

A-123

NO. LCS-1079/CR-200-G-4.
Revenue and Forests Department,
Mantralaya, Bombay-400 032.

Dated the, 23th January 1983.

To, Shri G. H. Patil
Flat No. 6, 'Shantikunj'
15th Road, Khar (W.)
Bombay - 52.

Subject: - Lands : P.S.D.

S.No. 141 Ambivali
Grant of .. to Kanishka
Cooperative Housing Society.

Sir,

I am to refer to your application dated 28-8-81 regarding grant of land at Ambivali in Bombay Suburban District to Go-operative Housing Society. Government intends to grant one of the plots available in the area to Kanishka Co-operative Housing Society subject to your compliance with the following points:-

- a) Detailed information of the members should be forwarded to Government, in the enclosed proforma,
- b) Perusal of information forwarded by Society shows that all the members do not belong to one income group (i.e. they are from different income groups). The income groups fixed by Government are:-
 - i) those drawing total family monthly income of less than Rs. 600/-
 - ii) those drawing total family monthly income between Rs. 601/- to Rs. 1000/-
 - iii) those drawing total family monthly income between Rs. 1001/- to Rs. 1500/- and
 - iv) those drawing total family monthly income of more than Rs. 1500/-.

(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 four income groups.

- (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 other eligible persons for consideration;
- (d) The maximum number of members who can be accommodated in each plot of 1000 sq. yds. from each income.



(3)

income group would be as under:-

- 1. Group-I .. 24 Members.
- 2. Group-II .. 18 to 20 Members.
- 3. Group-III .. 14 to 15 Member.
- 4. Group-IV .. 12 Members.

Similarly, 20% of the members have to be enrolled from the persons belonging to B.C. Communities. You may, therefore, furnish information of the required number of members for consideration of Government.

(e) In support of the information regarding total family monthly income, please forward to Government income certificates from their employers or from Revenue Officers or Certificate of income tax of each of the members of the Society;

(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;

2. Final orders in the matter would be issued only on receipt of above information, affidavits of all eligible members. Please, therefore, arrange to forward to Government the above said information and affidavits of members within a period of 2 months from the date of receipt of this letter positively, failing which this offer will stand withdrawn automatically.

Yours faithfully,

R.G. Vartak
(R.G. Vartak)

Assistant Secretary to Government,
Revenue and Forests Department.

Encl:-Form of Information.

Copy forwarded to the :-

Additional Collector, Bombay Suburban District for information.

The Deputy Registrar of Co. Operative Societies (Hsg.) Bombay.

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OFFICE OF THE
 ADDITIONAL COLLECTOR
 BOMBAY SUBURBAN DISTRICT
 Date: 5 FEB 1983

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No.LCS-2682/672/CR-203/G-4.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.
Dated the, 18th April, 1983.

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

MEMORANDUM :

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to Government letter No.LCS-1078/CR 200/G-4, dated 28-1-1983 is directed to convey sanction of Government to the grant of Government land admeasuring 1000 sq.yds. bearing plot No.96 out of S.No.141-A of Ambivali in Bombay Suburban District to Kanishka Co-Operative Housing Society to accommodate its approved members on payment of present market value of Rs. 450/- per sq.mtr. and on the terms and conditions mentioned in Government Resolution dated 15-7-1978.

2. The Additional Collector, Bombay Suburban District should now recover the provisional occupancy price in full from the society got the agreement executed from it agreeing to the terms and conditions of grant and then hand over advance possession of the land after the society is registered. A list indicating names and monthly income of each of the approved members is annexed herewith. A copy of this list should be annexed by the Additional Collector, Bombay Suburban District to his final order.

3. This Memorandum, issues within the powers delegated to this Department (vide Government Memorandum, Finance Department No.0DO-1377/168-77/EXP-3 dated 20-7-1977).

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

R. G. Vartak
(R. G. Vartak)
Assistant Secretary to Government.
Revenue and Forests Department.

To
The Additional Collector, Bombay Suburban District, Bombay.
Copy with a copy of list forwarded 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 Resident Audit Officer, Bombay.
The Accountant General, Maharashtra I/II Bombay/Nagpur.
The Finance Department/EXP-9
The Select File G-4 Desk, Revenue & Forests Department.

