th June 1964 for favour necessary action.

2. Government is pleased to direct that land as detailed below should be granted to M/S Dani Wooltex Corporation for Industrial use on payment of occupancy price at the rate of Rs. 15/- per square yard subject to the conditions laid down under Government Resolution Revenue Department No. 1970/45 dated the 17th October 1947, Government Resolution Revenue Department No. LND 3956/75117-B dated the 7th August 1956 read with Government Resolution Revenue Department No. LND 2260/52608-A dated the 12th September 1962 and any other conditions which the Collector may impose in addition to the conditions mentioned below:-

S.No. 243 pt.	2987 square yards
S.No. 297/10	394 square yards
Creek land	917 square yards
	<u>4298 square yards</u>

1) the factory plants etc. should be constructed on the land within two years from the date of grant of land;

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- ii) the land and the factory plants etc. constructed thereupon go together and should be disposed of only together;
- iii) the land should not be sub-divided and such sub-divisions cannot be disposed of without the permission of Government;
- iv) in case the land is sold, leased or transferred without construction of factory buildings, plants etc. as required under the grant premium upto 90 percent of un-earned increment should be recovered from the grantee. In case the factories, plants etc. have been constructed upon the land in consonance with the terms of the grant and the land is sold; leased or transferred together with the buildings constructed thereon the grantee should pay to Government premium equal to 50 percent of the un-earned increment as at present.
- v) the land should be used for the purpose for which it is granted;
- vi) the plans of the factory building etc. should be got approved from the Municipal Authorities and the Collector and alterations or additions should be made only with the prior permission of the Collector;
- vii) the factory building should comply with building rules and Ribbon Development Rules applicable to the locality;
- viii) that the grantee should get the building plans sanctioned from the Greater Bombay Municipal Corporation. Before starting construction work and shall get the required Non-Agricultural permission before starting Non-Agricultural use;
- ix) the grantee shall execute an agreement in form HH I appended to the Land Revenue Rules, 1921;
- x) that the land in question shall be resumed for breach of any of the above conditions without payment of any compensation.

