

No.LCS 2262/105436-4I.

Revenue and Forests Department
Sachivalaya Bombay-22,
Dated:- 21th March, 1968.

Subject:- Land: Bombay Suburban District
Mulund, S.No.372-4,-B,-3,
Grant of - it - to M/s.
Mumbai Khoka Utpadak Sahakari Kendra.

MEMORANDUM.

The undersigned presents compliments to the Additional Collector Bombay Suburban District and with reference to his letter No.C/LND-88-I-563, dated 9th October 1963, on the above subject is directed to convey the sanction of Government to the grant of land out of Survey Number:372 & H.No.1(Part) (10 gunthas) 372B-H.No.1(Part) (6 gunthas) 372C H.No.1, (Part) (2 Acres and 9 gunthas) from Mulund in Bombay Suburban District to M/s. Mumbai Khoka Utpadak Sahakari Kendra, on payment of security price at the rate of Rs.10/- (Rs.Ten only) per square yard, for industrial use. Viz. manufacture of wooden packages (boxes and cases) and other timber products. The grant of land is subject to the conditions laid down in Government Resolution Revenue Department No.1970/45, dated 17th October 1947 as amended by Government Resolution Revenue Department No.LND 3956/75117-B, dated 7th August 1956 and Government Resolution Revenue Department No.LND 2260/82608-4, dated 12th September 1962 and other usual conditions.

2. The Additional Collector Bombay Suburban District should revoke the assignment of the land under Land Revenue Rule 73, before handing over the same to the M/s. Khoka Utpadak Sahakari Kendra Ltd.

3. The Additional Collector Bombay Suburban District is requested to obtain the list of members from the Kendra and inform them that they should not make any changes in the membership without his permission.

P.T.O.

4. The possession of the land should be handed over to the Kendra only after payment of full occupancy price and after executing necessary agreement in the prescribed form and after taking action as directed in para 3 above.

5. This memorandum issues with the concurrence of the Finance Department vide its an official reference No. 5895/1069/III. dated 16th March 1968.

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

COLLECTOR
SUBURBAN DISTRICT
DATE 25 MAR 1968

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

To

W/O
The Additional Collector, Bombay Suburban District.

Copies to :-

- The Commissioner, Bombay Division,
- The Pay and Accounts Officer, Bombay,
- The Accountant General Maharashtra State, Bombay,
- The Finance Department,
- The Industries and Labour Department.

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READ :

- i) Government Rev. & Forests Department's Memorandum No. RS-2102/105436-A7 dated 31st March, 1968.
- ii) This office case papers in file bearing No. G/LND-39-1-603.

ORDER :

The Government land measuring 12.705 sq. yds. (as shown in the enclosed plan) out of S.No. 372-A, H.No. 1 (Part) (10 Gunthas), 372-B of Mulund, Taluka Kurla, Bombay Suburban District is hereby granted to the M/s. Abasa Upadhye Sahakari Mandra Ltd., for industrial use viz. Manufacture of wooden packages (boxes and cases) and other timber products for accommodating its members whose list is appended hereto on payment of occupancy price at the rate of Rs. 10/- (Rs. ten only) per sq. yd. subject to the following conditions.

- i) that the Grantee shall pay the occupancy price of Rs. 187050/- (Rs. One lac twenty-seven thousand fifty only) to this office within one month from the date of this order.
- ii) Membership shall not be changed without the previous permission of Government.
- iii) that the land shall be used for industrial use viz. for manufacture of wooden packages (boxes and cases) and other timber products and for no other purposes.
- iv) that the Grantee shall obtain the required N.A. Permission before starting the N.A. use of the land and pay the N.A. Assessment that will be levied.
- v) that the land, factory, plant etc. constructed thereupon shall go together and can be disposed of together only.
- vi) that the Grantee shall get the building plans sanctioned from the Municipal Corporation, of Greater Bombay before starting construction work, if any.
- vii) that the land can not be sub divided and such sub divisions cannot be disposed of without the permission of the Government.
- viii) that the Grantee shall pay to Government premium upto 80% of unearned increment in case of land granted is sold, leased or transferred without construction as required under the grant.
- ix) that the grantee shall pay to Government premium equal to 80% of the unearned increment in case where factory buildings, plants etc. have been constructed on the land in consonance with the terms of the grant and is sold, leased or transferred together with the building constructed thereupon.
- x) that if the Government has reason to believe that any misrepresentation or concealment is made in regard to sale price,

P.T.C.

the sale or transfer, will be declared void at the discretion of Government.

xi) that the Grantee shall execute an agreement in form 'MH-1' appended to Land Revenue Rules, 1931, incorporating the above conditions in addition to such other conditions that would be considered necessary by the Additional Collector, whenever called upon to do so.

xii) Failure to comply with any of the above conditions of the grant and provisions of Maharashtra Land Revenue Code and Rules thereunder shall render this grant liable to cancellation by the Additional Collector, who may thereupon resume the land and summarily evict the grantee without the notice and without paying any compensation.

has
Additional Collector,
Bombay Suburban District.

To

The Mumbai Khoka Utgadak Sahakari Kendra Ltd.,
231, Chhapra Road, Opp. Sassoon Mills,
Bombay-33.

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

2. He is requested to hand over the possession of the land to the grantee after verifying the receipt of payment and report compliance with the possession receipt and pucca plan.

3. Copy forwarded for information and necessary action to :-

- i) the Sub Divisional Officer, B.S.D. Bombay,
- ii) the Tahsildar Kurla, Mulund, Bombay-80.

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Additional Collector,
Bombay Suburban District.