

085

EX-1 129

No. LCS-2683/2332/CR-247/G-1.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the, 9 August, 1983.

Subject: - Lands : Bombay Suburban District
Plot No. 42 S.No. 111-D of Ambivali-
Grant of - to Bhimchhaya Co-Op. Hsg. 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 28-1-1983 is directed to convey sanction of Government to the grant of Government land measuring 1000 sq.yds. approximately bearing Plot No. 42, S.No. 111-D of Ambivali in Bombay Suburban District to the Bhimchhaya Co-Operative Housing Society to accommodate its total number of 20 approved members on the terms and conditions mentioned in the accompanying statement 'A' under the Backward Class Housing Scheme (as per instructions contained in Government Resolution, Urban Development and Public Health Department, No. BCH-1073/1982-L, dated 21st February 1974 as amended from time to time).

2. This Memorandum, issues with the concurrence of the Social Welfare, Cultural Affairs, Sports and Tourism Department and under the powers delegated to this Department (under Government Memorandum, Finance Department, No. ODC-1377/138/77-EXP-9, dated 20th July, 1977).

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

B.K. Dalvai
(B. K. Dalvai)
Desk Officer.

Revenue and Forests Department.

(Encls: Statement 'A')

To The Additional Collector, Bombay Suburban District.

Copy with statement 'A' forwarded to :-

- The Commissioner, Bombay Division, Bombay,
- The Divisional Social Welfare Officer, B.S.D.
- The District Deputy Registrar of Co-Op. Societies, B.S.D.
- The Accountant General, Maharashtra I/II, Bombay/Nagpur,
- The Social Welfare, Cultural Affairs, Sports and Tourism Department (DVI Desk.)
- The Finance Department (EXP-9),
- The Select File 'G-4' Desk, Revenue and Forests Department.

0.2

OFFICE OF THE
ADDITIONAL COLLECTOR
BOMBAY SUBURBAN DISTRICT

MTL

(List of approved members of Bhimchhaya Co-Operative Housing Society as appearing in the accompanying Government Memorandum, Revenue and Forests Department No. LCSI 2633/2332/CR-247/G-45 dated 18-8-1987)

Sr.No.	Name of the Member	Total Family Monthly Income (in Rs.)
1.	Shri Bandu Ragho Dhokale	627/-
2.	Shri Dagadu Aba Kamble	622/-
3.	Shri Jijaba Gajaba Kamble	657/-
4.	Shri Chidanand Bhairu Maryapgol	605/-
5.	Shri Nagapa Bhairu Maryapgol	491/-
6.	Shri Mansing Jayaram Kamble	780/-
7.	Shri Suresh Dhondoo Kamble	580/-
8.	Shri Mohanrao Lalasaheb Pawar	557/-
9.	Shri Suresh Akaram Bansode	621/-
10.	Shri Pradeep Masoji Adav	698/-
11.	Shri Jagadeo Sudama Kamble	614/-
12.	Shri Jaganath Laxman Gamare	485/-
13.	Shri Parshuram Nenaji Shinde	571/-
14.	Shri Mahadeo Pandurang Jadhav	740/-
15.	Shri Bapu Akaram Ingale	554/-
16.	Shri Jagu Bhau Mane	624/-
17.	Shri Achyut Shankar Shinde	745/-
18.	Shri Rajan Narayan Kamble	750/-
19.	Shri Ananda Shrawan Thorat	650/-
20.	Shri Chandrakant Krishna Shirodkar	581/-

STATEMENT 'A'

(Accompaniment to Government Memorandum, Revenue and Forests Department No. LCS-2683/2332/CR-247/G-4, dated 8-1-53).

TERMS AND CONDITIONS OF GRANT OF LAND TO BHIMCHHAYA CO-OPERATIVE HOUSING SOCIETY.

