

(28)
187 A

No. IMN 2667/125733-BI,
Revenue & Forests Department,
Sachivalaya, Bombay-33.
Dated: -8th February 1974.

Subject: - Lands, Bombay Suburban District
S.No. 352 of Mulund.
Grant of --- to Bombay Municipal Corporation
for 78' wide road.

MEMORANDUM

The undersigned presents compliments to the Additional Collector of Bombay Suburban District and with reference to his letter No. C/LND.SR.1.285/65 dated 22nd October 1973 is directed to convey the sanction of Government for grant of Government land measuring 3277-51 sq. meters equivalent to 3920 sq. yds. out of S.No. 352 of village Mulund taluka district Bombay Suburban District to the Bombay Municipal Corporation for construction of 78' wide Mulund Ghatkopar Road.

2. The grant of land is subject to the following terms and conditions:-

(i) the grantee shall pay the occupancy price of the land of Rs. 46040 at market rate of Rs. 12/- per sq. yd. as on 8th January 1934, as per Government Resolution, Revenue and Forests Department No. L.S. 2660/194787-BI, dated 28th April 1971,

(ii) the grantee shall hold the land on inalienable and impartible tenure as occupant class II,

(iii) the grantee shall pay the non-agricultural assessment regularly,

(iv) the grant shall be subject to the conditions laid down in Rule 41 of the Maharashtra Land Revenue (Disposal of Government Lands) Rules 1971 and the other conditions deemed fit by the Collector,

(v) the grantee shall execute an agreement in form prescribed under Maharashtra Land Revenue (Disposal of Government Lands) Rules 1971,

(vi) that for breach of any of the conditions mentioned above and such other conditions which the Collector may impose having regard to the provisions of Maharashtra Land Revenue Code and the Rules made thereunder and having regard to the circumstances of the case, the grant shall be revoked and the land resumed to Government without payment of any compensation.

3. This memorandum issues with the concurrence of Finance Department vide its un-official reference No. ~~FAKXXXXX~~ FD/765/101/P9, dated:- 15th January 1974.

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

V.R. Potdar

(V.R.POTDAR)
Under Secretary to the Government of
Maharashtra, Revenue and Forests Department.

To

The Additional Collector of Bombay Suburban District (with case papers).

Copy to:-

The Commissioner Bombay Division, Bombay,
The Settlement Commissioner and Director of Land Records,
Maharashtra State, Poona,
The Director of Town Planning, Maharashtra State, Poona,
The District Inspector of Land Records, Bombay Suburban District,
The Deputy Director of Town Planning, Bombay Division, Bombay,
The Accountant General, Maharashtra State, Bombay,
The Finance Department (F-9),
The Urban Development, Public Health and Housing Department,
The Revenue and Forests Department (B Branch file no. LRF-2260/1073-B),

mbz 6/2/1974.

7 Copies

No. C/LND-GR-L-285/CS
Office of the Additional Collector,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay-1.
Dated:- 24th January, 1975.

P. 187

READ:-1. Govt. in Revenue and Forests Department's
Memorandum No. ENN-2007/198733-BI dated 0th Feb. 74

G.R.-P.R.R

Government land measuring 2277-01 sq. meters equivalent to 5020 sq. yards out of S.No. 232pt of the village of Mulund as shown red in the enclosed sketch is hereby granted to the Greater Bombay Municipal Corporation for construction of 73' foot wide Mulund Chhatkopar Road, subject to the following terms and conditions:-

to
187
the grant
of an
order
No. ENN-2007/198733-BI
of 0th Feb. 74
is approved
by
the
Additional
Collector

1. That the grantee shall pay the occupancy price of the land of Rs.47040/- (Rupees forty seven thousand and forty only) at the market rate of Rs.12/- per sq. yard as on 0th January, 1964, as per Government resolution Revenue and Forests Department No. LND-2009/194787-BI dated 28th April, 1971.
2. that the grantee shall hold the land on inalienable and impartible tenure as occupant class-II.
3. that the grantee shall pay the non-agricultural assessment regularly.
4. that except with the previous permission of the State Government neither the land shall be sub-divided nor any such sub-division be disposed of..
5. that the land shall not be disposed of except along with the constructions thereon and other installations if any, and the land so disposed of shall not except with the approval of the State Government be used for a purpose other than the purpose for which it was initially granted.
6. that on disposal of the land along with the plant, structures and other installations by way of sale, the State Government shall be entitled to half the unearned income, and when such land is sold without any constructions aforesaid, the State Government shall be entitled to unearned income not exceeding 90 per cent as the State Government may decide.
7. that, if the State Government has reason to believe that any misrepresentation or any concealment is made in regard to the sale price, the sale shall be voidable at the discretion of the State Government.
8. that the grantee shall level and clear the land sufficiently to render it suitable for the particular non-agricultural purpose for which it has been granted.
9. that, the grantee shall not use the land, for any purpose than the purpose for which it is granted without obtaining the permission of the Additional Collector, Bombay Suburban Dist. under the provisions of the Code and the Rules thereunder.

LDR.

10. that the grantee shall construct the road within a three years (or such further period as the Additional Collector B.S.D. may allow) from the date of grant, failing which the land shall be liable to resumption on payment of compensation not exceeding the occupancy price paid by the grantee.

11. that the grantee shall execute an agreement in form prescribed under Maharashtra Land Revenue Code (Disposal of Government Lands Rules 1971).

12. that for breach of any of the conditions mentioned above and such other conditions which the Additional Collector may impose having regard to the provisions of Maharashtra Land Revenue Code and the Rules made thereunder and having regard to the circumstances of the cases, the grant shall be revoked and the land resumed to Government without payment of any compensation.

D.
6.2.75 *OK*

File

Collector,
Bombay Suburban District.

Copy forwarded with compliments to the Municipal Commissioner, Bombay Municipal Corporation, Bombay.

2/- He is requested to pay ~~the~~ an amount of Rs.47,040/- (Rupees forty seven thousand and forty only) on account of occupancy price within a fortnight from the date of this order.

JFK/8/1/

Copy to the Asstt. Engineer, Acquisition (ES), Greater Bombay Municipal Corporation, Bombay for information.

Copy forwarded to the District Inspector of Land Records, B.S.D. Bombay.

He should hand over possession of the land in question after verifying the receipt of payment and submit compliance report to this office alongwith p/ceca plan and possession receipt to this office record.

Copy to the Tahsildar Kurla/Sub-Divisional Officer B.S.D. for information.

Copy submitted to Government in Revenue and Forests Department, (EL-Branch), Sachivalaya, Bombay for information.

B *du*
6/2/75 *4/2*

File

Collector,
Bombay Suburban District.