

A0927

NO. LCS 1079/CR-200-64
Revenue and Forests Department,
Mantralaya, Bombay 400 032.

To

Shri G.N. Solanki,
Chief Promoter, Mantralaya Safai Kangan
Co-op. Housing Society.

14 SEP 1981

Subject:--Lands- B.S.D.
S.No. 111-D Ambivali
Grant of .. to ~~Mantralaya Safai Kangan~~
Co-operative Housing Society.

Sir,

I am to refer to your application dated 21/11/80 regarding grant of land at Ambivali in Bombay Suburban District to ~~Saxar~~ Co-operative Housing Society. Government intends to grant one of the plots available in the area to ~~Mantralaya Safai Kangan~~ Co-operative Housing Society under the B.C.Co-operative Housing Scheme (PWR 219) subject to your compliance with the following points:-

- a) the Society should submit to this Department the information about each members in the form enclosed herewith;
- b) Under the Scheme, only the members having monthly family income of Rs.800/- p.m. are eligible;
(Total family monthly income means monthly income from all sources and includes that of his wife/her husband).
You may, therefore, suggest to Government names of only such members who belong to one of the above mentioned income group only;
- c) Members of the Society having their present accommodation on ownership/rental basis are not eligible for membership. You may, therefore, furnish to Government names and other information of eligible persons for consideration;
- d) Names and information of members numbering not more than 20 (18 members from B.C.Communities and 2 members from non backward class Hindu Communities) should be proposed. You should therefore, furnish to Government names and information of only 20 members for consideration of Government;
- e) In support of the information regarding total family monthly income, please forward to Government income certificate from their employers or from revenue officers;
- f) In support of the information about occupation of the present premises by the members, please forward to Government copies of rent receipts of those premises, from each of the members of the Society.

p.t.o.

Wly

2. Under the Backward Class Co-operative Housing Society Scheme (PWP-219) the final land grant orders can be issued by this Department only after the income and caste certificates of the intending members together with the usual affidavits signed by the members are verified by the Divisional Social Welfare Officer Bombay Division, and the eligibility of the members is certified by them. You are accordingly requested to submit these details to that officer for scrutiny, under intimation to this Department within two months positively failing which this offer will stand withdrawn automatically.

Yours faithfully,

R.G. Vartak
(R.G. Vartak)
Section Officer,
Revenue and Forests Department.

Enclosure:- Form of Information.

Copy forwarded to:-

- i) The Additional Collector,
Bombay Suburban District for information,
- ii) The District Deputy Registrar of Co-operative Societies; Bombay.
- iii) The Divisional Social Welfare Officer, Bombay Division,
Bombay;
- iv) The Social Welfare & Cultural Affairs Department
Bombay.

LND DB

OFFICE OF THE ADDITIONAL COLLECTOR BOMBAY Date <u>17 SEP 1981</u> SEP 1981
--

67
No. BD/BII/BOH/84-85/5491
Divisional Social Welfare
Bombay Division, Bombay.
Date : 1st August, 1984.

To :
The Additional Collector,
Bombay Suburban District,
Old Custom House,
Fort,
Bombay - 400 001.

Sub : Lands : B.S.D.
Sr.No. III-D Ambivali Grant of
to Mantralaya Safai Kamgar Co-
operative Housing Society.

Please refer to Government of Maharashtra, Revenue and forest department's letter No. LGS-1079/CR-200-6.4 dated 14.9.1981 addressed to the society and copy endorse to you on the above subject.

The land proposal of Mantralaya Safai Kamgar Co-operative Housing Society (proposed) Ambivali, Andheri consisting of 20 members (list enclosed) has been recommended by the Social Welfare Officer (Class-I) Gr. Bombay vide his letter No. SWA-Class-I/Asg/82/480 dated 4.6.1984.

On scrutiny of the proposal. It is seen that the members of the society fulfill all the requirement of Backward Class Co-operative Housing Scheme and hence the members are eligible for getting the benefits like free of cost Government Land subsidy etc. under the Backward Class Co-operative Housing Scheme (PWR 219) scheme.

You are therefore, requested to consider sympathetically the request of the society for land under the B.C. Housing Scheme (PWR 219).

The relevant documents viz. Income, Caste, Domicile Certificates, Court affidavits rent receipts etc. alongwith information of 20 members are submitted herewith.

[Signature]
Divisional Social Welfare Officer
Bombay Division, Bombay.

Copy forwarded with compliments to :

- 1) The Assistant Secretary, G-4 Revenue and forest department, Mantralaya, Bombay - 32 for information.
- 2) Copy to Assistant Secretary, BCW-I, Social Welfare Culture Affairs sports and Tourism Department, Mantralaya, Bombay - 32 for information.
- 3) Copy to Social Welfare Officer, Class-I, Gr. Bombay for information.

