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List of members of Matushree Hanubhai Co-operative Housing Society accompanying this office order No. C/Dask/II/IND/II/2/CR/943, dated 17-10-1983

No.	Name of the member	Total family monthly income (in Rs.)
1.	Shri Laxman Punjabhai Parghi ✓	574/-
2.	Shri Harish Bacherbhai Maru ✓	630/-
3.	Shri Vinod Hiralal Bericha ✓	790/-
4.	Shri Mohan Sandabhai Gujaria ✓	736/-
✓5.	Shri Dinesh Tribhuvan Makwana ✓	775/-
✓6.	Shri Bhupendra Baidha Makwana ✓	529/-
✓7.	Shri Girdhar Govind Gehil ✓	713/-
8.	Sari Manesh Harji Solanki ✓	800/-
9.	Shri Khimji Pala Makwana ✓	796/-
10.	Shri Jaywant Rupsingh More ✓	735/-
11.	Shri Dineshkumar Rupsingh Parmar ✓	582/-
12.	Shri Vijay Rupsingh Parmar ✓	781/-
13.	Shri Valji Shamji Parmar ✓	764/-
14.	Shri Valji Mulji Rathod ✓	618/-
15.	Shri Denji Pithabhai Khuman ✓	778/-
16.	Shri Premji Devji Gehil ✓	616/-
17.	Shri Gopal Sandabhai Gujaria ✓	500/-
18.	Shri Devji Hanubhai Padaya ✓	677/-
19.	Shri Ramesh Khodidas Bericha ✓	799/-
20.	Shri Pragji Khodidas Gehil ✓	733/-
21.	Shri Premji Devji Gehil ✓	559/-
22.	Shri Kanji Dhanji Gehil ✓	653/-
23.	Shri Ramraja Dinkar Jawkar ✓	655/-
24.	Shri Nandkishore Dattaram Pednekar ✓	740/-

ok  
Additional Collector,  
Bombay Suburban Districts

6/110  
12/7/10

SSS/6.10

THE COUNTY SHALL WITHIN A PERIOD OF 2 YEARS FROM THE DATE OF ACQUISITION OF LAND PLANT OR ANIMAL SPECIES HERE-  
UNDER LISTED AT THE POINT OF, FROM THE AND SUBJECTS OF  
SPECIAL SPECIES AND RELATED THEREABOUTS

*CV*  
Additional Collector,  
Newby Suburban Districts

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same is required for beneficial use of his family, the said flat in the society shall be placed at the disposal of the Collector who shall arrange to pay the cost to the said member or any as determined by the Collector from time to time subject to any general orders of Government.

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 bungalow of an area exceeding 600 sqft/any other 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/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 read 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.

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 Govt to all mines and mineral products and quarries in the land and Govt shall have full liberty of access for the purpose of working quarries and searching for the same with reasonable conveniences, as provided by the Maharashtra Land Revenue Code, 1956.

16) If any land or any portion thereof is required by Govt 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 Govt 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 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. 17 above.

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## ANNEXURE 5 A

The grant shall be subject to the following special conditions:

- 1) The grant of land is sanctioned under the Maharashtra Land Ceiling (Amendment) Act Scheme (Old No. 19) and accordingly the society becomes eligible for concession under the said Act and Scheme.
- 2) The land shall be utilized for housing the approved total No. 24 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 its 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 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 authority 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 utilize the land and construct the residential building (houses) within a period of 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(A) of the Maharashtra Land Revenue Code, 1966 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 license 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 or 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 a substitute occupant member.
- 10) The society shall not enrol any new members or substitute any member approved by the Collector/Commissioner/Govt. 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 consider 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

Continued



Copy with a copy of agreement for information and necessary action to :

- 1) The ~~Tahsil~~ Tahsil Officer, Anandheri (in duplicate).
- 2) The Sub-Divisional Officer, S.D. ...
- 3) The City Survey Officer (IV), Anandheri, Chawa Chandan, Jageshwari, Bombay-400060.
- 4) Copy forwarded with compliments to the Executive Engineer, Bombay Housing & Area Development Board, Griha Nirman Bhawan, Bandra for information.