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OFFICE OF THE ADDITIONAL COLLECTOR BOMBAY SUBURBAN DISTRICT
Date..... 21 APR 1983

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List of members of Kanishka Co-Operative Housing Society
accompanying Government Memorandum, Revenue and Forests Department
No.LCS-2682/672/CR-203/C-4, dated 18-4-1983.

Sr.No.	Name of the Member	Monthly income (Rs.)
1.	Shri Govind Hiranjanji Patil	3500
2.	Shri Dharmapal D. Arya	2500
3.	Shri Premalal Balaram Ukey	1700
4.	Shri Siddeshwar Datt Sharma	3500
5.	Shri Vishweshar Datt	2300
6.	Shri Sushilkumar Namdeo Rao Parulkar	1700
7.	Shri Raj Kishore Narayan	2100
8.	Shri Paul Lakra	2500
9.	Shri Sudhar Kumar Saha	2300
10.	Shri Maruti Rayappa Sannakki	3500
11.	Shri Megh M. Palkhiwala	3850
12.	Shri Vijay Baviskar	3500
13.	Shri Salil Kumar Mitra	3500
14.	Shri Ravi Rajan Vidyasagar	3500

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No.LCS-2682/672/CR-203/G-4.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the, 13th May, 1983.

Subject:- Lands : Bombay Suburban District
S.No.141-A Ambivali --Grant of -- to --

.....

Read :- Government Memorandum, Revenue and Forests
Department No.LCS-2682/672/CR-203/G-4, dated
18-4-1983.

MEMORANDUM :

In partial modification of Government Memorandum, Revenue and Forests Department No.LCS-2682/672/CR-203/G-4, dated 18-4-1983, Government is pleased to grant plot No.109 out of S.No.141-A of Ambivali in Bombay Suburban District to the Kanishka Co-Operative Housing Society instead of plot No.96 allotted to it to accommodate its approved members on payment of market value of Rs. 450/- per sq.mtr.

2. The other terms and conditions of the grant remain unchanged.

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

R. G. Vartak
(R. G. Vartak)

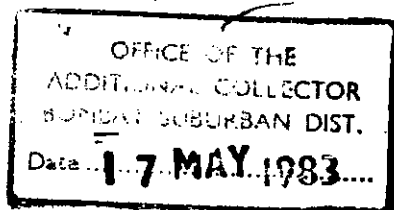
Assistant Secretary to Government.
Revenue and Forests Department.

The Additional Collector, Bombay Suburban District.

Copy forwarded 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, Bombay.
The Pay and Accounts Officer, Bombay.
The Resident Audit Officer Bombay.
The Accountant General, Maharashtra I/II Bombay/Nagpur.
The Select file 'G-4 Desk' R.&F.D.

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Head/Desk III/LSC/EE/2/22/1983
Office of the Additional Collector
Bombay Suburban District
Old Caste House Yard, Fort,
Bombay-400002
Dated :- 3-10-1983

- 22AD :- 1) Govt. in Revenue & Forests Deptt's Memorandum No. LGS.2262/872/02/203/04, dated 12/1/1983
- 2) Govt. in Revenue & Forests Deptt's Memorandum No. LGS.2262/872/02/203/04, dated 12/1/1983

: O A D E R :

Government allotting 1000 sq.yds. i.e. 836 square metres comprised of Plot No. 109 from the layout of No. 117D and 1 41A of Ashwalia Taluka Anandri in Bombay Suburban District is hereby granted to the "Kanishka" Co-operative Housing Society Ltd. to construct multi-storied buildings and to accommodate its approved members whose list is appended hereto. The society has paid concessional occupancy price of Rs. 1,32,453.25 (Rupees One Lakh Thirty-two thousand Four hundred Fifty-three and Paise Twenty-five only) in this office. The society has paid concessional occupancy price as been registered under the Co-operative Societies Act vide No. 200/150/E-2262/1983, dated 7/4/1983. The society has also executed an agreement agreeing to the terms and conditions fixed by the Govt. The land is granted to the society on the special terms and conditions mentioned in Schedule 'A' attached hereto.

o/c
Additional Collector,
Bombay Suburban District.
(Signature)

To
Shri G.H. Patil,
Secretary,
Kanishka Co. Op. Housing Society Ltd.,
6, Shanti Kunj, 15th Road,
Khar, Bombay-400052.