[Handwritten]
18/8/84

[Handwritten]
16/8/84
14/8/84

[Handwritten signature]

[Handwritten signature]
18/8/84

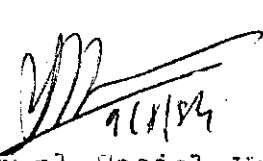
4). Copy to Chief Prometer, Shri C.M. Solanki,
Mantralaya Safai Kamgar Co-operative Housing
Society, Building No. 1, R.No. 10 Government
Colony, Ground floor, Bandra (E), Bombay - 51
for information.

Divisional Social Welfare Officer
Bombay Division, Bombay.

65

A List of Members in respect of Mantralaya Safai
Kamgar Co-operative Housing Society proposed
Ambivali, Andheri.

Sl.No.	Name of the members	Caste	Income
1.	Shri Chiman M. Solanki	SC	544/-
2.	" Magan N. Solanki	"	573/-
3.	" Shivkhai K. Mahide	"	547/-
4.	" Chandu K. Jadhav	"	576/-
5.	" Aba N. Solanki	"	556/-
6.	" Ambalal S. Waghela	"	493/-
7.	" Tulsi K. Furbiya	"	543/-
8.	" Chhotu B. Waghela	"	463/-
9.	" Punjalal B. Waghela	"	565/-
10.	" Lakna K. Waghela	"	547/-
11.	" Aravind T. Furbiya	"	445/-
12.	" Narayan B. Solanki	"	500/-
13.	" Magan C. Solanki	"	557/-
14.	" Vitthabhai P. Solanki	"	566/-
15.	" Mohan Punam	"	487/-
16.	" Chünilal S. Daddia	"	600/-
17.	" Beeharbhai G. Waghela	"	576/-
18.	" Jairam D. Lavantre	"	495/-
19.	" Gajanan V. Saitawadekar	OBC	300/-
20.	" Rajaram B. Tarkar	"	792/-


 Divisional Social Welfare Officer,
 Bombay Division, Bombay.

10

115
No.C/Desk.XII/LND.II.P.CR.127 1013

Additional Collector's Office
Bombay Suburban District,
Old Custom House Yard,
Fort, Bombay 400023

Dated:- 10/9/1986

READ:-

- 1) Government in Revenue & Forests Department's letter No.LCS.1079/CR.201/G.4 dt.14.9.81 and LCS.2680/5115/CR.186.C.4 dt.9.12.83.
- 2) Divisional Social Officer letter No.BD/B.II/BCH/84.85/5491 dt.10.10.1984.

ORDER :

Government land measuring 836 sq.mtr. comprising plot No.25 out of S.No.711.D Ambivali Taluka Andheri in B.S.D. is hereby granted to the Mantralaya Safai Kamagar Co.Op.Hsg.Society Ltd, registered vide No.BOM/K/West/HSG(PC) 1566/84.85 dt.22.5.85 construct multi storeyed building to accommodate its approved members whose list is appended hereto under the Backward Class Co.Op.Scheme (Old P.W.R.Scheme 219). Since the society consists of members from the Backward Class Community, it is eligible for grant of land free of cost under the above scheme. The society has executed the agreement agreeing to the terms and conditions fixed by Government.

The land is granted to the society on the special terms and conditions mentioned in schedule 'A' attached hereto.

P.F. Mellie Gung
Additional Collector
Bombay Suburban District.

hdc
7/86
kyj
To:
Shri C.N.Solanki,
Chairman,
Govt. Colony
Bldg.No.1, R.No.10,
Bandra(E)Bombay 400051

He is requested to approach the City Survey Officer No.IV, Cheva Chandan Apartment, S.V.Road, Jogeshwari for taking over possession of the land granted to the

..2..

Copy with agreement forwarded to City Survey Officer No. IV, B.S.D.

He is requested to handover possession of the plot in question to the society and submit possession receipt with the measurement plan in duplicate.

Copy with agreement forwarded for information and necessary action:-

1. The Sub-Divisional Officer, B.S.D.
2. The Tahsildar Andheri.
3. The Dist. Inspector of Land Record, B.S.D.

Copy with compliments to the Divisional Social Welfare 95 Panhat B.dg., 5th floor, Netaji Subhash Road, Marine Drive, Bombay 400002 for information.

oc

D. A. (a)

Additional Collector
Bombay Suburban District.

hb

MVS.28886

119

SCHEDULE 'A'

Accompaniment to this office order No. C/Desk.III/LND.II
B.CR. 1013 dated: 10-9-86

Following Special terms and conditions of grant of land
to Mantralaya Safai Kamgar Co.Op. Housing Society Ltd, Part.II.

