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D.O. No. C/Dech-I/LMD-L-5-22-179.
Additional Collector's Office,
Bombay Suburban District,
Old Custom House, Yard, Fort,
Bombay - 400 023.

Dated: 6-4-1988.

- Read : 1) This office order No. C/LMD/SR-L-1316 dated 2-8-1974 & dated 17-4-1976.
2) Revenue & Forests Department's memorandum No. LMD-2689/3745/2233/G-6, dt. 12-12-1983.

ORDER :

Government land bearing S.No.356 Plot No.11 area adn.925.59 Sq.mtrs.(i.e.1107 Sq.yds) of Village-Chembur in Tahsil Kurla, Bombay Suburban District was granted on lease to Marathi Vidnyan Parishad for the purpose of Public Hall, Library Room & other academic activities vide this office order No.C/LMD/SR-I-1316 dated 2-8-1974 read with order dated 17-4-1976. The possession of the land has been handed over to Parishad on 15-5-1976. The lease period was firstly fixed for 10 years & later on for 20 years on payment of revised lease rent of Rs.1,790.62 per annum.

Government has now accorded sanction to grant the land in question on payment of occupancy price since 1978 instead of lease rent. Therefore, occupancy price is fixed equal to 25% of the market value prevalent in the years 1978 i.e. at the rate of Rs.215/- per Sq.mtre. which comes to Rs.49,750.46 (Rs.Forty nine thousand seven hundred fifty & paise forty six only). The Parishad has paid occupancy price by cheque sent alongwith its letter dated 21-2-1986. The Parishad has also paid interest on occupancy price for the period from 1-7-1978 to 21-2-1986 (date of payment of O.P) Rs.30,181.55 to the Tahsildar Kurla on 31-7-1987. Similarly Parishad has also paid arrears of lease rent upto 31-7-1978 alongwith interest thereon to the Tahsildar Kurla.

Since the Government has accorded approval to grant the said land on Occupancy Price to Parishad the Additional Collector, B.S.D. is pleased to grant the said land to the Parishad on the following terms & conditions.

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1. that the land or any Part thereof or any interest therein shall not be transferred except with the previous sanction of the State Government.
2. that ~~all~~ the buildings ^{to be} constructed on the land should be according to the plans got approved from the Additional Collector and Municipal Council observing scrupulously the provisions of Ribbon Development Rules. No additions or alterations should be made in the construction without the previous permission of the Additional Collector.
3. that neither the said land nor any buildings erected thereupon shall at any time without the express consent of the State Government be diverted either temporarily or permanently to any other than the purpose or purposes for which it was granted & that no change or modifications shall be made to such purpose or purposes & that neither the said land nor any building erected thereon shall be so used as to yield a profit to the grantee;
4. that all activities of the Parishad shall be open to all irrespective of caste, creed or religion.
5. that the Marathi Vidyan Parishad shall plant trees on the land in accordance with the scheme which should be prepared in consultation with the Divisional Forest Officer within Six months.
6. in the event of any unauthorised diversion, change or modification in the use of the land being made or in the event of the said land or any building erected thereon yielding a profit to the grantee, the said land shall thereupon, in addition to the assessment to which it becomes liable under section 67 of the M.L.R.C. 1966, become liable to such fine as may be fixed in this behalf by the Additional Collector under the provisions of Section 45 of the said code or other corresponding law for the time being in force relating to the recovery of the land revenue as if the said land, having been assessed for the purpose of agricultural has been used

unauthorisedly used for any purpose unpermissible agricultural-
naturally.

