

**OFFICE OF THE**  
**Collector, Mumbai Suburban District**  
 Administrative Building, 10<sup>th</sup> floor, Government Colony, Bandra(E.) Mumbai - 400 051

No. C/Desk - VII-A/LND/NAP/SR-8077  
 Date : 16/03/2006  
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**READ :** 1) Application dated 2/3/2006 from Shri K.E.Vaid, C.A. to Owner, Noshirwan Mansion, 3<sup>rd</sup> Floor, Henry Road, Colaba, Mumbai.

**ORDER :**

Land bearing S.N.38 Pt., C.T.S. No 809-A/1/19-A/1/6 & 809-A/1/19-A/1/5 of village -Poisar, Taluka Borivali at Mumbai Suburban District, belongs to the following owner :

1) M/s. Nanabhoy Jeejeebhoy Private Limited

Shri K.E.Vaid, C.A. to the Owners has applied for grant of Non-agricultural Permission in respect of the above land for Residential & Commercial Purpose.

The Owner of the land has given a Power of Attorney to the above named applicant.

The building plans have been approved by the Greater Mumbai Municipal Corporation vide their IOD letter No.1) CHE/A-3922/RP/WS/AR/dt.22/2/2006. The applicant has also produced a clearance under the provisions of Urban Land (Ceiling & Regulation) Act 1976 vide order No.1) C/ULC/D-III/Set-20/4018 dt. 4/6/1997, (2) C/ULC/MISC/SR-245 dt. 20/11/99.

The above lands are presently held for Agricultural purpose. On verification of papers Produced by the applicant it is seen that the building plans and I.O.D. have been approved by M.C.G.M. for Commercial Purpose. therefore N.A. Permission is to be grant

In exercise of the powers delegated under section 44 (i) of the Maharashtra Land Revenue Code, 1966. I, the Collector M.S.D. do hereby grant the Non Agricultural Permission to from M/s. Nanabhoy Jeejeebhoy Private Limited to use the land specified in the schedule appended hereto, as per the plans approved by the Greater Mumbai Municipal Corporation subject to the following conditions :-

that the grant of permission shall be subject to the provisions of the Code & Rules made there under,

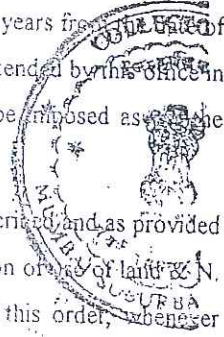
that the grantee shall use the land together with the building or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose, without obtaining the previous written permission to that effect from this office.



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Kindly return this to the undersigned Patawalaji

3. that the grantee shall construct the building according to the plans approved by the Greater Mumbai Municipal Corporation.
4. that the grantee shall not sub-divide the plot or sub plot, if any, approved in this order, without getting the sub-divisions previously approved by the Collector, Mumbai Suburban District.
5. that the grantee shall pay the Non-Agricultural assessment in respect of the above land @ Rs. ----per 100 sq. mtrs. per annum for the Residential purpose and @ Rs.324/-per Sq.mtrs p.a. for Commercial Purpose. The N.A. assessment for the year 2005-2006 comes to Rs. 33926/-
6. that the present N.A. rates mentioned in condition No. 5 above, is guaranteed up to 31st July 2006 and will be revised thereafter for further guarantee period.
7. As mentioned in condition No. 6 above, the grantee shall be liable to pay the amount of difference due to revision and fixation of standard rates of N. A. Assessments
8. that the grantee shall pay the conversion tax as per the schedule, which is equal to five times of N. A. assessment, within 30 days from the date of issue of this order, failing which the N. A. Permission shall be liable to be cancelled.
9. that the grantee shall pay the measurement fees to the concerned C.T.S. Officer immediately.
10. that the area and assessment mentioned in this order and Sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the concerned City Survey Officer, Mumbai Suburban District.
11. that the grantee shall construct substantial building and/or other structure, if any, as per the approved plans of G.M.M. on the land within a period of three years from the commencement of the N. A. use of the land. This period may be extended by this office in discretion on payment by the grantee such fine/premium as may be imposed as per the Government orders in force from time to time.
12. that the grantee shall be bound to execute a Sanad in the form prescribed and as provided in Schedule VI appended to Maharashtra Land Revenue (Conversion of land to N. A. Assessment) Rules, 1969 embodying therein all conditions of this order, whenever called upon to do so.
13. that if the grantee contravene any of the conditions mentioned in this order and those in the Sanad, the Collector may, without prejudice to any other penalty to which he may be



