

RE: - Surveyor's report dated 31.3.80.

ORDER

Land measuring 4324.59 sq.mtrs. comprised of 6 No. 48 pts C.M.S. No. 116 pt. of village Tungave belongs to M/s. Khandolval Metal and Engg. Works. It is being used for N.A. purpose by constructing shed for industrial use since 1973. The total area under N.A. use is 4324.59 sq.mtrs. as per site plan prepared by this office surveyor dated 31.3.80. The area under structure is 1324.00 sq.mtrs. and open space is 3000.59 sq.mtrs.

The papers of inquiry made in this case have revealed that the occupant has converted his land into N.A. use without obtaining previous permission from competent Revenue Authority in contravention of section 44 of the Maharashtra Land Revenue Code, 1956. The land is therefore liable to be subjected to N.A. tax from 1.9.73 on the basis of standard rates fixed for the village.

Show cause notice in this case issued to the occupant M/s. Khandolval Metal and Engg. Works, but he has given no reply to it.

I, therefore, hereby levy N.A. Assessment on the above land on the following conditions, namely:

- 1) that the occupant should pay N.A. assessment at industrial rate of Rs. 30/- per 100 sq.mtrs. for the area measuring 4324.59 sq.mtrs. and at the residential rate of Rs. 20/- per 100 sq.mtrs. for the area measuring 374.00 sq.mtrs. which is under residential use with effect from 1.9.73. The annual N.A. assessment comes to Rs. 1227.25 and 74.80 respectively per annum as provided under sec. 116 (1) of the Maharashtra Land Revenue Code, 1956.
- 2) that the occupant should pay in addition to the N.A. assessment, a fine of Rs. 1025/- (Rs. one thousand six hundred twenty five only) for unauthorized N.A. use.
- 3) that the structure shall be used for the purpose for which N.A. Assessment is levied.
- 4) that no additional land shall be built upon without prior permission from this office.

Contravention of any of the above condition shall render the occupant liable for such assessment and fine as provided under Maharashtra Land Revenue Code, 1956 and rules framed thereunder. The occupant shall pay N.A. assessment and fine to the Tahsildar Kuria.

To,
M/s. Khandolval Metal and
Engineering Works,
Khandolval Estate, Saki-Vihar Road-3,
Powai, Bombay.

S. S. D. Andheri
Addl. Dist. Dy. Collector,
S. S. D. Andheri.

1) Copy in duplicate with a copy of plan forwarded to the Tahsildar Kuria for further necessary action.

2) Copy with a copy of plan forwarded to the City Survey Officer N. VII for further action.

No. ADCLND 9792

WEST

Office of Addl Dist. Dy Collector
Bombay Suburban District, Andheri
Bombay 58. dated : 30 DEC. 1971.

- READ : 1) This office collection order No. ADC/LND/ dated 9792, 4-4-68
2) Addl Collector, B. S. D.'s Notification No. C/ADM/NAA, dated 19.4.71 published in Maharashtra Govt, Gazette Part IV. B under Sec. 114 of the Maharashtra Land Revenue Code 1066 read with further notification No. C/ADM/NAA, dated 10.9.71 published in Maharashtra Govt, Gazette dated 23.9.71.

ORDER

Land measuring 166295 sq. yds, which is equivalent to 139044.2 sq. metres comprised of S. No. 8, H. No. 2 of village *paspola* has been assessed for N. A. use at Rs. $14966-55$ per annum from to 31.7.71 in the name of Shri/Smt: *Smt. Smt. Smt. Smt. Smt.*

The said land appears in City Survey Record with following C. T. S. Nos, with its their area as shown against each.

C. T. S. No. 86 pt $87, 87$ Area in Sq. 166295 metres-Sq. Yds 139044.2

$\frac{87 \text{ pt } 87}{2} = 34019$

The N. A. Assessment for the area shown in City Survey Record on the basis of rate charged in this office collection order cited above works out to Rs. $14966-55$ per annum, The land has hitherto been assessed for residential/industrial/commercial use As per Addl. Collector's Notification quoted above which prescribe revised Standard rates, the land in instant case falls in Block No. 1 Village *paspola* for which standard rate has been fixed at $44-23$ paise per sq. metres. The revised N. A. Assessment at the afore said rate for 139044.2 sq. metres for land shown in paragraph 2 above works out to Rs. $31980-16$ per annum for residential/industrial commercial use.

