

By hand
minerals

GOVERNMENT OF INDIA
MINISTRY OF WORKS HOUSING & SUPPLY
LAND & DEVELOPMENT OFFICE

No.L.II-1(96)/67

NIRMAN BHAWAN
NEW DELHI, dated the

To

Shri S.V.Ghate,
Communist Party of India,
Central Office,
Asaf Ali Road,
NEW DELHI.

2.12.67

Sub:- Allotment of alternative land to the Communist Party of India
in the Rouse Avenue Institutional Area.

Sir,

With reference to your letter dated 21.11.67 on the subj above
subject, I am directed to say that the President has been pleased
to allot a plot of land measuring 0.3 acre (Plot No.15 as shown in
LADO Plan No.2497/c) falling within the jurisdiction of the
Municipal Corporation of Delhi to Shri S.V.Ghate to hold it for an
on be half of the Communist Party of India, as resolved by the Nat
Council of the Communist Party of India in their meeting held at
Madras from 8th to 13th October 1958 in lieu of plot of land meas
0.516 acre earlier allotted to the Communist Party of India in the
institutional area of Rouse Avenue ^{New Delhi} (vide this office letter No.
L.II-1(96)/65 dated 14.2.1966 which is hereby withdrawn and ^{Cancelled} ~~rescinded~~
~~revoked~~ for the construction of their office building.

2. The allotment is subject to the terms and conditions as given
in the Agreement for lease and Perpetual Lease which shall also be
the following:

1) The date of allotment of the new site will be the date of
letter and all payments in respect of the allotment will become
due from the date of handing over of the physical possession of
land to the Communist Party of India.

ii) Shri S.V.Ghate shall be required to pay for the land at the
rate of Rs. 2.75 lakhs per acre plus 2½% annual ground rent.

iii) Shri S.V.Ghate shall be required to construct the building
conformity with the architectural surroundings of the area.

iv) Shri S.V.Ghate shall be required to complete the construction
of the building within two years and furnish the completion
certificate obtained from the Municipal Authority from the date
of taking over physical possession of land.

v) The entire building to be constructed on the land shall
used for the purposes of office of the Communist Party of India
the top floor which may be utilised for residences of the staff
officials of the Party. The building shall not be put to any use
other than the uses aforesaid.

12/15
vi) The trees, if any standing on the plot shall remain as the property and shall not be removed or otherwise disposed of without obtaining prior permission of this office.

vii) Shri S.V.Ghate shall execute the lease Agreement and Lease Deed at their own cost.

viii) Shri S.V.Ghate shall be required to get the building plan approved from the Municipal Authority (Local Body) and then file this office before the commencement of the work on the plot.

3. If the above terms and conditions of allotment of land are acceptable to you, acceptance thereof may kindly be conveyed to this office within 30 days from the date of issue of this letter. On receipt of your acceptance, payment already made by you shall be adjusted as under:

Premium for the site measuring 0.3 acre @ Rs.2.75 Lakhs per acre.	Rs.	82,500.00p
Ground Rent for 1 year	Rs.	2032.50p
Cost of preparation of Agreement for Lease.		Rs. 30.00p
	Total (A)	Rs. 84,592.50p
<u>Payments already received.</u>		
Premium for the old site allotment whereof the terms withdrawn.	Rs.	1,41,900.00p
Ground Rent.		Rs. 3,547.50p
	Total	Rs. 1,45,447.50p
Less dues now payable vide (A) above.	Rs.	84,592.50p
Balance at Credit of the C.P.I.	Rs.	60,855.00p

You are also requested to furnish five copies of the resolution passed in the meeting of the National Council of the Communist Party of India held in Madras authorising you to hold the property for and on behalf of the C.P.I. together with the acceptance.

Yours faithfully,

(Buddh Parkash)
Dy. Land & Development Officer,
for and on behalf of the President of India

Copy to:-

1. R.&A. Section with the request that they should adjust the premium etc. for the new site from the amount already pending in the office against the C.P.I.
2. Ministry of W.H.&S. with reference to your letter No. 3/122/65-L dt. 24.11.67 for information.
3. E.O.(Lands)C.P.W.D., Nirman Bhawan for information with a site plan.
4. A.C.S.(I) with the request that the plot in question may be cleared of structures if any and handed over to this office.
5. Director of Horticulture of C.P.W.D., I.P.Bhawan with the request that he may remove the Nursery from the plot in question under intimation to this office.

11/12/67
Dy. Land & Development Officer.

TOORNA
1.12.67.