liable under the provisions of the Code, continue the said land/plot in the occupation of the grantee on payment of such fine and assessment as the Collector may direct.

14. that notwithstanding anything contained in condition 13 above, it shall be lawful for the Collector, Mumbai Suburban District, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by him, and if no such removal or alteration not being carried out within the specified time, he may cause the same to be carried out and recover the cost thereof from the grantee as an arrears of Land Revenue.
15. that the grant of this permission is subject to the provisions of any other laws and Rules for the time being in force and that may be applicable to the relevant other fact of the case i.e. the Urban Land (Ceiling and Regulation) Act-1976 ,Coastal regulations Zone Development Control Rules ,1991 etc.,
16. that the grantee shall plant 105 trees, before the completion of the building on this land and he shall take adequate care of their proper and healthy growth.
17. that the set back area and its' N. A. Assessment if any will be reduced after handing over its possession to the Greater Mumbai Municipal Corporation and also on receiving an intimation from Municipal Corporation to that effect.
18. That the grantee shall obtain prior permission for excavation & shall pay royalty to Government as per rules.
19. this permission is granted at the risk of applicant/Power of Attorney Holder Occupant regarding Title of the land.
20. this permission is granted presuming that the papers /documents submitted by applicant are genuine and for any dispute arising out of document submitted , the applicant/power of attorney holder will be held responsible.
21. \* This order N.A.A. is only for fiscal purposes and-realisation of N.A. Assessment as land has been put to Non agricultural use.
22. This order is issued subject to protection of rights, if any dispute or Court matter pending if any.

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**SCHEDULE**

Name of the Holder M/s. Nanabhoy Jeejeebhoy Private Limited  
Village : Poisar , Taluka : Borivali , District : M. S. D.  
C.T.S. No 809-A/1/19-A/1/6 & 809-A/1/19-A/1/5

- i) Area in sq. Mtrs 10471.10 purpose Commercial
- i) Area in sq. Mtrs ---- purpose Residential
- ii) Rate of annual N. A. Assessment Rs. 33926/-
- iii) Period from Revenue years -2005-2006
- iv) Conversion tax of Rs. 169630/- to be paid within a month
- v) The grantee shall pay total amount of Rs 203556/- in the office of the Tahsildar, Borivali within a period of one month from the date of this order.

Sd/-  
Collector  
Mumbai Suburban District.

To,  
M/s. Nanabhoy Jeejeebhoy Private Limited,  
Shri K.E.Vaid, C.A. to Owner ,  
Noshirwan Mansion, 3<sup>rd</sup> Floor,  
Henry Road, Colaba, Mumbai.

Encl - One copy of approved Building plan..

1) Copy with a copy of approved plan, forwarded for information and necessary action to the Tahsildar, Borivali in duplicate.

2/-He should take an entry in Taluka from II and recover tax within a period of one month.

2) Copy to the Additional Dist. Dy. Collector, /S.D.O. M.S.D. for information

3) Copy with a copy of approved plan forwarded to the C.T.S, Officer Goregaon .

2/-He should recover the measurement fees from the applicant & carry out the actual measurement and report any difference of area in the actual holding as compared to the area for which N.A. Assessment is levied, so that suitable corrigendum can be issued. He may also make an entry in P.R. Card of all the holders, as shown in the schedule above , if it is not so done earlier.

4) Master File

5. Internal Audit wing

O/e Sign by Collector



For Collector  
Mumbai Suburban District.