

BY REGD. POST A.D.

NO. LRF. 2680/2942/CR. 2175/G-6,
Revenue & Forests Department,
Mantralaya, Bombay-400 032.

Dated : 27th July, 1983.

Subject : Lands : B.S.D.,
S.No. 341 (part) Bandra.
Grant of - to Sharda Sangeet Vidyalaya
for the construction of Memorial Hall
in the memory of Late Pandit Vishnu
Digambar Paluskar etc.

MEMORANDUM

The undersigned presents compliments to the Additional Collector of Bombay Suburban District and with reference to his letter No. C/Desk/LL.LND.A.60, dated the 14.7.1982, on the subject mentioned above, is directed to convey the sanction of Government to the grant of land admeasuring 904.2 sq.mts. out of Survey No. 341 of (part) Bandra in B.S.D. to the Sharda Sangeet Vidyalaya for the construction of Memorial Hall in the memory of Late Pandit Vishnu Digambar Paluskar and for construction of buildings for various activities of musical education and allied arts, on payment of 50% of occupancy price to be calculated at the rate of Rs. 950/- per sq.mt. The grant of land for the construction of Memorial Hall etc. has been made under the provisions of Rule 5 of the Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971 read with Government Circular, Revenue and Forests Department, No. LRF. 1083/71134/CR-3/78/G-6 dated 8.2.83. The grant of land for the purpose of construction of Memorial Hall etc. is subject to the conditions mentioned in paras 10 and 12 of Government Circular dated 8.2.83 referred to above and also subject to the following additional conditions :-

- (i) The occupancy price amount of Rs. 4,29,495/- should be paid in instalments as indicated below :-
 - (a) First instalment of Rs. 75,000/- should be paid before handing over possession of land.
 - (b) the possession of the land in question should be handed over to the Institution on payment of 1st instalment i.e. Rs. 75,000/-.
- (ii) The remaining amount should be paid in instalment of Rs. 50,000/- each per year plus interest on balance amount at provisional rate at 8% per annum.
- (iii) That the building to be constructed by the Institution shall be exclusively used for the bonafide activities of the Sharda Sangeet Vidyalaya and the Vidyalaya shall credit to Government 50% of the net income derived by it by way of commercial user of the hall.

2. The Additional Collector, Bombay Suburban District should take steps to get drafted a suitable Sanad incorporating the condition as mentioned in paras 10 and 12 of Government Circular dated the 8-2-1983 and such other conditions which he deems fit and to get the same executed from the grantee. (Form I appended to the Maharashtra Land Revenue (Disposal of Government Lands) Rules 1971, may be used as a model for the purpose).

3. The Case papers in two files are returned herewith.
4. This Government Memorandum issues with the concurrence of Finance Department vide its un-official reference No. 957/EXP-9, dated the 22nd July 1983.

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

S. B. Karkhanis
(S.B. KARKHANIS)

Under Secretary to Government,
Revenue & Forests Department.

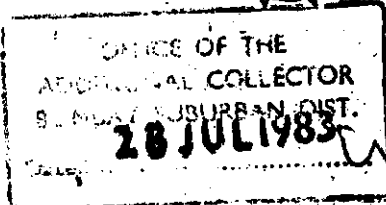
Encl: Case papers.

To:

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

Copies forwarded with compliments to :-

- The Commissioner, Bombay Division, New Bombay.
- The Settlement Commissioner and Director of Land Records, M.S. Pune.
- The District Inspector of Land Records, B.S.D., Bombay.
- The Accountant General I, Bombay/ II, Nagpur.
- The Finance Department (Desk EXP-9).
- The Select file G-6 Desk.



