

A-514

No. LCS.2664/28-B(Unit).9

Revenue & Forests Department,
Sachivalaya, Bombay No.32 BR.
1965.

To **Shri. R. Dr. R.K. Mehra, Promoter,**
Karmal Mahal Cooperative Housing Society, 5 Rahimatoela House,
7, Homaji Street, Bombay-1

Subject :- Lands : Bombay Suburban District.
at Ambivli, Serial No. 341-A
to Karmal Cooperative Housing Society.

Sir,

The question regarding allotment of Government land in Bombay Suburban District to the Co-operative Housing Societies is being finalised by Government. It is proposed to allot to your Society land from out of plot Number **141-A** in Bombay Suburban District on the basis of the total membership reported by you. Please therefore furnish within a week from the date of receipt of this letter, up-to-date list of members as it stands on 1-10-1965 restricting the total number to that reported by you to the Additional Collector, Bombay Suburban District or to Government previously or 60(sixty) whichever is less. The list should be submitted in the *form appended herewith. If the list already furnished by you does not require any change please intimate Government accordingly.

2. Please note that in no case the locality from which the land is proposed to be allotted to your Society will be changed and also that no request or representation in this respect will be entertained.

3. Please also note that each member of your Society will be required to furnish Government with an affidavit (in the form to be prescribed by Government) to the effect that information in all respect furnished by him is correct. The form of the affidavit will be sent to you as soon as the same is finalised.

4. If you fail to furnish the information called for in para.1 above within the stipulated time, it will be presumed that your Society is not interested in getting the Government land.

5. A copy of your reply with its accompaniments should be sent to the Additional Collector, Bombay Suburban District for information.

COLLECTOR BOMBAY
SUBURBAN DISTRICT

DATE 26 NOV 1965

Yours faithfully,

Under Secretary to the Government of
Maharashtra, Revenue & Forests
Department.

Accompaniment :- *Form.

Copy to the Additional Collector, Bombay Suburban District
for information.



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Lands, Bombay Suburban District,
Survey No. 141 A of Ambivali
Grant of ---
to the Kamal Co-operative Housing Society.

GOVERNMENT OF Maharashtra
Revenue and Forests Department,
Resolution No. LCS 2665/9 AI (Unit),
Secy. Chivaliy, Bombay-32, 5th August 1966.

RESOLUTION:- Government is pleased to grant Government Land comprising of 1 plot bearing No. 73 in the layout approved by the Town Planning Department from Survey No. 141 A in Ambivali in Bombay Suburban District to the Kamal Co-operative Housing Society for construction of residential buildings for accommodating its members whose list is appended to this Government

Resolution duly approved. The Society shall admit more members as may be directed by Government. *Delivered vide G.P.O. No. LCS 2665/9 dt 2-10-66*

2. The Kamal Co-operative Housing Society shall pay to Government the Occupancy Price for the land in accordance with the orders issued in the Government resolution, Revenue and Forests Department No. LCS 1064/10352-B, dated 21st January 1966.

3. The grant shall be also subject to the terms and conditions prescribed in the Government Resolution, Revenue and Forests Department No. LCS 43247-B dated 3rd April 1965.

4. The possession of land shall be given to the Society only after Occupancy Price is paid by the Society and sanad is executed in its favour.

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

COLLECTOR BOMBAY
SUBURBAN DISTRICT

J. W. Rao

Under Secretary to the Government of Maharashtra,
Revenue and Forests Department.

Accompaniment: a list of members.

To,

The Commissioner, Bombay Division,
The Additional Collector, Bombay Suburban District,
The Settlement Commissioner, and Director of Land Records Poona,
The Registrar of Co-operative Societies, Maharashtra State, Poona,
The District Deputy Registrar of Co-operative Housing Society, Bombay,
The Deputy Director of Town Planning, Bombay,
The Accountant General Maharashtra State, Bombay
The Resident Audit Officer, Bombay,
The Pay and Accounts Officer, Bombay,
The Finance Department,
The Urban Development and Public Health Department,
The Agriculture and Co-operation Department.

Ch...
G.K.G.
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List of members

LGS 255/9 AI Unit,
Karnal Co-operative housing society,
S.No. 141 Ambiveli.

