

No.LND.2670/192185-AI.
Revenue & Forests Department,
Sachivalaya, Bombay-32.

7 JAN 1972

Subject:- LANDS: BOMBAY SUBURBAN DISTRICT.
Plots No.679 and 680 of SSVII Khar
Grant of - to Shri Sonawadekar.

MEMORANDUM.

The undersigned presents compliments to the Commissioner, Bombay Division and with reference to the correspondence resting with his letter No.LNA.I-218 dated the 15th May 1971 is directed to convey the sanction of Government to the grant of Government land measuring about 600 square yards from Plots Nos.679 and 680 of SS.VII Khar in Bombay Suburban District to Shri N.L.Sonawadekar for the purpose of establishing a studio and light foundry on full market value of the land to be decided by Government in due course of time and subject to the usual terms and conditions and also subject to the following additional condition that the sanction of Government to the grant of the land to Shri Sonawadekar is subject to the No Objection Certificate from the Industries and Labour Department.

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

(A.M. Khan)

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

Copies to:

✓ The Additional Collector, Bombay Suburban District, Bombay.

2. The Collector is requested to allot the land to Shri Sonawadekar as marked A.B.C.D. or D.E.F.G. on the attached Plan. The Collector is also requested to get the valuation of land from the Assistant Director of Town Planning attached to his office and submit the report to Government alongwith the details of sale statistics and the sales plan on the strength of which the final valuation is arrived at.

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

1971
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COLLECTOR BOMBAY
SUBURBAN DISTRICT
DATE 12 JAN 1972

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No. 1111) / 11/11/22
Bombay dt. 11/11/22

Copy with copy of plan (to be renewed) forwarded

o Tahsiladar Anthesi -

his valuation report with

if he is requested to send the sales statistics

and the sales plan immediately to the ADIT direct

~~under intimation to this office~~

SV
for Advt. Coll. P.S.D.
Bombay
11/11/22

No. of ~~...~~ A-283/71
Old Case No. of Yard, Part,
Bombay-1, Dt. 26th June 1972.

- RE:
- 1) Govt. in S. & P.D.'s Memorandum No. 220/2675/192185-1 dated 7-1-1972 and 3-5-1972.
 - 2) This office Case papers bearing No. Y/180-111-438/71

TERMS:

The additional collector, S. ... has pleased to sanction the Govt. lease measuring 600 sq. yds. from ... as per measurement plan No. 10.3007 (2) dated 20-2-1972 drawn up by the ... and Records, S.D.O. from lot No. 679 and 680 of ... VII char in S.D.O. in lease to Shri S.L. ... for the purpose of ... and light boundary as usual terms and conditions ... subject to the conditions that Shri ... shall pay to Government the rent at 6% per annum on the provisional full market value of the land to be calculated at 75/- per sq. yd. and also subject to his giving an undertaking that he shall abide by terms and conditions of lease and that he shall pay the difference between the provisional lease rent and the final lease rent that would be determined by Govt. in course of time and that he shall pay the interest at 6% on the said difference. The rent shall be revisable after every 10 years. Shri ... would produce to this office the 'No objection certificate' from the Industries and Labour Department, Sachivalaya, Bombay.

- 1) The lease will be for 99 years.
- 2) The lessee will have to accept possession of the land in whatever condition the same may be existing at the time of handing over possession and carry out the rehabilitation and development work at his own cost within a period of one year from the date of possession to the satisfaction of the additional collector, S. ...
- 3) The lessee shall pay the rent in advance on 10th working day of month of each year.
- 4) The land and the building to be erected thereon shall be used for the purpose mentioned above and for no other purpose whatsoever.



5) The lessee will not directly or indirectly transfer, assign, mortgage, or part with his interest under or the benefit of the agreement of lease or any part thereof in any manner without the previous consent in writing of the Government.

6) The lease can not be subdivided and such sub-division can not be disposed of without permission of Government.

7) The building plans and specifications will be got approved the M.C.C. and the Additional Collector, B.S.D. within six months from the date of presentation of the plot.