3. These orders issue with the concurrence of the Finance Department vide their No. 14671 dated the 24th September 1964.

4. The case papers are returned herewith.

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

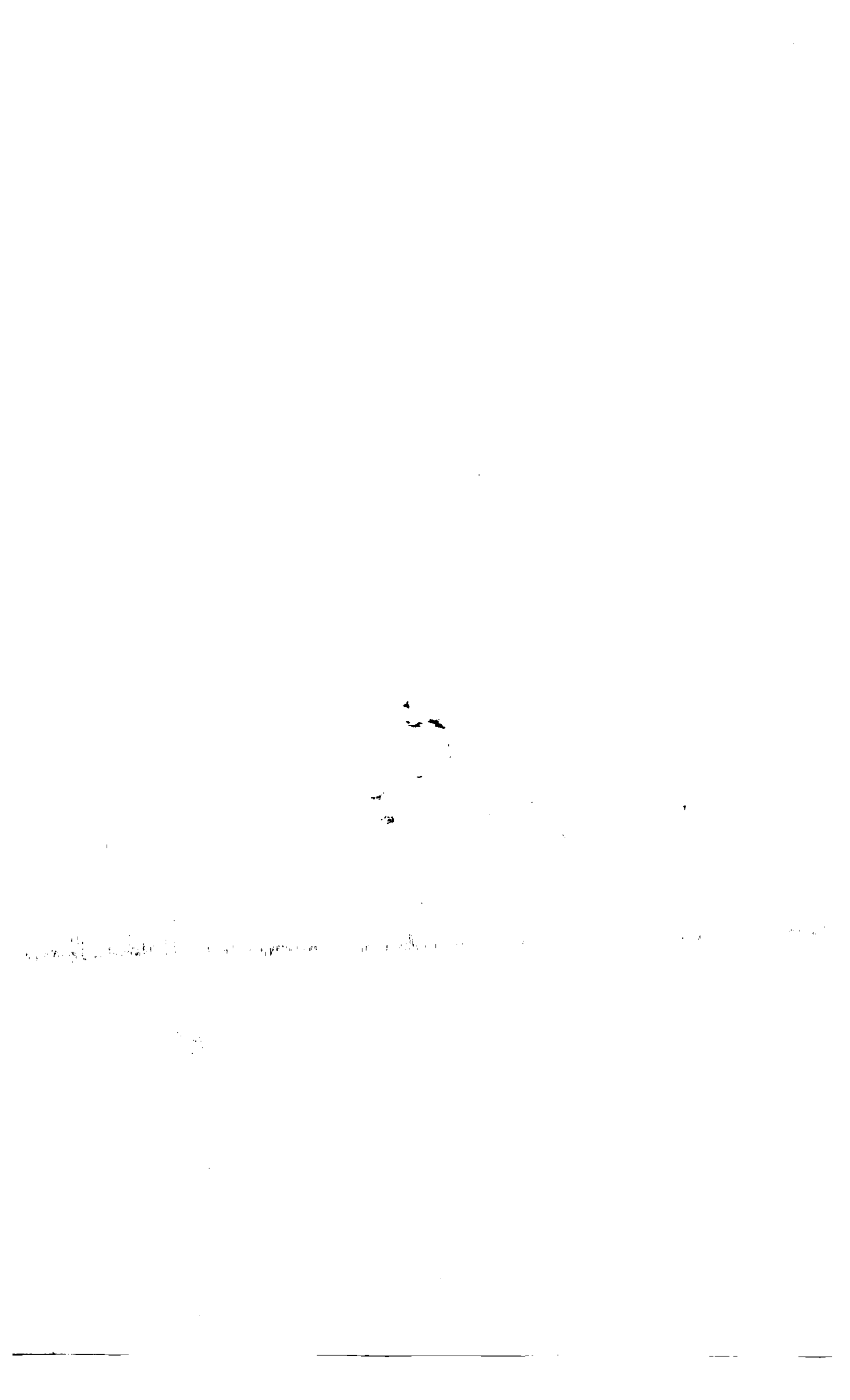
J. M. W. L.

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

Copies forwarded with compliments to:-

- The Commissioner Bombay Division,
- The Accountant General, Bombay,
- The Finance Department.
- The Pay and Accounts Officer, Bombay,

11-5-65.



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No of LRD SR II
Bombay 14-6/65

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Reas: - 1) G.E.R. R.F. DHO LRD SR II
61269 A dated 14/15 May 1965
2) This office case papers in
file no of LRD SR II 995

ORDER

S.No.	Area
243 part	298 sq. yds
297/10	394 "
Greenland	910 "
<hr/>	
	4298 sq. yds

Govt land measuring 4298
in the margin
sq. yds as detailed below, particularly
shown in the plan appended hereto of
village Kalesayan, Taluka - S. S. Andhra
is hereby granted to M/s Dani Woollex
Corporation for the industrial use
on payment of Occupancy Price of Rs. 100
per sq. yd. subject to the following
Conditions: -

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- 1) The Corporation shall execute an agreement in form M.H. 1 appended to the Bombay Land Revenue Code 1921, containing the following additional conditions whenever called up on to do so by the Addl. Collector B.S. 2
- 2) The Corporation shall pay the K.A.A. that will be fixed by the Addl. Dist. Dy. Collector B.S. 2

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The Corporation shall ~~pay the cost~~ provide accommodation for housing 40% of the labour to be employed in the new construction or 40% of the additional labour as the result of the proposed extension if such labour exceeds 20 persons in number.

4) The ^{Corporation} Company shall do the filling of the land at its own cost to the extent required.

5) The factory buildings shall be completed within two years from the date of taking over the possession of the land.

6) The Corporation shall prepare a proper lay-out of the land and get the building plan sanctioned from the G.O. before starting construction work and shall get the required non agricultural permission before starting use.

7) The land shall be used for the purpose for which it is granted and for no other purposes.

8) The plans of the factory buildings etc. should be got approved from the municipal authorities and the Pdd. Officer and alterations or additions should be made only with the prior permission of them.

