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PART IV-B

**Rules and Orders (other than those published in Parts I, I-A and I-L)
 made by the Government of Maharashtra under the
 Maharashtra Acts,**

REVENUE DEPARTMENT.

Sachivalaya, Bombay, 23rd May 1961.

MADHYA PRADESH LAND REVENUE CODE, 1954.

No. LND. 3960-A.—In exercise of the powers conferred by clause (xii) of sub-section (2) of section 237, read with sub-section (3) of section 164 of the Madhya Pradesh Land Revenue Code, 1954 (M. P. Act, II of 1955), and in supersession of the Rules previously made on the subject, the Government of Maharashtra hereby amends the Rules published in the Notification of the Government of Madhya Pradesh, No. 1119-1832 of 55-XXVIII, dated the 22nd May 1956, as follows, namely:—

In the said Rules,—

(1) In rule 15, for the words "Temporary leases" the words, figures and letter "Subject to the provisions of rules 16 and 17, temporary leases" shall be substituted.

(2) after rule 15, the following shall be inserted, namely:—

16. No land belonging to the State Government shall, except with the previous permission of the State Government, be granted for a commercial or an industrial purpose on lease for a period exceeding five years.

17. Land granted on lease under rule 16 shall, be subject to the following conditions, that is to say—

(a) the land shall not be disposed of except along with the constructions thereon and the factory plant and other installations, if any, and land so disposed of shall not, except with the approval of the State Government, be used for a purpose other than the purpose for which it was initially granted on lease:

Provided that, on disposal of land by way of sale or mortgage, the State Government shall be entitled to half the unearned increment;

(b) except with the previous permission of the State Government neither the land shall be sub-divided nor any such sub-division disposed of.

PART V. - Grant of Nazul Sites on lease-hold in the Cities of Nagpur, Amravati, Akola and Wardha.

18. The rules in this Part apply to nazul land situate within the limits of the Municipal Corporation of the City of Nagpur not being nazul land transferred to the Nagpur Improvement Trust and the municipalities of Amravati, Akola and Wardha.

19. In this Part, -

(1) "local body" means in the case of the City of Nagpur, the Municipal Corporation of the City of Nagpur and in the case of municipalities of Amravati, Akola and Wardha, the Municipal Committees, thereof;

(2) "nazul land" means land belonging to the State Government which is used for building purposes or for roads, markets, recreation grounds or other public purposes or which is likely to be used for any such purpose in future, but does not include a holding diverted under section 156 of the Code to non-agricultural use;

(3) "nazul plot" or "plot" means a plot formed out of nazul land and includes a part of such plot;

(4) "Nazul Officer" means the Collector, or an Assistant Collector or Deputy Collector exercising the powers of a Collector under sub-section (3) of section 164;

(5) "permanent lease" means a lease granted for a period of 30 or 50 years with a clause for renewal for a similar period and for revision of ground rent at the renewal and includes such renewed lease containing a similar clause for renewal and for revision of ground rent at each renewal.

20. Nazul plots which are likely to be valuable for any special reason, such as their situation near Railway line or the like or which in any scheme of development have been set aside as specially valuable, will be recorded by the Collector in consultation with the Commissioner as reserved; and the disposal of all such plots shall be subject to the sanction of the State Government upon such special terms as may be decided for each plot. The Collector shall maintain a list of these plots and, with the approval of the Commissioner, may alter it as the changing circumstances of the town may demand.

21. (1) Nazul plots available for building purposes and not reserved shall be divided into the following three classes, that is to say, -

(a) plots measuring 2,500 square feet or more;

(b) plots measuring less than 2,500 square feet; but more than 900 square feet; and

(c) plots measuring 900 square feet or less.

(2) Any plot however small, which forms an addition to an existing plot shall be deemed to pertain to the classification of the main plot, unless the Collector decides that the main plot along with the addition should be raised to the upper class.

(3) Subject to the provisions of sub-rule (4), a layout of nazul plots available for building purposes and purposes ancillary thereto shall be prepared by the Collector in consultation with the Officer-in-charge, Town Planning and Valuation and the local body concerned and no plot shall ordinarily be given out except in accordance with the layout so prepared. Where for special reasons, the Collector proposes to give out a plot (other than a strip of land adjacent to an occupied plot) from an area for which no layout has been prepared, he shall obtain previous approval of the State Government. Such layout may be modified from time to time by the Collector, in consultation with the Town Planning Officer and the local body concerned.

