

(A 84) (15)

NO. LCS-1079/CR-200/G-4.
Revenue and Forests Department,
Mantralaya, Bombay-400 032.
Dated:- 28th January 1983.

To, Shri D. B. Koli,
President, Adiwashi Co-op. Hsg. Socy.
Lalta Singh Chawl, Asalpe Nagar,
PO. Barve Nagar, Bhaktopar
Bombay-84.

Subject:- Lands : B. S.D.

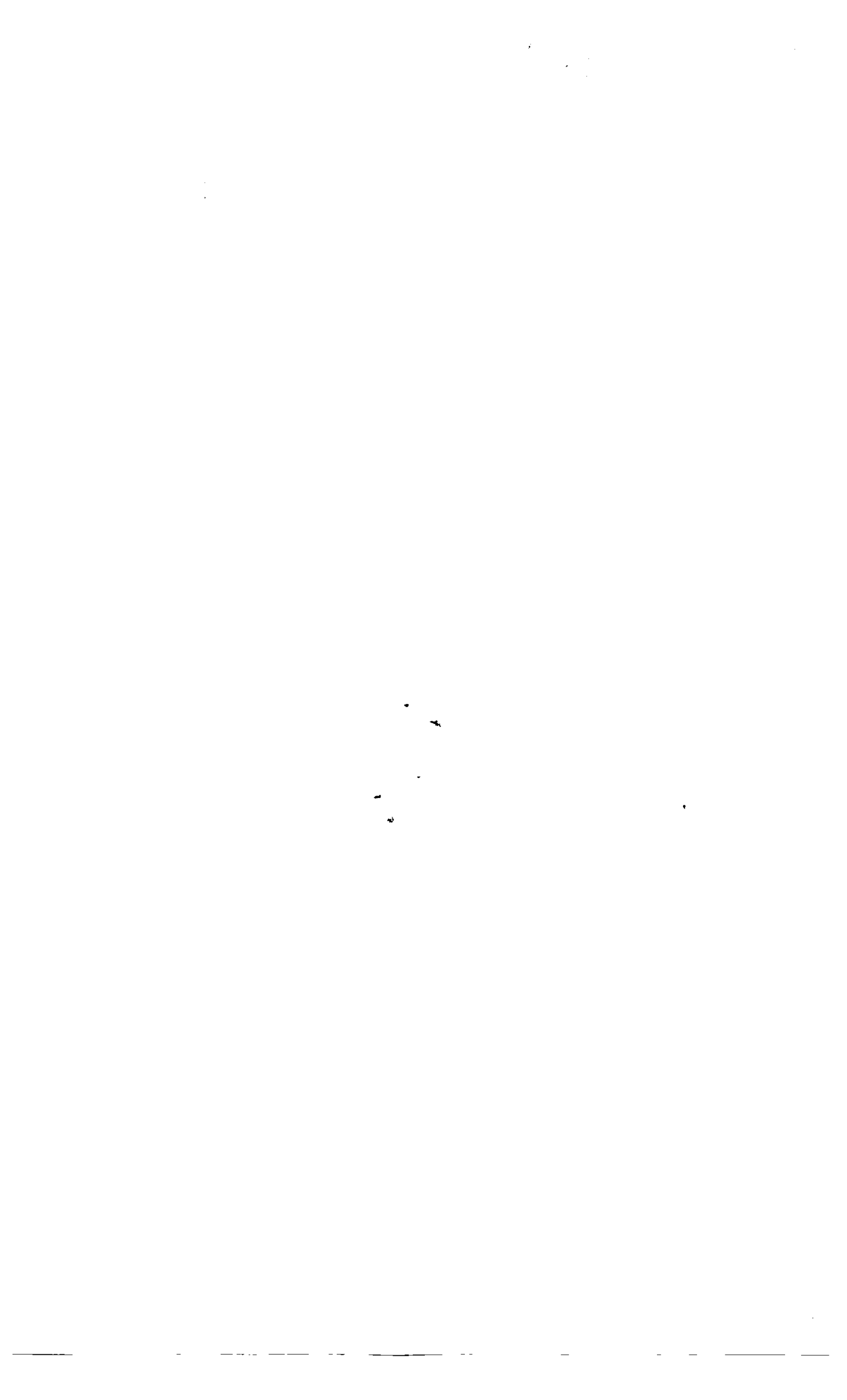
S.No.111-D Ambivali
Grant of to Adiwashi
Cooperative Housing Society.

Sir,

I am to refer to your application dated 2-6-12-78 regarding grant of land at Ambivali in Bombay Suburban District to Cooperative Housing Society. Government intends to grant one of the plots available in the area to Adiwashi 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 20 (18 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 20 members for consideration of Government;
- e) In support of the information regarding total family monthly income, please forward to Government 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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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 expenditure certificates of the intending members together with the usual affidavits signed by the members are submitted to the Divisional Social Welfare Officer, Bombay Division, and the eligibility of the members is certified. You are accordingly requested to submit these documents to that officer for scrutiny, under intimation to this Department within two months, positively failing which this offer will stand withdrawn automatically.