Sl. No.	Name of the members	Monthly income	
1.	Shri Mans Rajar, Shetia	Rs. 7000	III
2.	Shri Dr. Shankishan Dewanchandani Ashra	Rs. 1000	
3.	Shri Krishankumar Gansi shankar Kohla	Rs. 500	
4.	Dr. Ramesh C. Jhar	Rs. 600	
5.	Shri Arbindo Viegas	Rs. 400	IV
6.	Shri Harbans Lal kandhari	Rs. 1600	
7.	Shri Shamsunder Khanna	Rs. 500	IV
8.	Shri palpura velleyudhan radmanabhan Vaidya	Rs. 350	V
9.	Shri Akbarali Mohamed Gadipuri	Rs. 560	III
10.	Smt. Kamal Shankishan Mehra	Rs. 500	
11.	Shri Shrikhar Babu Shetty	Rs. 300	V
12.	Shri K.C. Verma	Rs. 700	III

rkd.4.8.66.

<u>II</u>	1
<u>III</u>	5
<u>IV</u>	4
<u>V</u>	2
	<u>12</u>

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Lands: Bombay Suburban District,
S.No. 141-4,
of Ambivali,
Grant of---
to the Kamal Co-operative
Housing Society.

GOVERNMENT OF MAHARASHTRA,
Revenue and Forests Department,
Corrigendum No. LCS 2665/9-4I(Unit),
Sachivalaya, Bombay-32. Dated:- 7th October, 1966.

CORRIGENDUM:

The following sentence appearing in the first paragraph
of Government Resolution, Revenue and Forests Department No.
LCS 2665/9, 4I(Unit), dated 5th August, 1966, is deleted.

"The Society shall admit 4 more members as may be directed
by Government."

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

Under Secretary to the Government of Maharashtra,
Revenue and Forests Department.

RECEIVED
DIRECTOR BOMBAY
SUBURBAN DISTRICT
6 OCT 1966

To

- The Commissioner, Bombay Division,
- The Additional Collector, Bombay Suburban District,
- The Settlement Commissioner and Director of Land Records,
Poona,
- The Registrar of Co-operative Societies, Maharashtra
State, Poona,
- The District Deputy Registrar of Co-operative Housing
Society, Bombay,
- The Deputy Director of Town Planning Bombay,
- The Accountant General, Maharashtra State, Bombay,
- The Pay and Accounts Officer,
- The Resident Audit Officer,
The Finance Department,
- The Urban Development and Public Health Department,
- The Agriculture and Co-operation Department.

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P.O.C/LAD S.R. II 22 of 1966

Collector's Office, B.S.D.,
Old Custom House Yard, Fort,

October, 1966.

Read:-

7th Nov.

- 1. Government resolution Revenue & Forests Department No. LCS. 2665/9 dated *12 (unit) de- 5-8-66*

ORDER

Government land measuring 1000 Sq.yds
 comprising of ... *941* ... Plots bearing No. *73*
 of layout approved by Town Planning Department from
 S.No. *141-A* of *Andheri* ... *Andheri* Taluka *Andheri*
 Bombay Suburban District is hereby granted to
Kamal Co.op. Housing Society for construction of *P-23*
 residential buildings for accommodating it's members
 whose list is appended hereto, on payment of occupancy
 price, amounting to *Rs. 464.72* in this office within a period of one
upto seven days month from the date of issue of this order and subject
 to the other conditions mentioned in the scheduled
 attached hereto.

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Additional Collector,
Bombay Suburban District.

To Dr. R.K. Mehra *15/11/66*
25/11/66
 (Kamal Coop. h.s.)
 S. Rahimulla House
 5, Howaji Street - Bom-1

- 1. Copy forwarded to the District Inspector of Land Records, Bombay Suburban District, Bombay-1.
- 2. He is requested to verify the receipt of the payment from the Society and then hand over the possession to the Society and report compliance along with a pucca plan.

Copy forwarded to the District Deputy Collector, Bombay Suburban District, Manladar Andheri/~~Andheri~~ for information.

9c

Additional Collector,
Bombay Suburban District.

25/11/66

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SCHEDULE 1.

Conditions appended to the additional Collector, Bombay
Suburban District's Order No.C/LND..... Dated.....

The Society shall prepare a proper scheme for the development of the land at its cost and submit it within three months from the date of taking over possession of the land to the Additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation along with a layout plan for construction of internal roads with provisions for sewers, drainage etc., and also showing construction of multi storeyed buildings - ensuring maximum utilisation of land to the extent permissible within the floor space index for the area. Development of land and construction of roads and buildings should not commence till written approval of the Additional Collector, Bombay Suburban District and the Greater Bombay Municipal Corporation, to the layout is received.

2. That the Society or any member shall not sell or any way transfer by mortgage lease etc., any plot or block or flat out of the land to any person other than a member of a society or let or give on leave and licence basis and tenement, block or flat out of the land to any person other than member without obtaining previous written approval of the Additional Collector, Bombay Suburban District. The Additional Collector, Bombay Suburban District will have the right of first refusal whenever any tenement block or flat is to be let out or to be given on leave and licence basis and to nominate Government servants for the purpose. The Additional Collector shall exercise the right of first refusal within 30 days of receipt of intimation from the Society or its member.

