

434  
No. LCS.2665/23-B(Unit). 23

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

To **Shri Abdul Rahim Mehmed, Chairman,  
Kodinar Cooperative Housing Society, (proposed),  
393, swami Vivekanand Road, Andheri, Bombay, 58 58**

Subject: Lands : Bombay Suburban District.  
at **141-A Ambivli**  
to **Kodinar 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.

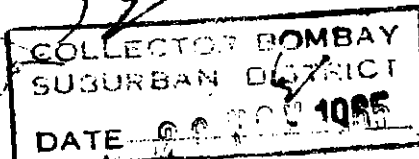
2. Please note that in no case the locality from which the land is proposed to be allotted to your Society will be changed and also that no request or representation in this respect will be entertained.

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.

Yours faithfully,



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

Accompaniment :- \*Form.

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



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Land: Bombay Suburban District.  
Survey No. 141 A  
of Ambivali  
Grant of - - -  
to the Kodinar Co-operative Housing  
Society.

GOVERNMENT OF Maharashtra,  
Revenue and Forests Department,  
Resolution No. LCS 2865/23 - AF (Unit),  
Sachivalaya, Bombay-32, 3rd August 1966.

**RESOLUTION:-** Government is pleased to grant Government Land comprising of 1 plot bearing No. 95 in the layout approved by the Town Planning Department from Survey No. 141 A in Ambivali in Bombay Suburban District to the Kodinar 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 accommodate 4 more members as may be directed by Government.

2. The Kodinar 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 23rd 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,

*Chunni*  
**COLLECTOR BOMBAY  
SUBURBAN DISTRICT**  
**DATE 13 AUG 1966**

*P. M. Nair*  
Under Secretary to the Government of Maharashtra,  
Revenue and Forests Department.

Enclosure: 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,
- 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, Bombay,
- The Assistant Officer, Bombay,
- The Finance Department,
- The Urban Development and Public Health Department,
- The Co-operative and Co-operation Department.

List of members

Kodinar Co-operative Housing Society,  
S.No. 144, Ambivali,  
LCS 2665/23 AI Unit.

<u>Sr. No.</u>	<u>Name of the members</u>	<u>monthly income.</u>
1.	Klyanji V. Shah	Rs. 300
2.	Abubakar Esmail Halai	Rs. 350
3.	Adam Esmail Halai	Rs. 400
4.	Esmail N. Halai	Rs. 400
5.	Mohamed Panif Esmail Halai	Rs. 350
6.	Abdul Gani Abba Chunaqalla	Rs. 275
7.	Hasan Dada Halai	Rs. 275
8.	Abdul Rahim Ahmed Halai	Rs. 350
9.	Asgarali Maltar Hussein	Rs. 235
10.	Abdul Gani Abba Mussa	Rs. 200
11.	Abdul Karim Haji Umar Momin	Rs. 200
12.	Lalaji Ratansi Shahi	Rs. 200

Bkd.  
1.8.66.

No. C/Desk: III/LND/II/B/CR/146.  
Additional Collector's Office,  
Bombay Suburban District,  
Old Custom House Yard, Fort,  
Bombay-400023. <sup>th</sup>  
Dated :- 25 August 1983.

- READ :-
- 1) Govt. in Revenue & Forests Deptt.'s Resolution No. LCS.2665/23:AI (Unit), dated 3.8.1966.
  - 2) Govt. in Revenue & Forests Deptt.'s Corrigendum No. LCS.2665/23:BI, dated 23.9.1970.
  - 3) This office corrigendum No. C/LND/SR/II/28: Ambivali, dated 17.10.1970.
  - 4) This office order of even No. dated 29.3.1971.
  - 5) Govt. in Revenue & Forests Deptt.'s Corrigendum No. LCS.2678/3384/CR/187/G.4, dated 5.7.1983.

: O R D E R :

Govt. land admeasuring 1000 sq. yds. equivalent to 836 sq. metres comprising of Plot No. 107 from the layout of S. No. 141.A of Ambivali, Taluka Andheri in Bombay Suburban District is hereby granted to the Kodinar Co. Operative Housing Society Ltd registered vide No. DOM/HSG/2228, dated 2.12.1969 to construct multistoreyed building and accommodate its 18 approved members whose list is appended hereto. The society has executed an agreement with Govt. agreeing to the terms and conditions fixed by Govt. and also paid the concessional occupancy price.

