

6th June 1980.

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Subject: - Land - B.S.D.
S.No. 201 to Kanjur.
Granted to Bombay Municipal Corporation
for shopping centre and market.

MEMORANDUM

The under-signed presents compliments to the Additional Collector of Bombay Suburban District and with reference to his letter, No.C/Desk-VI-IND-I.A.229 dated 18.12.79 is directed to convey sanction for grant of Government land measuring 2546.4 sq. mtrs. out of S.No. 201 of village Kanjur, taluka Kuria, Bombay Suburban District to the Bombay Municipal Corporation for construction of Shopping Centre and Market.

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

i) the grantee shall pay to Government the occupancy price of the land which will be fixed by Government;

ii) the grantee shall also pay to Government the interest at the rate of 8% annum over and above the amount of occupancy price as determined in condition No.(i) above, from the date of taking over possession of the land till the date of payment of cost of land;

iii) the grantee shall utilize the land for the purpose for which it is granted within a period of two years from the date of possession of land;

iv) the value of land has been fixed on the basis of existing condition of land and the grantee shall have to develop the land and to have all other required amenities at its cost;

v) the grantee shall hold the land on inalienable and impartible tenure as occupant class II;

~~vi) the grantee shall pay regularly the non-agricultural assessment prevalent in the locality as fixed from time to time;~~

vii) the grant is subject to the reservation of the Right of Government to all mines and mineral products and quarries in the land and Government shall have full liberty of access for the purpose of working quarries and searching for the same with all reasonable conveniences, as provided by the Maharashtra Land Revenue Code, 1966;

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

ix) if the land or any portion thereof is required in future by Government for any public purpose, the land or any such portion thereof will be resumed by Government on payment of compensation equal to the cost of land paid by the grantee for the land or any portion thereof which is to be resumed and cost of the building or structure, if any, standing thereon. The grantee shall accept as final the decision of Government as to whether the land or any portion thereof is required for a public purpose and as to the cost of building or structure, if any, determined by the Executive Engineer, Public Works and Housing Division;

x) the grantee shall within a period of two years from the date of possession of land or from the date of issue of these orders, plant on the land granted hereunder, trees at the rate of one tree per 100 sq. meter, of suitable species and maintain them throughout;

p.t.c.

- x1) 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 the Maharashtra Land Revenue Code, 1966 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;
- xii) the grantee shall execute an agreement embodying and agreeing to the above terms and conditions in the relevant form prescribed under Rule 42 of the Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971.

3. The Additional Collector Bombay Suburban District should now obtain an undertaking as per conditions No. (i) and (ii) above from the grantee and get the agreement executed from the grantee and thereafter should issue final orders in the matter and give advance possession of the land.

4. The Additional Collector Bombay Suburban District is also requested to direct the Bombay Municipal Corporation to make necessary changes in the Development Plan of Greater Bombay, which is under revision. (Vide letter No. Acq/S/1376 dt. 17.1.79 of the Executive Engineer Development plan.

5. This memorandum is issued within the powers delegated to this department (vide Government Memorandum, Finance Department, No. ODO 1377/168-77-EXP-9, dated 20.7.1977).

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

U.S. Bendive
(U.S. Bendive)

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

To
The Additional Collector Bombay Suburban District

- Copy to:-
- The Commissioner Bombay Division, Bombay,
 - The Settlement Commissioner and Director of Land Records, Maharashtra State, Pune;
 - The ~~Director~~ Director of Town Planning, Maharashtra State, Pune,
 - The District Inspector of Land Records, Bombay Suburban District
 - The Deputy Director of Town Planning, Bombay Suburban District
 - The Tahsildar Kuria, District Bombay Suburban District,
 - The Accountant General, Maharashtra I/II Bombay/Nagpur,
 - The Urban Development and Public Health Department (UD-5)
 - The Select file G-5 Desk, Revenue and Forest Department.
 - The Municipal Commissioner, Greater Bombay Municipal Corporation, Mahapalika Marg, Fort, Bombay-400001.

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MSR 1- Govt. in Revenue and Forests Deptt., Maharashtra
No. LMR/2374/122717/CR/874/G.S. dated 6.6.1980.

To, C/Desk, VI/LSD/1/1/239,
Additional Collector's Office,
Mumbai Suburban District,
Old Custom House Yard, Fort,
Mumbai, 400022.

Dated 1- 5-8 July 1981.

* O R D E R *

The Govt. land measuring 2540 sq. metres out of S.No. 801 of village Laxur, Taluka Karle, S.S.D. is hereby sanctioned to the Mumbai Municipal Corporation for construction of Shopping Centre and Market.

