

Layout B. Suburban District.
Survey No. 303 and 423
of Danda
Grant of ---
to the Yashodasp Co-operative
Housing Society.

(1)

GOVERNMENT OF MAHARASHTRA,
Revenue and Forest Department,
Resolution No. LCS 2566/11233-BI,
Sachivalaya, Bombay-33. Dated: - 30th March 1968.

RESOLUTION:

1. Government is pleased to grant Government Land comprising of 1 plot bearing No. 11 in the layout approved by the Town Planning Department from Survey No. 303 and 423 of Danda in Bombay Suburban District to the Yashodasp Co-operative Housing Society for construction of residential buildings for accommodating its members whose list is appended to this Government Resolution duly approved.
2. The Yashodasp Co-operative Housing Society shall pay to Government the Occupancy Price for the land in accordance with the orders issued in the Government Resolution, Revenue and Forests Department No. LCS-1034/10352-B, dated 21st January 1966.
3. The grant shall be also subject to the terms and conditions prescribed in the Government Resolution, Revenue and Forests Department No. LCS-43247-B, dated 23rd April 1965.
4. The possession of land shall be given to the Society only after Occupancy Price is paid by the Society and sanad is executed in its favour, and it is examined that there is no change in the membership of the Society and the case is examined as per instructions given in Government Memorandum, Revenue and Forests Department No. LCS 1067/11931-BI, dated 25th January 1968.

P.D. By order and in the name of the Governor of Maharashtra,

COLLECTOR BOMBAY
SUBURBAN DISTRICT
DATE 25 MAR 1968

Under Secretary to Government.

To
w/ll

The Commissioner, Bombay Division,
The Additional Collector, Bombay Suburban District,
The Settlement Commissioner and Director of Land Records,
Pune,

Contd:-

Accompaniment to the Government Resolution, Revenue and Forests
 Department No. LGS 2366/11235-BI, dated 20th March 1958.

A list of Members.

Sr.No.	Name of the Member	Monthly Income Rs.
1	Shri Surendra X V. Raje	1280/- I ✓
2	Shri Arvind V. Vaidya —	II 580/- II ✓
3	Shri Shreekanth V. Raje	II 650/- III ✓
4	Shri Satish M. Aras —	I 500/- IV ✓
5	Shri Gopal K. Raje —	1250/- II ✓
6	Shri K.V. Karikhanis X	II 900/- III ✓
7	Shri Suhas S. Saple	I 450/- IV ✓
8	Shri Vinayak G. Adhye —	1500/- I ✓
9	Shri Visant R. Khanolkar —	II 750/- III ✓
10	Shri Balkrishna Y. Sule	1200/- II ✓
11	Shri Narayan K. Kurup —	II 820/- III ✓
12	Shri Brahmukar R. Gokarn —	1000/- II ✓
13	Shri Jayant G. Saverkar X	I 400/- IV ✓
14	Shri G.R. Murzollo	1200/- II ✓

I 2 x 1280 = 2560 : III x 2 : 222
 II 2 x 580 = 1160 : III : 544
 III 6 x 650 = 3900 : I : 390
 IV 2 x 500 = 1000 : III : 8)

1143

~~222 x 52 = 11664 = 00~~
~~834 x 31.25 = 26047.50~~
~~8) x 25 = 200 = 00~~

17474 = 50

NO.C/LND II Danda 5

Collector's Office, B.S.D,
Old Custom House Yard, Fort.

October 1966.

16-11-68

Re:-

1. Government Resolution Revenue & Forests
Department No. LCS 2006 dated 20th March 68
1236 B1

ORDER

Government land measuring 1143 Sq. Yds.
comprising of Plots bearing No.
of layout approved by Town Planning Department from S. NO 308
and 423 of in Taluka Bombay
Suburban District is hereby granted to Tachodip
Co.Op.Housing Society, for construction of residential buildings
for accommodating it's members whose list is appended hereto, on
payment of occupancy price, amounting to Rs. 39,894-50
in this office within
a period of one month from the date of issue of this order and
subject to the other conditions mentioned in the schedule
attached hereto.

K.N.B
Additional Collector,
Bombay Suburban District.

