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No. LCS-2681/290/CR-440/G-4.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the, 28th July, 1983.

Subject:- Lands : Bombay Suburban District
S.No.141-A Ambivali - Grant of - to -
Anheri Sankalpa Safalya Co-Op.Hsg.Society.
.....

READ : Government Memorandum, Revenue and Forests Department
No. LCS-2681/290/CR-440/G-4, dated 28-1-1983.

MEMORANDUM :

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to his letter No. C/Dsk-III/LND-II/B/CR/929, dated 30-6-1983 and in continuation of Government Memorandum, Revenue and Forests Department No. LCS-2681/290/CR-440/G-4, dated 28-1-1983, Government is pleased to fix the market value as on 1-2-1976 @ the rate of Rs.175/- per sq.mtr. The society has not taken over possession of the land. It will be governed by para 4 of the Government Resolution dated 12-5-1983.

2. The Additional Collector, Bombay Suburban District will therefore, have to recover the concessional occupancy price on the basis of income group of the members. The excess amount of occupancy price should be refunded to the society after deducting the occupancy price payable by the society as per orders of 12-5-1983. Thereafter the Additional Collector, E.S.D. should get the agreement executed from the society and then issue final orders in the matter. The other terms and conditions of the grant remain the same.

By order and in the name of the Governor of Maharashtra.

M. G. Ponkshe
(M. G. Ponkshe)

Assistant Secretary to Government
Revenue and Forests Department.

To
✓ The Additional Collector, Bombay Suburban District, Bombay.

Copy to :-

- The Commissioner, Konkan Division, New Bombay,
- The Assistant Director of Town Planning, Bombay City Survey and Land Records,
- The District Deputy Registrar of Co-Op. Societies, B.S.D.
- The Pay and Accounts Officer, Bombay,
- The Residential Audit Officer, Bombay,
- The Accountant General, Maharashtra I/II Bombay/Nagpur,
- The Finance Department (JXP-9)
- The Select File 'G-4', Revenue and Forests Department.

LND II B

OFFICE OF THE
ADDITIONAL COLLECTOR
BOMBAY SUBURBAN DISTRICT
30 JUL 1983.....

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No. C/Desk III/LND/II/2/CR/9291
Additional Collector's Office,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay-400023.
Dated :- 6/9/1983 August 1983.

- READ :-**
- 1) Govt. in Revenue and Forests Deptt.'s Memo No. LCS, 2681/290/CR/440/G.4, dated 28.12.1983.
 - 2) This office letter of even No. dated 8.8.1983.
 - 3) The Society's letter dated 30.5.1983.
 - 4) This office report of even No. dated 30.6.1983.
 - 5) Govt. in Revenue and Forests Deptt.'s Memo No. LCS 2681/290/CR/440/G.4, dated 28.7.1983.

: O R D E R :

Govt. land admeasuring 1000 sq. yds. equivalent to 856 sq. metres has been granted to the Anaheri Sankalpa-Safalya Co. Op. Housing Society Ltd. on payment of concessional occupancy price of Rs. 35,55,300/- (Rupees Three Lakhs Fifty-five thousand three hundred only) provisionally fixed at the rate of Rs. 425/- per sq. meter as per Govt. Resolution dated 15.7.1978. The society has paid the said amount in this office on 7.3.1983. Subsequently Govt. in Revenue & Forests Department has revised the policy vide Resolution No. LCS/1083/1082/CR/222/G.4, dated 12.5.1983 and directed in the Para 12 of the said Resolution that the cases in which final orders of allotment of land have been issued but possession of land has not been handed over should be decided according to the Para 3 and 4 of the said Resolutions.

According to the said Resolution the society is required to pay the occupancy price of Rs. 63,792.45 (Rupees Sixty-three thousand Seven hundred Ninety-two and Paise Forty-five only) calculated at the rate of Rs. 175/- per sq. meter as on 1.2.1976. However society has already paid Rs. 35,55,300/- (Rupees Three Lakhs Fifty-five thousand Three hundred only) in this office on 7.3.1983 instead of Rs. 63,792.45 (Rupees Sixty-three thousand Seven hundred Ninety-two and Paise Forty-five only). The revised orders contained in the Resolution dated 12.5.1983 are applicable in this case as the possession of the land has not been handed over to the society and as society is entitled to get the refund of amount of Rs. 2,91,507.55 (Rupees Two Lakhs Ninety-one thousand Five hundred Seven and Paise Fifty-five only).

Govt. has accorded necessary sanction for refund of the amount paid in excess. The Accounts Branch should withdraw the amount of Rs. 2,91,507.55 (Rupees Two Lakhs Ninety-one thousand Five hundred Seven and Paise Fifty-five only) from the Reserve Bank of India, Bombay which is credited under chalar. No. 1 dated 2.4.1983 in the name of Anaheri Sankalpa Safalya Co. Op. Housing Society and draw a cheque in the name of the said society.

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Additional Collector,
Bombay Suburban District.

