

A 506

(213)

(6)

No. 37 Desk, III
Additional Collector's Office,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay-400023.

Dated :- 19th Nov 1984

READ :- Govt. in Revenue and Forests Department's Memorandum
No. ~~2679/9836~~ 2679/9836 Cr. 4 dated 4/9/1984
ER-582/84

ORDER

Govt. land admeasuring 840.4 sq. yds. / sq. metres
comprised of Plot No. 117 from the layout of S. No. 111 D
and 141 A of Ambivali / S. No. 161 of Versova, Taluka Andheri in
Bombay Suburban District is hereby granted to the "Manik Babhukripa
Co. Operative Housing Society Ltd. on payment of concessional
occupancy price of Rs. 30369/- (Rupees Thirty thousand three
hundred sixty nine only) to construct multi-storeyed buildings and
to accommodate its 16 approved members whose list is append-
ed hereto. The society has been registered under the Co. Operative
Societies Act vide No. BOM/~~485~~/K-West / HSE-TC-261-84 dated 19/10/1984
The society has also executed an agreement agreeing to the terms
and conditions fixed by the Govt. The land is granted to the
society on the special terms and conditions mentioned in
Schedule 'A' attached hereto.

o/c
Additional Collector,
Bombay Suburban District.

To Shri. M. M. Bhende,
Chairman,
Manik Babhukripa C.H.S.,
c/o Shri. M. M. Bhende,
H/B - Mianaji Blocky - 1st Floor,
T. J. Road - Grant Road - Bombay - 7.

19/11/84
19/11/84

He is requested to approach the District Inspector of
Land Records, B.S.D. for taking over possession of the plot
granted to the society.

Read Order & Agreement
M. M. Bhende
19/11/84

PTO

City Survey Officer, No. 16
Copy forwarded to the District Inspector
B.S.D. 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).
- 2) The Sub Divisional Officer, B.S.D.
- 3) The City Survey Officer (IV), D. E. L. R. 17 St.
S.V. Road, Jogeshwari.

2/19/11
21/1/87
Additional Collector,
Bombay Suburban Districts

List of approved members of
 Manik, Prabhu, Krupa, Co-op. Housing
 Society. Accompaniment of this
 office order no. G/Desk III/1982
 B.C.R. 1009 dt. 13-11-1982

Sr. No.	Name of the Member	Total 10 months Income
1)	Shri. M.M. Bhende	1800/-
2)	Shri. V.K. Pathak	1500/-
3)	Shri. K.R. Phacker	1200/-
4)	Shri. D.G. Ramraokhani	2591/-
5)	Mrs. T.H. Chawan	2800/-
6)	Shri. R.M. Swam	1500/-
7)	Shri. S.C. Jaitly	1730/-
8)	Shri. D.B. Shambally	655/-
9)	Shri. J.B. Analkar	1200/-
10)	Shri. A.N. Mayekar	1153/-
11)	Shri. N.T. Waryal	600/-
12)	Shri. R.K. Sosap	1200/-
13)	Shri. R.S. Baset	1112/-
14)	Vacant for B.C.	—
15)	Vacancy	—
16)	Vacancy	—


 19/11
 Add. Billing Colln.
 B.S/D.



List of approved members of -
'Manik. Prabhu. Krupa,' co-op Housing
society. Accompaniment of HWS
office order No. C/Estk-III/CH-2-II-
B-CR-1009 dt. 19-11-1984.

Sr. No.	Name of the Member	Total Monthly Income.
1)	Shri. M.M. Bhende	1800/-
2)	Shri. V.K. Pathak	1500/-
3)	Shri. K.R. Thacker	1200/-
4)	Shri. E.G. Ramdakhiani	2591/-
5)	Mrs. T.H. Chawhan	2500/-
6)	Shri. R.M. Swar	1500/-
7)	Shri. S.C. Jaitly	1730/-
8)	Shri. Z.B. Shanjally	655/-
9)	Shri. J.B. Aralkar	1200/-
10)	Shri. A.N. Mayekar	1153/-
11)	Shri. V.T. Wajal	600/-
12)	Shri. R.K. Sarpal	1200/-



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SCHEDULE - 'A'

Accompaniment to this office order No. C/Desk/III/
LND/II-B/CR-1009. dt. 19-11-1984

Following special terms and conditions of grant of
land to *Manoh Babhu Keshu* 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, 1966 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 or to transfer the house/flat to any person.

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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 shall be transferred at a price determined by the Society, provided that the price shall not exceed the cost paid by the said 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 subject to the reservation of the right of Government 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 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, in 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 in any, as determined by the Executive Engineer, Public Works and Municipalities.

15) The Society shall be liable to... and the land and building... to...

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 ^{them} through-out.

ADDITIONAL COLLECTOR
Bombay Suburban Dist.

19/11/22
19/11/22
19/11/22

(473)

क्र. : ०२/सब/वे - ०५०१

जिल्हाधिकारी,
महानगर जिल्हा वरचे कार्यालय,
जी.एम.बार.डी.प.मार्ग, २२५, कोला,
कोला(प), तालुका - ४०० ०५१.