1. The grant of land is sanctioned under the Backward Class Co.O
Hsg. Scheme (Old P.W.R. Scheme 219) and accordingly the Society been
eligible for concession under the said scheme.
2. The land shall be utilised for housing the approved total
No.20 members of the society and for no other purpose whatsoever.
3. 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 any of its members directly, or indirectly for any commercial
business, professional purpose.
4. The society shall develop the land and have all other amenities
and services required for the purpose at its cost.
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 inalienable and impartable
tenure as occupant class.II under the Maharashtra Land Revenue
Code 1956.
7. The society shall utilise the land and construct the residential
building(Houses) 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 36(4) of the Maharashtra Land Revenue Code 1956 without
the written previous permission of Government.
9. The society shall not permit any of its members of lease or
sublet or to give on lease and licence basis or to transfer the
house flat held by him or her without the prior written per-
-mission of the Collector or the Commissioner or the Govt. 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.
10. The society shall not enrol any new members or substitute any
member approved by the Collector/Commissioner/Government provisions
in its by laws not withstanding without prior written permission of
the said authority and the said authority shall have a right to
approve or disapprove any such request, or the grant permission on
such terms and conditions as the said authority considers fit.
11. The house/flat should be occupied personally by the member
as soon as they are ready for occupation. If any member does
the house/flat himself and unless the same is required for
use of his family, the house/flat in the society shall be
the disposal of the Collector who shall arrange to pay the
the said member as may be determined by the Collector from
time subject to any general order of Government in force.

time subject to any general order of Government in force.

12. If any members' his/wife/his husband or his/her minor child purchase at any time any flat or house or plot or bungalow of an area exceeding 600 sq. ft. carpet area of 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/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.

13. 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 redemption of any land rendered surplus to the reasonable requirements of the society consequent upon such reduction in membership.

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

15) The grant shall subject to the reservation of the right of Government to all mines and mineral products and quarries in the land and Govt. shall have full liberty of access for the purposes of working quarries and searching for the same with reasonable convenience, 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 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 Govt. as to whether the land or any portion thereof is required for a public purpose and as to the cost of building or structure, if any determined by the Ex. Engineer, Public Works and Housing Department.

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

18) The society shall be bound to take all necessary steps to compel any of the its members, who have 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 communicating the said breach to the society shall be deemed as a breach committed by the society itself and the society shall under itself liable to be dealt with under condition No.17 above.

19) The society shall within a period of 2 years from the date of possession of land plot on the land grant hereunder trees at the rate of 1 tree per 100 sq. mtrs. of a stable species and maintained throughout.

P. F. Nellorekar

Additional Collector
Nagpur Suburban District.

[Handwritten signature and initials]

क्रमांक : सी/कार्या-२/पत्रिन-२४/सीआर. १०१
 अम्बर जिल्हाधिकारी यांचे कार्यालय,
 मुंबई उपनगर जिल्हा, पुणे वकात घर,
 कोर्ट, मुंबई - ४०००२३.
 दिनांक :- २३ फेब्रुवारी १९८७.

- बाबत :- १) इच्छील आदेश क्रमांक सी/कार्या-२/पत्रिन-२४
 १) सी.आर. १०१३, तारीख १०-२-१९८६.
 २) तसेच तारीख १५-१-१९८७ चे पत्र .

द उ त्ती

प्रत्यक्षात ८३६ चौरस मिटर क्षेत्री ७२१-५ चौरस मिटर क्षेत्राचा
 ताबा संस्थित मिळालेले तसेच त्यांचे एकूण २० तमातदांची श्री. एन.बी.
 तोडकी व श्री. एम.एन. तोडकी ह्या दोन तमातदांचा राजीनामा तसेच
 त्यांचे तारीख १८-१०-८६ चे सर्व साधारण तमेत मंजूर केलेले व नव्विन
 तमातद न घेतलेले तसेच एकूण तमातदांची संख्या २० वरून १८ करण्यात या
 कार्यालयाकडून मंजुरी देणेत येत आहे.

तसेच तसेच मंत्रालय तर्फे कामगार सहकारी गृहनिर्माण संस्था अथवा
 या नावाखाली ऑकार सहकारी गृह निर्माण संस्था असे
 नामकरण करून त्यास उच्च निर्बंधक सहकारी गृहनिर्माण संस्था याचेकडून
 २२-११-८६ रोजी मंजुरी घेतलेले घाबुटे सदर संस्था ऑकार सहकारी गृहनिर्माण
 संस्था या नावाने प्रकृत राहिल यासही मंजुरी देणेत येत आहे.

स्वच्छप्रतीबद्ध जिल्हाधिकारी
 यांचे कार्यालय

अम्बर जिल्हाधिकारी,
 मुंबई उपनगर जिल्हा.

प्रति,

सचिव,
 ऑकार सहकारी गृहनिर्माण संस्था [मर्यादित],
 सरकारी वसाहत, इमारत नं. १,
 डोली नं. १०, तळ मजला,
 वांद्रा [पूर्व], मुंबई - ४०००५१.

प्रत : तहसिलदार अधिरी यांजकडे रवाना.

अम्बर जिल्हाधिकारी,
 मुंबई उपनगर जिल्हा.

२३/१/८७

31/11/11