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No. LCS-2680/5412/CR-201/G-4.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.
Dated the, 21st September, 1981.

Subject:- Lands in Bombay Suburban District
S.No.141-A Ambivali - Grant of - to
Adimaya Ambadevi Co-Operative Housing Society.
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MEMORANDUM :

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and in partial modification of the orders issued in Government Memorandum of even number, dated 16-7-1981, is directed to state that instead of plot No.151 of S.No.141-A of Ambivali in Bombay Suburban District, plot No.86 should be granted to the Adimaya Ambadevi Co-Operative Housing Society. The other terms and conditions prescribed in Government Memorandum of even number, dated 16-7-1981 remain unchanged.

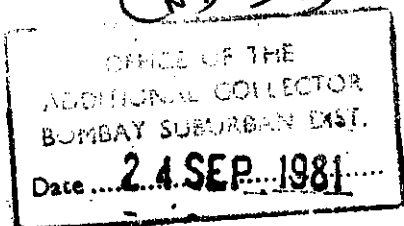
By order and in the name of the Governor of Maharashtra.

[Signature]
Assistant Secretary to Government.
Revenue and Forests Department.
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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-Operative Societies, B.S.D.
- The Pay and Accounts Officer, Bombay.
- The Resident Audit Officer, Bombay.
- The Accountant General, M.S. I, Bombay.
- The Accountant General, M.S.II, Nagpur.
- The Finance Department (EXP-9)
- The Select File 'G-4' Desk, R. & F.D.





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No. 100-111/100/11/1/100/100/100
Office of the Assistant Secretary
Federal Reserve District,
21, South Street East, Perth,
London, W8 9AP.
Date: 13 January 1964.

- 1) Govt. in Revenue & Finance Department
Inspector General, 111/100/11/1/100/100/100,
Date: 11.1.1964.
- 2) Govt. in Revenue & Finance Department
Inspector General, 111/100/11/1/100/100/100,
Date: 11.1.1964.

C O N D I T I O N S

Government land having that title comprised
in the report of S.M. 111/100/11/1/100/100/100 prepared by
the Town Planning Department is hereby granted to the
Ming's Land Co-operative Housing Society Ltd.
registered with No. 100/111/100/11/1/100/100/100 under the Society
Society's Act 1962 for construction of residential
buildings for accommodating the approved members whose
list is appended hereto on payment of unconditional
occupancy price of £200/- per square of 100 feet
privately at £2,000/- per square subject to the
following terms and conditions

- 1) The society shall pay unconditional occupancy price within 2 years from the date of grant of the land and shall pay the balance of the price in instalments of £100/- per annum for the next 10 years. The society shall be liable to pay the balance of the price if it is found that the value of the land in 1964 is less than that prevailing in 1962 as by law.
- 2) The society shall pay interest of 6% per annum from the date of commencement of the instalments and shall pay the balance of the price by instalments of £100/- per annum for the next 10 years. The society shall be liable to pay the balance of the price if it is found that the value of the land in 1964 is less than that prevailing in 1962 as by law.
- 3) The society shall within the first year from the date of grant of the land pay to the Government the sum of £100/- as a contribution towards the cost of the land and shall pay the balance of the price by instalments of £100/- per annum for the next 10 years. The society shall be liable to pay the balance of the price if it is found that the value of the land in 1964 is less than that prevailing in 1962 as by law.
- 4) The society shall pay the land and shall pay the balance of the price by instalments of £100/- per annum for the next 10 years. The society shall be liable to pay the balance of the price if it is found that the value of the land in 1964 is less than that prevailing in 1962 as by law.

5) 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.

6) The society shall hold the land on its eligible and eligible tenure as exempt class II under the Maharashtra Land Revenue Code 1950.

7) The society shall utilize the land and construct the residential building within a period of 2 years from the date of possession.

8) The land or any part thereof shall not be sold, mortgaged, leased, transferred or in any other way alienated except as provided in section 25(4) of the Maharashtra Land Revenue Code 1950 without the written previous permission of Government.

9) The society shall not permit any of its members to lease or sublet or to give on lease and license basis or to transfer the house/flat held by him or her without the prior written permission of the Collector or the Commissioner or the Govt. as the case may be, and while granting any permission for transfer of house/flat, Govt. shall be entitled to recover from the society an amount equivalent to 10% of the difference between the cost of the house/flat charged by the society to the approved members and the cost of the house/flat at which flat/house is being transferred to a new member.

10) The society shall not evict any ^{new} members or substitute any member approved by Collector/Commissioner/Govt. 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.

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

12) If any member or his wife/his husband or his/her minor child possesses at any time, any flat or house or plot or any other property in any other area, the said member shall be disqualified and the house/flat in the society shall be transferred at a price determined by Collector/Govt. but not exceeding the cost paid to the society, to another member to be approved by Collector/Govt. and qualified to be a member.

Contd...

(70)

13) The society should not work any addition or alteration to the buildings constructed without prior approval of the Collector and shall insure the following of the structure in the manner of works, if any, before commencing construction of said buildings etc. and the Collector shall have right of stoppage of any work rendered necessary to the reasonable requirements of society developed upon such subjects in conformity.

14) The society shall pay regularly the non-structural assessment prevalent in the locality from time to time.

15) The grant shall be subject to the reservation of the right of Govt. to all times and several purposes and powers as in the land and Govt. shall have full liberty of access for the purpose of making surveys and searching for the same with reasonable conveniences, as provided by the Maharashtra Land Revenue Code 1956.

16) If any land or any portion thereof is required by Govt. in future for any public purpose, the grant of land or any part thereof, will be cancelled and land in question resumed by Govt. on payment of compensation equal to the cost of the land paid by the society for the land or any portion thereof which is to be resumed and cost of the building or structure, if any standing thereon. The society shall except as final, the decisions of Govt. as to whether the land or any part thereof is required for a public purpose and as to the cost of building or structure, if any determined by the Executive Engineer, Solapur.

17) The society shall be liable to evict and the land and building resumed to Govt. without payment of any compensation in case there is a breach of any condition of grant of land 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 commencing the said breach.

18) 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 said breach immediately and failure on the part of the said member to remedy the breach accordingly within a period of six months from the date of issue of notice by the Collector as aforesaid, the society shall be deemed to be in breach committed by the society itself and the society shall render itself liable to be dealt with under condition No. 17 above.

19) The society shall within a period of 5 years from the date of possession of land plot on the land granted hereunder lease at the rate of 1 anna per 100 square feet of suitable space and maintain them throughout.

Handwritten signature/initials

Additional Collector,
Ranby Talukam District

To
The Secretary,
The Shri. Anandji & Co. Society Ltd.,
Rajy Ganga Police Line, G. S. Road, Pune Traffic
Station Street, Pune, Maharashtra.

Copy forwarded to the District Inspector of Land Revenue,
Bombay.

It is requested to hand over possession of the plot
immediately, since the society has already paid the
amount of Rs. 19,555/- i.e. 25 % of provisional occupancy
price and submit possession receipt alongwith plan in
triplicate.

Copy to the Sub Divisional Officer, S.S.D./Tahsilwar Anchar/
City Survey Officer for information and necessary
action.

ok

K. G.
Additional Collector,
Bombay Suburban District.

12/11/61

See serial order

2/12/61
13/1/62