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27/8
No. 6/Deek/III/LND/II/A/865/80
Additional Collector's Office,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay-400023

Dated on 29th August 1983

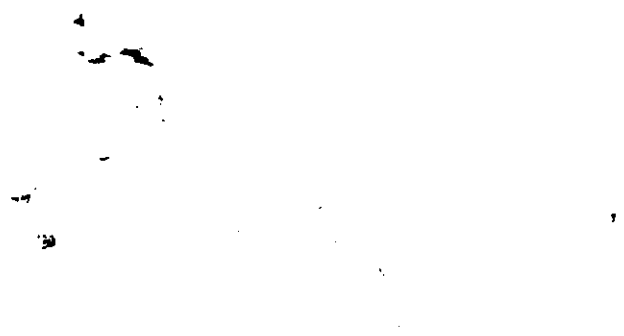
READ :- Govt. in Revenue and Forests Department's Memo
No. LA/2660/2942/CR/2175/C.6, dated 27.7.1983.

ORDER :

The Govt. land measuring 904.2 square metres out of S.No. 1347 of Bendra is hereby granted to the Sharda Sanghat Vidyalaya for the construction of Memorial Hall in the Memory of late Pt. V. B. Keluskar and for construction of buildings for various activities of medical education and allied arts on payment of 50% of occupancy price to be calculated at the rate of Rs. 950/- per sq. metre. This grant of land is subject to the following terms and conditions :

- 1) The grantee shall pay the occupancy price amount of Rs. 4,29,425/- in instalments as below :
 - a) First instalment of Rs. 75,000/- (Rupees Seventy-five thousand only) should be paid before taking over possession of the land.
 - b) The remaining amount should be paid in instalments of Rs. 50,000/- (Rupees fifty thousand only) each per year alongwith interest on balance amount at provisional rate of 8% per annum.
- 2) That the building to be constructed by the Institution shall be exclusively used for the bonafide activities of the Sharda Sanghat Vidyalaya and the Vidyalaya shall credit to Govt. 50% of the net income derived by it by way of commercial user of the hall.
- 3) That the land or any part thereof or any interest therein shall not be transferred except with the previous sanction of the State Govt.
- 4) 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.
- 5) That all the buildings to be constructed on the land shall be according to the plans approved from the Collector and the Municipal Corporation observing scrupulously the provisions of Ribbon Development Rules and after they are constructed, no additions or alterations thereto shall be made without the previous permission of the Collector.
- 6) 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 Govt. be diverted either temporarily or permanently to 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 and condition requiring payment of premium as the State Govt. may in its absolute discretion think fit.

Contd. 10/10/83



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- 7) that the school and its ancillary activities shall be open to all irrespective of caste, creed or religion;
- 8) that the grant shall be conditional upon the continued recognition of the school by Education Department;
- 9) that the grantee shall within a period of two years from the date of possession, plant on the land granted not less than 9 trees of suitable species and maintain them through out.
- 10) this grant is made is subject to the reservation of right of Govt. to all mines and minerals products and quarries and of full liberty of full access for the purposes of working quarries and searching for the same with all reasonable convenience as provided by the Maharashtra Land Revenue Code 1966.
- 11) 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 57 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.
- 12) in the event of the breach of any conditions (1) to (11) without prejudice to any action that may be taken under condition (11) 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 following courses namely either:
 - a) to require that the said land be vacated and delivered up to 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 value at the time of resumption whichever is less of any buildings, or other works authorisadly 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.



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

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

[Signature]
Additional Collector,
Bombay Suburban District.

To

The President,
Sharda Sanghat Vidyalaya,
Dr. V. Raghunath Kark,
Bangre, Bombay-400050

He is requested to approach the District Inspector of Land Records, B.S.D., Old Custom House Yard, Fort, Bombay and take over possession of the land.

Copy forwarded to :

- 1) The Sub Divisional Officer, B.S.D., Bombay
 - 2) The City Survey Officer No. III, Santacruz
 - 3) The Tahsildar Andheri (in duplicate)
- for necessary action.

4) Copy forwarded with compliments to the District Inspector of Land Records, B.S.D., with a request to hand over the possession of the land to the Vidyalaya.

[Signature]
Additional Collector,
Bombay Suburban District.

393/2978.

Received
31/8/83.
Va... (Chairman Sharda.)

