

21. न्यासी संकल्प सं.222 वर्ष 2015 के ग्रे क्षेत्रों के संबंध में समिति की सिफारिशों के अनुसार दिनांक 1.10.2012 से लागू किरायों में संशोधन तथा क्षतिपूर्ति के मासिक बिलों को वसूल करना.

Revision of rents w.e.f. 1.10.2012 and raising the monthly bills of compensation in accordance with the recommendations of the Committee Report on grey areas of TR 222 of 2015.

The Estate Manager has stated that this has reference to Chairman's minutes dated 10.8.2017 on the Land Allotment Committee's Report dated 2.8.2017 [*Annexure 1](#) on grey areas of TR No. 222 of 2015 approving SoR w.e.f. 1.10.2012 and his office notes dated 13.9.2017 and 13.10.2017 thereon. The Land Allotment Committee consisting of Traffic Manager, FA&CAO, Chief Engineer and Dy. Chairman had examined the grey areas in TR No. 222 dated 16.1.2015 and made certain recommendations proposing the revision of rents at 6 % return p.a. of Ready Reckoner Land Values of 2012 for Non-home occupations and 1.8 % return p.a. for home occupations for FSI equal to 1 and certain modification to the TR No.222 dated 16.1.2015 falling under the Township Areas.

2. The Estate Manager has stated that in absence of final land management policy for Township Area of MbPT, the same could not be placed before the Board. The matter was taken up with Joint Secretary, MoS, (GoI) by D.O. letter dated 3.4.2018 issued by the Chairman seeking approval of SoR with effect from 1.10.2012 ([*Annexure 2](#)). In response, the Ministry of Shipping issued clarification circular (Land Management) No. 01 of 2018 dated 14.5.2018 under Section 111 of MPT Act, 1963 ([*Annexure 3](#)). The same alongwith Action Plan was placed before the Board and was approved under TR No. 61 dated 30.5.2018. The EM has stated that in terms of para 5 (b) of the said TR, the Land Allotment Committee Report on grey areas of TR No. 222 dated 16.1.2015 is put up for Board's approval and further orders. The brief background of the Rent Revision of Estate Letting is given in [*Annexure 4](#).

3. The EM has stated that LAC report dated 2.8.2017 on the grey area of TR 222 dated 16.1.2015 was discussed with Chairman on 28.2.2018 when it was decided to obtain legal opinion from Attorney General of India on whether MbPT can effect the revision of rents w.e.f. 1.10.2012 and renew expired leases with and without renewal clause in absence of final Land Management Policy Guidelines for township area of MbPT from Ministry/Government of India. Accordingly, a background note with two queries which have to be sent to Attorney General

of India for the opinion were forwarded to CLO and HSA Advocate by letter dated 26.2.2018 ([*Annexure 5](#)). Thereafter, as per the Advocate, Shri Buddy Ranganadhan's e-mail dated 19.3.2018 the meeting for discussion was held with Attorney General at Delhi on 22.3.2018. However, **the final advice from Attorney General is still awaited.**

4. The EM has further stated that in the absence of any guidelines pertaining to the renewal of leases/licenses in the Township Areas namely Ballard Estate and Colaba is resulting in a major loss to the Mumbai Port as the Port properties have become due for renewal at new market rates from 2012. Accordingly, and in order to resolve the above pending issues of the Mumbai Port and to give effect to the decisions of the Hon'ble Prime Minister in the meeting held on 16.8.2017, it was proposed to bifurcate the township area lands of the Mumbai Port into two separate parts namely development area and the renewal area.

5.1 The EM has stated that by this office D.O. letter dated 3.4.2018 the matter was taken up with MoS, GoI (Annexure 2) to Jt. Secretary, Port and Ministry's approval was requested for implementation of SoR w.e.f. 1.10.2012 (which has been approved by the Board under TR No. 222 dated 16.1.2015) and to recover the past arrears of compensation in all Monthly tenancy, Fifteen Monthly tenancy and expired leases falling in redevelopment (except allotment on nominal basis) and renewal areas at revised SoR rates w.e.f. 1.10.2012 till 30.9.2017. Further, it was informed that pending the finalization and approval of the Policy guidelines for the Township area of MBPT, by Ministry of Shipping, Govt. of India, Mumbai Port is unable to revise rents/compensation w.e.f. 1.10.2012 as per new SoR in respect of all monthly, fifteen monthly tenancies and expired leases affected by Supreme Court judgement falling in Township area.