To Shri S.V. Rago, the chief promoter
Tachodip Co-op. Socy. 109, Socially 19 Jaiprakash Nagar
Gandhinagar East Bombay 68

- 1. Only the possession of the plot will be handed over to the Society and then hand over the possession to the Society and report compliance along with a pucca plan.
- 2. He is requested to verify the receipt of the payment from the Society and then hand over the possession to the Society and report compliance along with a pucca plan.

Copy forwarded to the District Deputy Collector, Bombay Suburban District, Mankotdar Achari/ Borivali / Kurla for information.

K.N.B
Additional Collector,
Bombay Suburban District.

only the possession of the plot will be handed over to the Society and then hand over the possession to the Society and report compliance along with a pucca plan.

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SCHEDULE I.

Conditions appended to the additional Collector, Bombay
Suburban District's Order No. C/LND..... Dated.....

The Society shall prepare a proper scheme for the development of the land at its cost and submit it within three months from the date of taking over possession of the land to the Additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation along with a layout plan for construction of internal roads with provisions for sewers, drainage etc., and also showing construction of multi storied buildings - ensuring maximum utilisation of land to the extent permissible within the floor space index for the area. Development of land and construction of roads and buildings should not commence till written approval of the Additional Collector, Bombay Suburban District and the Greater Bombay Municipal Corporation, to the layout is received. *and the N.A.P. under section 44 of N.L.R.C. 1946 is obtained from the Govt. Secy.*

2. That the Society or any member shall not sell or any way transfer by mortgage lease etc., any plot or block or flat out of the land to any person other than a member of a society or let or give on lease and licence basis and tenement, block or flat out of the land to any person other than member without obtaining - previous written approval of the Additional Collector, Bombay Suburban District. The Additional Collector, Bombay Suburban District will have the right of first refusal whenever any tenement block or flat is to be let out or to be given on lease and licence basis and to nominate Government servants for the purpose. The Additional Collector shall exercise the right of first refusal within 30 days of receipt of intimation from the Society or its member.

3. That the Society shall not enrol any additional members or substitute any member in place of those approved by Government, except with previous written approval of Government.

4. That the Society shall inform Government of reduction in the number of members, if any, before commencing construction of roads and buildings and Government shall have right to resume any land rendered surplus to the reasonable requirements of Society.

5. That no individual plots shall be given to members and the Society shall be bound to construct multi storied buildings roads and drains etc., within two years from the date of taking over possession of the land in accordance with the approved layout of the additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation.

6. That the Society shall not utilise any part of the land directly or indirectly, for the commercial, business or professional purpose except as provided for in layout approved by the Additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation or with the prior written approval of Government.

7. That the Society shall comply with all the building rules and regulations prescribed and made applicable to the area under the provisions of the Town Planning Act and Bombay Municipal Corporation Act.

8. That the Society shall obtain from the appropriate Revenue authority the N.A. Permission before starting N.A. use in respect of the lands as required under Section 44 of Bombay Land Revenue Code. 1946.

contd.

9. That the Society shall pay to the appropriate revenue authority, on due dates the N.A. Assessment in respect of the land at the rates prescribed by Government of the locality subject to the provisions of Rule 86(1) (B) of the Bombay Land Revenue Rules, 1921.

10. That the Society shall be liable to be evicted and the land and buildings resumed by Government without payment of any compensation in case there is breach of any of the conditions of grant of land and failure on the part of the Society to remedy the breach within 6 months from the date of issue of notice by the Additional Collector, Bombay Suburban District, communicating the breach.

11. That the Society shall be bound to take necessary steps to compel any member of the society who has committed breach of any of the conditions of grant of land to remedy the breach immediately and failure on the part of the member to remedy the breach of condition of grant of land within a period of six months from the date of issue of notice by the Additional Collector Bombay Suburban District, communicating the breach shall be deemed to be a breach committed by the Society itself and the society will render itself liable to eviction and resumption of land and buildings by Government without payment of any compensation.

12. That the Society shall sign an agreement in form HHT as required by Additional Collector, Bombay Suburban District, embodying the above conditions and any additional conditions as may be considered necessary by the Additional Collector, Bombay Suburban District.

13. That the possession of land shall not be given to the Society unless the Society pays in full to the Additional Collector Bombay Suburban District, occupancy price of land and other dues, if any that may be communicated to it by the Additional Collector, Bombay Suburban District.

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[Signature]
Addl Collector S. D. Bombay
[Signature]
Additional Collector,
Bombay Suburban District.

D'kar/310.

14/11