Copy to :

- 1) The Dy. Accountant, Coitnis Branch, S.S.D. for necessary action.
- 2) The Pay & Accounts Officer, Bombay.
- 3) Secy. Genl. Secy. Small Secy. Anaheri Sankalpa Safalya

No. LCS-2681/290/CR-440/G-4.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the, 13TH DECEMBER, 1983.

Subject :- Lands : Bombay Suburban District
S.No.141-A Ambivali - Grant of -
to Andheri Sankalpa Safalya Co-Operative
Housing Society.
.....

- READ :- 1) Government Memorandum, Revenue & Forests Department,
No. LCS-2681/290/CR-440/G-4, dated 28-1-1983,
2) Government Memorandum, Revenue & Forests Department,
No. LCS-2681/290/CR-440/G-4, dated 25-7-1983.

CORRIGENDUM :

The total monthly family income appearing at Sr.No.1,2,5,
4,5,6,7,8,9,10,11 and 13 of the list of approved members of
Andheri Sankalpa Safalya Co-Operative Housing Society
(accompanying Government Memorandum, Revenue and Forests
Department No. LCS-2681/290/CR-440/G-4, dated 28-1-1983) should
be deleted and following entries should be substituted.

Sr.No.	Name of the Member	Family Monthly income (in Rs.)
1.	Shri Ramchandra Bhijappa Supali	4536
2.	Shri Narayan Jagoji Ronghe	3984
3.	Shri Abhay Yeshwant Chitre	2856
4.	Shri Prabhakar Shamrao Jadhav	4302
5.	Shri Umesh Dattatraya Lad	2496
6.	Shri Rajkumar Gopal Singh	2786
7.	Shri Ratnakar Vishwanathrao Rishipathak	3009
8.	Shri Dwarkanath Venkatram Iyer	2594
9.	Shri Chandrashekhar Dongrey	3136
10.	Shri Prakash Madhavrao Kothare	2896
11.	Shri Moreshwar Vyankatesh Dhekne	3196
13.	Shri Raghunath Tukaram Malvi	2356

2. The Additional Collector, Bombay Suburban District should,
therefore, now recover the concessional occupancy price on the
basis of income group of the members as per orders of the
Govt. Resolution dated 12.5.1983.

By order and in the name of the Governor of Maharashtra.

B. K. Dalvi
(B. K. Dalvi)
Desk Officer.

Revenue & Forests Department

To

- ✓ The Additional Collector, Bombay Suburban District with
letter dated 28-10-1983 with accompaniments.

Copy forwarded with compliments to :-

- The Commissioner, Bombay Division, Bombay,
The District Deputy Registrar of Co-Op. Societies, Bombay,
The Select File G-4 Desk, Revenue & Forests Department .

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OFFICE OF THE
ADDITIONAL COLLECTOR
BOMBAY SUBURBAN DISTRICT

Date

LND/B

No. G/Deas-III/LMB/II/E/CR/229
Additional Collector's Office,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay: 400 001, Dated: 21-1-1984

READ:- Govt. in Reference to Forests Department's Memorandum
No. LES.2681/293/CR/440/a-4, dt. 22.1.1983.

ORDER:

Govt. land measuring 966 Sq.Mtrs. Comprising of
Plot No.133 from the layout of S.No.111-B and 141-A of
AMBIVANI Taluka Ankari in Bombay Suburban District is
herby granted to the "Ankari Sankalpa Safalya" Co-op.
Housing Society Ltd. to construct multi storeyed buildings
and to accommodate its approved members whose list is
appended hereto. The Society has paid concessional
Occupancy Price of Rs. 1,32,776.45 (Rs. One Lakh Thirty two
thousand Seven hundred Seventy Six and paise Forty Five)
only in this office. The Society has been registered under
the Co-operative Societies Act vide No.208/MSG/E-Vest.7296/
1983, dated 11.4.1983. The Society has also executed an
Agreement agreeing to the terms and conditions fixed by the
Government. The land is granted to the Society on the
Special terms and conditions mentioned in Schedule 'A'
attached hereto.

Recd. order
w. 13/1/84
Keshwani
of agreement etc

Additional Collector,
Bombay Suburban District.

To
Shri.R.B.Sugali,
Secretary,
Ankari Sankalpa Safalya Co-op.
Housing Society,
6/6, M.S.E.B. Officers Quarters,
Behind Milan Cinema,
Santacruz (W), Bombay:54.

2/- He is requested to approach the Dist: Inspector of
Land Records, B.S.D. for taking over possession of the
plot granted to the Society.

Copy Sent to the District Inspector of Land Records,
S.S.D., Mumbai.

S/c He is requested to hand over possession of the land
granted to the Society and submit possession receipt with
measurement plan in duplicate to this office early.

Copy with agreement for information and necessary, ~~action~~ action
forwarded to:-

- 1) The Exhibitor, Anandri (in duplicate)
- 2) The Sub-Divisional Officer, S.S.D.
- 3) The City Survey Officer (IV), Chaman Chaudhari,
Apartment, S.V. Road, Jagannath, Mumbai.

Additional Collector,
Mumbai Suburban District.