5.2 In response, MoS, GoI by Clarification circular (Land Management) No. 01 of 2018 dated 14.5.2018 under Section 111 of MPT Act, 1963 had issued clarification on the Land Management Policy Guidelines 2015 (PGLM 2015) in supersession of earlier clarifications issued by letters dated 1.5.2017 and 3.10.2017 under Section 111 of MPT Act 1963 and extended and made applicable the Land Management Policy for township areas of this Port. These clarifications were placed before the Board and the Board by TR No.61 dated 30.5.2018 has approved action plan on above clarifications.

5.3 In the clarification circular [Land Management No.1 of 2018 (Annexure-3) dated 14.5.2018] received from MoS, Govt. of India, in clarification No.1, it is stated that –

“Townships are broadly defined as well delineated residential developments with supporting infrastructure. Thus, the bulk of the development in such townships is of residential units with other infrastructure supporting the residential development. In Mumbai and Kolkata, such residential areas developed on port land over long periods of time essentially because of the port activities. Similarly, at Kandla, both Gandhidam and Kandla townships developed due to the development of the Deendayal Port (then Kandla Port). PGLM 2015 clearly mentions that these policy guidelines are not applicable to township areas of Kandla, Mumbai and Kolkata ports. However, since there is already a large tract of existing township, the spirit of the extant Policy Guidelines is that no new residential/real estate development should take place in these places without a separate policy for residential/real-estate development in place. Considering this broad aspect, the following is decided for the township areas of only Mumbai Port, Deendayal Port (Kandla) and Kolkata Port, excluding Haldia Dock Complex:

- (i) No new residential/real-estate development including individual residential unit should be taken up under PGLM 2015 except
 - (a) the township project at Gandhidham, Deendayal Port which was appraised by the PIB and approved by the Minister Shipping and Minister Finance and is an integral part of the Smart Industrial Port City, Kandla.
 - (b) allotment or development of land for residential purposes to Government Ministries/ Departments/ their subordinate, attached offices/ organisations. The allotment would be strictly subject to the condition that the development will be for their own use and cannot be sold, leased or let out to any other person/body in any manner whatsoever.
- (ii) Even for old residential areas no new norms like increased FAR, etc. should be considered and taken up for development.
- (iii) However, renewal of leases within existing development can be taken up following Para 11.3 of PGLM 2015 on policy of renewal of existing/earlier leases.

- (iv) Land can be allotted by the way of fresh lease as per Para 11.2(d) only for industrial, commercial purposes, etc. i.e. through tender-cum-auction methodology through a competitive bidding process over reserve price of such plots which shall be determined as per Para 13.
- (v) For establishment of common utilities only by local self-government bodies, methodology as indicated in Para 11.2(g) may be adopted.
- (vi) Land can also be allotted by the way of fresh lease to entities as mentioned in Para 11.2(h) on nomination basis on market value as determined under Para 13 i.e. without any concessions. This should be subject to the condition that the development will be for their own use and cannot be sold, leased or let out to any other person/body in any manner whatsoever.
- (vii) All the above development can be taken up provided these are in accordance with an approved Master Plan and the land is not required for Port's own use.

6. The lists of existing home-occupations and mixed users and non-home occupations are enclosed as [*Annexure - 11, 12 & 13](#). In view of the said clarification forwarded by MoS on PGLM 2015, the EM has proposed not to effect the revision of rent / compensation in terms of new SoR for Home occupations and Mixed users of Home & Non-Home occupations, but SoR will be made applicable only to all eligible Non Home occupations.

7. The EM has stated that as per office record there are about 800(approx.) number of eviction suits pending in various courts where eviction notices/termination notices have already been given in the past. These include suits decreed but obstructed and / or appeals filed by the other side challenging the decree. The status of such litigation cases is submitted herewith at [*Annexure 6](#). As directed by the Chairman and as per the minutes of the Hon'ble Prime Minister dated 16.8.2017, this department is in process of serving termination notices to all the tenancies falling in redevelopment areas as per draft furnished by the CLO/P. T. Advocates. In 126 (approx.) number of cases notices under PPE Act have been issued and petitions are being filed.

