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1) Government in Revenue and Forests Department's Memorandum No. LCR/2679/36136-GR-128.G-4. dated 12-12-79.

2) This Office letter No. C/Desk/VI/LND/IR/586 dated 8-8-79.

No. C/Desk/VI/LND/IR/586  
Office of the Additional Collector,  
Bombay Suburban District,  
Old Vastan House Yard, Fort,  
Bombay-1.

Date :- 10th Jan. 80.

C O N D I T I O N S

The Government strip of land measuring 74 sq. yards out of S.No. 14(58) Chembur in B.S.D. is hereby granted on a licence basis to Vimechit Samaj Co-Operative Housing Society Ltd. for an access for a period of one year with effect from the date of possession of the said piece of land or till the B.M.C. requires the land for road widening whichever is earlier.

The grant of the land is following terms and conditions :-

- i) The Vimechit Samaj Co-Operative Housing Society Ltd. (herein after referred to as "the licensee") shall be granted temporary licence for one year from the date of possession of land or till the Municipal Corporation of Greater Bombay requires the land for construction of the Development Plan road.
- ii) The licensee shall pay to Government the nominal licence fee of Rs. 1/- per annum.
- iii) The licensee shall utilize the said strip and land purely for access to its said property and for no other purpose whatsoever.
- iv) The licensee shall pay to Government the licence fee in advance in one lump sum before the licensee is allowed to make use of the said strip of land.
- v) The licensee shall not sub-divide the land or any part thereof nor shall it assign or in anyway alienate its interest therein or part with possession thereof without prior permission of the Govt. and Govt. may, if it so considers fit, while granting any such permission impose such conditions including payment of premium as it considers appropriate.
- vi) The licensee is subject to the reservation of the right of Govt. to all mines and minerals products and quarries in the land and Govt. shall have full liberty of access for the purpose of working quarries and searching for the same with all reasonable convenience, as provided by the Maharashtra Land Revenue Code 1966.

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vii) The licensee is subject to the reservation of the State of West Bengal and mineral proceeds and quarrying of limestone and gravel shall have full liberty of access for the purpose of working quarries and searching for the same and for reasonable arrangements as provided by the Government from time to time.

viii) If the land or any portion thereof is required by the Government for any public purpose during the period of license, the licensee shall terminate this license without payment of any compensation or damages to licensee. The above licensee shall accept of the decision of Government as to whether the land or any portion thereof is required for a public purpose.

ix) The licensee shall on the expiration of the period of license or even earlier as per condition no. viii) above, not be permitted to use the land for the purposes of access.

x) The licensee or any persons occupying the said land shall be liable to be evicted and land or any part thereof, returned to Govt. without payment of any compensation in case there is breach of any of the conditions of the license.

xi) The licensee shall execute an agreement embodying and complying with the above terms and conditions in addition to such other conditions considered necessary by the Additional Collector and shall bear and pay the costs thereof.

*[Signature]*  
Additional Collector,  
Bansgaon Suburban District.

Copy to Shri B. S. Gupta,  
Chairman Vinodit Samaj Co-Op. Housing Society,  
4, 5, Barva Marg, Chakrabarti, Bhubaneswar-751007.

Copy to the Insular Office.

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

Copy to the Sub-Divisional Officer, B. S. D., Bhubaneswar/City Survey Officer, Bhubaneswar.

Copy submitted to the Govt. in Revenue & Forests Department, Bhubaneswar, Bhubaneswar-751003.

Copy submitted to the Commissioner, Bansgaon Division, Bansgaon, Bhubaneswar, Bhubaneswar-751001.

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

*[Signature]* *[Signature]*  
Additional Collector,  
Bansgaon Suburban District.

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FORM OF AGREEMENT

The agreement made on 6th day of February, 1980 between the Government of Maharashtra (hereinafter referred to as "the Government") of the one part and Vinchit Sraaj Co-op. Housing Society Ltd. and having its registered office at S.O. Sarve Road, Chashur, Taluk-400071 (hereinafter referred to as the Society) which expressions shall, unless excluded by or repugnant to the context, include its successors and assigns) of the other part.

Whereas the Society is hereby granted strip of land measuring 25 sq. yards out of Survey No. 14 of Chashur on license basis for an access with effect from the date of possession of the said piece of land or till the Nashik Municipal Corporation requires the land for road widening whichever is earlier on the following terms and conditions which is shown on the accompanying plan in red marks.

- i) The Vinchit Sraaj Co-op. Housing Society Ltd. (hereinafter referred to as "the licensee") shall be granted temporary license for one year from the date of possession of land or till the Municipal Corporation of Sr. Nashik requires the land for construction of the Development plan road;
- ii) The licensee shall pay to Government the annual license fee of Rs. 1/- per annum;
- iii) The licensee shall utilize the said strip and land purely for access to its said property and for no other purpose whatsoever;
- iv) The licensee shall pay to Government the license fee in advance in one lump sum before the licensee is allowed to take use of the said strip of land;
- v) The licensee shall not sub-divide the land or any part thereof nor shall it assign or in any way alienate its interest in therein or part with possession thereof without prior permission of the Govt. and Govt. may, if it is considers fit, while granting any such permission, impose such conditions including payment of premium as it considers appropriate;
- vi) The licensee shall not make use of the said strip of land of this area for the purposes of calculating its floor space index;
- vii) The license is subject to the reservation of the right of Govt. to all mines and mineral products and quarries in land and Govt. shall have full liberty of access for the purpose of working quarries and searching for the same with

