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No.LCS-2681/1963/CR-110/G-4.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the; 21st May, 1983.

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

MEMORANDUM :

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to Government letter No.LCS-1079/CR-200/G-4, dated 19-2-1981 is directed to convey sanction of Government to the grant of Government land admeasuring 1000 sq.yds. bearing plot No.122 out of S.No.141-A of Ambivali in Bombay Suburban District to Kranti Co-Operative Housing Society to accommodate its approved members on payment of concessional occupancy price in accordance with orders issued in Government Resolution, Revenue and Forests Department No.LCS-1083/1882/CR-222/G-4, dated 12-5-1983. The market value as on 1-2-1976 should be fixed at Rs.125/- per sq. mtr. The grant should be on the terms and conditions mentioned in Government Resolution dated 12-5-1983.

2. The Additional Collector, Bombay Suburban District, should now recover the occupancy price in full from the society, get the agreement executed from it agreeing to the terms and conditions of grant and the hand over 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 orders.

3. This Memorandum, issues within the powers delegated to this Department (vide Government Memorandum, Finance Department No. ODG-1377/163/77/EXP-9 dated 20-7-1977).

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

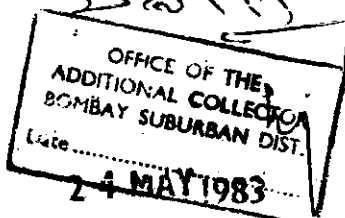
G. H. Patil
(G. H. Patil)

Assistant Secretary to Government.
Revenue and Forests Department.

To
The Additional Collector, Bombay Suburban District.

Copy with 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 State I/II Bombay/Nagpur.
- The Finance Department (EXP-9)
- The Select File 'G-4 Desk', Revdmuc & Forests Department.



(List of members of Kranti Co-Operative Housing Society accompanying Government Memorandum, Revenue and Forests Department No.LCS-2681/1963/CR-110/G-4, dated 21-5-1983.)

Sr.No.	Name of the Member	Total family monthly income (in Rs.)
1.	Shri Pradip Hari Parkar	1206/-
2.	Shri Vijaykumar Ganpat Mestry	1220/-
3.	Shri Anil Uddhav Bandekar	1383/-
4.	Shri Fredrick J. D'Souza	1490/-
5.	Shri Vasant Mahadeo Verlekar	1169/-
6.	Shri Stany Baptist Sanctis	1424/-
7.	Shri Bharatkumar K. Vyas	1037/-
8.	Shri Harry Rego	1015/-
9.	Shri Asger Fida Hussain Langwala	1200/-
10.	Shri Deepak Shamrao Thorat	1020/-
11.	Shri John Baptist Sequeira	1200/-
12.	Shri Ramchandra Laximan Bamolkar	1050/-
13.	Smt. Pratima Prateep Raje	1356/-
14.	Shri Ravindranath Ganpat Mohite BC	1115/-
15.	Shri Janardhan Mahadeo Kadam BC	1380/-
16.	Shri Krishna Shivram Pokale BC	1050/-

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Bombay Suburban District
Sd/- Collector, Bombay
Bombay-400 004

Dated: 21/10/1983

RE: Govt. in Revenue and Forests Department's Memo No. 123/2001/G-1/1965/CR-110 dated 21-5-1983.

' O R D E R '

Government land measuring 1000 sq. yds. i.e. 836 sq. metres comprised of Plot No. 122 from the layout of S.No. 1112 and 141.A of Ambivali Taluka Andheri in Bombay Suburban District is hereby granted to the "Krantī" 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 occupancy patta of Rs. 26,125/- (Rs. twenty six thousand one hundred twenty five) only in this office on 22-9-1983. The society has been registered under the Co-operative Societies Act vid. No. BOM/334/K-West 7364/1984 dated 2-1-1984. 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.

ok
Additional Collector,
Bombay Suburban District.
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To
Smt. P.P. Raje
Hon. Secretary Kranti
Co-operative Housing Society
177, Khetwadi Back Road,
11th Lane, 1st floor,
Bombay- 400 004.

He is requested to approach the City Survey Officer-IV Andheri, Chava Chandan Apartment, S.K. Road, Jageshwari Bombay.

Copy forwarded to the City Survey Officer-IV Andheri, Chava Chandan Apartment, S.V. Road, Jageshwari (W) Bombay.

2/- He is requested to hand over possession of the land granted to the society and submit possession receipt measurement plan in duplicate to this office early.

