

(ii) The grantee shall be bound by the conditions mentioned above and shall comply with the conditions which the Collector may impose regarding the provisions of the Maharashtra Land Revenue Act, 1966 and the Rules made thereunder and having regard to the circumstances of the case the grant shall be revocable and the grantee shall be liable to pay any amount of any compensation;

(ix) The grantee shall execute an agreement embodying and complying with the above terms and conditions in the relevant form prescribed under Rule 42 of the Maharashtra Land Revenue (Disposal of Govt. Lands) Rules, 1971.

The Additional Collector, Bombay Suburban District should recover the amount of premium price in full within two months from the date of issue of his orders, get the agreement executed from the grantee and thereafter should issue final orders in the form of a certificate.

This memorandum issued within the powers delegated to this authority vide Govt. Memorandum, Finance Department, No. 100/77/163/77/100-9, dated 20th July 1977.

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

A.V. Amberkar
(A.V. Amberkar),

Section Officer, Revenue and Forests Department.

The Additional Collector, Bombay Suburban District,
(with case papers).

Copy to:-

The Commissioner Bombay Division, New Bombay,
The District Inspector of Land Records, Bombay Suburban District,
The Assistant Director of Town Planning, Bombay City Survey and
Land Records, Bombay,
The Accountant General, Maharashtra-I/II, Bombay/Nagpur,
The Finance Department (100-9),
The Deputy Secretary, Revenue and Forests Department,
The Direct file 'C4' Desk, Revenue and Forests Department.

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No. ICS-2677/2035/64
Revenue and Forests Department,
Maharashtra, Bombay
Dated: _____

subject: Land in Bombay Suburban District
Grant of _____ to Gundavali Co-operative
Housing Society Ltd.

The undersigned presents compliments to the Additional Collector, Bombay Suburban District in reference to his order No. ICS-2677/2035/64 dated 1st August 1964. It has been decided by Govt. to grant Govt. land measuring 256 sq. meters out of Plot No. 3, S.No. 54 of Gundavali, in Bombay Suburban District to be Gundavali Co-operative Housing Society Ltd. on payment of _____ per sq. meter. The grant is made to the _____ Housing Society Ltd. on the following terms and conditions:-

- i) the Gundavali Co-operative Housing Society Ltd. (hereinafter referred to as "the grantee") shall pay the occupancy price of Rs. 66,500/- in _____ within a period of two months from the date of issue of order by the Additional Collector, Bombay Suburban District in this respect;
- ii) the grantee shall utilise the land as open space only and shall not do any construction whatsoever;
- iii) the grantee shall hold the land on inalienable and imperishable tenure as occupant Class II;
- iv) the grantee shall pay regularly the Non-Agricultural Assessment prevalent in the locality as fixed from time to time;
- v) the grant is subject to the reservation of the land of Govt. 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 all reasonable convenience and provided by the Maharashtra Land Revenue Code, 1966;
- vi) if the land or any portion thereof is required in future by Govt. for any public purpose, the land or any such portion thereof will be resumed by Govt. on payment of compensation equal to the cost of land paid by the grantee for the land or any portion thereof which is to be resumed and cost of the building or structure, if any standing thereon. The grantee 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 Executive-Engineer, Public Works and Housing Department;
- vii) the grantee shall within a period of 2 years from the date of possession of the land or from the date of issue of these orders plant on the land granted hereunder not less than 2 trees of _____ species and maintain them throughout;

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COLLECTOR BOMBAY
23 FEB 1978

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(P.T.O./--

any of the conditions mentioned
which the collector may impose
of the Maharashtra Land Revenue
Code, 1900 and the rules made thereunder and having regard to
the grant shall be revoked and the
land revenue shall be determined of any compensation;

(a) the grantee shall execute an agreement embodying and
agreeing to the above terms and conditions in the relevant form
prescribed under Rule 42 of the Maharashtra Land Revenue
(Disposal of Govt. Lands) Rules, 1971.

