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NO.LND.2672/15912-AI.
Revenue and Forests Department.
Sachivalaya, Bombay - 32.
Dated September 1972.

Subject: LANDS: BOMBAY SUBURBAN DISTRICT.
S.NO.27, H.NO.16 of Deonar-
Grant of -to M/s.Capsulation Services Pvt.Ltd.

MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to his letter NO.C/LND.SR.I.1052, dated the 24th July 1972 is directed to convey the sanction of Government to the Grant of Government land measuring 930 square yards (784 sq.meters) out of S.NO.27-A Hissa NO.6 of Deonar to M/s.Capsulation Services Pvt.Ltd for the purpose of expansion of their industry on payment of provisional value of the land at Rs.20/- per square yard and subject to the terms and conditions on which the adjoining land is held by them.

2. There should not be any objection to hand over possession of the land to the Company on payment of provisional value and subject to their giving an undertaking that they would pay the difference between the actual value of the land to be determined by Government and the provisional value and also the interest at 6% thereon from the date of taking over the possession of the land.

3. This Memorandum issues under the financial powers delegated to this Department under Govt. Memorandum, Finance Department NO.R&FD Un-official reference M.675/F-8, dated the 21st October 1971.

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

COLLECTOR BOMBAY
SUBURBAN DISTRICT

(A. M. KHAN.)

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

TO

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

Copy to:

The Commissioner, Bombay Division, Bombay,
The Accountant General, Maharashtra State, Bombay,
The Finance Department (F-9).

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No.C/LND-SR-I-1052. 161
Addl. Collector's Office, B.S.D.
Old Custom House Yard, Fort,
Bombay-1, Dt. Sept. 1972.

Recd 1-

- 819 | 1) Government in Revenue and Forests Department's Memorandum No.IND/2672/15912-AI dated 1-9-1972.
- ii) This office case papers bearing No.C/LND-SR-I-1052.

ORDER :

Government land measuring 930 sq.yds. (784 sq.mtrs.) out of S.No.27-A H.No.6 of Leonar Village is hereby granted to M/s. Capsulation Services Pvt. Ltd. for the purpose of manufacturing pharmaceutical and also expansion of their existing factory on payment of provisional value of the land at Rs.20/- per sq. yds. and subject to the terms and conditions mentioned below.

2. The Company shall also pay the difference between the actual value of the land to be determined by Government and the provisional value and also the interest thereon at 6½% per annum thereon from the date of taking over the possession of the land.

a) that except with the previous permission of the Government the grantee shall neither subdivide the land nor any sub-division be disposed of.

b) that the land shall not be disposed of except along with constructions thereon and the factory Plant and others' installations, if any, and the land so disposed of shall not and except with the approval of the Government be used for a purpose other than the purpose for which it was initially granted.

c) that on disposal of the land along with factory, plant, structures and other installations by way of sale, the Government shall be entitled to half the unearned income and where such land is sold without any constructions aforesaid the Government shall be entitled to unearned income not exceeding 90% as the Government may decide.

d) that if the Government has reason to believe that, any misrepresentation or concealment is made in regard to the sale price, the sale shall be voidable at the discretion of the Government.

e) that the grantee shall level and clear the land sufficiently to render it suitable for the particular n.a. purpose for which the land is granted.

f) that the grantee shall not use the land and the building erected or to be erected thereon for any purpose other than the purpose for which it is granted, without obtaining the permission of the Collector.

g) that the grantee shall within three years from the date of the grant erect a building of a substantial and permanent description on the land, failing which the land shall be liable to resumption on payment of compensation not exceeding the occupancy price paid by the grantee.

h) the grantee shall construct the structure in accordance with the plan approved and conditions prescribed by the local authority competent to approve the plan and prescribe such conditions.

1) the grant shall be subject to the provisions of the code and rules made thereunder.

P.T.O.

j) that the grantee shall obtain n.a. permission before starting the n.a. use and pay the N.A. Assessment that will be levied.

k) that the grantee should take necessary precaution about disposal of gases, fabric, waste etc. and dispose of them to the satisfaction of the Bombay Municipal Corporation in the manner required by the Greater Bombay Municipal Corporation.

l) that the grantee shall comply with the building rules and Ribbon Development Rules, applicable in the locality.

m) no construction will be commenced unless, the plans, elevations and sections have been approved by the Greater Bombay Municipal Corporation (and the Collector, B.S.D.) No additions and alterations to the building 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 Collector, B.S.D.

In case such additions or alterations are made without the approval of the Collector, B.S.D., the same shall be liable for removal as if they were made without the approval of the Collector, B.S.D.

n) that, the Collector, B.S.D. shall direct the removal or alteration of any structure or building erected or used contrary to the provisions of this grant of land within the period prescribed in that behalf by the collector, B.S.D. and in case no such removal or alteration is carried out within the prescribed period, he may cause the same to be carried out and may recover, the cost of such removal or alteration from the grantee as an arrears of Land Revenue.

o) Failure to comply with any of the above conditions of the grant or with any provision of the Land Revenue Code and Rules thereunder shall render this grant liable for cancellation by the Collector, who may therefore resume the land and summarily evict the grantee without notice and payment of any compensation.

Am 23/4/72
Additional Collector,
Bombay Suburban District.

To

M/s. Capsulation Services Pvt. Ltd.,
Deonar, Bombay.

2/- They are requested to pay in this office an amount of Rs. 18,600/- (Rupees eighteen thousand six hundred only), on account of provisional value of the Land at Rs. 20/- per sq. yd.

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- Copy forwarded to :-
- 1) Sub Divisional Officer, B.S.D.,
 - 2) Tahsildar Kurla,
 - 3) Dy. Accountant,
 - 4) Dist. Inspector of Land Records, B.S.D.

2. He should hand over possession of the land to the Company subject to their giving undertaking that they would pay the difference between the value of the land and also the interest at 6 1/2 % thereon.

*Recd on
Homalaya
Capsulation Services
P. No.
26-2-72*

[Signature]
Additional Collector,
Bombay Suburban District.

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Collect
copy of the
order*