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reasonable convenience, as provided by the Maharashtra Land Revenue Code, 1956;

- viii) If the land or any portion thereof is required by Government for any public purpose during the period of license Government may terminate this license without payment of any compensation or damages to licensee. The licensee shall accept as final the decision of Govt. as to whether the land or any such portion thereof is required for a public purpose;
- ix) The licensee shall on expiration of the period of license or earlier as per condition No. (viii) above, not be permitted to re-enter the land for the purposes of access;
- x) The licensee or any persons occupying the said land shall be liable to be evicted and land or any part thereof, returned to Govt. without payment of any compensation in case there is breach of any of the conditions of the license;
- xi) The licensee shall execute an agreement embodying and agreeing to the above terms and conditions in addition to such other conditions considered necessary by the Additional Collector, S.A., and shall bear and pay the costs thereof.

Date this 6th February, 1960.

*वीरम लक्ष्मणारे*  
Chairman

*[Signature]*  
Secretary

We declare that Shri Baburao Shankarrao Tipse, Chairman and Shri Anand Chintaji Konde, Secretary of Vinohar Estate Co-op Housing Society Ltd. who have signed this agreement and to our personal knowledge the persons they present themselves to be and that they have affixed their signatures hereto in our presence.

- 1) *[Signature]* R. B. SAHE R.P.D.
- 2) *[Signature]* M. A. Wagh

*[Signature]*  
*[Signature]*  
24/2/60

*[Signature]*  
Additional Collector,  
Suburban District

13th December 1979.

Subject:- Lands - R.S.D.  
S.No.14(pt.) Chembur  
Grant of - licence - to Vinochit Samsaj  
Co-operative Housing Society Ltd.

MEMORANDUM:

The undersigned presents compliments to the Additional Collector Bombay Suburban District and with reference to his letter No. C/Devs-VII/100-15-506 dated 8.8.1979 is directed to convey sanction of Government for grant of strip of land measuring 74 sq. yard out of S.No.14(pt.) Chembur in Bombay Suburban District on licence basis to Vinochit Samsaj Co-operative Housing Society Ltd. for an access for a period of one year with effect from the date of possession of the said piece of land or till the Bombay Municipal Corporation requires the land for road widening whichever is earlier on the following terms and conditions:-

- i) the Vinochit Samsaj Co-operative Housing Society Ltd. (hereinafter referred to as "the licensee") shall be granted temporary licence for one year from the date of possession of land or till the Municipal Corporation of Greater Bombay requires the land for construction of the Development plan road;
- ii) the licensee shall pay to Government the nominal licence fees of Rs.1/- per annum;
- iii) the licensee shall utilize the said strip and land purely for access to its said property and for no other purpose whatsoever;
- iv) the licensee shall pay to Government the licence fee in advance in one lump sum before the licensee is allowed to make use of the said strip of land;
- v) the licensee shall not sub-divide the land or any part thereof or shall it assign or in anyway alienate its interest therein or part with possession thereof without prior permission of the Government and Government may, if it so considers fit, while granting any such permission, impose such conditions including payment of premium as it considers appropriate;
- vi) the licensee shall not make use of the said strip of land of the area for the purposes of calculating its floor space index;
- vii) the licence 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 purposes of working quarries and searching for the same with all reasonable licence, as provided by the Maharashtra Land Revenue Code, 1966;
- viii) if the land or any portion thereof is required by Government for any public purpose during the period of licence Government may terminate this licence without payment of any compensation or damages to the licensee. The licensee shall accept as final the decision of Government as to whether the land or any such portion thereof is required for a public purpose;
- ix) the licensee shall on the expiration of the period of licence or even earlier as per condition No.(viii) above, not be allowed to use the same for the purposes of access;
- x) the licensee or any persons occupying the said land shall be liable to be evicted and land or any part thereof, resumed to Government, without payment of any compensation in case there is breach of any of the conditions of the licence;

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1) The licensee shall execute an agreement embodying and to the above terms and conditions in addition to such other conditions considered necessary by the Divisional Additional Collector, B.S.D.

2. The Additional Collector, Bombay Suburban District, shall recover the full market value of the land and recover the licence fee from the applicant Cooperative Housing Society, get the same executed from it and thereafter allow the Society to use the land for access to its property.

3. This memorandum issues within the powers delegated to the Department (vide Government Memorandum, Finance Department No. 1377/168/77, EXP-9 dated the 20th July 1977).

By order and in the name of the Governor of Maharashtra

*A. V. Anberkar*

(A. V. Anberkar)  
Section Officer,  
Revenue and Forests Department.

Enclosed:- ~~EXP. 1377/168/77~~

The Additional Collector,  
Bombay Suburban District.

Copy forwarded to:-

- The Commissioner Bombay Division, New Bombay,
- The Assistant Director of Town Planning, Bombay City Survey and Land Records, Bombay,
- The District Inspector of Khas Land Records, Bombay Suburban District,
- The Accountant General Maharashtra I/II Bombay/Nagpur,
- The Pay and Accounts Officer, Bombay,
- The Resident Audit Officer, Bombay,
- The Finance Department (EXP-9)
- The Select file 'G-4' Desk, Revenue and Forests Department.

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OFFICE OF THE  
ADDITIONAL COLLECTOR  
BOMBAY SUBURBAN DISTRICT  
18/7/77  
10/72