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No. LCS-2680/4088/CR-187/64
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the, 28th January 1983.

Subject:- Lands in Bombay Suburban District
S.No.141-A Ambivali - Grant of - to -
Shamim 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 6-12-82 is directed to convey sanction of Government to the grant of Government land measuring 1000 sq.yds. bearing plot No.29 out of S.No.141-A of Ambivali in Bombay Suburban District to Shamim Co-op. Housing Society to accommodate its approved members on payment of concessional occupancy price / ~~present market value~~, at 257. fixed provisionally @ Rs. 100 per sq.mtr. and on the terms and conditions mentioned in Government Resolution dated 15-7-1978.

2. The Additional Collector, Bombay Suburban District should now recover the provisional occupancy price in full from the society get the agreement executed from it agreeing to the terms and conditions of grant and then hand over advance possession of the land after the society is registered. A list indicating names and monthly income of each of the approved 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 within the powers delegated to this Department (vide Government Memorandum, Finance Department No. OIO-1377/168-77/EXP-9, dated 20-7-1977.)

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

(Signature)
(R. G. Vartak)

Assistant Secretary to Government.
Revenue and Forests Department.

- The Additional Collector, Bombay Suburban District, Bombay.
- Copy with a copy of 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-Operative Societies, B.S.D.
- The Pay and Accounts Officer, Bombay.
- The Resident Audit Officer, Bombay.
- The Accountant General, Maharashtra State I, Bombay.
- The Accountant General, Maharashtra State II, Nagpur.
- The Finance Department (EXP-9)
- The Select File 'G-4' Deptt, Revenue & Forests Department.

(Handwritten marks)

OF THE
COLLECTOR
SUBURBAN DISTRICT

31/1/83

(Reg)



List of members of Shamim Co-Operative Housing Society
accompanying Government Memorandum, Revenue and Forest
No. JC3-2680/4068/CR-189/G-4, dated 28th January 1983.

Sr. No.	Name of the member	Monthly (in Rs.)
1.	Shri Alji Kala Boricha - PK	82
2.	Shri Yashwant Sower Satrange - PK	81
3.	Kum. Amina Qazi Mohm. Atauddin Murghey	75
4.	Smt. Amarbai Govind Sumara - PK	61
5.	Kum. Zubeda Ibrahim Banderkar	800
6.	Kum. Rashida-Mohd. Haroon Ansari	822
7.	Smt. Hashmat Begum Syed Ismail Edroos	717
8.	Smt. Begumbi Gulam Mustafa Khan	657
9.	Kum. Aisha Ibrahim Battiwala	808
10.	Kum. Najmunnisa Dawood Shaikh	750
11.	Smt. Shamsunnisa Iqbal Mirza	87
12.	Shri Mohammed Muzammil Birwadkar	958
13.	Shri Abdul Karim Rabbia Khan	628
14.	Smt. Zaibunnisa Mohd. Zubair Momon	945
15.	Shri Shaikh Kasam Shaikh Husain	653
16.	Kum. Sahsoon Yaqub Mohd. Saraswalia	639
17.	Smt. Noor Banu Shaikh Abdul Latif	918
18.	Smt. Qamar Jahan Sajid Husain	879
19.	Kum. Fatima Kasam Petiwala	655
20.	Smt. Kavita Baburao Bharade - PK M. P. Tare	881



10) The society shall not permit any of its members to lease or mortgage or to give in lease and license rights or to sublet the house/flat held by him or her without the prior written permission of the Collector or the Collector of the District in the case of any flat/flat. The society shall have the right to request or to grant permission in such cases and conditions as the said authority considers 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 beneficial 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 Govt. in force.

12) If any member of his wife/his husband or his/her minor child purchases at any time, any flat or house or plot or bungalow in any urban area, 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 in 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 written approval of the Collector and shall inform the Collector if 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 entered surplus to the reasonable requirements of the society consequent upon the such reduction in membership.