- i) The grant of land is sanctioned under the Backward Class Co-Operative Housing Scheme (Old P.W.R. Scheme 219) and accordingly the society become eligible for concession under the said Scheme.
- ii) The land shall be utilised for housing the approved total number of 20 members of the Society and for no other purpose whatsoever;
- iii) 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, 1956 without previous written permission of the Additional Collector, Bombay Suburban District.
- iv) The Society shall make maximum use of the land for housing purposes and shall accommodate as many members in the land as are permissible in accordance with the building rules;
- v) The Society shall not enroll any new members or substitute any member approved by the Collector without his prior permission and the Collector shall have a right to approve such new members, recommended by the Society, who would fulfill prescribed conditions thereto;
- vi) The flats in the Society should be occupied personally by the members as soon as these are ready for occupation and members shall vacate the Government accommodation, if any, thereafter. If any member does not occupy the flat and unless the same is required for bonafide use of his family, the flat in the Society shall be placed at the disposal of the Collector who would pay the rent to the said members as may be determined by Government from time to time in accordance with the orders of Government in force;
- vii) 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 if any urban area, the member shall stand disqualified and flat allotted to him in the Society should be transferred, at a price determined by the Collector but not exceeding the cost paid to the society, to another member to be approved by the Collector and qualified to be a member;
- viii) The Society shall not sub-divide the land or any part thereof, nor shall sub-let, transfer, assign or in any way alienate the land or any part thereof or its interest therein without prior written permission of the Collector and Collector may if he so considers fit, while granting permission impose such conditions including payment of premium to Government as he considers appropriate;
- ix) The grant is 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 all reasonable convenience as provided by the Maharashtra Land Revenue Code, 1956;
- x) If the land or any portion thereof is required by Government in future, for any public purpose, the grant of land or if any such portion thereof will be cancelled and the land or any such portion thereof will be resumed by Government on payment of cost

of land paid by the Society and of cost of building or structure, if any, standing thereon. The society shall as final the decision of Government as to whether the land or any part 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 Division;

xi) The Society should not make any addition or alternation to the buildings constructed without written approval of the Collector and shall inform the Collector of the reduction in the number of members, if any, before commencing construction of roads and buildings and Collector shall have right of resumption of any land rendered surplus to the reasonable requirements of the Society consequent upon reduction membership;

xii) The Society shall be bound to complete all the buildings, roads, drains etc. in accordance with the approved scheme to the satisfaction of the Municipal Corporation or such other local authority within a period of two years from the date of possession of land;

xiii) The buildings to be constructed shall be in accordance with the building Rules and Ribbon Development Rules in force in the locality and further subject to the conditions, if any, imposed by the Assistant Director of Town Planning;

xiv) The Society shall hold the land on inalienable and impartible tenure as occupant Class II;

xv) The Society shall pay the non-agricultural assessment for the land regularly that would be fixed by the Collector from time to time;

xvi) The Society or any of its members shall not utilise, any part of the land directly or indirectly for any commercial, business or professional purpose;

xvii) The Society shall within a period of two years from the date of possession of land, plant on the land granted hereunder not less than ten trees of suitable species and maintain them throughout;

xviii) The Society shall be liable to be evicted and land and buildings resumed to Government without payment of any compensation in case there is a breach of any of the conditions of grant of land and failure on the part of the Society to remedy the said breach within six months from the date of issue of notice by the Collector communicating the said breach;

xix) 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 breach immediately and failure on the part of the members 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 clause (xviii) above;

xx) The Society shall sign an agreement in the form xii or xiii prescribed under Rule 42 of the Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971 as required by the Collector, embodying and agreeing to above terms and conditions in addition to such other conditions considered necessary by the Collector having regard to the circumstances of the case and provisions of the Maharashtra Land Revenue Code, 1966 and the Rules made thereunder;

(5) 21
No. C/Desk-III/LMD/ITB/04/023
Office of the Additional Collector,
Bombay Suburban District
Old Custom House,
Fort, Bombay- 400 023.

Dated : 7-8-1984.

READ:-1) Government in Revenue and Forests Department's
Memorandum No. ICS-1079-CR-200-G-4 dated
28-1-1983.

2) Government in Revenue and Department's No. ICS-
2683-2332-CR-247-G-4, dated 9-8-1983.

' O R D E R '

Government land admeasuring 1000 sq. yards i.e. 836 sq.
Mts. comprising of Plot No. 42 out of S.No. 111D of Ambivali
Taluka Andheri in Bombay Suburban District is hereby granted
to the "Bhim Chhaya" Co-operative Housing Society Limited regi-
-stered vide No. BOM-HSG-K W-7361-83 dated 19-12-1983 to con-
-struct Multi stoyed building and to accommodate its approved
members whose list is appended hereto under the Backward Class
Co-operative Scheme (old P.W.R. Scheme 219) since the society
consist of members from Backward Class Community it is eligible
for free of grant of land under the above Scheme. The society
has executed an agreement on 5-3-1984 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.