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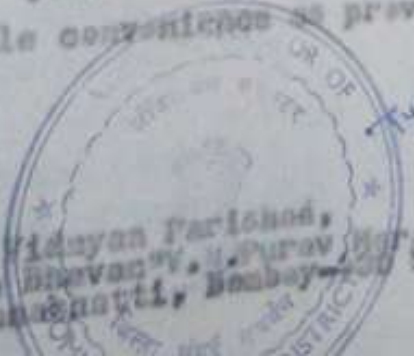
7. In the event of the breach of any conditions (1) to (6) without prejudice to any action that may be taken under (5) or in the event of the land being required by the State Government for any public purpose, a declaration in respect of which under the signature of the Collector, that is as required, shall as between the grantee and the State Govt. be conclusive or in the event of land being notified by the State Government for acquisition under the Land Acquisition Act, 1894, it shall be lawful for the State Government on causing six months notice in writing to be given to the said holder or manager, to take one of the two following courses namely, either-

a) to require that the said land be vacated & delivered up to State Government free of all claims or encumbrances of any person whatsoever, or

b) to resume and take possession of the said land and any buildings erected or works executed thereon, free of all claims and encumbrances of any persons whatsoever, on payment of compensation not exceeding the cost or value at the time of resumption whichever is less of any buildings or other works authorisedly erected or executed on the said land by the said grantee.

If a question arises as to the adequacy of the amount of compensation to be paid under this condition, such question shall be referred to the State Government for its decision and the decision of the State Government in this behalf shall be final.

8. This grant is made subject to the reservation of the right of Govt. to all mines & Mineral products & quarries and of full liberty of access for the purposes of working quarries & searching for the same, with all reasonable conveniences as provided by the Code.



Additional Collector,
Bombay Suburban District.

To.
The
Marathi Vidyan Parishad,
"Vidyan Bhevan" V. Purav
Sion Churnastti, Bombay-400 022.

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2/- Since the possession of the land is already handed over to Parishad, he is requested to approach the Tahsilदार Tab.Kurle and get the record corrected in the Parishad's name.

Copy forwarded alongwith agreement to the Tahsilदार Kurle/CISD(S)/D.I.L.R. for necessary action.

Copy forwarded to the Sub-Divisional Officer, B.S.D. for necessary action.

Copy submitted to the Secretary, Revenue & Forests Departments with reference to Govt. Memo. No. LND-2680/3746/2233/G-6, dated 12-12-1983 for favour of information.

Typed by
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Additional Collector,
Bombay Suburban District.

/ क्रमांक: अलजारासक-२६८७/२७६१/प्र. इ. १८२०/३-३
महसूल व धन विभाग,
संभालक, मुंबई-४०००२२
दिनांक: ६ जून, १९६१

विषय:- जमीन-मुंबई उपनगर जिल्हा
प्लॉट नं. ३५६ प्लॉट नं. ११
मधील १६६.५० चौ. मी. जमीन
मराठी विधान परिषद यांना
संजूर करण्याबाबत....

जिल्हाधिकारी, मुंबई उपनगर जिल्हा, मुंबई धाना त्यांच्या
अ. ३३-२बी/अ-८७, दिनांक ५.१०.१९६० च्या पत्रातंदर्भात विहंपतीपुर्वक
धन विभाग इ. अलजारासक-२६८०/३७८६/प्र. इ. २२३३/७६, दिनांक १२.१२.१९८२
मधील मोठे प्लॉट नं. ३५६ प्लॉट नं. ११ मधील संजूर करण्यात आलेल्या
जमिनीतगतची १६६.५० चौ. मी. जमीन महाराष्ट्र जमीन महसूल [तरकारी
परिषद, अलजारासक-१०८३/७११३४/प्र. इ. ३०७८/७६, दिनांक ८.२.१९८२ मधील
अ. १० व १२ मधील अटी व शर्तीवर तसेच जासन ठराव, महसूल व धन विभाग,
जमिनीची दि. १.२.१९७६ रोजीची तात्पुरती विंमत प्रति चौ. मी. रु. २५०/-
इतकी मानून त्याप्रमाणे सदर विंमतोच्या २५ टक्के इतके तात्पुरती बळजबळाची
विंमत वसूल करून नेहमीच्या शर्ती व अटीवर तसेच पुढील अतिरिक्त अटीवर देण्यात
जातनासे संजूर होणे आढे.