3. That the Society shall not enrol any additional members or substitute any member in place of those approved by Government, except with previous written approval of Government.

4. That the Society shall inform Government of reduction in the number of members, if any, before commencing construction of roads and buildings and Government shall have right to resume any land rendered surplus to the reasonable requirements of Society.

5. That no individual plots shall be given to members and the Society shall be bound to construct multi storeyed buildings roads and drains etc., within two years from the date of taking over possession of the land in accordance with the approved layout of the additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation.

6. That the Society shall not utilise any part of the land directly or indirectly, for the commercial, business or professional purpose except as provided for in layout approved by the Additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation or with the prior written approval of Government.

7. That the Society shall comply with all the building rules and regulations prescribed and made applicable to the area under the provisions of the Town Planning Act and Bombay Municipal Corporation Act.

8. That the Society shall obtain from the appropriate Revenue authority the N.A. Permission before starting N.A. use in respect of the lands as required under Section 65 of Bombay Land Revenue Code.

contd..

9. That the Society shall pay to the appropriate revenue authority, on due dates the N.A. Assessment in respect of the land at the rates prescribed by Government of the locality subject to the provisions of Rule 86(1) (B) of the Bombay Land Revenue Rules, 1921.
10. That the Society shall be liable to be evicted and the land and buildings resumed by Government without payment of any compensation in case there is breach of any of the conditions of grant of land and failure on the part of the Society to remedy the breach within 6 months from the date of issue of notice by the Additional Collector, Bombay Suburban District, communicating the breach.
11. That the Society shall be bound to take necessary steps to compel any member of the society who has committed breach of any of the conditions of grant of land to remedy the breach immediately and failure on the part of the member to remedy the breach of condition of grant of land within a period of six months from the date of issue of notice by the Additional Collector, Bombay Suburban District, communicating the breach shall be deemed to be a breach committed by the Society itself and the society will render itself liable to eviction and resumption of land and buildings by Government without payment of any compensation.
12. That the Society shall sign an agreement in form MHI as required by Additional Collector, Bombay Suburban District, embodying the above conditions and any additional conditions as may be considered necessary by the Additional Collector, Bombay Suburban District.
13. That the possession of land shall not be given to the Society unless the Society pays in full to the Additional Collector Bombay Suburban District, occupancy price of land and other dues, if any that may be communicated to it by the Additional Collector, Bombay Suburban District.

dc *2/20/76*
Additional Collector,
Bombay Suburban District.

D'kar/310.

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25/1/66

List of Members

**THE COOP/9 AT UNIT,
Karnal Cooperative Housing Society,
C.No. 1st & 2nd Fl.**

Sl. No. Name of the Member Amount

- 1. Shri Hans Raj S. Dhotia Rs. 700
- 2. Shri Dr. Rakeshwar Dewnchand Mehta Rs. 1000
- 3. Shri Krishnakumar Ganshi Shankar Mehta Rs. 500
- 4. Dr. Ganesh S. Anar Rs. 500
- 5. Shri Arbind Virose Rs. 500
- 6. Shri Harbans Lal Kachori Rs. 500
- 7. Shri Khemender Kanna Rs. 500
- 8. Shri Palpara Vellayudhan Palanabahan Vaidya Rs. 500
- 9. Shri Anbarali Mohamed Ghaiyari Rs. 500
- 10. Shri. Kamaal Rakeshwar Mehta Rs. 500
- 11. Shri Shridhar Baba Shetty Rs. 500
- 12. Shri K.C. Verma Rs. 700

cc/S.II.

No. G/Desk-III/LND-III/92/900
Office of the Addl. Collector
Bombay Suburban District
Old Custom House, Fort,
Bombay- 400 023

Dated : 18 -7-1984

- READ:-1) Govt. in Revenue and Forests Department's
Memorandum No. ICS/2668/9AI (Unit) dt. 3-8-1966
- 2) Govt. in Revenue and Forests Department's
Resolution No. ICS-2668/5-III-3 dt. 25-6-1970.
- 3) Government in Revenue and Forest Department's
letter No. ICS-2664/667/G-4 dt. 6-3-1984.

' O R D E R '

Government land measuring 836 Sq. Metres comprised of Plot No. 150 from the layout of S.No. 111.D and 141.A of Ambivali Taluka Andheri in Bombay Suburban District is hereby granted to the ' Kanak ' Co-operative Housing Society Limited 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.40,650/- (Rs. forty thousand six hundred fifty) only in this office on 4-7-1984. The Society has been registered under the Co-operative Societies Act vide No. DOM/West/MSR/TC/722/84 dated 17-4-1984. 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.