9) The factory buildings should ~~be~~ conform with the building rules and Ribbon Development Rules applicable to the locality.

10) The tenure of the land shall be alienable but the sale or transfer etc. of the land by the grantee shall be governed by the conditions 11 to 16.

11) The land and the factory plant constructed thereupon go together and should be disposed of only together.

12) That the land cannot be subdivided and such subdivisions cannot be disposed of without the permission of Govt.

13) The Govt. will be entitled to half the unearned increment in the event of sale or transfer whether outright. So as a result of an unearned mortgage and the land is sold or mortgaged transferred should be used for the purpose approved by Govt. if it is to be used for the purpose other than the approved industrial or commercial purpose.

14) In case the land is sold, leased or transferred without construction of factory buildings, plants etc.

required under the grant premium
of 20% of un-earned increment
to be recovered from the grantee.
If the factories, plants etc have
been constructed up on the land in
conformance with the terms of the
grant and the land is sold, lease
transferred together with the
buildings, constructed thereon the
grantee should pay to Govt premium
equal to 50% of the un-earned
increment as at present.

If the Govt have reason
to believe that any misrepresentation
or concealment is made in regard
to the sale price, the sale or
transfer will be declared void at the
discretion of the Govt.

Failure to comply with any
of the above conditions or the provisions
of L.R.C. and L.R.R. thereunder,
the land will be resumed without
payment of any compensation.

This order will take effect
after the occupancy price amounting
to Rs. Sixty four thousand four hundred
(Sixty four only) is paid in this office.
Addl. Secy. 13/5/54

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M/s Dasti Wooltex Corporation
M. J. Shankar, Dwarakesh
Galli, 1st Floor.
Bombay 2/

2/- He is requested to pay
Occupancy price as mentioned in
Concluding para to this office

Copy with plan fwd to
the D. I. L. R. B. S. D. (2) Mar.
Anaheri. (3) Addl. Dist. Dy. Collector
B. S. D. Anaheri. (4) Dist. Dy. Coll.
B. S. D. Bombay for information
and necessary action.

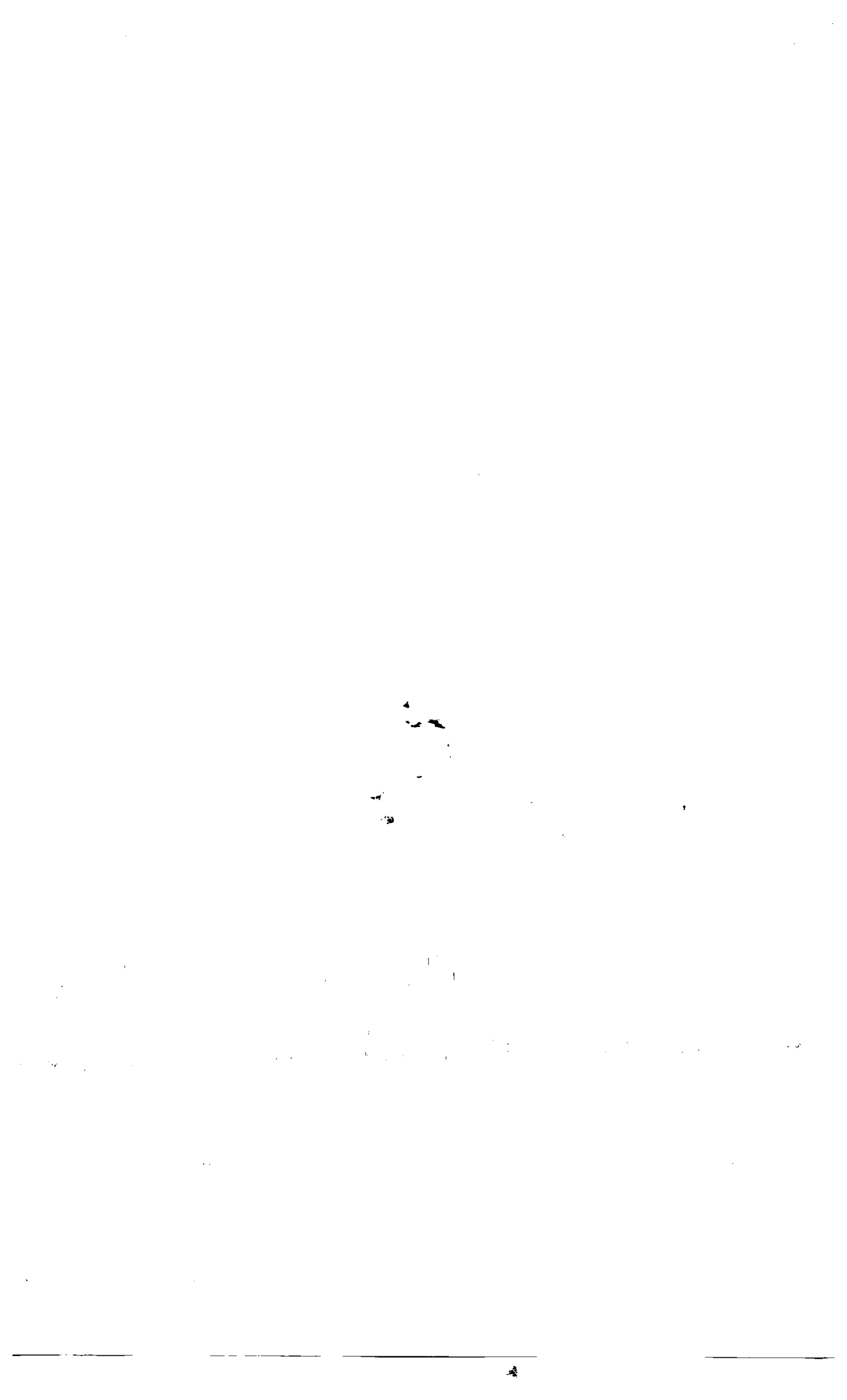
2/- The D. I. L. R. is
requested to hand over the
possession of the land after further
communication from this office.