(4) In the case of a layout of plots not less than 5,000 square feet, in area and in the case of layout of plots in the civil stations of Nagpur, Amravati, Akola and Wardha, prior approval of the State Government shall be obtained.

(5) If the plot to be disposed of is not from an approved layout the local body as well as the Officer-in-charge, Town Planning and Valuation, shall be consulted.

22. Power to dispose of nazul plots with or without auction shall be exercised in accordance with these Rules—

(1) by the State Government in the case of—

- (i) plots of which the freehold market value is not less than Rs. 5,000 ;
- (ii) plots within the limits of the Municipal Corporation of the City of Nagpur, whether or not included in the Schemes of Nagpur Improvement Trust ;
- (iii) plots reserved for specific purposes under rule 20 ;
- (iv) strips of land not being independent plots to be settled with the occupants of adjoining land where the freehold value of the strip is not less than Rs. 5,000 ;
- (v) small strips of land adjacent to occupied plot, which cannot be disposed of as a separate site and in respect of which there is a difference of opinion between the Collector and the Officer-in-charge, Town Planning and Valuation ;
- (vi) independent plots not included in the approved lists where there is a difference of opinion between the Collector and the Officer-in-charge, Town Planning and Valuation ;
- (vii) plots granted without auction.

(2) by the Collector in case of the other plots.

23. An application for the grant of a nazul plot on lease shall be made to the Nazul Officer.

24. The Nazul Officer may, for reasons to be recorded in writing, reject the application or direct the applicant to make such modifications in the boundaries of the plot as he thinks fit.

25. (1) When the Nazul Officer considers that the plot may be granted he shall consult the local body concerned and send it a copy of the plan of the plot proposed to be granted. In the City of Nagpur, the Nagpur Improvement Trust shall also be consulted.

(2) If there is a difference of opinion between the local body and the Nazul Officer, and the Nazul Officer is not the Collector himself, the Nazul Officer shall refer the case to the Collector whose orders shall be final. In other cases, and in cases where no reply is received from the local body within two months, the Nazul Officer shall proceed to dispose of the plot in accordance with these rules.

(3) When the plot falls outside an approved layout or is a strip of land (not being an independant plot) in an approved layout and is proposed to be granted to the occupant of an adjoining plot, the Nazul Officer shall also consult the Officer-in-charge, Town Planning and Valuation.

26. (1) Lease-hold rights in nazul land shall be disposed of by public auction except when in any particular case the State Government or as the case may be, the Collector thinks for reasons to be recorded in writing that there is good reason for granting the land without auction.

(2) Where lease-hold rights in any nazul land are to be disposed of without auction, the premium shall be fixed having regard to the following factors, namely:—

(a) the sale prices of similar lands in the locality;

(b) the situation of the Nazul land;

(c) the supply of and demand for similar lands; and

(d) factors which are taken into account in determining the value of land under the Land Acquisition Act, 1894.

(3) The State Government may for special reasons sanction the grant of a Nazul plot at less than the premium fixed in accordance with sub-rule (2).

(4) Where any Nazul land is proposed to be settled with an encroacher, the authority competent to dispose of the land may impose a penal premium in addition to premium levied for grant of lease-hold rights.

27. The sanction of the State Government where necessary shall be obtained by a reference in Form E or F.

28. Nazul plots shall be auctioned subject to an upset price calculated by the Nazul Officer on the basis of the market value and sales statistics of plots situated in the same locality. The State Government may sanction lower rates in a particular locality or for particular plots. The upset price for fractions of 100 square feet shall be calculated proportionately to the nearest rupee.

29. The ground rent shall be calculated at the standard rate of assessment referred to in sub-section (3) of section 94 of the Code. It will be liable to revision in accordance with the terms of the lease and subject to the provisions of Chapter VIII of the Code.

30. Not less than 15 days prior to the auction, a notice in Form G shall be sent to the applicant and to the local body concerned and affixed at the Collector's and Tahsildar's offices and shall be published in the town in such manner as the Collector may determine. At the same time the Nazul Officer shall cause the plot to be demarcated.

31. The auction shall, unless the Collector for special reasons otherwise directs, be conducted by an officer not below the rank of a Deputy Collector provided that the Tahsildar may be deputed to hold the auction of plots falling under clause (c) of sub-rule (1) of rule 21. The Officer conducting the auction, shall announce the upset price and explain to intending bidders the terms on which the plot is being sold and the period after which the ground rent will be liable to revision.