Yours faithfully,
R.G. Vartak

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

Encl:- Form of Information.

Copy forwarded to :-

- ✓ i) The Additional Collector, Bombay Suburban District for information.
- ii) The District Deputy Registrar of Cooperative Societies, Bombay.
- iii) The Divisional Social Welfare Officer, Bombay Division, Bombay.
- iv) The Social Welfare and Cultural Affairs Department, Bombay.

S-28-1-83.

WDD

OFFICE OF THE
ADDITIONAL COLLECTOR
BOMBAY SUBURBAN DIST.
Date..... 5 FEB 1983

2/11/1984

P-65

A-284

No. C/Desk-III.LND.II.B.CR.1001

Office of the:-
Additional Collector,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay:400 023 Date: 1-2-1985

- READ:-
- 1) Govt. in Revenue & Forests Department's L. No. LCS-1079/CR-200- & 4. dt. 28th Jan. 1983.
 - 2) Govt. in Revenue & Forests Department's L. No. LCS.1083/1882/CR-222-G-4, dated 12.5.1983.

ORDER :

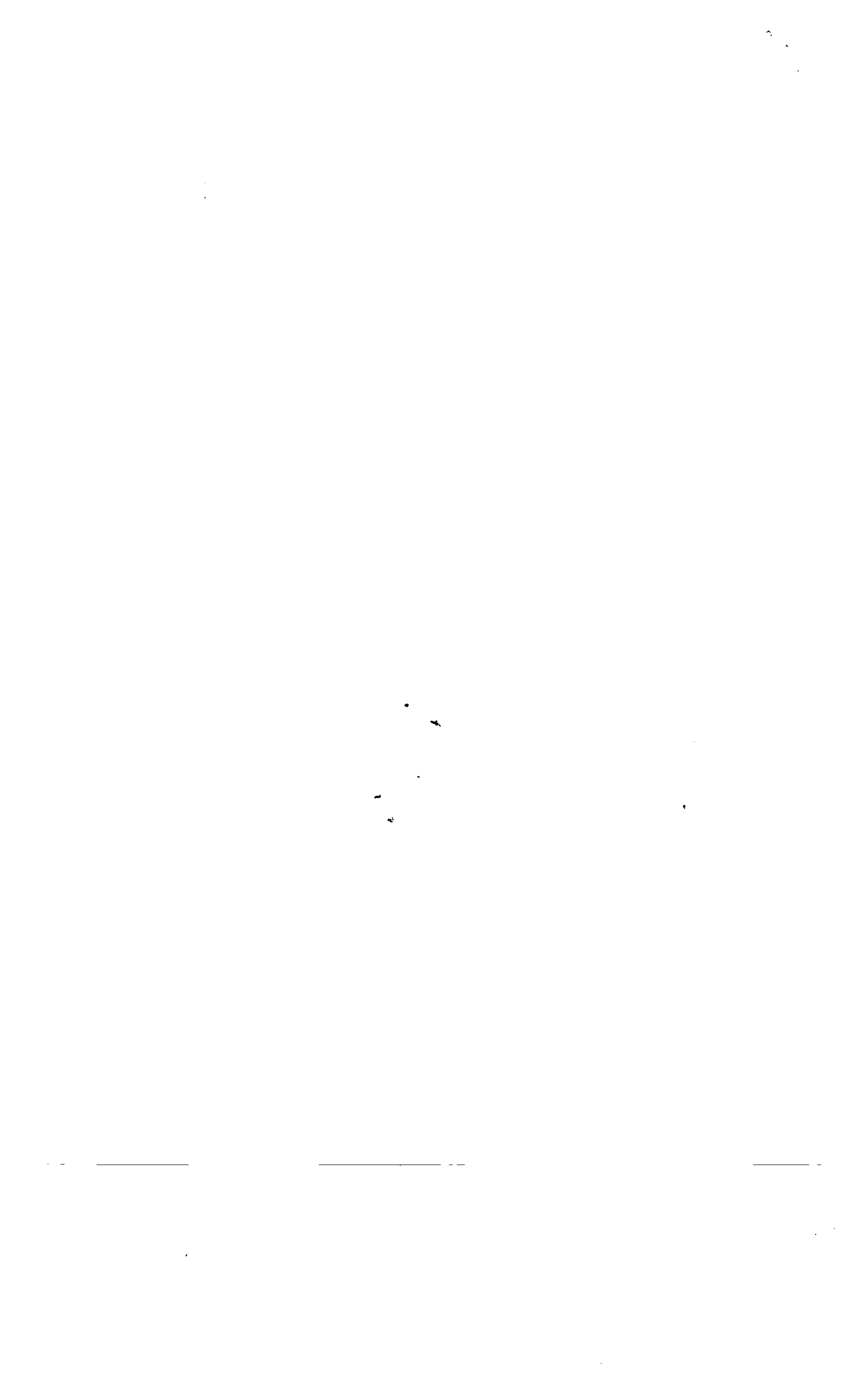
Govt. land admeasuring 800 Sq. Mts. comprising of Plot No.78 out of S.No.111-D of Ambivali Taluka Andheri, B. S. is hereby granted to the 'Rairashwar' Co-Operative Housing Society registered vide No.BOM/K-West/HSO(TC)771/84-85, dt. 29.11.84 to construct multi stoyed building and to accommodate the approved members whose list is appended hereto under Backward Class Co-Op.Scheme (Old P.W.R.Scheme 319). Since the Society consist of member from Backward Class Community, it is eligible for grant of land free of cost under the above Scheme. The Society has executed an agreement, according to the terms and conditions fixed by Government.

