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476

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 25% 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 initials)

OF THE
COLLECTOR
SUBURBAN DISTRICT

31/1/83

(Handwritten initials)



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 Mohd. 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. Saraswalla	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



Govt./Ambivalli/141.A/111.B/141.C
141.D/141.E/141.F/141.G/141.H/141.I/141.J/141.K/141.L/141.M/141.N/141.O/141.P/141.Q/141.R/141.S/141.T/141.U/141.V/141.W/141.X/141.Y/141.Z/141.aa/141.ab/141.ac/141.ad/141.ae/141.af/141.ag/141.ah/141.ai/141.aj/141.ak/141.al/141.am/141.an/141.ao/141.ap/141.aq/141.ar/141.as/141.at/141.au/141.av/141.aw/141.ax/141.ay/141.az/141.ba/141.bb/141.bc/141.bd/141.be/141 bf/141.bg/141.bh/141.bi/141.bj/141 bk/141.bl/141.bl/141 bm/141.bn/141.bo/141.bp/141.bq/141.br/141.bs/141.bt/141.bu/141.bv/141.bw/141.bx/141.by/141.bz/141.ca/141.cb/141.cc/141.cd/141.ce/141.cf/141.cg/141.ch/141.ci/141.cj/141 ck/141.cl/141.cm/141.cn/141.co/141.cp/141 cq/141.cr/141.cs/141.ct/141.ct/141 cu/141.cv/141.cw/141.cx/141.cx/141.cy/141.cy/141.cz/141.d

1) Govt. land bearing Plot No.29 comprising 536 sq. meters
comprised in the combined layout of S.No.111.B and 141.A of
Ambivalli, Taluka Andheri, Bombay Suburban District has been
granted to the Municipal Employees Shamrao Co. Op. Housing
Society registered vide No. 1000/1963/N. (W) 29/230/63, dated
14.2.1963 under the Maharashtra Society Societies Act for the
construction of residential multistorry building for accom-
modating its 20 approved members whose list appended hereto
The society has paid provisional occupancy price Rs.20,900/-
(Rupees Twenty thousand Nine hundred only) in this office
on 10.3.1963. The society has also executed an agreement in
the Form IIIA

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the Form IIIA

Govt. land bearing Plot No.29 comprising in the
layout of S.No.141.A and 141.D of Ambivalli is hereby grant-
ed to the aforesaid society on the following terms and con-
ditions :

- 1) The society shall pay additional occupancy price within
a month from the date of demand that will be fixed finally
if it is found that final valuation of land is more than
that provisionally fixed by Govt.
- 2) The society shall pay interest @ 5% per annum over and
above the difference in the provisional occupancy price
fixed @ Rs.100/- per sq. meter and that will be finally fix-
ed by Govt. from the date of possession of the land till the
date of payment of such differential amount.
- 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 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 of 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 construc-
tion on the land.
- 6) The society shall hold the land on inalienable and impart-
ible tenure as occupant Class-II under the Maharashtra Land
Revenue Code 1966.
- 7) The society shall utilise the land and construct the
residential building, 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 a

10) The society shall not permit any of its members to...
...the house/flat shall be...
...the cost of the house/flat...
...the cost of the house/flat...

11) The house flats should be occupied personally by the members as soon as there are ready for occupation...
...the house/flat in the society shall be placed at the disposal of the Collector who shall arrange to pay the rent to the society subject to any general orders of Govt. 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 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 by 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...
...the cost of the land...

Geetha...

Received on 2.11.8 with sign...
The cost of the land...

society shall amount to, shall the members of the society who have the land in any portion thereof. It shall be a joint liability and it is the duty of the members of the society to pay the amount of the contribution for the maintenance of the roads and drainage system.

17) The society shall be liable and obliged and the land shall be liable to be sold, mortgaged, or otherwise disposed of in any manner by the society or any member thereof, and the society shall be bound to indemnify the Collector for any loss or damage caused by the society or any member thereof, and the society shall be bound to indemnify the Collector for any loss or damage caused by the society or any member thereof, and the society shall be bound to indemnify the Collector for any loss or damage caused by the society or any member thereof.

18) The society shall be bound to take all necessary steps to compel any of its members, who has committed a 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 of 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. 19, above.

19) 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.

self xxx
Additional Collector,
Bombay Suburban District,

To
Smt. Z.I. Banderkar,
Secretary,
Municipal Employees Shamir
Co-Op. Housing Society,
21/28, Ranchandra Bhatt Marg,
Akbar Building, 1st Floor,
Opp. Near Baug, Bombay-400009.

The society should now please approach the District Inspector of Land Records, B.S.D., D.D. Bldg., 1st Floor, Old Custom House, Fort, Bombay- for taking over of possession of the land.