32. The highest bidder shall deposit at the time of sale, 25 per cent. of his bid as earnest money. The balance shall be paid by the purchaser within 30 days of the confirmation of the sale being notified to him. In default of payment of the same within the prescribed period, the deposit shall be forfeited to Government and on re-auction of the plot, the deficit, if any, shall be recovered from the defaulting purchaser.

33. No sale of Nazul land shall be complete until it has been confirmed by the Collector or the State Government, as the case may be.

34. (1) On payment of the auction premium or the premium fixed under rule 26, the purchaser shall be given a permanent lease in such form as the State Government may determine. Subject to instructions of the State Government, the authority competent to sanction the lease may modify the form or add such conditions as may be deemed necessary.

(2) The normal period of a permanent lease shall be 50 years for lands within the limits of the Nagpur Corporation and 30 years for land within the municipal limits of Amravati, Akola and Wardha and it may be reduced in order to secure that the date of expiry of the lease synchronizes with the dates of expiry of other leases granted in the block or town.

35. All leases shall be granted for a period ending 31st July. If the sale is confirmed and followed by delivery of possession during the first six months of the revenue year, the ground rent shall be payable with effect from that year and in other cases from the revenue year next following.

36. When Nazul land is required by any department under the State Government, an application should be made by the Regional Officer of the department to the Collector who after consulting the local body concerned, will pass such order as he thinks fit regarding such transfer to the department requiring the land. The Collector shall further carry out such directions as he may receive from the Commissioner or the State Government regarding such transfer.

PART VI.—Grant of Nazul land vested in the Nagpur Improvement Trust on lease-hold.

37. The rules in this Part, apply to Nazul land vested in the Nagpur Improvement Trust under clause (b) of sub-section (1) of section 45 of the Nagpur Improvement Trust Act, 1936.

38. In this part—

(1) "Chairman" means the Chairman of the Trust.

(2) "Nazul land" and 'Nazul plot' shall have the meanings assigned to them in rule 18 except that it is a land vesting in the Trust to which the rules in this Part apply.

(3) "Permanent lease" means a lease granted for the period ending on the 31st March 1975, with a clause for renewal for a further period of 30 years at a time and for revision of ground rent at the renewal, and includes such renewed lease containing a similar clause for renewal and revision of ground rent at each renewal.

(4) "Trust" means the Nagpur Improvement Trust constituted under the Nagpur Improvement Trust Act, 1936.

39. (1) Leasehold rights in any Nazul plot may be disposed of either by public auction, or direct negotiation, or inviting tenders.

(2) The Chairman may decide by which of the above methods a Nazul plot should be disposed of.

40. An application for the grant of a Nazul plot on lease shall be made to the Chairman who may subject to the approval of the State Government reject the application or direct the applicant to make such modification in the boundaries of the plot as he thinks fit.

41. (1) Where it is proposed to dispose of leasehold rights in Nazul plots by public auction, a notice of the auction in form 'G' shall be given to the applicant at least 15 days prior to the date of auction and a copy of such notice shall be affixed on the notice board in the Office of the Collector of Nagpur and the Trust.

(2) The Chairman may himself hold the auction or he may depute some other officer duly authorised in that behalf. The Chairman or as the case may be, the Officer conducting the sale shall explain to the intending bidders the terms on which the leasehold rights in the plot are being sold and the period after which the revenue will be liable to revision.

(3) The highest bidder shall deposit at the close of the auction, 25 per cent. of the amount of bid as earnest money. The balance shall be paid by the purchaser within 30 days of the confirmation of the sale being notified to him. In default of payment of the same within the prescribed period, the deposit shall be liable to be forfeited to the State Government and on reauction of the leasehold rights in the plot, the deficit, if any, shall be recovered from the defaulting purchaser.

(4) The State Government shall not be bound to accept any or the highest bid and if the highest bid is not accepted, the earnest money shall be refunded to the bidder and no interest thereon shall be payable.

(5) The acceptance of the earnest money at the close of the auction shall not bind the State Government to sanction the lease of the plot in favour of the bidder.

(6) The Chairman or the officer authorised to hold the auction may withdraw any plot from auction if he is satisfied that a fair bid is not forthcoming or likely to be received in the auction.