8) Government will be entitled in the event the required population is granted to half the earned increment of sale or transfer whether outright or as a result of the unredemmed mortgage and that the land so sold or transferred should be used for the purpose approved by Govt. if it is to be used for the purpose other than approved purpose.

9) The constructions of approved purpose on the plot will be completed within a period of Two years, from the date of sanction of the building plans by the Greater Bombay Municipal Corporation.

10) The lessee shall also execute an agreement in the prescribed form whenever called upon to do so, by the Additional Collector, B.S.D.

11) That the land and the buildings constructed thereon will be liable to be forfeited by Govt. without payment of any compensation for breach of any of the above conditions.

Clear ✓ Addl. Collector,
B.S.D.

To
Shri N.L. Sonawadekar
Sir. J.J. School of Arts,
D.N. Rd., Fort, P'bay-1

2. He is requested to pay in this office immediately an amount of Rs. 2,981-16 (Rupees Two Thousand Nine Hundred Eighty One & Paise Sixteen only) on account of lease rent on payment of rent of 6 1/2% per annum on the full market value of the land in S. 4d.

- Copy forwarded to :-
- 1) Sub Divisional Officer, S.S.D.
 - 2) Dist. Inspector of Land Records, S.S.D.
 - 3) He should hand over the advance possession to the applicant.
 - 3) Tahsildar Sahasra.
 - 4) Dy. Accountant.

[Signature]
Additional Collector,
Bombay Suburban District.

26/07/72

NO. IND-2670/192185-AI-233/71

No. IND-2670/192185-AI,
Revenue and Forests Department,
Sachivalaya, Bombay-32.
Dated: -11th April 1973.

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Subject: - Lands: Bombay Suburban District.
Plot No. 679 and 680 of SSVII Khar
Grant of to M/s Ideal Gas Service Shri
Sonawadekar, & M/s Allied Automobile Works.

MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and in partial modification of the orders issued in Government memorandum of Even number dated the 7th January 72, is directed to state that the allotment of land to the three grantees should be as under:-

- 1) M/s Ideal Gas Service. - 1011 Sq.Yards.
- 2) Shri Sonawadekar. - 600 Sq.Yards.
- 3) M/s Allied Automobile Works. - 400 Sq.Yards.

The conditions of grant, mentioned in the earlier Government order remain unchanged. There should not be any objection to hand over possession of the lands to the grantee after obtaining from them an undertaking that they would abide by the terms and conditions as also the price to be determined by Government in course of time as already laid down on the earlier orders. Possession of the land by Messrs Allied Automobile Works should be regularised only after ascertaining from the Government Pleader that he has finally withdrawn his suit. Similarly the additional conditions already imposed to the land grant order dated the 7th January 1972 in case of M/s Allied Automobile Works will also be applicable to this revised order as already clarified above.

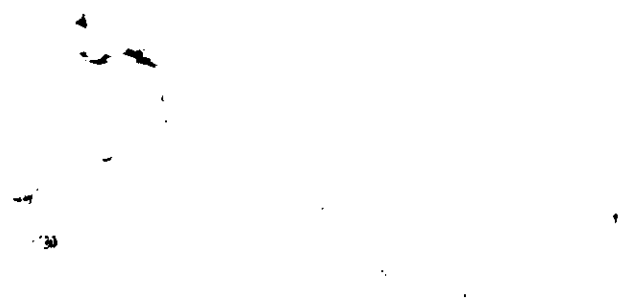
By order and in the name of the Government of Maharashtra.

Sd/-

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

True copy.

NVN /24/9/73



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No.LND.2670/192185/G-8:
Revenue and Forests Department,
Mantralaya, Bombay - 400 002.
Dated: - 7th January, 1977.