The occupant's case is attracted by the provision to Sec. 116 of the Maharashtra Land Revenue Code. As per the said provision, the occupant has to be charged double/6 time the N. A. Assessment payable before 1.8.71 or the standard rate whichever is less. In view of this provision, the revised N. A. Assessment effective from 1.8.71 is fixed at Rs. $31980-16$ per annum without prejudice to breach of condition, if occurred or committed so far, warranting action separately, The occupant should therefore pay N. A. Assessment as per this order to the Tahsildar of *Kurda*

1/11/71

[Signature]
Addl. Dist. Dy. Collector,
B. S. D., Andheri,

- 1) Copy forwarded to the Tahsildar *Kurda* for taking necessary note in the village record and effecting recovery accordingly,
- 2) Copy to City Survey Office No. for information.

Addl. Dist Dy. Collector
B. S. D. Andheri

WEST

No. ADC/LND/DCIV 1688 B

Office of Addl Dist. Dy Collector

Bombay Suburban District, Andheri

Bombay 58. dated:

19-8-72

Dopol / 31-7-71

- READ :
- 1) This office collection order No. ADC/LND dated
 - 2) Addl Collector, B. S. D.'s Notification No. C/ADM/NAA, dated 19-4-71 published in Maharashtra Govt, Gazette Part IV. B under Sec. 114 of the Maharashtra Land Revenue Code 1066 read with further notification No. C/ADM/NAA, dated 10-9-71 published in Maharashtra Govt. Gazette dated 23-9-71.

ORDER

Land measuring ⁵⁴⁹⁰⁰ sq. yds. which is equivalent to ⁴⁵⁹⁰³⁻⁹³ sq metres comprised of S. No. S H. No. 2 PT of village DOSPOL has been assessed for N. A. use at Rs. 4941-00 per annum from MAY to 31-7-71 in the name of Shri/Smt. LORSEN TUNABO Co

The said land appears in City Survey Record with following C. T. S. Nos. with its their area as shown against each.

C. T. S. No. 86 PT Area in Sq. ^{yard}metres 54900 Sq. ^{Mais}Yds 45903-93

The N. A. Assessment for the area shown in City Survey Record on the basis of rate charged in this office collection order cited above works out to Rs. 10457-80 ⁴⁹⁴¹⁻⁰⁰ per annum, The land has hither to been assessed for residential/industrial/commercial use As per Addl, Collector's Notification quoted above which prescribes revised Standard rates, the land in instant case falls in Block No. I.....village DOSPOL for which standard rate has been fixed at 23 paise per sq. metre. The revised N. A. Assessment at the aforesaid rate for 45903-93 sq. metres. for land shown in paragraph 2 above works out to Rs. 10457-80 per annum for residential/industrial commercial use.

The occupant's case is attracted by the provision to Sec, 116 of the Maharashtra land Revenue Code. As per the said provision, the occupant has to charged the double/6 time the N. A. Assessment payable before 1.8.71 or the standard rate whichever is less In view of this provision the revised N. A. Assessment effective from 1.8.71 is fixed at Rs. 10457-80 per annum without prejudice to breach of condition, if occurred or committed so far, warranting action separately, The occupant should therefore pay N. A. Assessment as per this order to the Tahsildar of Kurla.

कारसन डे अग्रा कंपनी
साक्षात् पहिदार रडे
पध

P. S. D.
Addl. Dist. Dy. Collector,
B. S. D. Andheri,

- 1) Copy forwarded to the Tahsildar Kurla for taking necessary note in the villge record and effecting recovery accordingly,
- 2) Copy to City Survey Office No. I for information.

नंबर

अपर उपजिल्हाधिकारी,
मुंबई उपनगर जिल्हा, अंधेरी
वसोवा राड, अंधेरी

VF II 73

CTS

LNO 10/6454

30 DEC 1981

R.No. 69

विषय.—मोजे—....., तालुका—....., जिल्हा—मुंबई उपनगर जिल्हा येथील
स. नं., हिस्सा नं. शहर-नगर
भूमापन क्र. या ठिकाणच्या जमिनीच्या संबंधात बिगर शेतकी कर निर्धारणाची
(N. A. Assessment) सुधारणा. 9350.20 र्का. अ.