(7) No sale of Nazul plot shall be complete until it has been confirmed by the State Government.

42. (1) Where it is proposed to dispose of lease-hold rights in a Nazul plot by direct negotiation, the Chairman shall forward proposals for fixation of the premium in respect of the plot to the State Government through the Collector of Nagpur and the Commissioner, Nagpur Division. The State Government may after such inquiry as it may consider necessary fix the premium in respect of each plot.

(2) An applicant for the grant of a Nazul plot on lease-hold rights shall deposit such amount of earnest money as the Chairman may determine in each individual case having regard to the premium fixed by the State Government in respect of the plot, or as the case may be, the premium estimated by the Chairman.

(3) The acceptance of the earnest money shall not impose any obligation on the State Government to grant the lease of the plot to the applicant.

(4) All offers received under sub-rule (2), shall be scrutinised by the Chairman and forwarded along with his recommendation to the State Government or the authority empowered by it in this behalf. The State Government may either accept any offer and sanction the lease of the plot, or reject it without assigning any reasons. Where the State Government rejects any such offer, it may direct that the plot shall be sold by public auction or by inviting tenders.

(5) Where an application for lease of a plot is made in respect of which the premium has not been fixed by the State Government, the Chairman shall forward the proposal to the State Government along with his recommendation as to the premium to be charged in respect of the grant of the lease of the plot. The State Government may either sanction the lease at the premium recommended by the Chairman or may make such modification in the proposal as it may deem fit or reject the application for lease of the plot without assigning any reasons.

(6) If the offer for the grant of a plot on lease is not accepted by the State Government, the earnest money shall be refunded to the applicant but no interest thereon shall be payable.

(7) If the offer in respect of any plot is accepted by Government, the applicant shall deposit the balance of the premium with the Trust within thirty days of the communication of the acceptance of the offer :

Provided that the State Government may agree to accept the payment of the balance of premium in such annual instalments as it may in any individual case determine if the applicant undertakes—

(i) to execute a mortgage deed in such form as the State Government may determine ;

(ii) to pay interest at 6 per cent. per annum or such lower rate of interest as the State Government may allow on the outstanding balance of the premium ; and

(iii) to pay the annual instalment of the premium with interest on the date prescribed therefor.

43. (1) Where it is proposed to dispose of leasehold rights in a Nazul plot by inviting tenders, the Chairman shall cause a public notice to be given inviting tenders. All tenders received shall be forwarded to the State Government which may accept any such tender or reject it without assigning any reasons.

(2) The Chairman may require a tenderer to deposit along with his tender such earnest money having regard to the estimated premium of the Nazul plot as he deems fit.

(3) The State Government will not be bound to accept the highest tender.

(4) If the tender is not accepted the earnest money deposited shall be refunded to the tenderer but no interest thereon shall be payable.

44. Leases of Nazul land granted under rules 41, 42 and 43 shall be in such form as the State Government may determine.

45. The ground rent shall be calculated at the standard rate of assessment referred to in sub-section (3) of section 94 of the Code. It will be liable to revision in accordance with the terms of the lease and subject to the provisions of Chapter VIII of the Code.

46. Every lease of Nazul plot under this part shall be granted for a period ending on 31st March 1975 with a clause for renewal for further period of thirty years and for revision of ground rent at each such renewal.

47. If a Nazul plot is granted under this Part during the first six months of a revenue year, the assessment in respect of such plot shall be payable with effect from that revenue year and in all other cases from the revenue year next following.

48. In all cases the stamp duty payable in respect of the lease deed together with the charges for its registration and such cost in respect of maps annexed to the lease deed as may be fixed by the Trust shall be payable by the lessee.

49. (1) The State Government may grant such concession in premium or assessment, or in both, as it deems fit to those persons whose house sites were acquired for any improvement scheme or slum clearance scheme of the Trust and who did not receive compensation sufficient enough to enable them to purchase another house site and to construct a building thereon :

Provided that no transfer of any such plot shall be valid unless the difference between the full amount of premium in respect of the plot and the premium actually charged is paid to the State Government shall be recoverable and such difference when not paid shall be recoverable from the transferor.

(2) Leases of Nazul plots granted under sub-rule (1) shall be in such form as the State Government may in this behalf determine.

PART VII.—Grant of Nazul sites within the limits of the Chikalda Hill Station.