Additional Collector,  
Bombay Suburban District.

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53 (15)

34 No. C/Desk III/LRD/II/E/CR/440  
Additional Collector's Office,  
Bombay Suburban District,  
Old Custom House Yard, Fort,  
Bombay-400023.  
Dated: 26.11.1983

READ :- Govt. in Revenue & Forests Department's Memorandum  
No. LCS/2679/4814/CR.27/G.4, dated 6.5.1983.

**D E R :**

Govt. land measuring 1005 sq. yds. comprised of Plot No. 82 out of S. No. 111.D Ambivali, Tahsil Ancheri in Bombay Suburban District is hereby granted to the Matushree Matushree Bhanubai Co. Op. Housing Society Ltd. registered vide No. BOM/HSG/K-West/7315/1983, dated 13.7.1983 to construct multi-storied building and to accommodate its 24 approved members whose list is appended hereto under the Back-Ward Class Co-Operative Housing Scheme (Old P.W. 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 agreeing to the terms and conditions mentioned in Schedule 'A' attached hereto.

*[Signature]*  
Additional Collector,  
Bombay Suburban District.  
21/11/83 K-6/11  
27/10

To  
~~Shri H. K. Mane, M.A.~~  
Shri H. K. Mane, M.A.  
Chairman,  
Matushree Bhanubai Co. Op.  
Housing Society Ltd.,  
Iaxman P. Pargai Chawl, Block 'K',  
Room No. 104, B. No. 104th Road,  
Tulsiwadi, Mahalaxmi,  
Bombay-400034.

2/- He is requested to approach the District Inspector of Land Records, B.S.D., Old Custom House Yard, Fort, Bombay-400023 for taking over possession of the land granted to the society.

SSS/5.10

Copy to the District Inspector of Land Records, B.S.D.

2/- He is requested to verify the receipt of payment of amount of Rs. 57,205.90 made with the Executive Engineer, Bombay Housing and Area Development Board Griha Nirman Bhawan, Bandra and then hand over possession of the land to the society.

P.T.O.

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 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 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 III;

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 22 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 the provisions of the Maharashtra Land Revenue Code, 1966 and the Rules made thereunder;

STATEMENT (A)

(Accompaniment to Government Memorandum, Revenue and Forests Department No. U.S. 26201/4944-CP-27-G4, dated 6.5.53)

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

i) The grant of land is sanctioned under the Backward Class Co-Operative Housing Scheme (Old P.W. Scheme 219) and according to the society being eligible for concession under the said Scheme.

ii) The land shall be utilised for housing the approved total number of 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 30(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 admit 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/his 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-plot, 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.

(List of members of Matushree Bhanibai Co-Operative House  
Society accompanying Government Memorandum, Revenue and  
Forests Department No. LCS-2680/5412/CR-201/G-4, dated 6-5-8

Sr.No.	Name of the Member	Total family monthly income (in Rs.)
1.	Shri Laxman Punjabhai Parghi	574/-
2.	Shri Harish Bacherbhai Maru	680/-
3.	Shri Vinod Hiralal Boricha	790/-
4.	Shri Mohan Sondabhai Gujaria	736/-
5.	Shri Dinesh Tribhuvan Makwana	775/-
6.	Shri Bhupondara Badha Makwana	529/-
7.	Shri Girdhar Govind Gohil	713/-
8.	Shri Manesh Harji Solanki	800/-
9.	Shri Khimji Fala Makwana	796/-
10.	Shri Jaywant Rupsingh More	735/-
11.	Shri Dineshkumar Rupsingh Parmar	582/-
12.	Shri Vijay Rupsingh Parmar	781/-
13.	Shri Valji Shamji Parmar	764/-
14.	Shri Valji Mulji Rathod	618/-
15.	Shri Danji Pithabhai Khuman	778/-
16.	Shri Premji Devji Gohil	616/-
17.	Shri Gopal Sondabhai Gujaria	500/-
18.	Shri Devji Ranabhai Padaya	677/-
19.	Shri Ramesh Khodidas Boricha	799/-
20.	Shri Pragji Khodidas Gohil	733/-
21.	Shri Premji Devji Gohil	559/-
22.	Shri Kanji Dhanji Gohil	653/-
23.	Shri Ramraja Dinkar Jawkar	655/-
24.	Shri Nandkishore Dattaram Pednekar	740/-

(3) (3)

No.LCS-2679/4814/CR-27/G-4.  
Revenue and Forests Department,  
Mantralaya, Bombay - 400 032.