आदेश

दिनांक ३१ जुलै १९७९ रोजी संपणाऱ्या कालावधीकरिता उपरोक्त जमिनीचे बिगर शेतकी कर निर्धारण रु. २०५.२० इतके करण्यात आले आहे. महाराष्ट्र जमीन महसूल अधिनियम, १९६६ च्या कलम ११४ प्रमाणे महाराष्ट्र शासनाचे राजपत्र, भाग एक (कोकण विभाग पुरवणी) दिनांक ३० जुलै १९८१ यामध्ये प्रसिद्ध केलेल्या, अपर जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांच्या अधिसूचना क्र. सी/एडीएम/एन/ए-ए, दिनांक २७ जुलै १९८१ अन्वये निश्चित केलेल्या बिगर शेतकी कर निर्धारणाच्या प्रमाण दर्शानुसार उक्त निर्धारण दिनांक १ ऑगस्ट १९७९ पासून सुधारणायोग्य झाले आहे. निवासी इमारती/उद्योग/वाणिज्यिक इमारत यासाठी वापरण्यात येणाऱ्या जमिनीसाठी बिगर शेतकी कर निर्धारणाचा सुधारित प्रमाण दर, दर चौरस मीटरला रुपये..... ०.३३..... असा आहे. आतापर्यंत कोणत्याही शर्तीचा भंग झालेला किंवा केलेला असेल तर त्यास बाध न आणता, दिनांक १ ऑगस्ट १९७९ पासून, याद्वारे, उपरोक्त जमिनीचे रुपये..... २०५.२०..... इतके बिगर शेतकी कर निर्धारण करण्यात येत आहे.

म्हणून आपण बिगर शेतकी कर निर्धारणाची उपरोक्त रक्कम तहसिलदार, अंधेरी/बोरीवली/कुर्ली यांच्याकडे तात्काळ भरावी.



अपर उप जिल्हाधिकारी,
मुंबई उपनगर जिल्हा, अंधेरी.

श्री./श्रीप्रती माधवरांम. को. काडे यांस,

तहसिलदार, अंधेरी/बोरीवली/कुर्ली यांना ग्राम अभिलेखात नोंद घेण्यासाठी व वसुलीसाठी प्रत रवाना.

(Ch. no. 606892 dt. 14/12/81 drawn on Bank of Baroda
given)

(शा.म.मु.) एचपी १३१६—(ए४)—२,००,००० सुट्या प्रती—१०-८१

REMARKS:- 1) Application dated 18.6.79 from Larsen & Toubro Ltd.
2) Surveyor's report dated 24.7.79.

ORDER

M/s. Larsen & Toubro Ltd. has applied for permission to use the land measuring 1225 sq. mtrs. out of S.No. 41 H.No. 1/1 of village Tungur for industrial use according to the plan approved by Municipal Corporation of Greater Bombay vide No. 08/200/2/1988/AL dated 15.6.79. The surveyor of this office inspected the site and he has reported that the construction work has not yet started on the land. N.A. Permission under section 45 of the Maharashtra Land Revenue Code, 1966 is hereby granted to M/s. Larsen & Toubro Ltd. for the construction of industrial building as per plan approved by Municipal Corporation of Greater Bombay on the following conditions:-

- 1) The agreement in form prescribed under the Maharashtra Land Revenue Code, 1966 and rules shall be executed by the grantee when called upon to do so by competent Revenue Authority immediately. The conditions in the prescribed form shall be binding on the grantee.
- 2) The land shall be used for industrial purpose only. The user of the land for any purpose other than that for which the permission is hereby granted is prohibited under sec. 45 of the Maharashtra Land Revenue Code, 1966 and it shall be lawful for the change in the specified user of the land without previous permission.
- 3) The grantee shall pay the N.A. Assessment on the land from the date of commencement of the N.A. use at the rate of Rs. 30/- per 100 sq. mtrs. until the said rates are revised. In addition to that the occupant should pay conversion tax of Rs. 1000.50 (Rs. one thousand one hundred two and paise fifty only) within 30 days from such date as provided under sec. 47A of Maharashtra Land Revenue Code, 1966 which is three times of the annual N.A. Assessment.
- 4) That the area and the N.A. Assessment to be fixed are liable to be alteration according to the actual area arrived at measurement by the Land Revenue Department.
- 5) The grantee shall pay necessary measurement charges of the plot to C.T.S.O. No. VII within one month failing which it will be recovered from him as an arrears of Land Revenue.
- 6) The grantee shall immediately inform the Addl. Dist. By. Collr., B.S.B. Andheri and Tahsildar Kuria in writing the date of starting the N.A. use within 30 days from such date.
- 7) The grantee occupant shall commence the N.A. use within one year from the date of order made by collector failing which unless the said period is extended by the collector, from time to time permission granted shall be deemed to have been lapsed.

If any of the above conditions is contravened the grantee shall be liable to pay such fine & assessment as directed by the Collector.

To,
M/s. Larsen & Toubro Ltd.,
L & T House, Ballard Estate,
P.O. Box No. 278, Bombay-400 038.

Addl. Dist. By. Collector,
B.S.B. Andheri.