8. The Master Plan for MbPT approved by the Board by TR No.13 dated 27.4.2018 ([*Annexure 7](#)). In respect of let out occupations falling in redevelopment areas since the land is required by MbPT for

its own redevelopment scheme as per the Master Plan, eviction proceedings is required to be initiated in 1600 new cases. In about 800 cases where suits have already been filed, the same will be pursued further for eviction. Considering the above background, the matter was referred to CLO&A, MbPT by this office letter dated 24.4.2018 ([*Annexure 8](#)) to examine and legal advice was sought as to whether this department can revise the rate of compensation payable for wrongful use of premises, as per the proposed SoR from 1.10.2012 to 30.9.2017 in all the pending or proposed litigations. The EM has pointed out that presently, in most of these cases (monthly, 15 monthly and expired leases) monthly bills including the special way leave bills are issued as rent/compensation at the rate prescribed under Hon'ble Supreme Court Judgement of 2004 but with footnote that ***“this bill is provisional and without prejudice to the Board’s rights and contentions to revise the rent/compensation w.e.f. 1.10.2012”***.

9. The EM has stated that the CLO by letter dated 8.5.2018 ([*Annexure 9](#)) has advised that the claim can be made for the past arrears of compensation as per new SoR by way of demand notice or bills as per new SoR. In view of CLO’s advice and in accordance with the clarifications received from the MoS, Govt. of India on PGLM 2015, the EM has proposed to issue demand notices for arrears of compensation as per new SoR rates for the past period i.e. 1.10.2012 to 30.9.2017 in respect of all non-home occupations given on Monthly tenancies, Fifteen Monthly tenancies and expired leases falling in renewal and redevelopment areas. The residential and mixed users are proposed to be excluded in view of the clarification given by MoS, Govt. of India. This is in partial modification of LAC report on SoR since it was given prior to clarification dated 14.5.2018 received from MoS, Government of India. However, the monthly bills as per new SoR from 1.10.2017 will be raised only after approval of new SoR 2018 for which a separate proposal is being submitted in terms of para 5 (c) of TR No.61 dated 30.5.2018.

10. The EM has stated that the liability of MbPT on account of GST which is payable on the amount of invoices raised by MbPT on accrual basis irrespective of receipts of payment from the lessees/tenants against whom the bills/ invoices are raised. Therefore, the revision of rent/compensation will have considerable financial implications. MbPT has paid ₹188.19 crore towards GST from July 2011 onwards till 31.3.2018. Presently, the monthly rent/compensation in respect of all MT/FML and expired leases are billed as per the rates stipulated under the Supreme Court order. A comparative statement showing quantum of dues recoverable from non-home occupations as per existing bills and dues as per proposed SoR w.e.f. 1.10.2012 to 31.5.2017 (with 4% increase per annum) is at [*Annexure 10](#). It shows on an average jump of 3 to 5 times of present rental bill. Also quantum of GST payable on

recoverable thereon is shown in Annexure-10. It is mentioned that GST is payable by MbPT irrespective of recovery from lessees and tenants. The EM has stated that the Board may take a view on the same.

11. The EM has stated that incidentally, in terms of PGLM 2015 of para 13 (c), approval of TAMP is necessary for fixing the latest SoR and which is to be notified before making it applicable. However, as stated in LAC report dated 2.8.2017 para 10(g) it is stated by the Committee that TAMP's approval is not required. The EM has also pointed out that Writ Petition No.1153 of 2000 filed by MbPT challenging TAMP's jurisdiction on Estate let out areas is kept for final hearing by the High Court on 2.8.2018. Board may take a view in the matter.

12. The EM has requested Board's orders on the following issues-

- (a) The Board by TR No.61 dated 30.5.2018 has approved the Action Plan on clarification received from MoS, GOI on PGLM 2015. In terms of para 5(b) of the Action Plan, the L.A.C. Committee's Report on SoR dated 2.8.2017 on the grey areas of TR No.222 dated 16.1.2015 along with the clarifications received from the MoS, Govt. of India are placed before the Board for approval Annexure 1. In partial modification of LAC report dated 2.8.2017, the EM has proposed that the said SoR will be made effective from 1.10.2012 to 30.9.2017 (5 years) only to commercial (non-home occupations). The list of non-home occupations is at Annexure 11.
- (b) In view of the clarification received from the MoS, Govt. of India dated 14.5.2018 in partial modification to LAC report dated 2.8.2017, the EM has proposed to exclude all residential occupations (home use) and mixed user occupations home and non-home and occupations given on nominal rents to Public Bodies and for Public amenities from implementation of new SoR. The revision of home and mixed user will be dealt separately after the receipt of new township policy.
- (c) Presently, the all monthly bills of Monthly tenancy, fifteen monthly leases and expired leases are not revised as per SoR in absence of the new policy for Township Area and are still preferred as per rates laid down under Supreme Court Judgement 2004/ in few cases as per TR No. 127 of 2006 / as per the old contractual rents. After the Board's approval, demand notices will be issued for the period from 1.10.2012 to 30.9.2017 to all Non-Home occupations given on Monthly tenancies, fifteen monthly and Expired Leases of non-home (i.e. commercial uses) falling in Renewal as

well as Redevelopment areas and where such termination notices served and /or where eviction suits have been filed.