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

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Copy forwarded to the District Inspector of Land Records, B.S.D., Bombay.

2/- 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.

(Signature)
P.T.G.

Copy with agreement for information and necessary action forwarded to :

- 1) The Tahsildar Andheri (in duplicate);
- 2) The Sub Divisional Officer, E.S.D.
- 3) The City Survey Officer (IV),
Cave Chandan Apartment,
S.V. Road, Jogeshwari, Bombay.

ok

Additional Collector,
Bombay Suburban District.

[Handwritten signature]

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List of members of Kanishka Co. Operative Housing Society
accompanying this office order No. 30/Desk III/110/II/2/01
937, dated 3-10-1983

Sr. Nos.	Name of the member.	Monthly Income (Rs.)
1.	Shri Govind Hiranjanji Patil	3500/-
2.	Shri Bharkopal D. Arya.	2500/-
3.	Shri Premal Balaram Ukey.	1700/-
4.	Shri Siddheshwar Datt Sharma.	3500/-
5.	Shri Vishweshar Datt.	2300/-
6.	Shri Sushilkumar Nandorao Parulkar.	1700/-
7.	Shri Raj Kishore Narayan.	2100/-
8.	Shri Paul Lakra.	2500/-
9.	Shri Sudhir Kumar Sahas.	2300/-
10.	Shri Maruti Rayappa Sennakki	3500/-
11.	Shri Megli M. Palkhiwalla.	3850/-
12.	Shri Vijay Baviskar.	3500/-
13.	Shri Salil Kumar Mitra.	3500/-
14.	Shri Ravi Rajan Vidyasagar.	3500/-

d/c
Additional Collector,
Bombay Suburban District.
12/10

SSS/30.9.



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No.LCS-2682/672/CR-203/G-4.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the, 6th April, 1984.

Subject:- Lands : Bombay Suburban District
Plot No.109, S.No.141-A of Ambivali, Andheri-
Permission to mortgage - to the Air India
(Financing Institution)-

MEMORANDUM :

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to his letter No.C/Desk-III/LND-II/B/CR/937, dated 6-12-1983 is pleased to convey sanction of Government to allow the Kanishka Co-Op. Housing Society to mortgage plot No.109, admeasuring 836 sq. mtrs. together with buildings standing thereon from S.No.141-A of Ambivali, Andheri in Bombay Suburban District (granted to it vide his order No.C/Desk-III/LND-II/B/CR/937, dated 3-10-1983) with the Air India (Financing Institution) subject to the terms and conditions mentioned below :

i) In the event of the Air India (Financing Institution) land or any part thereof or having sold the same for realising their security, the Financing Institution shall pay to Government as a first charge the following amounts and the mortgagee may settle its claim from the remaining amount of the proceeds :-

a) Arrears of lease rent and any other dues which are payable in accordance with the sanads;

b) Half the amount of unearned income realised from the sale of the said land (excluding the value of the buildings, structures, plant and machinery erected and installed thereon by

OFFICE OF THE
ADDITIONAL COLLECTOR
BOMBAY SUBURBAN DIST.

Date: 10 APR 1984

for the purpose of determining the unearned income the Additional Collector, Bombay Suburban District or any other Officer appointed by Government in that behalf shall, in the first instance, separate the price of the land and the price of the buildings, structures, and plants erected and installed thereon by the Society on the valuation thereof as on the date of such sale and the excess amount of price of the land, so determined over the price paid by the Society to the Government at the time of original grant, shall be deemed to be unearned income and the 50% share thereof payable to Government shall be final and binding upon the society and Financing Institution. While calculating the cost of structures, etc. the Collector or the Officer appointed by Government may take into account the value of it as exhibited in the Society's books of account;

ii) Notwithstanding anything contained in condition No.(i) above, written permission of Government will be necessary for any sale or transfer in favour of the purchaser and for that purpose the Financing Institution or the Society shall furnish to Government the name and address of the purchaser as also the amount of the sale price of the land as also of the buildings, structures standing thereon, whether erected and installed by the Society or by anyone else and such further particulars concerning the same, as may be required by Government will grant permission to the proposed sale or transfer if, in the opinion of the Government the purchaser is a respectable party and if half the amount of unearned income as determined by the Additional Collector, or other Officer, as the case may be, has been