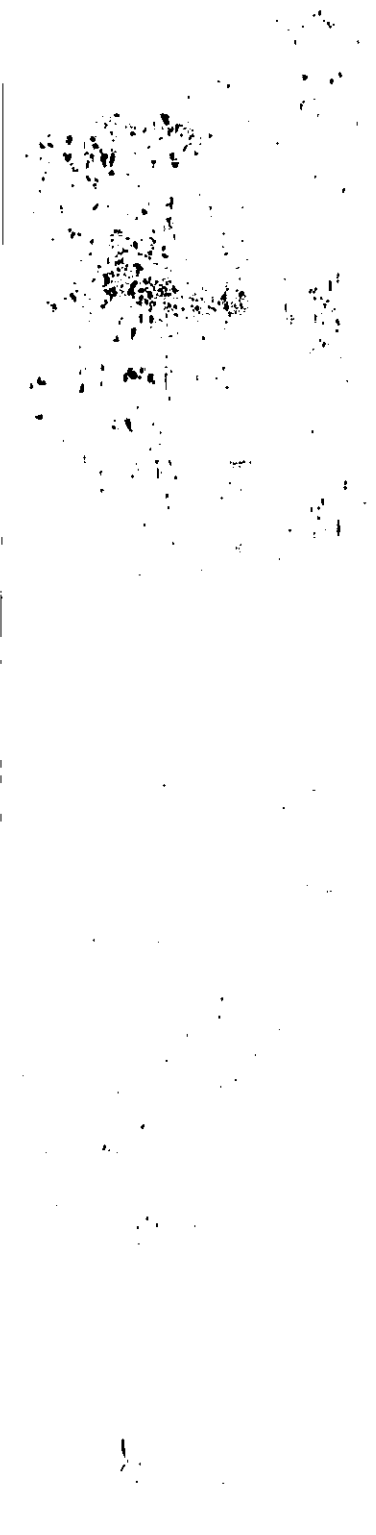
Copy forwarded to the District Inspector of Land Records, B.S.D., Bombay.

2/- He should please hand over possession of the land to the society and submit possession with receipt with measurement plan in duplicate early.

Copy with agreement forwarded to :

- (i) The Tahsildar Andheri (in duplicate).
- (ii) The Sub Divisional Officer, B.S.D.
- (iii) The City Survey Officer (IV), Andheri for necessary action.

Additional Collector,
Bombay Suburban District,



(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
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.

NO. C/DESK. III. LMD. II. B. CR. 990.

Additional Collector's
Office, Bombay Sub. Dist.
Old Custom House, Fort,
Bombay, August.

Date: 28th April, 1933

READ:-

- 1) Government in R.O. Revenue Department's
Memo No. 123, dated 12/11/32, No. 105/0.A.,
dated 28.1.33.
- 2) This office order No. C/DESK. III. LMD. II. B.
CR. 990 dt. 21.3.33.
- 3) Govt. in Revenue and Excise Department's
Memo No. LCS. 4004/CA. 1050.A. dt. 18.4.33.

ORDER:-

In partial notification of this office
order No. C/DESK. III. LMD. II. B. CR. 990 dt. 21.3.33, the
Plot No. 35 out of S. No. 111.D and 141 A of Subdiv. in
Bombay Suburban District instead of Plot No. 29 is hereby
granted to the Municipal Employees Shramik Co-op. Housing
Society Ltd. to accommodate the approved members on
payment of concessional occupancy price of Rs. 63,75
p.s.s. fixed at 25 % of the market value as on 1.2.76
fixed at Rs. 175/- p.s.s.

In view of the change of the plot the Society
will have to pay the additional occupancy price of Rs.
63,75 p.s.s. for the Plot No. 35 amounting 1280 sq. ft. area.
The occupancy price ceases to Rs. 28,225/- (Rs. Fifty five
thousand one hundred twenty five only).

The society has paid an amount of Rs. 20,500/-
(Rs. Twenty thousand five hundred only.) towards the
occupancy price of Plot No. 29. The Society should there-
fore, pay the amount of difference of Rs. 38,025/- (Rs.
Thirty four thousand two hundred and twenty five only)
in this office immediately.

The other terms and conditions of the grant
laid down in this office order dt. 21.3.33 shall be the
same.

*For
1st/11/33
1st/11/33
1st/11/33
1st/11/33*

Mr. Z. I. Bhandarkar,
Secretary, The Municipal
Employees Shramik Co-op. Hsg.
Society Ltd.
21/28, Ramchandra Bhat Marg,
Ahar Bldg. Opp. Near Bang.
1st Floor, Bombay, 400009.

Sd/-
Additional Collector,
Bombay Suburban District.

The Society should now please approach the D.O. for

order

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 Anbheri (In duplicate)**
- 2. The Sub-Divisional Officer B.S.D.**
- 3. The City Survey Officer IV, Anbheri**
- 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. Dis.

28/7
Additional Collector
Bombay Suburban District.

UWA-271-A-513

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

11/8

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 Sattar 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".

