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मुंबई पत्तन प्राधिकरण
Mumbai Port Authority



संपदा अनुभाग
विजयदीप, तिसरा माला,
शूरजी वल्लभदास मार्ग, बेलाई
इस्टेट, मुंबई-४००००१.
Estate Division,
Vijay Deep, 3rd floor,
S.V. Marg, Ballard Estate,
Mumbai - 400 001.

क्र. इएम/एसजी/एफ-306(ए)/4569

To,

15 SEP 2023

Shri Subhashis Baksi
C/o Diamond Beverages Pvt. Ltd,
P-41, Taratala Road,
Kolkata 7000088.

Sub: Your Online RTI application dated 09.09.2023 under RTI Act, 2005.

This has reference to your subject online RTI Application dated 09.09.2023. The reply to the information sought by you is as follows:-

- 1.a. Yes, there is provision for Revision of rent only in the long term leases granted by Mumbai Port prior to the current revision.
- 1.b. In the lease granted by Mumbai Port in terms of the compromise proposals, the annual escalation in rent was @ 4% per annum over the rent for the previous year.
2. No. Current SoR is not applicable to existing lease until expiry or circumstances warrant revision on account of transfer or for regularisation of breaches on account of grant of permission, unless lease agreement provides specific clause for application of prevailing SoR from time to time.
3. Not applicable. Since, information sought by you is not specific and lease agreements falls in third party information category, the documents cannot be provided under Section 11 of RTI Act 2005. However, the compromise proposals as upheld by the Supreme Court by judgement dated 13.01.2004 in the general rent revision matter of Mumbai Port Authority, is reported under AIR (2004) 3 SCC 214. Post the expiry of validity of compromise proposals as upheld by the Supreme Court, the management of land with regard to modalities for lease and SoR etc., is governed by Policy Guidelines for Land Management by Major Ports, 2015 which is available on the MbPA website. The SoR of MbPA is also available on MbPA website at the following web address www.mumbaiport.gov.in.

If you are aggrieved by the reply/ decision, you may prefer an appeal within 30 days from receipt of this reply to the First Appellate Authority, MbPA i.e.

Shri G. A. Shirsat
Estate Manager (I/C)
& First Appellate Authority,
Mumbai Port Trust, Vijaydeep,
5th Floor, S. V. Marg, Mumbai 400 001.
E-mailID: estatemanager@mumbaiport.gov.in
Tel No.02266564071

जे.बोस

(जसस्कर बोस)

उप संपदा प्रबंधक और
केंद्रीय लोक सुचना अधिकारी