

NO. LCS-1079/CR-200/G-4.
Revenue and Forests Department,
Mantralaya, Bombay-400 032.
Dated:- 29th January 1983.
March 1983

31 MAR 1983

To
Shri Vishwas D. Sangare
Chief promoter, Neel Suman Co-op. Hsg. Socy.
Incometax Staff Quarters Bldg. No 20/399
Jogeshwar (East), Bombay 400060.
Moghewadi, Subject:- Lands : B.-S.D.
S.No. 111-D Ambivali
Grant of to Neel Suman
Cooperative Housing Society.

Sir,

I am to refer to your application dated 5.11.82 regarding grant of land at Ambivali in Bombay Suburban District to Cooperative Housing Society. Government intends to grant one of the plots available in the area to Neel Suman Co-operative Housing Society, under the B.C.Co. Operative Housing Scheme (PWR-219) subject to your compliance with the following points:-

- a) the Society should submit to this Department the information about each member in the form enclosed herewith;
- b) under the Scheme, only the members having monthly family income of Rs. 800/- p.m. are eligible;
(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 income group only;
- 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 eligible persons for consideration.
- d) Names and information of members numbering not more than 20 (18 members from B.C. Communities and 2 members from non-backward class Hindu Communities) should be proposed. You should, therefore, furnish to Government names and information of only 20 members for consideration of Government;
- e) In support of the information regarding total family monthly income, please forward to Government income certificate from their employers or from revenue officers.
- 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.

OFFICE OF THE
ADDITIONAL COLLECTOR
BOMBAY SUBURBAN DIST.
Date 4 APR 1983



2. Under the Backward Class Co-operative Housing Society Scheme (PWR-219) the final land grant orders can be issued by this Department only after the income and caste certificates of the intending members together with the usual affidavits signed by the members are verified by the Divisional Social Welfare Officer, Bombay Division, and the eligibility of the members is certified to them. You are accordingly requested to submit these details to that officer for scrutiny, under intimation to this Department within two months positively failing which this offer will stand withdrawn automatically.

Yours faithfully,

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

Encl:-Form of Information.

Copy forwarded to :-

- i) The Additional Collector,
Bombay Suburban District for information.
- ii) The District Deputy Registrar of Cooperative Societies, Bombay.
- iii) The Divisional Social Welfare Officer,
Bombay Division, Bombay.
- iv) The Social Welfare and Cultural Affairs
Department, Bombay.

No. C/Dask. III/LMB. XI. B. CR. 1006
Office of the Additional Collector,
Bombay Suburban District,
Old Bazaar House Yard,
Fort, Bombay 400023

Dated:- 8/2/1985

- READ:- 1. Govt. in Revenue & Forests Deptt.'s Letter No. LCS.1079/CR.200/G.4 dt.11.3.1984.
2. Govt. in Revenue & Forests Deptt.'s Resolution No. LCS.1083/1882.CR.222.G.4 dt.12.5.1983.

ORDER:

Government land admeasuring 881.87 sq.mtrs. comprised of plot No.77 from the layout of S.No.111.D and S.No.141.A of Ambivali Taluka Andheri in B.S.D. is hereby granted to the Neel-Suman Co.Op.Hsg.Society Ltd. registered vice No.BCM/K.West.HSG/TC.84.85.740/83.84 dt.8.7-1984 to construct multi storied buildings and to accommodate its 25 approved members whose ~~list~~ appended hereto under the Backward Class Co.Op.Scheme (Old P.W.R. scheme 219). Since the society consist of members from Backward Class community, it is eligible for grant of land free of cost under the above scheme. The society has executed an agreement agreeing to the terms and conditions fixed by Government:-

The land is granted to the society on the special terms and conditions mentioned in Schedule 'A' attached hereto.

a/c
Additional Collector,
Bombay Suburban District.

To:

The Secretary,
Neel Suman Co.Op.Hsg.Ltd.,
Income Tax Staff Quarters
Bldg. No.20/2999, Meghwadi,
Jogeshwari (E) Bombay 400060.

He is requested to approach the City Survey Officer No.IV Cheva Chandan Apartments, S.V. Road, Jogeshwari and take over possession of the plot granted to the society.

Copy with agreement forwarded to City Survey Office No.I Andheri Cheva Chandan Apartment, S.V. Road, Jogeshwari.

He is requested to hand over possession of the plot

700P. R. H. B. E. (C) (M) K. 2002
granted to the society and submit possession reco.
measurement plan in duplicate.

Copy with agreement forwarded for information
necessary action.

- 1. Sub-Divisional Officer, S. S. D.
- 2. Sub-Divisional Officer, S. S. D.
- 3. D. L. R. S. S. D.

Copy forwarded with compliances to the Social Welfare
Officer, Parijat Building, Marine Drive, Bombay.

Additional Collector,
Bombay Suburban District.

7/2-7/2/85

MVS. 6.2.