Additional Collector
Bombay Suburban District.

To

Shri. M. D. Sawant
Chairman,
Kanak Co.op.Housing Society Ltd.
A/4, Kapilvasta Co.op.Housing Society,
Room No. 34, (Geetangali Nagar)
Mahin (E) Bombay-17.

(P.T.D.) ter

He is requested to approach the City Survey Officer-IV
Adhari Chava Chaudan Apartment, S.V. Road, Jogeshwari
Mumbai for taking over possession of the plot granted to
the Society.

Copy with agreement forwarded to the City Survey Officer-
V Adhari Chava Chaudan Apartment, S.V. Road, Jogeshwari,
Mumbai.

(- He is requested to hand over possession of the land
granted to the society and submit possession receipt with
subdivision plan in duplicate to this office early.

Copy with agreement for information and necessary action
forwarded to :

- 1) The Tehsildar Adhari (In duplicate)
- 2) The Sub Divisional Officer, Mumbai Suburban District.

ofc
10/11/78
Additional Collector
Mumbai Suburban District.

10/11/78

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List of approved members of Kamal Co-operative Housing Society accompanying this office order No. G/Desk-III/LHO-III/CR-98 dated 18-7-1984

Sl. No.	Name of the member	Family monthly income in Rs.
1	Shri. K. G. Mohla	500/-
2	Shri. Arvind Viegas	400/-
3	Shri. Shamsunder Khanna	300/-
4	Shri. S. B. Shetty	300/-
5	Shri. A. M. Udaspuri	360/-
6	Shri. P. V. Vaidya	330/-
7	Shri. V. H. Navlankar	1448/-
8	Shri. P. D. Sans	1585/-
9	Shri. G. P. Karande	1752/-
10	Shri. S. D. Kirale	1101/-
11	Shri. B. V. Gavali	1785/-
12	Shri. S. S. Shelar	1515/-
13	Shri. S. V. Gurne	2848/-
14	Shri. D. B. Kamble	1530/-
15	Shri. H. R. Pawar	1504/-
16	Shri. M. D. Ghosalkar	1450/-
17	Shri. P. K. P. Nair	1845/-
18	Shri. D. P. Kelkar	1752/-
19	Shri. M. D. Sawant	1935/-
20	Shri. V. Y. Khedekar	1002/-
21	Shri. H. M. Vannali	2486/-
22	Shri. D. N. Nakhwa	1146/-
23	Shri. K. H. Kelvekar	1018/-
24	Shri. S. S. Mahadik	1635/-



No. G/Desk-III/LND-IIB/CR/998

Office of the Adl. Collector
Bombay Suburban District
Old Custom House, Fort,
Bombay- 400 0254

Dated : 2nd July 1965.

- READ:- 1) Govt. in Revenue and Forests Department's
Memo No. LCS-2665/9AX-Unit dt. 5-8-1966.
- 2) Govt. in Revenue and Forests Department's
letter No. LCS-2664/867-G-4 dt. 6-3-1964.
- 3) This office order No. C/Desk-III/LND-IIB/
CR-998 dt. 18-7-1964.
- 4) Letter dated 8-3-1965 from Kamal Co. Op.
Housing Society Limited.

CORRENDUM

The words and figures appearing at Sr. Nos. 2,3,4,5,6,
11 and 12 of list of approved members of Kamal Co-operative
Housing Society Limited accompanying this office order No.
G/Desk-III/LND-IIB/CR/996 dated 18-7-1964 are hereby dele-
-ted and following words and figures are substituted.

Sr.No.:	Name of Member	Total family monthly income.
1.	2.	3.
2.	Shri. Pyarelal R. Tiwari	2334/-
3.	Shri. Sheena M. Naik	1025/-
4.	Shri. Shivaji M. Sukhadare	990/-
5.	Shri. Joy J. Akkara	1814/-
6.	Shri. P.V. Patkar	2552/-
11.	Mrs. R. R. Bhosale	2000/-
12.	Mr. S. H. Kadam	1823/-

6/7/65
Additional Collector
Bombay Suburban District.

To

The Secretary,
Kamal Co-operative Housing
Society Limited,
Co. op. Hsg. Socy.

Copy forwarded with compliments to the Dy. Registrar
of Co.op. Societies, India House, Cpp. General Post Office
Bombay-400 001.

Copy forwarded to the Tahsildar Andheri/Sub Divisional
Officer, Bombay Suburban District for information.

etc

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Additional Collector
Bombay Suburban District.

SSA/2.00

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