The Additional Collector, Bombay Suburban District should
recover the amount of discrepancy price in full within two months
from the date of issue of his orders, get the agreement executed
by the grantee and thereafter should issue final orders in the

within the powers delegated to this
Finance Department,
No. 02-1377/168/P1/EKP-9, dated 25th July 1977.

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

(A. V. Amberkar),

Section Officer, Revenue and Forests Department.

To
The Additional Collector, Bombay Suburban District.
(with case papers).

Copy to:-

- The Commissioner Bombay Division, New Bombay,
- The District Inspector of Land Records, Bombay Suburban District,
- The Assistant Director of Town Planning, Bombay City Survey and
Land Records, Bombay,
- The Accountant General, Maharashtra-I/II, Bombay/Nagpur,
- The Finance Department (EKP-9),
- The 'G5' Desk, Revenue and Forests Department.
- The Select file 'G4' Desk, Revenue and Forests Department.

JMO/-
13/12/77-



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6. If the land or any portion thereof is required in future by Government for any public purpose the land or any such portion thereof will be resumed by Government on payment of compensation equal to the cost of land paid by the grantee for the land or any portion thereof which is to be resumed and cost of the building or structure, if any standing thereon. The grantee 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.
7. The grantee shall within a period of 2 years from the date of possession of the land or from the date of issue of these orders plant on the land granted hereunder not less than 2 trees of suitable species and maintain them throughout;
8. That for breach of any of the conditions mentioned above and such other conditions which the Collector may impose having regard to the provisions of the Maharashtra Land Revenue Code, 1957 and the Rules made thereunder and having regard to the circumstances of the case the grant shall be revoked and the land resumed to Government with payment of any compensation.
9. The grantee shall execute an agreement embodying therein all the above terms and conditions in the relevant form prescribed under the said Code and Rules.



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whereafter the possession of the land will be handed over to the society.

10- The grantee shall pay regularly the Non Agricultural Assessment prevalent in locality as fixed from time to time.

ADDITIONAL COLLECTOR,
BOMBAY SUBURBAN DISTRICT.

To:

The Secretary,
Gandavali Co. op. Housing Society Ltd.,
Gandavali Village, Andheri Kuria Road,
Andheri Bombay. 400066.

Copy forwarded to-

The Tahsildar Andheri for information and necessary action.

The D.L.I.S.B. O.D. for information possession shall be handed over only after the agreement is executed by the Society.

The City Survey Officer, V.B.S.D. Jogeshwari, Bombay 400060.

the S.O.B. ... for information and N. Action

Copy submitted to the Secretary Revenue & Forests Department Mantralaya, with reference to Govt. memorandum No. 12, 2672/26030 G.S. dated 15.2.52 for information.

Copy to the C/S ... 111, 120, 31, 8, 796 for immediate action.

ADDITIONAL COLLECTOR,
BOMBAY SUBURBAN DISTRICT.

K. 14.3.72.

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No.LCS-2677/25039/CR-144/G-4.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the, 22nd June, 1982.

Subject:- Lands : Bombay Suburban District
C.T.S.No.64 of Gundavali - Resumption of -
from

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-86, dated 2-1-1982, is directed to state that the orders issued in Government Resolution, Revenue and Forests Department No.LCS-2677/25039/G-4, dated 18-12-1977 granting Government land measuring 256 sq.mtrs. bearing plot No.3 in C.T.S.No.64 of Gundavali in Bombay Suburban District to Gundavali Co-Operative Housing Society should be cancelled in exercise of powers of Government under condition No.6 of Schedule II of the agreement dated 20-4-1978 since the said society has committed breach of condition No.5 of the agreement and the land should be resumed to Government without payment of any compensation.

2. The Additional Collector, Bombay Suburban District should therefore cancel his orders and close the matter; and submit proposals for disposal of this land after resumption.

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

R.V. Late

Assistant Secretary to Government.
Revenue and Forests Department.
.....

To

✓ The Additional Collector, Bombay Suburban District.

Copy forwarded to :-

- The Commissioner, Konkan Division, New Bombay.
- The District Deputy Registrar of Co-Op.Societies, Bombay.
- The District Inspector of Land Records, B.S.D.
- The Select File of G-4 Desk, R.&F.D.