- (d) PGLM 2015 Clause No.11.3(h) provides for charging damages at 3 times of the current SoR after expiry of the lease. The new SoR approved under TR No. 222 of 2015 itself is 2 to 3 times higher than present billed amount which is at Supreme Court rate. Charging 3 times of current SoR in addition to interest on delayed payment would be impractical and may result into litigation and liability on account of payment of huge amount of GST which is payable on accrual basis. The issue of charging damages at 3 times of SoR will be taken up with MoS, Govt. of India.
- (e) As regards condition of interest on arrears w.e.f 1.10.2012, Shri Buddy Ranganadhan, MbPT Advocate by his opinion dated 8.4.2015 had stated that MbPT has sought to revise rate of rent retrospectively w.e.f 1.10.2012, the levy of interest for this past period is likely to be strongly and severely challenged by the tenants on the anvil of article 14 of the Constitution of India. The tenants/occupants may argue before the Court that the MbPT could not expect them to pay interest on the revised rates which were never in existence in the said past period. In absence of demand notice or bills as per new SoR, no interest thereon can be recovered for past dues/arrears on account of revision of SoR, 2012-17 w.e.f. 1.10.2012 till revised bills of rent/ compensations are sent as per new rates of SoR 2018 and will only lead into additional litigation. However, as per Additional Solicitor General of India's opinion dated 17.8.2015 stating that "***The proposal in T.R.222 of 2015 regarding levying of interest w.e.f. 1.10.2012 is defensible in law in the light of Wadia judgement***". The LAC's report dated 2.8.2017 on grey areas of TR No.222 of 2015 have recommended interest at 6% p.a. on the past arrears recoverable as per new SoR. Therefore, these aspects need to be looked into and the Board is requested to take decision on the issue of interest to be levied for the principal amount of arrears as per revised SoR (with GST) for the period from 1.10.2012 to be claimed from all non-home occupations of all eligible cases.
- (f) For further period of 5 years from 1.10.2017 to 30.9.2022, new SoR will be placed before L.A.C and will be brought before the Board for eligible Non Home occupation. Till the intervening period billing will be continued as per the present practice and rates as rent/ compensation. The bills

will have a footnote that ***“This bill is provisional and without prejudice to the Board’s rights and contentions to revise the monthly bills as per Boards policy”***. After resolving of GST issue, differential bills for compensation will be issued to all MT/FML and expired leases, leases terminated for the period from 1.10.2012 to 30.9.2017.

13. The CLO&A has concurred the proposal. The FA&CAO has offered the following comments -

"In para 12 of the proposal under reference, the Estate Manager has proposed –

- (a) to effect revision of rent/compensation only to commercial (non-home occupations, in partial modification of LAC report dated 02.08.2017;
 - (b) not to effect revision of rent/compensation in terms of new SoR for Home occupation and Mixed users of Home and Non-Home occupations and occupation on nominal rents and running leases;
 - (c) to raise demand notices for the period 01.10.2012 to 30.9.2017 to all Non-Home occupations given on Monthly tenancies, fifteen monthly and expired leases.
 - (d) Since GST is payable on accrual basis, to take up the issue of charging damages at 3 times of SoR after expiry of the lease with the MoS.
 - (e) levy interest at 6% p.a. on past arrears as per new SoR in line with Supreme Court rate of interest for increased arrears.
 - (f) issue of differential bills for compensation after resolving of GST issue to all MT/FML and expired lease, leases terminated for the period from 1.10.2012 to 30.9.2017.
- 12(i) In para 9 of his note under reference, EM has correctly pointed out that GST is payable on the basis of amount of invoices raised on accrual basis irrespective of receipts from the lessees/tenants. At present, GST is charged at the rate of 18% on billed amount.
- 12(ii) However, EM has not pointed out that, income tax is also payable on accrual basis irrespective of receipts from the lessees/tenants. At present, income tax is payable at the rate of about 35% (30% income tax, plus 12% surcharge thereon, plus 4% cess on amount of income tax plus surcharge) of the amount billed.