Handwritten notes:
 1/19/77
 2/19/77
 (Signature)

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Accompaniment to this office order No. C/Dask/III/
LMD/II-B/CR -929 Dt. 21-1-1984

.....
Following special terms and conditions of grant of
land to the Anandhai Sankarappa Kafalya
Co-Op. Housing Society Ltd.

- 1) The society shall utilise the land only for the purpose of construction of residential tenements for its approved members and the land or any part thereof shall not be utilised by the Society or by any of its members directly, or indirectly for any commercial, business, professional purpose;
- 2) The society shall develop the land and have all other amenities and services required for the purpose at its cost.
- 3) The society shall get the building plans approved from the Municipal Corporation/Council or such other local authorities as the case may be before starting any construction on the land.
- 4) The society shall hold the land on inalienable and impartible tenure as occupant Class-II under the Maharashtra Land Revenue Code, 1966.
- 5) The society shall utilise the land and construct the residential building, (houses) within a period of 2 years from the date of possession-
- 6) The land or any part thereof shall not be sold, mortgaged, leased, transferred or in any other way alienated except as provided in Section 36(4) of the Maharashtra Land Revenue Code, 1966 without the written previous permission of Government.
- 7) The society shall not permit any of its members to lease or sublet or to give on leave and licence basis or to transfer the house/flat held by him or her without

the prior written permission of the Collector of the Commissioner or the Government as the case may be and while granting any permission for further transfer of houses/flat. Government shall be entitled to recover from the society an amount equivalent to 50% of the difference between the cost of the house/flat charged by the society to the approved member and the cost of the house/flat at which flat/house is being transferred to a new members.

8) The society shall not enrol any new members or substitute any member approved by the Collector/ Commissioner/Government the provisions in its by laws notwithstanding without prior written permission of the said authority and the said authority shall have a right to approve or disapprove any such request, or to grant permission on such terms and conditions as the said authority considers fit.

9) The house/flats should be occupied personally by the members as soon as they are ready for occupation. If any member does not occupy the house/flat himself and unless the same is required for bonafide use of his family, the house/flat in the society shall be placed at the disposal of the Collector who shall arrange to pay the rent to the said member as may be determined by the Collector from time to time subject to any general orders of Government in force.

10) If any member or his wife/her husband or his/her minor child purchases at any time any flat or house or plot or bungalow of an area exceeding 600 Sq.ft. carpet area or plot in the area of operation of the society, the said member shall stand disqualified and the house/flat in the society shall be transferred at a price determined by Collector/Government but not exceeding the cost paid to the society to another member to be approved by

Collector/Government and qualified to be a member.

11) The society should not make any addition or alteration to the buildings constructed without prior permission, approval of the Collector and shall inform the Collector of the reduction in the number of members. If any before commencing construction of road buildings etc. and the Collector shall have right of resumption of any land rendered surplus to the reasonable requirements of the society consequent upon such reduction in membership.

12) The society shall pay regularly season agricultural assessment prevalent in the locality from time to time.

13) The land shall be subject to the reservation of the right of Government in all mines and mineral products and shall remain the land and Government shall have full liberty to search for the purpose of working quarries and searching for the same, in its absolute convenience, as provided by the Mines and Minerals Act, 1936.

14) If any land or any part thereof is required by Government in future for any public purpose, the consent of landowner may not be necessary. The land in question, acquired by Government, the amount of compensation equal to the cost of land paid by the society for the land and any portion thereof which is to be resumed and cost of the building or structure, if any, standing thereon. The society shall accept as final the decision of Government as to whether the land or any portion thereof is required for public purpose and as to the cost of building or structure, if any, standing thereon, as determined by the Executive Engineer, Public Works, and

payment of any compensation in case there is breach of any condition of grant and failure on the part of the society to remedy the said breach within a period of six months from the date of issue of notice by the Collector denouncing the said breach.

16) The society shall be bound to take all necessary steps to compel any of its members, who has committed breach of any of the conditions of grant to remedy the breach immediately and failure on the part of the said member to remedy the breach immediately within a period of six months from the date of issue of notice by the Collector denouncing the said breach on the society shall be deemed to be a breach committed by the society itself and the society shall render itself liable to the conditions of grant.

17) The society shall be bound to pay the grant from the date of issue of notice of grant and shall be liable to pay the grant through the Collector.

W. J. AGN
Director

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List of approved members of Ardheri Sakhalpa Safalya
Co-Op. Housing Society Ltd. accompanying this office order No.
C/Desk-III/LND-II/B/CR-929, dt. 21-1-1984.

<u>Sr. No.</u>	<u>Name of the Member</u>	<u>Family Monthly income (in Rs.)</u>
1.	Shri. Ramchanara Bhijappa Supali	4536
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7.	Shri. Kankar Vishwanathrao Rishipathak	3089
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11.	Shri. Narushwar Vyankatesh Dhokne	3196
12.	Shri. Raghunath Tukaram Malvi	2356.

d/c
Additional Collector,
Bombay Suburban District.

DR 1871 27/1/84