उद्:- १] प्रस्तावित जमिनीची दि. १.२.१९७६ रोजीची अंतिम विंमत
ठरविण्यात आल्यावर ती तात्पुरत्या विंमतीपेक्षा अधिक असल्याचे
दिलून आले तर वरीलप्रमाणे भरण्यात आलेली बळजबळाची तात्पुरती
रक्कम व अंतिम विंमत यातील फरकाची रक्कम व त्या रकमेवरिल
प्रचलित दरानुसार देय ठरणा-या व्याजातह संस्थेकडून वसूल करावी.

३. हे जापन, वित्त विभागाच्या ठराव क्रमांक ओडोजी-१३७७/१६८/
७७/इसकतमी-९, दिनांक २०.७.१९७७ द्वारे या विभागास प्रदान करण्यात आलेल्या
अधिकाराचा वापर करून व नगर विकास विभागाच्या सहभागे निर्गमित करण्यात
येत आढेत.

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OFFICE OF THE
COLLECTOR
BOMBAY SUBURBAN DIST.
Date 19/6/91

३.

सौख्य प्रकरणाची एक तंत्रिका उरत बरण्यात येत आहे.
महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

रि. के. आजगांवकर

[स. वे. आजगांवकर]

कार्यासन अधिकारी,
महसूल व वन विभाग

प्रति,

जिल्हाधिकारी, मुंबई उपनगर जिल्हा,
बी. एम. आर. डी. अ. बिल्डिंग,
वाट्रे [पूर्व] मुंबई-४०० ०३१.

- प्रतिलिपि: १] आयुक्त, कोव्हा विभाग, कोव्हा भवन, नवी मुंबई
 २] जमाबंदी आयुक्त, व संचालक भूमी अभिलेख, महाराष्ट्र राज्य, पुणे
 ३] उपसंचालक भूमी अभिलेख, कोव्हा प्रदेश, मुंबई.
 ४] महालेखाकार, महाराष्ट्र राज्य, मुंबई/नागपूर
 ५] महालेखाकार, [लेखा व अनुज्ञापता] मुंबई/नागपूर
 ६] वित्त विभाग/व्यय-९, मंत्रालय, मुंबई
 ७] नगर विकास विभाग, मंत्रालय, मुंबई.
 ८] निवड नस्ती, ज-३ कार्यासन, महसूल व वन विभाग.

No. C/33/2-2/A/287
Office of the Collector, Bombay
Suburban District, BSMIA Bldg.,
2nd Floor, Bandra East,
Bombay-400 031.

Date: 28 -7-1992

- Read:-** 1) Govt. in R.A.F. Dept. Memorandum No. LAF/2687/
2761/CH-1830/J-3 dated 6-6-91.
2) This office order No. C/Desk/1/LHD/1-2/CH-179
dated 6-4-1988.

ORDER

Government land admeasuring 166.05 sq. mtrs. adjoining to the Govt. land bearing S.No. 356, Plot No. 11 of village Chembur already granted to the Marathi Vidyan Parishad vide this office order dated 6-4-1988 referred to above, is hereby granted to the Marathi Vidyan Parishad on payment of provisional occupancy price equivalent to 25% of the provisional occupancy price prevalent on 1-2-1976 at the rate of Rs. 250/- per sq. mtrs. for the purpose for which the earlier Govt. land has been granted to the Parishad vide order dated 6-4-1988 i.e. for the purpose of Public Hall, Library Khat Room and other academic activities. The Parishad has paid the provisional occupancy price of Rs. 10406.25 (Rs. Ten thousand Four hundred six and Paise twentyfive only) on 23.10.91. The said land is granted on the terms and conditions mentioned in Annexure 'A' accompanying to this order.

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

T/o/c
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hm
By Collector,
Bombay Suburban District

To

The Secretary,
Marathi Vidyan Parishad,
Vidyan Bhavan, V.N. Purav Marg,
Sion-Chunabhatti,
Bombay-400 022.

ISSUED

Date

hm
Signature
28/7/92