- 12(iii) Thus, total outgo on account of statutory taxes is about 53% of the amount billed/ income booked.
- 12(iv) As on 31.3.2018, sundry debtors of estate rentals amount to Rs.2,266.91 cr., against which amount of Rs.851.50 cr. are lying in Miscellaneous Deposit Account. Thus, net sundry debtors of estate rentals amount to Rs.1,415.41 cr. as on 31.03.2018. Estate Manager's proposal envisages addition of another Rs.1,416.22 cr. to the existing sundry debtors.
- 12(v) It is observed that average rate of collection of rental amount is 56.49% (including in M.D. Account) of amount billed (Annexure 'A'). During the period 2012-13 to 2017-18, collection of estate rental is less by Rs.618.34 cr. than billed amount. Income tax paid on this unrealized amount cannot be separately ascertained as income tax is paid on total revenue of the port. However, considering 35% tax, amount works out to about Rs.216.42 cr.
- 12(vi) It is observed that average rate of collection of Service Tax/ GST is 42.73% of ST/GST billed (Annexure 'B') during the period 2012-13 to 2017-18. It can be seen that amount of over Rs.101 cr. has been remitted by MbPT towards ST/ GST out of revenue as there is less recovery in respect of amount billed towards ST/ GST.
- 12(vii) In annexure 10 to his note under reference, EM has worked out differential amount of Rs.1,416.22 cr. to be billed for the period October 2012 to September 2017 excluding tenancies under residential and mix (home & non-home) user.
- 12(viii) In para 11(f) of his note under reference, EM has stated that "after resolving of GST issue differential bills for compensation will be issued to all MT/FML and expired leases, leases terminated for the period from 01.10.2012 to 30.09.2017". However, EM has not stated how he proposes to resolve the issue of GST.
- 12(ix) As stated in para 12(iii) above, total outgo on account of GST and income tax is about 53% of the amount billed. Thus, differential amount of Rs.1,416.22 cr. for the period October 2012 to September 2017 when billed, MbPT will be liable to pay Rs.255 cr. towards GST and about Rs.495 cr. towards income tax, i.e. about Rs.750 cr. by way of statutory taxes, as per present rates of taxes.
- 12(x) With the revision of rental, litigations are bound to increase and additional expenditure will have to be

incurred on litigation. Similarly, percentages of recovery of rental and GST may also decrease, thereby requiring MbPT to pay more amount towards statutory taxes from its revenue.

12(xi) With such a huge outflow of amount, many development projects under implementation may have to be reconsidered.

12(xii) With the approval of the Chairman, 3 firms of Chartered Accountants have been appointed for the work of adjustment of amounts lying in Misc. Deposit Account of Estate Department. Till end of June 2018, CA firms have submitted 122 cases to Estate Division. However, not a single credit note has been received from Estate Division, till date.

12(xiii) Revising/ rendering bills at revised/ market rates is one part of estate management. Similarly, ensuring recovery of billed amounts is also an important part of estate administration. It is felt that Estate Division needs to make concerted efforts for realization of outstanding amount.

14. The EM has stated that Estate Division is in general agreement with FA&CAO's above observations.

14.1 However, as regards FA&CAO's observations at para 12(ii) and 12(viii) regarding Income Tax to be payable on accrued basis, the EM has stated that the Estate Division has proposed to issue only demand notices alongwith statement of liabilities as per new SoR for the period from 1.10.2012 to 30.9.2017 and the revised SoR rates will not reflect in the monthly rental bills or in the books of Account as income, till payments are made. It is only when invoices of bills are raised by way of monthly rentals bills as per new SoR, it will be computed as income and thereby making all statutory taxes applicable on the invoiced amounts. However, these issues of Income Tax and GST are related with financial issues which may be examined by FA&CAO and Expert Consultants / CA. If necessary discussions may be held with all the concerned statutory authorities like Income Tax / GST Commissioner and an opinion may be sought from experts in the field. An opinion given by our Consultants Batliboi & Purohit dated 2.7.2018 on the queries raised by Estate Division is at [*Annexure 14](#).

14.2 The EM has stated that the issue raised by FA&CAO at para 12(xii) regarding Credit Notes for past period of arrears from 1.10.1982 to 31.3.2004 is not relevant to the present proposal of revision of SoR w.e.f. 1.10.2012 and action on the same is being taken by the respective officers of Estate Division.