- 1) Copy in duplicate with a copy of plan forwarded to the Tahsildar Kuria for further necessary action.
- 2) Copy with a copy of plan forwarded to the City Survey Office No. VII for further action.

Amia
Addl. Dist. By. Collector,
B.S.B. Andheri.

No. ADC/LND/ 31771 1688A

Office of Addl Dist. Dy Collector
Bombay Suburban District, Andheri
Bombay 58. dated: 19-6 72.

- READ : 1) This office collection order No. ADC/LND dated
2) Addl Collector, B. S. D.'s Notification No. C/ADM/NAA, dated 19-4-71 published in Maharashtra Govt, Gazette Part IV. B under Sec. 114 of the Maharashtra Land Revenue Code 1066 read with further notification No. C/ADM/NAA, dated 10-9-71 published in Maharashtra Govt. Gazette dated 23-9-71.

ORDER

Land measuring 4600 sq. yds, which is equivalent to 3846-20 sq metres comprised of S. No. 41PT H. No. 48PT of village Tugva has been assessed for N. A. use at Rs. 44-00 per annum from 31-7-71 in the name of Shri/Smt. कारसन दुआणी अणार मोग

The said land appears in City Survey Record with following C. T. S. Nos. with its their area as shown against each.

C. T. S. No. 915 Area in Sq. metres 3846-20 Sq. Yds 4600

The N. A. Assessment for the area shown in City Survey Record on the basis of rate charged in this office collection order cited above works out to Rs. 44-00 per annum, The land has hitherto been assessed for residential/industrial/commercial use. As per Addl. Collector's Notification quoted above which prescribes revised Standard rates, the land in instant case falls in Block No. I.....village Tugva for which standard rate has been fixed at 30 paise per sq. metre. The revised N. A. Assessment at the aforesaid rate for 3846-20 sq. metres. for land shown in paragraph 2 above works out to Rs. 1153-80 per annum for residential/industrial commercial use.

The occupant's case is attracted by the provision to Sec, 116 of the Maharashtra land Revenue Code, As per the said provision, the occupant has to be charged the double/6 time the N. A. Assessment payable before 1.8.71 or the standard rate whichever is less. In view of this provision the revised N. A. Assessment effective from 1.8.71 is fixed at Rs. 1153-80 per annum without prejudice to breach of condition, if occurred or committed so far, warranting action separately, The occupant should therefore pay N. A. Assessment as per this order to the Tahsildar of Kurla.

कारसन दुआणी अणार मोग
साकी विहार रोड 49ई
मुंबई न.

P. S. D.
Addl. Dist. Dy. Collector,
B. S. D. Andheri,

- 1) Copy forwarded to the Tahsildar Kurla for taking necessary note in the village record and effecting recovery accordingly.
2) Copy to City Survey Office No. I for information.

PCA	PPO	PCDS	PIE	PSF	PLA
PTU	PECC	PTL	PEUT	PAC	
	POWAI WORKS				
	23 JUN 1972				

Addl. Dist Dy. Collector
B. S. D. Andheri

तलाठी सजा पवई यांचे कार्यालय,

टोपीवाला कॉलेज कंपाऊंड,

सरोजनी नायडू रोड,

मुलुंड (परिसर) मुंबई - ४०

दि. ०१/२१/२०१६

प्रति

कासिम अँड टुआब्रो

पवई इस्टेट मॅनेजमेंट

साकी विहार मांडवी

पवई मुंबई क्र ००००७२

विषय: - मांडवी गुजरा व पासपोली येथील

रकमेबाबत जमा झालेल्या रकमेबाबत

संदर्भ: आपले पत्र क्र. PESL/3 RUK -

२५-२ दि. २५-३-२०१५

संदर्भित पत्राबुसार आपण सन २०१५/२०१६ या वर्षीय मांडवी-गुजरा व पासपोली येथील रवाने क्र ४२, ६६ व पासपोली रवाने क्र ८ मध्ये जाही वसुलीची रकमेबाबत रवानगी प्रमाण रवाने निहाय माहिती

जावाने क्र. व रवाने क्र. मांडवी	जमा झालेल्या रकमेबाबत	सन २०१५/१६ चालू साल कायदा मधील	पुरविलेले रकमेबाबत साकी वर समाविष्ट रकमेबाबत
गुजरा - ५२	-	२३७२२८५.००	-
६९	१०६२८५.००	२६७५.००	-
पासपोली - ८	३२६३६३१.००	३६६१९८.००	६२८७६०.००
	३३६९९१६.००	२७५११५६	६२८७६०.००

वरील प्रमाण जमा झालेल्या रकमेबाबत न्यायिक

तलाठी सजा-पवई
तहसील कुर्ला