Subject :- Lands : Bombay Suburban District
Plot No.679 and 680 of SS-VII of Khar
Grant of to Shri Sonawadekar,

MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District with reference to the correspondence resting with his letter No.C.LND.SR.II.A.959, dated the 24th June, 1976, on the subject mentioned above and is directed to state that Government has approved the valuation of land measuring 600 sq.yards from plots No.679 and 680 of SS.VII Khar in Bombay Suburban District granted to Shri N.S.Sonawadekar under Government Memorandum, Revenue and Forests Department, No. LND.2670/192185-A1, dated the 7th June 1972, read with Government Memorandum, Revenue and Forests Department, No.LND.2670/192185-A1, dated 11th April 1973, at the rate of Rs.260/- (i.e. Rupees two hundred and sixty only) per square metre. The Collector is requested to fix the final occupancy price of the land at the rate of valuation approved by Government as mentioned above and to recover immediately from the grantee, all the outstanding dues namely the difference in the final occupancy price determined in pursuance of these orders and the provisional occupancy price paid by the grantee, as well as the interest at 6½% on the said difference as contemplated in the orders contained in Government Memorandum, No.LND.2670/192185-A1, dated 3rd May, 1972.

2. The orders contained in this Government Memorandum issues with the concurrence of the Finance Department (vide its U.O.R. No. 3966/SFD-13273, dated the 11th October, 1976).

By order and in the name of Governor of Maharashtra,

M.H.A. Shaikh

(M.H.A. Shaikh)
Desk Officer,
Revenue and Forests Department.

To
The Additional Collector,
Bombay Suburban District, Bombay.

Copy forwarded to:-

The Commissioner Bombay Division,
Konkan Bhavan, New Bombay.
The Accountant-General, Maharashtra (I), Bombay.
The Accountant-General, Maharashtra (II), Nagpur.
The Resident Audit Officer,
Pay and Accounts Office, Bombay.
The Finance Department (Exp-10)

Full review in 10

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Office of the
Additional Collector,
Old Canton House Yard,
Fort, Bombay

dated 5-2-77

1) This office order No. V/11-4-11-288/71, dated 20-6-1972
ii) Government in Revenue and Forests Department, Order No.
L.R-2670/192186/-8, dated 7-1-1977

ORDER

The Government land measuring 600 sq. Yds. out of plots No. 679 and 680 of ... is granted on lease to ... for the purpose of ... a studio and light foundry for a period of 99 years subject to the conditions mentioned in this office order of even No. dated 20-6-1972 and also subject to the condition that ... shall pay to Government the rent at 6% per annum on the P.K.V. which was provisionally ... calculated at Rs. 76/- per ... and subject to his giving an undertaking that he shall abide by the terms and conditions of lease and also he shall pay the difference between the provisional lease rent and the final lease rent that will be determined by Government in due course and also to pay interest at 6% on the said difference. The said rent will be revisable after every 25 years. The provisional rent was therefore, fixed at Rs. 981.10 per annum. The lease was given on undertaking on 10-10-1973 accordingly.

Government in Revenue and Forests Department has finally fixed the value of the land at the rate of Rs. 260/- per sq. metre and directed this office to fix the final lease rent of the land at 6% per annum of P.K.V. per annum and to recover immediately the difference on the basis of final lease rent and the lease rent paid on the basis of the provisional value of land as well as interest at 6% on the said difference.

The lease rent is therefore, hereby finally fixed at Rs. 992.70 (Rs. eight thousand nine hundred and ninety eight paise seventy only) per annum. The lessee should pay all the outstanding dues viz. the difference on the basis of final lease rent and the lease rent determined on 20-6-1972 as well as interest at 6% on the said difference that will be intimated to him by the Tahsildar andheri within one month from the date of this order.

57/77

Shri S.L. Chavhankar,
C/o Mr. J.J. Chod of ...
S.S. Road, Bombay.

Additional Collector
Suburban District.

cc/E/E
Copy to the Tahsildar andheri.

He should intimate the correct amount payable. He should intimate the correct amount payable by lessee and interest thereon and make arrangement for recovery of the same within a month from the date of this order. The amount of interest recovered by him should be reported to this office.

Copy forwarded to Sub-Divisional Officer, S.S. District Inspector Land records, S.S. v. accountant. He v. account should verify whether lessee has paid any payment in this office and communicate the same to the Tahsildar andheri immediately.