In modification of this office order dated 29.3.1971 quoted in the preamble at Sr. (4) above. Govt. land bearing Plot No. 107 from S. No. 141.A Ambivali is hereby granted to the Kodinar Co. Op. Housing Society Ltd. on the fresh terms and conditions mentioned in Schedule 'A' attached hereto.

Additional Collector,  
Bombay Suburban District.

To  
✓ Shri Abdul R. Ahmed,  
Chairman,  
Kodinar Co. Op. Housing Society Ltd.,  
333, S.V. Road, Andheri (West),  
Bombay-400058.

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

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SCHEDULE - 'A'

Accompaniment to this office order No. C/Desk/III/  
LMB/II-B/CR - 146 Dt. 25-8-1983

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Following special terms and conditions of grant of  
land to the Koolmar 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 plan 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 26(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 sub let 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



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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 the non agricultural assessment prevalent in the locality from time to time.

13) The grant shall be subject to the reservation of the right of Government to all mines and mineral products and quarries in the land and Government 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, 1966.

14) If any land or any portion thereof is required by Government in future for any public purpose, the grant of land or any part thereof will be cancelled and land in question resumed by Government 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 Government 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 Executive Engineer, Public Works and Housing Department.

15) The society shall be liable to be evicted and the land and building resumed to Government without

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 communicating 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 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 to be a breach committed by the society itself and the society shall render itself liable to be dealt with under condition No.15 above.

17) The society shall within a period of 2 years from the date of possession of land plant on the land granted hereunder trees at the rate of 1 tree per 100 sq.metres of suitable species and maintain through-out.

*[Signature]*  
ADDITIONAL COLLECTOR  
Bombay Suburban Dist.

Mr. G. P. Chav  
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No. 6/1970-22-11-22-22-22-22  
Add. Collector's Office, B.S.D.  
Old Cotton House, 1st Floor,  
Bombay-1, Dt. Mar. 1970

(6)

REAS:-

1. Government Resolution Revenue & Forests Department's No. 108-2000/23-11 (Unit) dated 2-8-1966.
2. This office corrigendum No. 6/LRD-22-11-22-22-22-22 dated 17-10-1970.

ORDER :

Government land measuring 1600-00 sq. yds. comprising of one plot bearing No. 107 of revised layout prepared by Town Planning Department from S.No. 141-A of Aghvadi in Taluka, Bombay Suburban District is hereby granted to Madinar Co-op. Housing Society, for construction of residential buildings for accommodating its members whose list is appended hereto, on payment of occupancy price, amounting to Rs. 412-00 ( Rupees Fourteen hundred thirteen and paise twenty only) in this office within a period of one month from the date of issue of this order and subject to the other conditions mentioned in the Schedule attached hereto.

*[Signature]*  
Additional Collector,  
Bombay Suburban District.

To

*[Signature]*  
Shri Abdul Fakhir Mohammed,  
Chairman, Madinar Co-op.  
Housing Society, 221-S.V. Road, Anheri,  
Bombay-42.

Copy forwarded to the Dist. Inspector of Land Records,  
Bombay Suburban District, Bombay-1.

The possession should not be handed over until further  
orders from this office.

2. Copy forwarded to the Dist. Dy. Collector, B.S.D. / Mauldar  
Anheri for information.

3. Copy forwarded to the Dist. Submitted to Govt. in Revenue &  
Forests Department with reference to this office letter of even  
No. 4202 12-12-1970.

Order as to whether possession should be handed over to the  
Society may be issued very early.

*[Signature]*  
Additional Collector,  
Bombay Suburban District.





1) Mr. Jayant M. Sakhariji - 450/-

2) Anand M. Mahawane 500/-

O/c

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Additional Collector,  
18/8/85

ie Chairman  
Adinar C.H.S. Ltd.  
333, S.V. Road  
Bombay-38.

Copy filed to the Tahr. Address/  
S.D.O, R.S.D. for information!

23/8/85

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पत्रिका

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*[Handwritten signature]*  
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