

Revenue Department,
Sachivalaya, Bombay-32,
22nd April 1964.

From

The Under Secretary to the Government of
Maharashtra, Revenue Department.

To

Shri T.D.Bhadsavle,
Bhadsavle Industries,
Near Uma Nilkanth Vyayam Shala,
Nowpada, THANA .

SUBJECT: Lands: Bombay Suburban District
S.S.No. I of Kurla-Kirol
Grant of----- at, to M/S Bhadsavle
Industries.

Sir,

With reference to your letter, dated the 20th
March 1964, on the above subject, I am to state that,
Government has decided to grant to you land measuring
3585 square yards out of S.S.No. I of Kurla-Kirol for
industrial use on payment of provisional occupancy price
at the rate of Rs. 15/- per square yard subject to the
usual conditions and on the further condition that you
should give an undertaking in writing in proper legal
form, to pay the difference if any, between the provisional
occupancy price and the final price to be fixed by Govern-
ment. Necessary orders have been communicated to the
Additional Collector, Bombay Suburban District to whom
you may now approach direct in the matter.

Yours faithfully,

Sd .

(S.G.SAWANT)

Under Secretary to the Government of
Maharashtra, Revenue Department.

P.T.O.

S E A R S

- 1) Government L¹ No. LND 2603/159114-A dt. 27.4.34
- 2) The correspondence in this office file No. C/LND 38-I-738.

O R D E R :-

Government land measuring about 2585 sq. yds. out of S.S.I. Kuria Kiroi marked A.S. 10. 7 in the accompanying plan is hereby granted to M/s ^{Rhudsaul} Shaganis Industries for industrial use on payment of provisional occupancy price at the rate of Rs. 15/- (rupees fifteen only) and subject to the following conditions :-

- 1) That the grantee shall give an undertaking in writing to pay the difference, if any, between the provisional occupancy price and the final price that will be fixed by the Government.
- 2) That the grantee shall use the land for industrial purpose and for no other purpose.
- 3) That the grantee shall pay the M.A. Assessment that will be levied.
- 4) That the grantee shall get the building plans sanctioned from the Greater Bombay Municipal Corporation before starting construction work.
- 5) That the land and factory plant etc constructed thereupon go together and can be disposed of only together.
- 6) That the grantee shall not sell, lease transfer, ^{subject} assign mortgage or otherwise encumber the said land without previous permission of the Government.

That the land cannot be sub-divided and such sub-division cannot be disposed of without permission of Government.

8) That the grantee shall pay premium up to 50% percent of unearned increment in case when land granted for industrial use is sold leased or transferred without construction of factory buildings planty etc.

9) That the grantee shall pay to Government premium equal to 50% of the unearned increment in case where factory planty etc. have been constructed upon the land in accordance with the terms of the grant and the land is sold, leased or transferred together with the buildings constructed thereon.

10) That if Government has reason to believe that any misrepresentation or concealment is made ^{thereby} ~~thereby~~ ^{to} ~~to~~ ^{acquire} ~~acquire~~ to sale price, the sale or transfer will be declared void at the discretion of Government.

11) ~~Parties~~ ^{They} shall comply with any of the above conditions of grant or with any provision of the Bombay Land Revenue Code 1978 and rules thereafer shall render this grant liable to cancellation by the Collector who may ^{thereupon} ~~therefore~~ resume the land and ~~entirely~~ ^{entirely} ~~evict~~ ^{evict} the grantee without notice ~~giving~~ ^{giving} and without paying any compensation.

12) That the grantee shall execute ^{an} ~~an~~ agreement in form "RHI" appended to the Bombay Land Revenue Rules 1978 in corroborating the above conditions whenever ~~not~~ ^{not} called upon to ~~do so~~ ^{do so}.

Sd/- H. M. Dewshi

To,

Shri F.D. Bhadravale,
BhadraVale Industries,
Near Ven Nilkanth Vyayam Shala,
Moyada, Thana.

4414-A
2. His attention is invited to Government letter Revenue Department No. LMD 2663/1964-4-A dated 22-1-1964 and he is requested to pay the provisional occupancy price at the rate of Rs. 15/- per sq.yds. (Upper fifteen only) in this office immediately and inform of the acceptance of the conditions mentioned in the order. On receipt of your reply further action to handover the possession of land will be taken. Please note that Government has not granted to you the concession to pay the provisional occupancy price by the instalments as proposed by you.

Copy with the sketch forwarded for information and necessary action to :-

- 1 District Deputy Collector, B.S.D.
- 2 Dist. Inspector of Land Records, B.S.D.
- 3 Sanitdar of Kurla (Makund).

2 As the party has not paid the provisional occupancy price of the land the District Inspector of Land Records, B.S.D. should not handover possession of land till further orders from this office.

O/C. Signed by
Addl. Collector B. S. D.

avg.1912.

spare
Additional Collector,
Bombay Suburban District.