50. The rules in this Part apply to Nazul land situated within the limits of the Chikalda Hill Station.

51. In this Part, the expressions "Nazul land", "Nazul plot", "Nazul Officer" and "permanent lease", shall have the same meanings as are respectively assigned to them in rule 18.

52. The layout of Nazul plots available for building purposes and purposes ancillary thereto, shall be prepared by the Collector in consultation with the Officer-in-charge, Town Planning and Valuation and no plot shall ordinarily be given out except in accordance with the layout so prepared. Such layout and any modification made therein from time to time shall be subject to the previous approval of the State Government.

53. (1) Lease-hold rights in a Nazul plot may be disposed of either by public auction, direct negotiations or by inviting tenders.

(2) The State Government may fix the minimum price of each Nazul plot and decide by which of the above methods a Nazul plot should be disposed of.

54. An application for the grant of a Nazul plot on lease shall be made to the Collector and no such application shall except with the special permission of the State Government, be for more than one plot.

55. (1) Where it is proposed to dispose of lease hold rights in Nazul plots by public auction, a notice of such auction, in form 'G' shall be given to the applicant at least 15 days prior to the date of auction and a copy of such notice shall be affixed on the notice board in the office of the Naib Tahsildar, Chikalda and the Collector of Amravati.

(2) The auction shall be conducted by the Nazul Officer who shall announce the upset price calculated by him on the basis of the market value and sales statistics of plots situated in the same locality and explain to the intending bidders the terms on which the plot is being sold and the period within which the ground rent will be liable to revision.

(3) The highest bidder shall deposit at the place of the sale 25 per cent. of the amount of bid as earnest money. The balance shall be paid by the purchaser within thirty days of the confirmation of the sale being notified to him. In default of payment of the same within the prescribed period, the deposit shall be liable to be forfeited to the State Government and on re-auction of the plot, the deficit, if any, shall be recovered from the defaulting purchaser.

(4) The State Government shall not be bound to accept any or the highest bid and if the highest bid is not accepted the earnest money shall be refunded to the bidder and no interest thereon shall be payable.

(5) The Nazul officer may withdraw any plot from auction if he is satisfied that a fair bid is not forthcoming or likely to be received in the auction.

56. (1) Where it is proposed to dispose of lease-hold rights in a Nazul plot by direct negotiations, the Collector shall forward proposals for fixation of the premium in respect of the plot to the State Government. The State Government may after such inquiry as it may consider necessary, fix the premium in respect of each plot.

(2) An applicant for the grant of a Nazul plot on lease-hold rights shall deposit such amount of earnest money as the Collector may determine in each case having regard to the premium fixed by the State Government in respect of the plot.

(3) All offers received by the Collector shall be scrutinised by him and forwarded together with his recommendations thereon to the State Government. The State Government may either accept the offer and sanction the lease or reject it without assigning any reasons.

(4) If the offer is not accepted by the State Government, the earnest money shall be refunded to the applicant, but no interest shall be payable thereon.

(5) If the offer is accepted by the State Government, the applicant shall deposit the balance of the premium with the Collector within thirty days of the communication of the acceptance of the offer. In default of payment of the same within the prescribed period the deposit shall be liable to be forfeited to the State Government and on re-auction of the plot, the deficit, if any, shall be recovered from the defaulting purchaser.

57. (1) Where it is proposed to dispose of lease-hold rights in a Nazul plot by inviting tenders, the Collector shall cause a public notice to be given inviting tenders. All tenders received shall be forwarded to the State Government which may accept any such tender or reject it without assigning any reasons.

(2) The Collector may require a tenderer to deposit along with his tender earnest money not exceeding 25 per cent. of the amount of the tender.

(3) The State Government will not be bound to accept the highest tender.

(4) If the tender is not accepted the earnest money deposited shall be refunded but no interest thereon shall be payable.

58. No sale of Nazul plot shall be complete until it has been confirmed by the State Government.

59. On the payment of the auction premium, the premium fixed under rule 56 or as the case may be, the tender amount, the purchaser shall be given a lease in such form as the State Government may determine. Subject to instructions of the State Government, the Collector may modify the form or add such conditions as may be deemed necessary, provided that the following conditions shall always be inserted in such lease, namely :—

(1) that the lessee shall not assign or transfer or otherwise, part with the possession of the demised plot except with the previous permission of the State Government;

(2) that the lessee shall commence to build within one year from the date of commencement of the lease and complete the building within two years from such date;

(3) that no construction work shall be commenced unless the building plans have been approved by the Collector;

(4) that not more than one third area when the plot is on the lower plateau or not more than one-fourth of the area on the upper plateau shall be built up; and no building shall be within the margin shown below :—

	<i>Upper Plateau.</i>	<i>Lower Plateau.</i>
Front	40 feet.	25 feet.
Sides and back	20 feet.	15 feet.