Authorised by
Additional Collector, B. S. Dist.

for *A. Chhawan*
Additional Collector,
Bombay Suburban District.

To

✓ Shri. D. A. Kamble
Secretary,
Bhim Chhaya Co-operative
Housing Society,
C-13, X-6 P & T Colony,
Sahar Village Vileparle,
Bombay- 400 057.

Society is requested to approach the City Survey Officer
-IV, Chova Chandan Apartment, S.V. Road, Jogeshwari and take
over possession of the plot granted to the Society.



(143)

List of approved members of *Prachin* Kshikaya Co. Operative No Society accompanying this office letter No. C-Desk-III-L B-CR-956 dated *7-3-84*

Sr. No.	Name of the member.	Total Family monthly income (in Rs.)
1.	Shri Bandu Raghe Dhakale.	627.
✓ 2.	Shri Dagaadu Aha Kamble.	622.
3.	Shri Jijaba Gajaba Kamble.	657.
4.	Shri Chidanand Bhairu Maryangel.	605.
5.	Shri Nagana Bhairu Maryangel.	491.
6.	Shri Mansing Jayaram Kamble.	780.
7.	Shri Suresh Dhondee Kamble.	580.
8.	Shri Mohanrao Shah Pawar.	557.
9.	Shri Suresh Akaran Bansode.	---
✓ 10.	Shri Pradheep Maseji Adav.	698.
11.	Shri Jagadee Sudana Kamble.	614.
12.	Shri Jaganath Laxman Ganare.	485.
13.	Shri Parshuram Nanaji Shinde.	571.
14.	Shri Mahadee Pandurang Jadhav.	740.
15.	Shri Bapu Akaran Ingale.	554.
16.	Shri Jagu Bhaui Mane.	624.
17.	Shri Achyut Shankar Shinde.	745.
18.	Shri Rajan Narayan Kamble.	750.
19.	Shri Ananda Sarawan Therat.	650.
20.	Shri Chandrakant Krishna Shirodkar.	581.

ok

ADDITIONAL COLLECTOR
Bombay Suburban Dist.
6/3/84

15/1
E.E.E. 147

SCHEDULE 'A'

Accompaniment to this office order No. O/Desk.III/LMD/TB/
OR/466 dated 7-3-84

Following Special terms and conditions of grant of land to
'Bhim Chhaya' Co. operative Housing Society Limited.

1. The grant of land is sanctioned under the Backward Class Co-operative Housing Scheme (Old P.W.R. Scheme 219) and accordingly the society become eligible for concession under the said Scheme.
2. The land shall be utilised for housing the approved total No. 20 members of the Society and for no other purpose whatsoever.
3. 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.
4. The society shall develop the land and have all other amenities and services required for the purpose at its cost.
5. 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.
6. The society shall hold the land on inalienable and impartible tenure as occupant Class II under the Maharashtra Land Revenue Code, 1966.
7. The society shall utilise the land and construct the residential building (houses) within a period of 2 2 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 Section 36 (4) of the Maharashtra Land Revenue Code, 1966 without the written previous permission of Government.
9. 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 the prior written permission of the Collector or 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.
10. 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 it may think fit.

11) The house/flats should be occupied personally by the members as soon as there are ready for occupation. If any member does not occupy the house/flat himself and unless the same is required for bonafied 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.

12) If any member of his/wife/her husband or his/her minor child purchases at any time any flat or house or houses or plot or bungalow of an area exceeding 500 sq. ft. carpet area of 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 Collector/Government 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 road, buildings etc. and the Collector shall have right of re-sumption of any land rendered surplus to the reasonable requirements of the Society consequent upon such reduction in membership.

14) The society shall pay regularly the non-agricultural assessment prevalent in the locality from time to time.

15) The grant shall 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.

16) 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 Govt. 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 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.

17) 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 a 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.

18) 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 of immediately and failure on the part of the said member to remedy the breach according within a period of six months from the date of issue of notice.

199

be deemed to be a breach committed by the society
if and the society shall render itself liable to be
with under condition No. 17 above.

The society shall within a period of 2 years from the
of possession of land plant on the land granted here-
for trees at the rate of 1 tree per 100 s. mtrs. of
table species and maintained throughout.

ofc

Additional Collector,
Mumbai District.

20/2/03.