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No.LNL.2677/22119-G-8.

Revenue & Forests Department,
Mantralaya, Bombay- 400032.

Dated: 29 APR 1978 April 1978.

Subject :- Increase of lease rent
of plot No.679 and 680
S.S.VII-Khar.
Granted to - Shri H.L.
Sonawadekar

MEMORANDUM:

The undersigned presents compliments to the
Additional Collector, Bombay Suburban District and
with reference to the correspondence ending with
his office demi-official letter No.C/LND-Sa-II-A-1010
dated the 5th September 1977, is directed to state
that the Collector should take further action for
recovery of the occupancy price of the land from
Shri Sonawadekar in accordance with the orders already
issued under Government Memorandum, Revenue and Forests
Department No.LND.2670/192135-G-8 dated the 7th
January 1977.

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

NTL
4457
COLLECTOR BOMBAY
SUBURBAN DISTRICT
DATE--3-MAY-1978

M.H.A. Shaikh
(M.H.A. Shaikh.)
Desk Officer,
Revenue & Forests Department.

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Being up with To

The Additional Collector,
Bombay Suburban District,
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No. LND 2678/40421-G8(11)

Revenue and Forests Department
Mantralaya, Bombay- 400 032,
Dated: 22nd October 1984.

Subject:- Lands : B.S.D.
Plot No. 679-680 of S.S. VII Khar
Grant of to Shri N.L. Sonawadekar in
occupancy rights.

Memorandum:

The undersigned presents compliments to the Additional Collector, B.S.D. Bombay and with reference to his letter No.C/Desk-3/LND/2A/CR-219, dated the 11th October, 1982, on the above subject is directed to state that Government land admeasuring 600 sq.yds. from plot No. 679 and 680 of S.S. VII Khar in B.S.D. has been leased to Shri N.L. Sonawadekar for a period of 99 years for the purpose of construction of a studio and a light foundry vide order No.C/LND-SR-II-A-237/71 dated 26.6.1972 of the Additional Collector, B.S.D. The provisional full market value of the land in question was worked out to be Rs. 75/- per Sq.yd. and the lease rent was fixed @ 6 1/2% of that value. The possession of the land in question was handed over to Shri Sonawadekar on 25-10-73. In 1977, the full market value was determined by the Town Planning and Valuation Department as Rs. 260/ per Sq. mtr. Since this price was considered as very high by Shri Sonawadekar, he approached Government with a request that either the land may be leased to him on a nominal rent or the land may be granted to him in occupancy rights, at concessional rate. He had also requested to allow him to construct a small residential house on the said land.

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2. After careful consideration of the request of Shri Sonawadekar Government is pleased to pass the following orders :-

- a) land admeasuring 600 sq.yards from plots No. 679-680 of suburban Scheme No. VII of Khar, B.S.D. should be granted to Shri N.L. Sonawadekar in occupancy rights with effect from 3-10-1984 on payment of the occupancy price by him at the concessional rate of Rs. 150/- (Rupees one hundred and fifty) only per Sq.mtr.
- b) The earlier period of occupation with effect from 25-10-1973 upto 2-10-1984 should be treated as lease and the lease rent @ 6 1/2% of the full market value at Rs. 75/- (Rupees seventy five) only per sq.mtr. for the said period should be recovered from him.

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c) The occupancy price, as indicated at (a) above should be recovered from Shri Sonawadekar in lump sum in one instalment within a period of 3 months from the date of intimation to Shri Sonawadekar. No instalments should be allowed to him for payment of the occupancy price.

(d) If Shri Sonawadekar fails to pay the occupancy price in one lump sum within a period of 3 months from the date of intimation to him, the occupation of the land by Shri Sonawadekar from the date of decision to grant the land in occupancy rights i.e. with effect from 3rd October 1984 till the balance period of subsisting lease i.e. till completion of the period of 99 years from 25-10-1973 i.e. upto 24-10-2072, should be treated as 'on lease'. The lease rent for this period should be charged @ 8% of the full market value of the land in question at the rate of Rs.150/- (Rupees one hundred and fifty) only per sq.mtr

(c) If permissible under the development control rules of the Greater Bombay Municipal Corporation, Shri Sonawadekar should be allowed to construct a small residential house on the land granted to him.