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

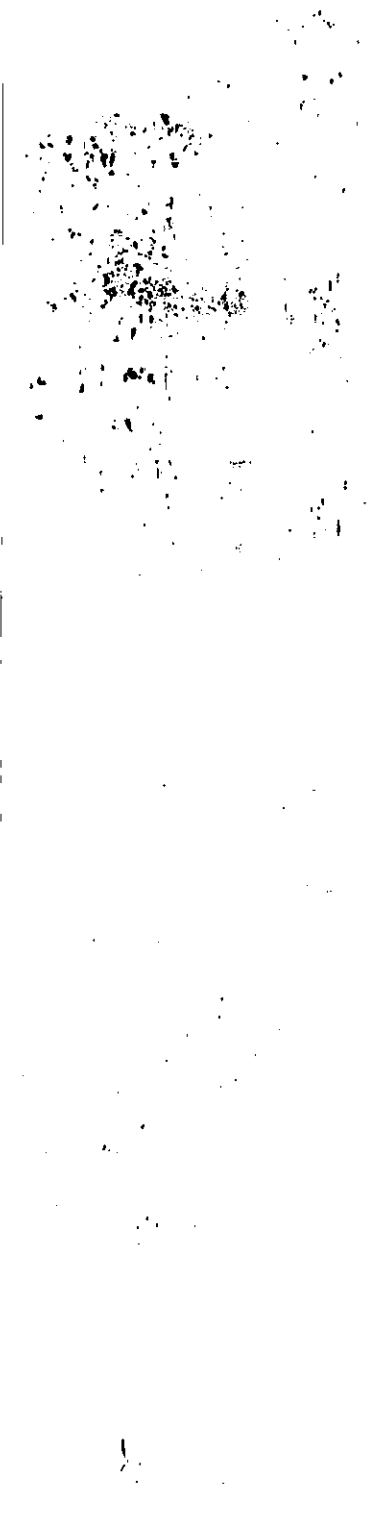
15) The grant shall subject to the reservation of the right of Govt. to all mines and mineral products and rights in the land and Govt. shall have full liberty of access for the purposes of making quarries and scavenging or the same with reasonable conveniences, as provided by the Maharashtra Land Revenue Code 1965.

16) If any land or any portion thereof is required by or within future for any public purpose, the grant of land in any part thereof will be cancelled and land in question resumed by Govt. on payment of compensation equal to and for the portion thereof which is to be resumed and cost of the building or structure, if any, standing thereon. The

Geetha...

Received with 2.11.18

The cost of the land will be paid by the society



(53)
No. LCS-2680/4068/CR-189/G-4,
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the, 18th April, 1983.

Subject:- Lands in Bombay Suburban District
S.No.141-A Ambivali - Grant of to
Shamim Co-Operative Housing Society.

Read :- Government Memorandum, Revenue and Forests Department
No. LCS-2680/4068/CR-189/G-4, dated 28-1-1983.

MEMORANDUM :

In partial modification of Government Memorandum, Revenue and Forests Department, No. LCS-2680/4068/CR-189/G-4, dated 28-1-1983, Government is pleased to grant plot No. 33 out of S.No. 141-A of Ambivali in Bombay Suburban District to Shamim Co-Operative Housing Society instead of plot No. 29 to accommodate its approved members on payment of concessional occupancy price of Rs. 43.75 per sq.mtr. fixed at 25% of the market value as on 1-2-1976 fixed at Rs. 175/- per sq.mtr.

2. The other terms and conditions of the grant remain the same.

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

(R. G. Vastak)

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 Assistant Director of Town Planning, Bombay City
Survey and Land Records.

The District Dy. Registrar of Co-Op. Societies, Bombay
Suburban District.

The Pay and Accounts Officer, Bombay.

The Resident Audit Officer, Bombay.

The Accountant General, Maharashtra I/II Bombay/Nasapur.

The Finance Department (EXP-9)

The Select File G-4 Desk, R.&F.D.

OFFICE OF THE
SECRETARY
REVENUE AND FORESTS DEPARTMENT
BOMBAY
15 APR 1983

Vertical line on the left side of the page.

B.S.D. for taking over possession of the land.

**Copy forwarded to the D.I., R.B.S.D. Bombay
for necessary action and report compliance immediately.**

Copy to:-

- 1. The Tahsildar Anaheri (In duplicate)**
- 2. The Sub-Divisional Officer B.S.D.**
- 3. The City Survey Officer IV, Anaheri**
- 4. The Registrar of Co-Op. Societies (K-ward-)
Tulla House opp. G.P.O, Bombay.**

O/C signed by *DL*
Additional Collector, B. S. Dist. *for*
**Additional Collector
Bombay Suburban District.**

UWA-271-A-31X

No. LCS-2680/4068/CR-189/G-4.
Revenue and Forests Department,
Mantralaya, Bombay - 400 032.

Dated the, 12th August, 1983.

Subject:- Lands : Bombay Suburban District
Plot No. 33, S.No. III-D Ambivali -- Permission
to mortgage- to the Greater Bombay Municipal
Corporation.