14.3 As regards FA&CAO's observations of recovery of billed amount at para 12(xiii), the EM has stated that the Estate division is constrained by law to take recourse by filing eviction cases under PPE Act for recovery of dues from the defaulters. With limited human resources presently available with Estate Division, already about 800 suits have been filed which are pending in various courts and about 1600 new cases are contemplated under PPE Act. Efforts are made to appoint new law firm for handling the large number of litigations and also appointment of agency for Estate back office. The statement of billed amount and recovery from 1.10.2012 till date is enclosed as [*Annexure 16](#). The status of pending litigation in different courts is at Annexure 6. As per the Master Plan of the Port approved under TR No.13 of 2018, about 323 number of cases falling in renewal areas of U-11 and U-12 where renewal is proposed. In respect of about 2411 number of cases falling in redevelopment areas, where eviction action is proposed as the land is required for redevelopment. It is generally observed that wherever MbPT requires to take back the leased land, priority is given to eviction process and the recovery of past arrears take a back seat in Court of Law as the recovery is done separately through Collector of Mumbai or through Court Receiver, which takes prolonged time by following tedious legal process. However, where land is not required by MbPT and where renewal is proposed, recovery of past arrears may be possible as a pre-condition of renewal of expired leases. It is observed from the past experience that every rent revision effected since 1982 have been challenged in the court of law and MbPT's revision of 1982 was finally adjudicated by the Supreme Court by its order dated 13.1.2004. Thus, the recovery of past arrears as per present revision proposed to be effected w.e.f. 1.10.2012 may be an arduous task involving multiple rounds of litigation in future, especially in Redevelopment Area.

15. The statement showing huge outstanding arrears recoverable from Government parties as on 31.3.2018 is at [*Annexure 15](#). The EM has stated that in accordance with the cabinet secretariat OM dated 19.12.1975 communicated vide Ministry's letter dated 13.6.1988 and the subsequent directives from time to time, latest being Ministry's letter dated 25.8.2014, the matter of recovery of arrears against Government organizations, the procedure of resolution of dispute at inter-ministerial level should be resorted to. Accordingly, several attempts were made in the past urging these government bodies to liquidate past dues as per SC orders and even by DO letter dated 9.10.2015 addressed to Joint Secretary (Ports) by the Dy. Chairman; the Ministry was requested to take up the matter at inter-ministerial level with parent Ministries of these organizations for early resolution of the issue. However, there is no much success as no payments of past dues are coming from these Government bodies.

16. The copy of the Chairman's approval is at [*Annexure 17.](#)
17. The Board's orders are requested on the EM's proposal at para 12 above.

Note of discussion at the Board Meeting held on 2nd August 2018.

Initiating the discussions, the Chairman stated that under Land Policy Guidelines, 2014 issued by the Government, the township areas of Kandla, Mumbai and Kolkata Ports were excluded, for which a separate policy was to be formulated. Thereafter, the Government has issued clarifications and made the Land Policy Guidelines, 2015, applicable for non-operational areas outside custom bond areas as well.

Continuing, the Chairman stated that the Government did not agree with the MbPT's draft Township Policy but issued clarifications on 14.5.2018 under Section 111 of the Major Port Trusts Act, 1963 making Policy Guidelines for Land Management (PGLM) 2014 applicable to non-operational areas, which are outside custom bond areas. In terms of said clarification, the renewal of expired leases falling in renewal areas as per MbPT Master Plan and without renewal clause used for only commercial purposes is permitted by tender-cum-auction method with Right of First Refusal (ROFR) to existing lessee provided the existing lessee clears all past dues and willing to match the H1 offer. The cost of the existing structure will be worked out by mutually accepted Valuer and shall be payable to existing lessees by the successful bidder other than existing lessee.

The Chairman stated that there are about 2500 let out plots for which revision of rent is due from 1.10.2012 as the validity of rates as per Supreme Court order was only upto 30.9.2012. The revision of rents/compensation were pending since 1.10.2012 awaiting clarification on Township Policy from the Ministry. In view of the recent clarification received, it is proposed to revise the rents in terms of SOR approved by the Board by TR No.222 of 2015.

After some discussions, it was decided to approve the Estate Manager's proposal at para 12 of the note.

संकल्प संख्या 105

2.8.2018

टिप्पणी के परिच्छेद 12 का संपदा प्रबंधक का प्रस्ताव अनुमोदित किया जाता है.

Resolution No. 105

2.8.2018

The Estate Manager's proposal at para 12 of the note is approved.

*Printed as Annexure 17