

(3)

No.LND.2666/208491/G-8:
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.
Dated:- 31st May, 1978.

Subject :- Lands : Bombay Suburban District
Grant of - to M/s Lube India

Memorandum:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to the correspondence ending with his letter No. C/Desk 6/LND.IB.224A, dated the 1st November, 1977, on the above subject is directed to convey the sanction of Government to the grant of 4 Gunthas (i.e. 404 square metres) out of S.No.7/9 of Mahul, 22 Gunthas (i.e. 2222 square metres) out of S.No.40 A/7 of Mahul and 36 Gunthas of Nalla land to M/s Hindustan Petroleum Company (formerly known as M/s Lube India Ltd.) for erection of refinery on payment of the Rs.63,529/- (i.e. Rupees sixty three thousand five hundred twenty nine only) as the occupancy price of the land along with interest at 6 1/2% per annum on the aforesaid value of the land from the date the possession of the land was handed over till the date of payment of the final occupancy price of the land. The grant shall be subject to the terms and conditions mentioned in the accompanying Memorandum of terms and conditions.

2. The Collector should take further action to recover the occupancy price of the land along with interest thereon, and to execute the agreement with the grantee.

3. The orders contained in this Government Memorandum issue with the concurrence of the Finance Department (vide its Un Official Reference No.351/Exn-9, dated 6th May, 1978).

By order and in the name of Governor of Maharashtra,

M.H.A. Shaikh
(M.H.A. Shaikh)

Desk Officer,

Revenue and Forests Department.

Accmpt: One.

To

Additional Collector,
Bombay Suburban District,
Bombay.

Copies forwarded with compliments to :-

- The Commissioner, Bombay Division,
Konkan Bhawan, New Bombay.
- The Assistant Director of Town Planning,
Old Custom House, Bombay.
- The Accountant-General, Maharashtra (I),
Bombay.
- The Accountant-General, Maharashtra (II),
Nagpur.
- The Pay and Accounts Officer,
Bombay.
- The Resident Audit Officer,
Bombay.
- The Urban Development and Public Health Department,
- The Finance Department (Exp-9).
- The G-8 Desk for select file.

LRT. 6022.

COLLECTOR BOMBAY
SUBURBAN DISTRICT

DATE - 6 JUN 1978

Memorandum of terms and conditions for the grant of land measuring 1 Acre and 22 Gunthas at S.No.7/9, 40 A/7 of Naul and the Nalla land in Bombay Suburban District.

- 1) The grantee will have to accept possession of the plot in whatever condition, the same was existing at the time of handing over possession.
- 2) The grantee shall reclaim and develop the lands, if so, required at its own cost.
- 3) The grantee shall pay all taxes, if there by any including Municipal taxes, every year.
- 4) The grantee will not directly or indirectly transfer assign, encumber, mortgage or part with his interest or any part thereof in any manner without the previous consent in writing of the Government. Government will be free to refuse such consent or grant it subject to such conditions including a condition regarding the payment of premium as Government may in it's absolute discretion think fit.
- 5) The land will not be transferred to a foreigner except a foreigner domiciled in India or a foreign firm established or trading in India, without the previous consent in writing of the Government.
- 6) The grantee will observe the provisions of the Urban Lands (Ceiling and regulation) Act, 1976 in all respects.
- 7) No construction will commence unless the plans, elevations and sections have been approved by the Greater Bombay Municipal Corporation and the Additional Collector, the buildings, the plans of which have been approved will at any time be made except with the similar previous approval of the Greater Bombay Municipal Corporation and Additional Collector, Bombay Suburban District.
- 8) The grantee shall have to obtain the required licences and approval from the Greater Bombay Municipal Corporation and other appropriate authorities concerned, if any, before starting the construction work.
- 9) The grantee shall also abide by all the provision of the Maharashtra Land Revenue Code, 1966 and Rules made thereunder.
- 10) The grantee shall abide by the Building Rules and bye laws of the Greater Bombay Municipal Corporation.

- 11) The right of Government to all mines and minerals is reserved and Government shall have full liberty of access for the purpose of working and searching for the same with all reasonable conveniences.
- 12) The grantee shall permit the officers and servants or agents of Government at all reasonable times, to enter upon and inspect any part of the land.
- 13) The land grant shall be subject to the provisions of Rules 31, 41, 42 and 51 of the Maharashtra Land Revenue (Disposal of Government lands) Rules, 1971, and such other conditions, the Collector may deem fit to impose.
- 14) The grantee shall execute an agreement in the prescribed form, at their entire cost embodying the above conditions and such other conditions, the Collector may impose in his discretion.
- 15) The plot and building constructed thereon will be liable to be forfeited to Government without payment of any compensation for breach of any of the above conditions.

Failure to comply with any of the above conditions or with any of the provisions of the Maharashtra Land Revenue Code, 1966, or of the Rules made thereunder would also entitle the Additional Collector, Bombay Suburban District, to cancel the grant and he may thereupon resume possession and evict the grantee without payment of any compensation.