Copy to TRY. Branch with
Compliments.

Copy to the Dy. Municipal
Commr. sub. (i) Bombay Municipal
Corporation Bombay with Compliments.

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Addl. Collector

Amal B. V.
H. S. K. S. S. S.



No. G/LND. SP. II. 995.
 Office of the Asst. Collector,
 B.S.D., Old Custom House,
 Fort, Bombay-1, Dtd 1/7/75

To:

M/s. Dani Woollan Corporation,
 Ganesh Wadi, Ganesh Bhavan,
 2nd Floor, Bombay-2 B.S.

Subject: Land: B.S.D. Kolikalyan
 Grant of -

Re: Your letter No. W/75 dated 26-7-75.

Sir,

The District Inspector of Land Records, B.S.D. Bombay has been asked to hand over possession of the area mentioned below, before 30-8-75 on which day you are requested to be convenient to remain present in this office for execution of sanad.

2. You are also requested to approach the District Inspector of Land Record, B.S.D. and to arrange for taking over possession of the lands.

3. As regards the refund of Rs. 570/- of Occupancy Price by you for 38 sq.yds. in excess, the orders will be issued in due course.

Details of land of which possession is to be handed over by the District Inspector of Land Records, B.S.D.

	Area
Kolikalyan S.No. 297/11	56 Sq. Yds. encroachment.
Grant land	5 1/2 Sq. Yds. encroachment.
Grant land	917 Sq. Yds.

Possession Already Given.

Kolikalyan	Sq. Yds.	Date of Possession
S.No. 297/10	4704	3-2-67
S.No. 297/10	394	7-2-66

Thus the total area in possession of the Corporation is 1237 Sq. Yds. encroachment and that of 6813 Sq. Yds. encroachment.

Yours faithfully,

(Signature)
 for Assistant Collector
 Bombay Suburban

enc/17/A.

Copy forwarded to the District Inspector of Land Records,
B.S.D. to handover possession before 30-8-73.

for Additional Collector,
Bombay Suburban District.

ang/17/A.

Remained agreement

Hinamaji Dasi

25/9/73

25/9/73