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OFFICE OF THE
ADDITIONAL COLLECTOR
BOMBAY SUBURBAN DIST.
Date 24 JUN 1982.....

RECEIVED

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No. C/Desk. III/125/II/B/456,
Additional Collector's Office,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay-400025.
Dated :- 9th August 1952.

- READ :-
- 1) This office order No. C/Desk. III/125/II/B/456, dated 15.3.1952.
 - 2) This office Show Cause Notice No. C/Desk. III/125/II/B/36, dated 12.7.1952.
 - 3) The letter dated 20.7. 1952 from the Gundavali Co., Housing Society Ltd.

ORDER :

Govt. land measuring 266 sq. metres out of C.T.S. No. 54 of Gundavali, Taluka Andheri has been granted to the Gundavali Co., Housing Society Ltd. on payment of occupancy price of Rs. 66,500/- (Rupees Sixty-six thousand Five hundred Sixty only) vide this office order of even No. dated 15.3.1952. Possession of the land has also been handed over to the society on 2.5.1952.

The resolution dated 23.3.1952 of the society indicates that the land in question has been allotted and handed over to M/s. Allied Automobiles on payment of Rs. 10,500/- and is a member of the society. It has been further mentioned in the said resolution that the society does not offer to pay the said amount and also does not require to said open space for its use and therefore society is not interested in the said land. As per condition No. 5 of Schedule I of the agreement dated 20.4.1952 the society shall not at any time transferred the said land or any interest herein without the previous written sanction of the Govt. The society has therefore committed the breach of condition No. 5 of the agreement.

A show cause notice was therefore issued to the society on 12.7.1952 stating that as to why the land should not be resumed to Govt. without payment of compensation for breach of condition No. 5 of the agreement dated 20.4.1952

- 2) The Sub Divisional Officer, S.S.D.
 - 3) The Tahsildar Andheri.
 - 4) The City Survey Officer (IX), Vileparis.
- for information.

5) Copy submitted to Govt. in Revenue and Forests Department with reference to letter No. LSH.2477/23039/DR/144/6.4. dated 30.7.1922 for information.

Additional Collector,
Bombay Suburban District.

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No.LCS-2683/668/CR-262/G-4.
Revenue and Forests Department,
Martralaya, Bombay - 400 032.
Dated the, 29th October, 1984.

Subject :- Lands : Bombay Suburban District
At Gundavali -- Re-allotment of - to
Gundavali Co-Operative Housing Society Ltd.

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MEMORANDUM :

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to the correspondence resting with his letter No.C/Desi -III/LND-II/B/CR-196, dated 28-9-1984 is directed to state that in the circumstances clarified therein and in view of the suggestions made by Hon'ble Judges while hearing the appeal No.847 of 1984 filed by the society in the High Court, Bombay, Government is pleased to realloot the land in question on payment of occupancy price at the rate of present market value to Gundavali Co-Op. Housing Society Ltd. on the same terms and conditions mentioned in Government Resolution No.LCS-2677/25039/G 4, dated 13-12-1974 in addition to the following terms and conditions :-

- A) The society shall pay the difference in the present market value of the land and the occupancy price already paid by the society.
- B) The society shall pay 3 times of the N.A.A. of the land as conversion tax from the date of the change of user of the land.
- C) The society shall pay the commercial N.A.A. of the land from the date of commercial use of the land.

2. The Additional Collector should now ascertain from the concerned authorities the rate of present market value, N.A.A. and commercial N.A.A. of the land in question and to recover the amounts in full from the society get the agreement executed from it agreeing to the terms and conditions of reallootment of the land.

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

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

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

- ✓ The Commissioner, Konkan Division, New Bombay,
- The District Deputy Registrar of Co-Op.Societies, Bombay,
- The District Inspector of Land Records, B.S.D.,
- The Assistant Director of Town Planning, 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
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OFFICE OF THE
ADDITIONAL COLLECTOR
BOMBAY SUBURBAN DISTRICT
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Sri Kale
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This Memo. has been
seen by Addl. Collr. on
23/11
23/11