(91)

No.C/Desk-VI-LND-I-B-224-A
Office of the Additional collr.,
Bombay Suburban District,
Old Custom House, Bombay-1.
Date : 11.5.78

- Read :- (1) Govt.in Revenue and Forests Department
Memorandum No.LND-2666/208491/G-8,dt.31/5/78.
(2) This office file letter No.C/Desk-6-LND-I-
B-224-A,dt.1/11/1977.

ORDER :

Government land measuring 4 Gunthas (i.e.404 square meters)out of Survey No.7/9 of Mahul and 22 Gunthas (i.e.2222 sq.meters)out of Survey No.40 A/7 of Mahul and 36 Gunthas of Nalle land in B.S.D.is 26 Gunthas of Nalle-land granted to M/s.Hindustan Petroleum Company (formerly known as M/s.Lube India Ltd.)for erection of refinery on payment of the amounts of Rs. 63,529/- (i.e.Rupees Sixty three thousand five hundred twenty nine only) as the occupancy price of the land along with interest at 6% per annum the aforesaid value of the land from 23/2/1968, the date of the possession of the land, till the date of payment the final occupancy price of the land. The grant shall be subject to the terms and conditions mentioned below :-

- (1) The grantee will have to accept possession of the pl. in whatever conditions, the same was existing at the time of handing over possession.
- (2) The grantee shall reclaim and develop the lands,if required at its own cost.
- (3) The grantee shall pay all taxes,if there ^{be} any including Municipal taxes, every year.
- (4) The grantee will not directly or indirectly transfer assign, encumber,mortgage or part with his interest or any part thereof in any manner without the previous consent in writing of the Government.Govt.will be free to refuse such consent or grant it subject to such conditions including a condition regarding the payment of premium as Government may in it's absolute discretion think fit.
- 5) The land will not be transferred to a foreigner except a foreigner domiciled in India or a foreign firm established or trading in India,without the previous consent in writing

of the Government.

- 6) The grantee will observe the provisions of the Urban Lands (Ceiling and Regulation) Act, 1976 in all respects.
- 7) No construction will commence unless the plans, elevations and sections have been approved by the Greater Bombay Municipal Corporation and the Additional Collector, Bombay Suburban District. No additions and alterations to the buildings, the plans of which have been approved will at any time be made except with the similar previous approval of the Greater Bombay Municipal Corporation and Additional Collector, Bombay Suburban District.
- 8) The grantee shall have to obtain the required licences and approval from the Greater Bombay Municipal Corporation and other appropriate authorities concerned, if any, before starting the construction work.
- 9) The grantee shall also abide by all the provision of the Maharashtra Land Revenue Code, 1966 and Rules made thereunder.
- 10) The grantee shall abide by the Building Rules and by laws of the Greater Bombay Municipal Corporation.
- 11) The right of Government to all mines and minerals is reserved and Government shall have full liberty of access for the purpose of working and searching for the same with all reasonable conveniences.
- 12) The grantee shall permit the officers and servants or agents of Government at all reasonable times, to enter upon and inspect any part of the land.
- 13) The land grant shall be subject to the provisions of Rules 31, 41, 42 and 51 of the Maharashtra Land Revenue (Disposal of Govt. lands) Rules 1971, and such other conditions, the Collr. may deem fit to impose.
- 14) The grantee shall execute an agreement in the prescribed form, at their entire cost embodying the above conditions and such other conditions, the Collr. may impose in his discretion.
- 15) The plot and building constructed thereon will be liable to be forfeited to Government without payment of any compensation for breach of any of the above conditions.

Failure to comply with any of the above conditions or with any of the provisions of the Maharashtra Land Revenue Code, 1966 or of the Rules made there under would also entitle the Additional Collector, Bombay Suburban District to cancel the grant and he may thereupon resume the land and evict the grantee without payment of compensation.

To
 M/s. Hindustan Petroleum Company, Administration Bldg.,
 Corridor Rd., Mahul, Bombay-74 AS.
 Additional Collector,
 Bombay Suburban District.

He is requested to pay to the occupancy price of the land along with interest at 6% per annum on the aforesaid value of the land from the date the possession of the land i.e. from 23/2/1968 till the date of payment of the final occupancy price of the land and get the agreement executed immediately

(T3)

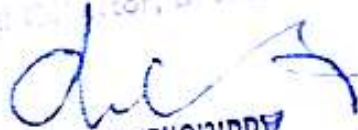
Copy forwarded to the District Inspector of Land Records, B.S.D., Bombay.

Copy forwarded to Tahsildar Kurla, Mulund-80.

Copy forwarded to Sub-Divisional Officer, B.S.D.

Copy submitted to Govt. in Revenue and Forests Department, Mantralaya, Bombay-400032.

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



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



Additional Collector,
Bombay Suburban District.