This memorandum issues with the concurrence of the Finance Department vide its u.o.r. No. CR-1349/84-EXP-9 dated 20-10-1984.

By order and in the name of the Governor of Maharashtra

(Signature)
Assistant Secretary to Government,
Revenue and Forests Department.,

To
The Additional Collector, B.S.D., Old Custom House Yard,
Bombay- 400 023.

Copies to :-

The Commissioner, Konkan Division, Konkan Bhavan,
New Bombay 400614.

The Accountant General II, Maharashtra Nagpur.

The Urban Development Department,

The Finance Department (Exp-9).

The G-8(11) Desk of Revenue and Forests Department (Select File)

The Assistant Director of Town Planning,
Greater Bombay, Bombay.

RECEIVED BY THE
ADDITIONAL COLLECTOR
B.S.D. DIST.
Date: 26-10-1984

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No. C/Dask. III/LND. II. A. CR. 219.
Office of the Additional Collector,
Bombay Suburban District,
Old Caste: House Yard,
Fort, Bombay 400023

Dated: 15th April, 1985

- READ:-
1. This office order No. C/LND. II. A. 233/71 dated 26.6.1972.
 2. Government in Revenue & Forests Department's Memorandum No. LND. 2679/40-25, G.S. (11) dated 22.10.1984.

: ORDER :

The Government land admeasuring 600 sq. yds from plot No. 679 & 680 of S.S. VII Khar in Bombay Suburban District has been leased out to Shri N.L. Sonawadkar for a period of 99 years for the purpose of constructed of a ~~stuffs~~ and a light foundary vide this office order No. C/LND. II. A. 233/71 dt. 26.6.1972. The provisional full market value of the land in question was fixed at 6 1/2% of Rs. 75/- per sq. yds. then the possession was handed over to Shri Sonawadkar on 23.10.1973.

Now as per Government orders the above said land admeasuring 600 sq. yds. from plots no. 679 & 680 of S.S. VII Khar, B.S.D, is hereby granted to Shri N.L. Sonawadkar in occupancy rights with effect from 3/10/84 On payment of the occupancy price by him at the concessional rate of Rs. 150/- only per sq. mtr.

The following shall be terms & conditions of land grant order:-

1. The earlier period of occupation w.e.f. 5.10.73 upto 2.10.1984 should be treated as lease and the lease rent @ 6 1/2% of the full market value at Rs. 75/- only per sq. mtr. for the said period shall be paid by the grantee.

The grantee has paid the entire lease amount as below:-

	AMOUNT	Ch. No. & Date
1.	Rs. 2,981.16	No. 92 dt. October 1972
2.	Rs. 17,836.96	No. 29 dt. 23.7.1980
3.	Rs. 11,770.00	On 13.5.1985.
Total Rs.	32,638.12	

The grantee has also paid the occupancy price of Rs. 75 2/3 per sq. mtr.

this office on 13.5.1965.

The land & building to be erected thereon shall be used for purpose of establishing a studio and light foundary only for a period of 2 years from the date of possession and for other purpose whatsoever.

The grantee shall construct the building in accordance with the plan to be approved by the Greater Bombay Municipal Corporation. The grantee shall develop the land and shall have all the required facilities like drains, roads etc at its own cost.

The grantee shall not lease transfer sub let or give on leave and license the land in question etc. without the written permission of Additional Collector/Government.

The grantee shall not sub divide the land or any part thereof shall transfer, sublet, assign or in anyway alienate the any part thereof or its interest therein without the prior permission of the Government and the Government may if it is so fit while granting permission impose such conditions as payment of premium to Government, as it considers etc.

The grantee shall pay municipal taxes, N.A.A. or any such local taxes etc directly in respect of the said land.