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

i) The grantee shall pay to Govt. the occupancy price of the land which will be fixed by Government.

ii) The grantee shall also pay to Govt. the interest of the rate of 8% annum over and above the amount of occupancy price as determined in condition No. (i) above; from the date of taking over possession of the land till the date of payment of cost of land;

iii) The grantee shall utilise the land for the purpose for which it is granted within a period of two years from the date of possession of land.

iv) The value of land has been fixed on the basis of existing condition of land and the grantee shall have to develop the land and to have all other required amenities ~~at its cost~~ at its cost;

v) The grantee shall hold the land on inalienable and impartible tenure as occupant Class-II.

vi) The grantee shall pay regularly the non-agricultural assessment prevalent in the locality as fixed from time to time.

vii) The grant is subject to the reservation of the right of Govt. to all mines and mineral products and quarries in the land and Govt. shall have full liberty at access for the purpose of working quarries and searching for the same with all reasonable convenience, as provided by the Maharashtra Land Revenue Code, 1960.

viii) The grant shall be subject to the conditions laid down in Rules 31 and 41 of the Maharashtra Land Revenue (Disposal of Govt. lands) Rules, 1971 and such other conditions deemed fit by the Collector.

ix) If the land or any portion thereof is required in future by Govt. for any public purpose, the land or any such portion thereof will be resumed by Govt. on payment of compensation equal to the cost of land paid by the grantee for the land or any portion thereof which is to be resumed and cost of these

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Govt. in Revenue and Forests Deptt.'s Memorandum
No. 128/3374/12717/CR/274/G.S. dated G.C. 1980.

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No. O/Desk:VI/LND/L/A/P29.
Additional Collector's Office,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay, 400023.

Date: July 1981.

ORDER : 5 AUG 1981

The Govt. land measuring 2546 sq. metres out of S.No. 201 of village Kasjur, Taluka Karla, S.G.D. is hereby allotted to the Bombay Municipal Corporation for construction of Shopping Centre and Markets.

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

- i) The grantee shall pay to Govt. the occupancy price of the land which will be fixed by Government.
- ii) The grantee shall also pay to Govt. the interest of the rate of 8% annum over and above the amount of occupancy price as determined in condition No. (i) above; from the date of taking over possession of the land till the date of payment of cost of land;
- iii) The grantee shall utilise the land for the purpose for which it is granted within a period of two years from the date of possession of land.
- iv) The value of land has been fixed on the basis of existing condition of land and the grantee shall have to develop the land and to have all other required amenities ~~arranged~~ at its cost;
- v) The grantee shall hold the land on inalienable and impartible tenure as occupant Class-II.
- vi) The grantee shall pay regularly the non-agricultural assessment prevalent in the locality as fixed from time to time.
- vii) The grant is subject to the reservation of the right of Govt. to all mines and mineral products and quarries in the land and Govt. shall have full liberty of 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.
- viii) The grant shall be subject to the conditions laid down in Rules 31 and 41 of the Maharashtra Land Revenue (Disposal of Govt. lands) Rules, 1971 and such other conditions deemed fit by the Collector.
- ix) If the land or any portion thereof is required in future by Govt. for any public purpose, the land or any such portion thereof will be resumed by Govt. on payment of compensation equal to the cost of land paid by the grantee for the land or any portion thereof which is to be resumed and cost of the

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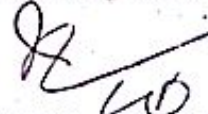
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Building of structure, if any, standing thereon. The grantee shall accept as final the decision of Govt. as to whether the land or any portion thereof is required for a public purpose and as to the cost of building or structure, if any, determined by the Executive Engineer, Public Works and Housing Division.


2) The grantee shall within a period of two years from the date of possession of land or from the date of issue of these orders, plant on the land granted hereunder, trees of the rate of ~~one~~ tree per 100 square metres of suitable species and maintain them throughout.

2i) 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 the Maharashtra Land Revenue Code, 1966 and the Rules made thereunder and having regard to the circumstances of the case, the grant shall be revoked and the land resumed to Govt. without payment of any compensation;

2ii) the grantee shall execute an agreement embodying and agreeing to the above terms and conditions in the relevant form prescribed under Rule 248 of the Maharashtra Land Revenue (Disposal of Govt. lands) Rules, 1971.


Additional Collector,
Bombay Suburban District.

- 1) Copy to the Municipal Commissioner, B.M.C.
- 2) Copy forwarded to the District Inspector of Land Records, B.M.C.
- 2/- He is requested to hand over the possession of the land and to report compliance.
- 3) Copy forwarded to the Tahsildar Karla and Sub Divisional Officer, B.M.C. for necessary action.
- 4) Copy forwarded to the City Survey Officer (II), Wulera for information.
- 5) Copy submitted to the Govt. Revenue and Forests Department, Centralaya, Bombay. 400032.
- 6) Copy submitted to the Commissioner, Bombay Division, Bombay.


Additional Collector,
Bombay Suburban District.

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