(5) that the lessee shall construct septic tanks or water seal latrines and shall also make adequate arrangements for storage of water;

(6) that the lessee shall not except with the permission of the Collector use the building or any plot thereof for business, trade or any purpose other than a residential purpose.

60. The ground rent shall be calculated at the standard rate of assessment referred to in sub-section (3) of section 94 of the Code. It shall be liable to revision in accordance with the terms of the lease and subject to the provisions of Chapter VIII of the Code.

61. Every lease of Nazul plot under this Part shall be for a period of 30 years with a clause for renewal for further period of 30 years and revision of ground rent at each such renewal."

(3) After Form D, the following new Forms shall be inserted, namely :--

"FORM E".

(See rule 27)

APPLICATION FOR SANCTION TO GRANT OF LEASE-HOLD RIGHTS IN NAZUL LAND.

(New Plots)

1. Name of town.
2. Details and area of plot.
3. Name of applicant.
4. Name of highest bidder.
5. Upset price.
6. Auction premium.
7. Assessment.
8. Recommendation by the Collector.

..... son of has applied for square feet of land marked on the accompanying map from Nazul plot No. for building purposes. The Corporation/Nagpur Improvement Trust/Municipal Committee was consulted and has no objection to the grant of lease-hold rights on

..... but has not replied within two months. Land was put to auction and knocked down for Rs. in favour of who was the highest bidder. The premium offered is reasonable. Grant of lease-hold rights in favour of on the above terms is recommended.

Collector.

9. Orders of the State Government.

Note.—The form may be suitably modified when grant of land without auction is proposed. Where the rules require that officer-in-charge Town Planning and Valuation, should be consulted the fact whether he was consulted, should be mentioned and a gist of his opinion given.

REVENUE DEPARTMENT.

Sachivalaya, Bombay, 23rd May 1961.

MADHYA PRADESH LAND REVENUE CODE, 1954.

No. LND. 3960(a)/A.—In exercise of the powers conferred by clause (xxxiv) of sub-section (2) of section 237, read with sub-section (1) of section 149 of the Madhya Pradesh Land Revenue Code, 1954 (M. P. Act II of 1955), the Government of Maharashtra hereby amends the rules published in the notification of the Government of Madhya Pradesh, No. 1118-1832-55-XXVIII, dated the 22nd May 1956, as follows, namely:—

In the said Rules,—

(1) after rule 23, the following shall be added, namely:—

“PART III.—*Grant of Bhumiswami and Bhumidhari Rights in Nazul land for dwelling houses and ancillary purposes.*

24. In this Part, “Nazul land” means land belonging to the State Government which is used for building purposes or for roads, markets, recreation grounds or other public convenience or which is likely to be used for any such purpose in future, but does not include occupied survey numbers or plot numbers of areas which have been diverted under section 156 of the Code from agricultural use to non-agricultural use.

25. The rules in this Part shall apply to nazul land in all urban areas excluding the areas comprised within the limits of the Municipal Corporation of the City of Nagpur and the Municipalities of Amravati, Akola, Wardha and Chikaldā Civil Station.

26. The provisions of the rules 18 to 36 contained in Part V of the rules published in the notification of the Government of Madhya Pradesh, No. 1119-1832 of 55-XXVIII, dated the 22nd May 1956, as amended from time to time, shall so far as may be applicable, apply to the disposal of nazul land under this Part:

Provided that—

(1) where nazul land is put to auction, it should normally be granted in Bhumiswami rights; and

(2) where it is disposed of without auction, it should normally be granted in Bhumidhari rights.

27. The assessment or ground rent shall be liable to revision at the expiry of the period of 30 years from the year of grant.

28. On payment of auction premium or the price fixed by the Collector and expenses and after the sale is confirmed the purchaser shall be given a certificate of grant of Bhumiswami or Bhumidhari rights, as the case may be, in such form as may be prescribed by the State Government.

By order and in the name of the Governor of Maharashtra

V. M. JOSHI,
Secretary to Government.