The grant is subject to the reservation of right of Govt. to all minerals and quarries in the land and Govt. shall have the right of access for the purpose of working quarries and for the same will all reasonable convenience, as provided L.R. Code 1966.

If any land or any portion is required by Govt. in future for any purpose, the grant of land or any such portion thereof assumed to Govt. on payment or cost of the building or if any, standing thereon. The grantee shall accept as final the decision of the Govt. as to whether the land or any portion required for public purpose and the cost of the building, if any determined by the Executive Engineer, Public Engineering Division.

It is permissible under the development control rules of the Municipal Corporation the grantee is allowed to construct a small residential House on the land granted to him.

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11. Government will be entitled in the event the required permission is granted to half the earned increment of sale or transfer whether out right or as a result of the mortgage and that the land so sold or transferred should be used for the purpose approved by Government, if it is to be used for the purpose other than approved purpose.

12. The grantee shall be bound to take all necessary steps to remedy the breach of conditions, if any, committed by him immediately and failure on the part of grantee to remedy the breach within a period of six months from the date of issue of notice by the Collector communicating the said breach shall be deemed to be a breach committed by lessee and the lessee shall render liable to be dealt with under clause (13) below.

13. The grantee and any other person accepting the land shall be liable to be evicted and land or any part thereof alongwith building standing thereon, if any, resumed to Government without payment of any compensation in case there is a breach of any of the conditions of the grant and failure on the part of the grantee to remedy the said breach within six months from the date of issue of notice by the Collector communicating the said breach.

14. The grant is subject to the condition of planting trees of suitable species and maintaining them through out on the land in accordance with the Rule 51 of the M.L.R.C. (Disposal of Govt. lands) Rules 1971.

15. The grantee shall execute an agreement embodying and agreeing to the above terms & conditions of the grant in addition to such other terms & conditions considered necessary by the Collector having regard to the provision of the M.L. Code 1966 & the rules made thereunder and having regard to the circumstances of the case.

① signed by *[Signature]*
Additional Collector, B
Additional Collector,
Bombay Suburban District.

To:
Shri H.L. Sonawadekar
Dr. Ambedkar Road,
Adji St. Paul Church
Khar, Bombay 400052.

- 2 -

Copy forwarded for necessary action to-

1. The Tahsildar Andheri
2. The Sub Divisional Officer, B.S.D.
3. City Survey Officer No.
4. District Inspector of Land Record, B.S.D.

O/C signed by *Oje*
Additional Collector, B. S. Dist.

sev
Additional Collector,
Bombay Suburban District.

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No. C/Desk. III/LND. II. A. CR. 219
Additional Collector's Office,
Bombay Suburban District,
Old Custom House Yard,
Fort, Bombay 400023

Dated:- 18/4/86.

READ:-

- 1) Govt. in Revenue & Forests Deptt's Memorandum No. LND.2678/40321/G.S(11) dt.22.10.1984.
- 2) This office order No.C/Desk.III/LND.II.B.CR.219 dt.15.4.1985.
- 3) Govt. in Revenue & Forests Department's letter No. LND.2685/11219/G.S(2) dt.11.7.85.

C O R R I G E N D U M :

The terms and conditions appearing at No.6 and 11 are hereby added to condition No.5 of this office order dt. 15.4.1985.

The conditions Nos. 7,8,9,10,12,13,14 and 15 should be renumbered as Nos.6,7,8,9,10,11,12 and 13 respectively.

The words 'subject to condition No.9' should be added after the word 'used' appearing in condition No.2.

Similarly, the word appearing 'clause 15' in condition No.10 should be substituted by 'clause(11) below'.

c/c
for *[Signature]*
Additional Collector
Bombay Suburban District.

To:
Shri N.L.Sanawadekar
Dr. Ambedkar Road,
Near St. Ellice School,
Khar, Bombay 400052.

Copy forwarded for necessary action to:-

1. The Tahsildar Andhari.
2. The Sub-Divisional Officer, B.S.D.
3. City Survey Officer No.
4. The Dist. Inspector of Land Record, B.S.D.

67c
for *[Signature]*
Additional Collector
Bombay Suburban District.