Copy with agreement for information and necessary action forwarded to :-

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
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Additional Collectors
Bureau District

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[Handwritten signature]

... this office order No. C/Dash-III/122-131/01/1984

Serial No. Name of the member Total Salary

1.	Shri. Pradip Hari Parker	1224/-
2.	Shri. Vijaykumar Ganpat Hestry	1220/-
3.	Shri. Gail Uddhav Bandekar	1223/-
4.	Shri. Fredrick J. D'Souza	1400/-
5.	Shri. Sasant Mahadeo Varlekar	1169/-
6.	Shri. Stany Baptist Sasetis	1424/-
7.	Shri. Bharathkumar R. Vyas	1077/-
8.	Shri. Harry Rago	1015/-
9.	Shri. Sagar Vishwanath Rungwala	1200/-
10.	Shri. Deepak Kumar Churji	1020/-
11.	Shri. John Baptist Squire	1200/-
12.	Shri. Sushandra Mahesh Karmolker	1030/-
13.	Shri. Francis Pratap Raja	1335/-
14.	Shri. Vinodkumar Ganpat Khatke	1115/-
15.	Shri. Ganardhan Mahadeo Khatke	1300/-
16.	Shri. Krishna Shivram Khatke	1070/-

[Handwritten signature]
 Additional Collector
 District

22/10/84

Received order with a
 copy of agreement
 D. S. Khatke
 21-4-84



A-1100

No. C/Desk-III/LND-LIB/CR/946
Office of the Additional Collector
Bombay Suburban District
Old Custom House, Fort,
Bombay - 400 023.

Dated : 21-2-1984.

READ:- Govt. in Revenue and Forests Department's Memorandum
No. LCS/2681/G-4/1965/CR-110 dated 21-5-1983.

ORDER

Government land measuring 1000 sq. yds. i.e. 856 sq. metres comprised of Plot No. 122 from the layout of S.No. 111D and 141.A of Ambivali Taluka Andheri in Bombay Suburban District is hereby granted to the "Kranti" Co-operative Housing Society Limited to construct multi-storeyed buildings and to accommodate its approved members whose list is appended hereto. The Society has paid occupancy price of Rs. 26,125/- (Rs. twenty six thousand one hundred twenty five) only in this office on 22-9-1983. The society has been registered under the Co-operative Societies Act vide No. BOM/PSG/K-West 7364/1984 dated 2-1-1984. 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.

O/C signed by
Additional Collector, B. S. Dist

[Signature]
Additional Collector,
Bombay Suburban District

To.

✓ Smt. M.P. Rajc
Hon. Secretary Kranti
Co-operative Housing Society
177, Kasturji Back Road,
11th Lane, 1st floor,
Bombay - 400 004.

He is requested to approach the City Survey Officer-IV Andheri, Chova Chandan Apartment, S.R. Road, Jogeshwari Bombay.

Copy forwarded to the City Survey Officer-IV Andheri, Chova Chandan Apartment, S.V. Road, Jogeshwari (W) 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.

Copy with agreement for information and necessary action forwarded to :-

- 1) The Tahsildar Andheri (in duplicate)

(P.T.O.)

2) The Sub Divisional Officer, Bombay Suburban District.

3) The City Survey Officer (IV), B.V. Road, Jogeshwari.

4) The District Inspector Land, Record, Bombay Suburban District.

O/C signed by
Additional Collector, B. S. Dist.

Fer
Additional Collector,
Bombay Suburban District.

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SCHEDULE 'A'

Accompaniment to this office order No. C/Desk/111/
LND/II-B/CR- 946 dt.

Following special terms and conditions of grant of
land to *the Kzanti* 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 plans 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 36(4) of the Maharashtra Land Revenue Code, 1965 without the written previous permission of Government.
- 7) The Society shall not permit any of its members to lease or sublet or to give on leave and licence basis or to transfer the house/flat held by him or her without

(4) No member shall transfer his share in the house/flat without the prior written permission of the Collector of the Commissioner or the Government and 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. 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 theashtra 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 resumpted 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 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 them through-out.

O/C signed by
Additional Collector, B. S. Dist.

[Signature]
ADDITIONAL COLLECTOR
Bombay Suburban Distt.

परवाना
विषय : इमारत
कोड
श्री महोदय/नी
आप
माली दिवे
दिल्यास व्हा
व
माली दिवे
मालिका या
कामे कलम

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