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-930 dated 30-6-1983 is pleased to convey sanction of Government to allow the Shamim Co-Operative Housing Society Ltd. to mortgage plot No. 33 out of S. No. III-D Ambivali admeasuring 1260 sq.mtrs. (granted to it under Government Resolution, Revenue and Forests Department No. LCS-2680/4068/CR-189 G-4, dated 18-4-1983) with the terms and conditions mentioned below :-

- i) In the event of the Greater Bombay Municipal Corporation sells the land or any part thereof or having sold the same for realising their security, the Corporation shall pay to Government as a first charge the following amounts and the mortgagee may settle its claim from the remaining amount of the proceeds:-
 - a) Arrears of lease rent and any other dues which are payable in accordance with the sanads;
 - b) Half the amount of unearned income realised from the sale of the said land (excluding the value of the buildings, structures, plant and installed thereon);

For the purpose of determining the unearned income the Additional Collector, Bombay Suburban District or any Officer appointed by Government in that behalf shall, in the first instance, separate the price of the land and the price of the buildings, structures, plant and installed thereon by the society on the valuation thereof as on the date of such sale and the excess amount of price of the land, so determined over the amount of the price paid by the society to the Government at the time of the original grant, shall be deemed to be unearned income and the 50% share thereof payable to Government, shall be final and binding upon the society and the Greater Bombay Municipal Corpn. While calculating the cost of structures, plant etc. the Additional Collector or the Officer appointed by Government may take into account the value of these items as exhibited in the Society's books of account;

- ii) Notwithstanding anything contained in condition No. (i) above, written permission of Government will be necessary for any sale or transfer in favour of the purchaser and for that purpose the Greater Bombay Municipal Corpn. or the Society shall furnish to Government the name and address of the purchaser as also the amount of the sale price of the land as also of the buildings, structures standing thereon, whether erected and installed by the society or by any one else and such further particulars concerning the same, as may be required by Government in that

OFFICE OF THE
ADDITIONAL COLLECTOR
SUBURBAN DIST.

OFFICE OF THE
ADDITIONAL COLLECTOR
SUBURBAN DIST.

Date

LND 1175

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behalf. On receipt of the information, Government will grant permission to the proposed sale or transfer if, in the opinion of the Government the purchaser is a respectable party and if half the amount of unearned income as determined by the Collector or other Officer, as the case may be, has been paid to the Government subject to the provisions of condition No.(1) regarding payment of unearned increment;

iii) That the permission granted for the mortgage of the land is limited only to the transaction of mortgage mentioned in the Society's letter, dated 3-6-1983.

iv) That in the event of sale or transfer mentioned in condition No.(1) above, the purchaser or transferee shall hold the land for purposes of residential use only, and on the same terms and conditions on which it has been granted to the Society unless the same are modified by Government;

v) The Government will not terminate the Sanad/Agreement or resume the land granted to Shamim Co-Operative Housing Society Ltd. unless a notice of 90 days is given to the Greater Bombay Municipal Corporation before resuming the land so that the Greater Bombay Municipal Corpn. may have the opportunity of remedying the breaches, if the same are capable of being remedied.

3. These orders are issued in consultation with the Finance Department. (vide its un-official reference No.1051/EXP-9, dated 9-8-1983).

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

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

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

The Commissioner, Bombay Division, 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 Pay and Accounts Officer, Bombay,
The Resident Audit Officer, Bombay,
The Accountant General, M.S. I/II
The Finance Department (EXP-9) Bombay/Nagpur,
The Select File 'G-4' Desk, Revenue and Forests Department.

Subject: Lands
S.No. 11
to the
Sham.

GOVERNMENT OF MAHARASHTRA
Revenue and Forests Department
Corrigendum No. LCS-2680/4068/
Mantralaya, Bombay - 400 032.

Dated the, 20th September, 1983

READ: (1) Government Memorandum, Revenue
No. LCS-2680/4068/CR-189/G-4

(11) Government Memorandum, Revenue
No. LCS-2680/4068/CR-189/G-4

CORRIGENDUM:

The word and figure appearing at the
approved members of Municipal Employees
Housing Society (accompanying Government
Forests Department No. LCS-2680/4068/CR-
should be deleted and following entry shall

S.No. Name of the member

20 Shri Mahadeo Pandurang Tare

2. Following words and figures should be
approved members of the Municipal Employees
Housing Society.

S.No. Name of the Member

1. Shri Ibrahim Ismail Banderkar
2. Smt. Muntaz Yunus Dakhway
3. Shri Kazi Nizamuddin S.
4. Shri Shahabuddin Burhanuddin Kazi
5. Shri Virjibhai Karsanbhai Solanki
6. Smt. Zakiya Mahmood Dakhway
7. Shri Zamang Mohd. Iqbal Alimiya
8. Shri Mohd. Ismail Mohd. Salim Shaikh
9. Shri Abdulla Abdul Satter Kazi
10. Shri Devrao Bhaskar Holikar
11. Smt. Safia Kasam Gazze

3. For the words and figures "admeasur" appearing in the 5th line of
plot No. 29" appearing in the 5th line of
Revenue and Forests Department, No. LCS-2680/
dated 28-1-1983 should be read as "admeasur"
bearing plot No. 33".