दिनांक :- २१/१०/२०१०

- वाचने :- १) माणिक प्रभुषा जी.जां.हो.तां.जि.प्रां.दिनांक २०.१०.२०१०
चे व दिनांक १४.१०.२०१० चे पत्र
- २) महसूल व वन विभाग जमिनी जापना क्र.वेतनीपुला/१६९४/२२४
प्रक्र १६१७/अ-२ दिनांक १८ नोव्हेंबर, २०१०.

वा दे श
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गोवे जमिनीवरील येथील सर्व नं.१११ ठी व १४१ वे या
जमिनीवरील भूखंड क्र.१२० मधील माणिक प्रभुषा तहकदारी गृहनिर्माण
संस्थेतील तभागाद वी सुरेश रा. धनु यांची तदनिका क्र.१ ही रजिस्टर
इंस्ट्रुमेंट डेव्हलपमेंट बँक ऑफ इंडियाकडे रु.५०,००,०००/- (सत्तरे पन्नास
लाख फक्त) इतके रकम मिळवण्यासाठी अतिरिक्त तारण म्हणून ठेवण्यात
उद्देशिलेले क्र.१ च्या जापनाद्वारे तसेच विनंती केली होती.

शांताने उद्देशिलेले क्र.१ च्या — जापनाद्वारे वरील
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माणिक प्रभुषा तहकदारी गृहनिर्माण संस्था वर शांताने गारुच्या दिनेली आहे.

- १) रजिस्टर इंस्ट्रुमेंट डेव्हलपमेंट बँक ऑफ इंडियाने तदनिका वा
त्याचा कोणताही भाग तिकावयात काढता तर पहिला भार
म्हणून शांतानात पुढील रकमा ह्याच्या नागरी आणि
महाणदार जापल्या मागण्या उर्वरित रकमेतून भागविली.
- २) कच्चेहक्काची धरित रकम व सनदेनुसार देय आलेल्या इतर रकम
- ३) उक्त जमीनीच्या विक्रीद्वारे मिळणा-या अनर्जित उत्पन्नाच्या
५० टक्के रकम अनर्जित उत्पन्नाची रकम ठरविणाऱ्या
प्रयोजनासाठी जिल्हाधिकारी, महानगर जिल्हा जिल्हा

शांताने त्याकरीता नियुक्त केलेला अन्य कोणताही अधिकारी इंधन जमीनीचे मुख्य आणि संस्थेने त्या जमीनीवर अंमलेच्या इमारती, तीरफना आणि उभारलेली व बांधिलेली इंधन यंत्रे यांचे विक्रीच्या तारखेस आम्हाप्रमाणे मुख्यत्वेन वस्तू झालेले मुख्य वेगळे करील आणि मुक्तः जमीन दिली त्यावेळी किंमत, जितकी जास्त असेल तितकी रक्कम अनर्जित उत्पन्न मानण्यात येईल आणि शांताना देय असेल त्या उत्पन्नाचा ५० टक्के हिरता अंतिम असेल व तो देणे सगळी इंडस्ट्रिय डेव्हलपमेंट अँड अफ इंडिया आणि माणिक प्रभूपणा सहकारी गृहनिर्माण संस्थेवर अंमलकार राहिल. तीरफनाच्या सर्वांची परिगणना करताना जिल्हाधिकारी किंवा शांतान नियुक्त अन्य अधिकारी-याने संस्थेने आपल्या लेखा पुस्तकांतले सर्व विवेके स्वयंचे मुख्यत्वेन विचारात घ्यावयात राहिल नाही.

- १) वरील शर्त (१) मध्ये काहीही अंतर्भूत असले तरी उरेदीदारांच्या नावे करावयाच्या कोणत्याही विक्रीसाठी किंवा हस्तांतरणासाठी शांतानाची लेखी परवानगी आवश्यक राहिल व त्या प्रयोजनासाठी सगळी इंडस्ट्रिय डेव्हलपमेंट अँड अफ इंडिया किंवा गृह अधिकारी संस्था यांना उरेदीदारांचे नावे आणि पत्ता तसेच जमीनीवरील इमारती, तीरफना गग त्या संस्थेने उभारलेल्या आगेत वा इतर कोणीही उभारलेल्या आगेत, त्यांच्या विक्रीची किंमत आणि शांतानात आवश्यक वाटेल त्या तिदमातीस आणखी इतर तपशील शांतानात उपलब्ध वस्तू द्यावा लागेल, शांतानाच्या गते उरेदीदारां हा आदरणीय पद्धत आल्यात आणि वरील शर्त १.१ च्या उपबंधांमध्ये नमूद केलेल्याप्रमाणे जिल्हाधिकारी वा अन्य शांतान नियुक्त अधिकारी-याने ठरविलेली अनर्जित उत्पन्नाच्या ५० टक्के रक्कम शांतानात देण्यात आल्यात शांतान प्रस्तावित हस्तांतरण विक्रीत परवानगी देईल.