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The list of approved members of Neelsuman Co.Operative Housing Society(Proposed) accompanying this office Order No C/Desl.III/LNE.IX.B.CR.1006 dated. 8/2/1985

Sr. No.	Name of the member	Family monthly Income in Rs.
1.	2.	3.
1.	Shri V.D.Sangare ✓	780/-
2.	Shri S.R.Tawade. ✓	746/-
3.	Shri J.N.Nakhawa ✓	800/-
4.	Shri T.V.Gawas. ✓	702/-
5.	Shri J.D.Sange ✓	693/-
6.	Shri S.M-Chiplunkar. ✓	500/-
7.	Shri H.G.Chiplunkar ✓	715/-
8.	Shri J.D.Hedamba ✓	775/-
9.	Shri A.L.Waingankar ✓	763/-
10.	Shri S.P.Vetal. ✓	796/-
11.	Shri M.V.Dhama ✓	555/-
12.	Shri H.B.Rathod. ✓	763/-
13.	Shri A.D.Boiphode. ✓	792/-
14.	Shri R.G.Dhamankar. ✓	700/-
15.	Shri S.B.Ambekar. ✓	750/-
16.	Shri S.M.Chiplunkar. ✓	771/-
17.	Shri R.D.Yemsutkar. ✓	658/-
18.	Shri V.S.Mangekar. ✓	791/-
19.	Shri R.B.Vgale. ✓	700/-
20.	Shri D.P.Muradkar. ✓	785/-
21.	Shri D.M.Susvlikar. ✓	773/-
22.	Shri C.G.Pambé. ✓	750/-
23.	Shri R.K.Ondvdkar. ✓	760/-
24.	Shri S.L.Panchasekar. ✓	608/-
25.	Shri S.V.Jadhav. ✓	600/-

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etc

for Additional Collector,
Bombay Suburban District.

8/2/85



Accessionment to this office order No. C/Back-III/LND. P. D. C. 1966, dated 8-2-1965

Following special terms and conditions of grant of land to Backward Class Co-Op. Housing Society Limited.

- 1) The grant of land is sanctioned under the Backward Class Co-Op. Housing Scheme (Old P. J. A. Scheme 219) and accordingly the society become eligible for concession under the said scheme.
- 2) The land shall be utilized for housing the approved total No. 25 members of the society and for no other purpose whatsoever.
- 3) The society shall utilize the land only for the purpose of construction of residential tenements for the approved members and the land or any part thereof shall not be utilized by the society or by any of its members directly, or indirectly for any commercial, business, professional purposes.
- 4) The society shall develop the land have all other amenities and services required for the purposes at its cost.
- 5) The society shall get the building plans approved from the local Corporation/Council or such other local authorities as the case may be before starting any construction on the land.
- 6) The society shall hold the land as inalienable and imtransferable tenure as exempt Class-II under the Land Revenue Code, 1956.
- 7) The society shall utilize the land and construct the residential building (houses) within a period of 7 years from the date of possession.
- 8) The land or any part thereof shall not be sold, mortgaged, leased, transferred or in any other way alienated except as provided in Sec. 36(4) of the Land Revenue Code, 56, without the written previous permission of Govt.
- 9) The society shall not permit any of its members to lease or sublet or to give on lease and licence basis or to transfer the house/flat held by him or her without the prior written permission of the Collector or the Commissioner or the Govt. as the case may be and while granting any permission for further transfer of house/flat, Govt. 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 other members.
- 10) The society shall not admit any new members or substitute any member approved by the Collector/Commissioner/Govt. The provisions in this by not constituting 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.
- 11) 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 determined by the Collector from time to time subject to any general orders of Govt. in force.

12) If any member or his wife/his husband or his/her minor child purchases at any time any flat or house or house or plot or angles of an area exceeding 600 sq. ft. or more, any plot in the area or flat in the area of reservation 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/Govt. but not exceeding the cost paid to the society to another member to be approved by Collector/Govt. and qualified to be a member.

13) 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 new buildings etc. and the Collector shall have right of reservation of any land considered surplus to the reasonable requirements of the society consequent upon such reduction in membership.

14) The society shall pay regularly the non-agricultural assessment levied on the society from time to time.

15) The present matter subject to the reservation of the right of Govt. to all mines and mineral rights and quarries in the land and Govt. shall have full liberty of access for the purposes of testing, prospecting and searching for the area with reasonable convenience, as permitted by the Mh. Land Revenue Code, 1957.

16) If any land or any structure on it is required by Govt. for public or any other purpose, the cost of acquisition of such land or structure shall be ascertained and the amount of compensation payable by Govt. in respect of such acquisition shall be paid to the society or to the person entitled to the land or structure, as the case may be, but not exceeding the cost of the land or structure, as the case may be, as determined by the Collector/Govt. and the society shall be responsible for the cost of acquisition of such land or structure.

17) The society shall be liable to be dissolved if the land reserved for the society is not used for the purpose for which it was reserved or if the land reserved for the society is not used for the purpose for which it was reserved or if the land reserved for the society is not used for the purpose for which it was reserved.

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Handwritten: 112 076-2 Additional Collector, Bombay 11b. 11st

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सद्विकार्य ताका
वेपन स.र.येच्या
प्रशासकांकडे
सुपूर्द करीव.

महाराष्ट्र शासन
जिल्हाधिकारी कार्यालय
मुंबई
दि. १२/११/६९

जिल्हाधिकारी
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जिल्हाधिकारी कार्यालय

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