Dated the, 6th May, 1983.

**Subject:-** Lands : Bombay Suburban District  
Plot No.82 S.No.111-D Ambivali  
Grant of - to Matushree Bhanibai  
Co-Operative Housing Society.

**MEMORANDUM :**

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to Government letter of even number dated 17-5-1981 is directed to convey sanction of Government to the grant of Government land bearing plot No.82 out of S.No.111-D Ambivali in Bombay Suburban District to Matushree Bhanibai Co-Operative Housing Society to accommodate its 24 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-D73/17868-L, dated 21-2-1974 as amended from time to time.

2. The Additional Collector, Bombay Suburban District should get the agreement executed from it agreeing to the terms and conditions of the grant and then issue necessary final orders for giving possession of the land to the society. A list indicating names and monthly income of each of the approved 24 members is annexed herewith. A copy of this list should be annexed by the Additional Collector, Bombay Suburban District to his final order.

3. 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.ODO-1377/168/77-EXP-9, dated 20-7-1977).

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

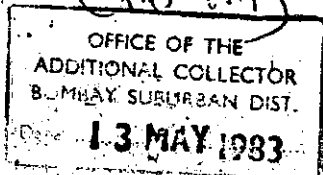
*R. G. Vartak*  
(R. G. Vartak)

Assistant Secretary to Government  
Revenue and Forests Department.

To  
The Additional Collector, Bombay Suburban District  
(with Statement 'A' and list).

Copy with copy of Statement 'A' and 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 Accountant General, Maharashtra I/II Bombay/Nagpur.  
The Finance Department (EXP-9)  
The Social Welfare, Cultural Affairs, Sports & Tourism Department  
The Select File 'G-4' Desk, Revenue & Forests Department.



which this offer will stand withdrawn automatically. The  
my affidavits already submitted by your society have been  
forwarded to the Divisional Social Welfare Officer, Bombay  
Division.

Yours faithfully,

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

.....  
(Encl: ~~Form~~ Form of Information)

Copy forwarded to :-

- ✓ i) The Additional Collector, Bombay Suburban District, Bombay.  
for information.
- ii) The District Deputy Registrar of Co-Op. Societies, Bombay.
- iii) The Divisional Social Welfare Officer, Bombay Dn., Bombay  
with reference to his letter No. BD/B-II/BCH/7302,  
dated 26-6-1980. The affidavits filed by the society  
are returned herewith. A certificate is required to  
be issued by you as per the P.W.R. 219 scheme after  
verification of caste and family income certificates  
of the members. The Divisional Social Welfare Officer  
is accordingly requested to submit the certificate along  
with the supporting documents early.
- iv) The Social Welfare & Cultural Affairs Department, Bombay.

To

The Chief Promoter,  
Matrushree Bhanibai Co-Op. Housing Society (Proposed)  
C/o. Mansur Govind Koli Municipal Chawl,  
Block-R, Room No.28, Mahalaxmi,  
Bombay - 400 034.

Subject:- Lands : Bombay Suburban District Matru  
S.No.111-D Ambivali- Grant of... to/Shree Bhanibai  
Co-Operative Housing Society.

Sir,

I am to refer to your application dated 19-2-1981 regarding grant of land at Ambivali in Bombay Suburban District to the Matrushree Bhanibai Co-Operative Housing Society. Government intends to grant one of the plots available in the area to your 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 members 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 24 (22 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 24 members for consideration of Government;

e) In support of the information regarding total family monthly income, please forward 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.

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B.S.  
OFFICE OF THE  
CHIEF PROMOTER  
BOMBAY SUBURBAN DISTRICT  
2 MAY 2081  
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 by them. You are, accordingly requested to submit the details to that officer for scrutiny, under intimation to this Department within two months positively failing

P.T.O.