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to the Government subject to the provisions of condition No.(i) regarding payment of unearned increment;

iii) That the permission granted for the mortgage of the land is limited only to the transaction of mortgage mentioned in the Society's letter dated 13-10-1983.

iv) That in the event of sale or transfer mentioned in condition No.(i) above, the purchaser or transferee shall hold the land for purposes of residential use only, and on the same terms and conditions, on which it has been granted to the Society unless the same are modified by Government.

v) Government ~~will~~ will not terminate the Sanad/ Agreement or resume the land granted to Kanishka Co-Operative Housing Society unless a notice of 90 days is given to the Financing Institution before resuming the land so that the Financing Institution may have the opportunity of remedying the breaches, if the same are capable of being remedied.

3. These orders are issued in consultation with the Finance Department No. CR-493/EXP-9, dated 28-3-1984.

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

(B. K. Dalvi)
Desk Officer
Revenue & Forests Department.

To
The Additional Collector, Bombay Suburban District,
Copy forwarded to :-

The Commissioner, Konkan Division, New Bombay with reference to his endorsement No. RB/Desk-I/ANAR(1)-2331, dated 28-2-1984.
The District Deputy Registrar of Co-Op Societies, B. S. S.
The Accountant General, Maharashtra I/II, Bombay/Nagpur.
The Finance Department (EXP-9).
The Select File No. 47 Desk, Revenue & Forests Department.

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[REDACTED]

[REDACTED]

[REDACTED]

Government land bearing that the...
...out of...
...been granted to the...
...for the construction of residential buildings to
...the approval...
...the...
...with...
...the following...

1) In the event of the...
...their security, the...
...as a first charge the following amounts
...the remaining amount of the proceeds...

a) Amount of lease rent and any other...
...are payable in accordance with the...;

b) Half the amount of unearned income realized from
the sale of the said land (including the value of the built
...structure, plant and machinery erected and installed)

Controlled by the grantee;

For the purpose of determining the unearned income the Additional Collector, Deputy Collector District or any other officer appointed by Government in that behalf shall, in the first instance, ascertain the price of the land and the value of the buildings, structures, and plants erected and the value of the buildings, structures, and plants now held and installed thereon by the Society on the valuation thereof as on the date of such sale and the excess amount of price of the land, as determined over the price paid by the Society to the Government at the time of original grant, shall be deemed to be unearned income and the tax thereon payable to Government shall be final and binding upon the Society and Financing Institution being concerned the cost of structures, and the Collector or the Officer appointed by Government may take into account the value of it as exhibited in the books kept by the Society.

(2) Administration requiring consent in condition (1) above, written permission of Government will be necessary for any sale or transfer in favour of the purchaser and for that purpose the Financing Institution or the Society shall furnish to Government the name and address of the purchaser as also the amount of the sale price of the land as also of the buildings, structures standing thereon, whether erected and installed by the Society or by anyone else and such further particulars concerning the same, as may be required by Government will grant permission to the proposed sale or transfer if, in the opinion of the Government the purchaser is a respectable party and if half the amount of unearned income as determined by the Additional Collector, or other Officer, as the case may be, has been paid to the Government subject to the provisions of condition

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...
(1) That the permission granted for the purchase of the land is limited only to the transfer of residential use only, as stated in the Surveyor's letter dated 17-10-1954.

(2) That in the event of sale or transfer mentioned in condition No. (1) above, the purchaser or transferee shall hold the land for purposes of residential use only, and on the same terms and conditions on which it has been granted to the country unless the same are modified by agreement.

(3) Government will not terminate the lease agreement or return the land granted to the National Cooperative Housing Society unless a notice of 30 days is given to the Housing Institution before returning the land or that the Housing Institution may have the opportunity of rectifying the breach, if the same are capable of being rectified.

ok

Additional Collector
Bombay Suburban District
2/5/54

Copy to be sent to:
Secretary, National Cooperative Housing Society,
1, Church Road,
Bombay Suburban District

Encl. 1

- 1) The Chief Engineer (in duplicate)
- 2) The Sub-Divisional Officer, Bombay Suburban District
- 3) The City Survey Officer, Ashford

ok

Additional Collector
Bombay Suburban District
2/5/54

22/10/54