The land is granted to the Society on the special terms and conditions mentioned in Schedule 'A' attached hereto.

For Additional Collector
Bombay Suburban District

To:
Shri.D.B.Koli, Chairman
Rairashwar Co-Op.Hsg.Society Ltd;
Lalatsingh Chawl, Anarpe Nagar,
Ghatkopar, Bombay:84.

He is requested to approach the City Survey Office and Chova Chandra Apartment, 27, Road, Jogeshwari East, for possession of the plot granted to the Society.



SCHEDULE 'A'

Accompaniment to this office order No.C/Desk-III/DM.II.

CR-1991, dated 1-2-1985.

Following Special terms and conditions of grant of land to Rairreshwar Co-Operative Housing Society Ltd. Part-II.

1. The grant of land is sanctioned under the Backward Class Co-Operative Housing Scheme (Old P.W.R. Scheme 219) and accordingly the Society become eligible for concession under the said Scheme.

2. The land shall be utilised for housing the approved total No.20 members of the Society and for no other purpose whatsoever.

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 utilised 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 authorities 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 utilise 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(4) of the Maharashtra Land Revenue Code, 1966 without the written previous permission of Government.

9. The Society shall not permit any of its members to lease or sublet or to give on leave and licence basis or to rent the house/flat held by him or her without the prior written permission of the Collector or the Commissioner of the District as the case may be and while granting any permission for 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 the house is being transferred to a new members.

10. The Society shall not enrol any new members or admit any member approved by the Collector/Commissioner/Government at 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

1. 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 bonafied 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 order of Government in force.

2. If any member or his/wife/her husband or his/her minor child purchases at any time any flat or house or houses or plot or building of an area exceeding 600 sq.ft. carpet area of 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. not exceeding the cost paid to the Society to another member to be approved by Collector/Govt. and qualified to be a member.

3. 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 member. 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.

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

5) 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.

6) 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 held by the society for the land and any portion thereof which 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 required for a public purpose and as to the cost of building structure, if any determined by the Ex. Engineer, Public Works Department.

7) The Society shall be liable to be evicted and the land building resumed to Govt. without payment of any compensation in case there is a breach of any condition of grant and in future on the part of the Society to remedy the said breach within a period of six months from the date of issue of notice.

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List of approved members of Rareshwar Co-Operative
Order
Society Ltd., accompanying this office ~~Letter~~ No.C/Desk-
II.B.CR.1001, dated 1-2-1985.

<u>Sr.No.</u>	<u>Name of the member</u>	<u>Monthly income</u>
1.	Shri.D.B.Koli	Rs.732/- Dhanraj Kopshetty
2.	Shri.N.L.Koli	Rs-300/-
3.	Shri.M.N.Markum	Rs.700/- S.L Koli
4.	Shri.R.G.Mane	Rs.798/-
5.	Shri.P.C.Kavate	Rs.672/- Yadav
6.	Shri.R.M.Shelke	Rs.745/- Rohit Naik
7.	Shri.A.A.Koli	Rs.375/-
8.	Shri.R.S.Wadekar	Rs.777/- मुन्नेदेवी
9.	Shri.A.G.Koli	Rs.630/- N.P.Koli
10.	Shri.N.H.Aute	Rs.780/- नारद पती शेजा
11.	Shri.Y.S.Gowari	Rs.618/-
12.	Shri.B.B.Joshi	Rs.735/- Dalvi M.A
13.	Shri.M.D.Choudhari	Rs.750/- Bakti Naik
14.	Shri.T.S.Mane	Rs.715/-
15.	Shri.N.M.Kotnake	Rs.714/- Preema Marchan
16.	Shri.G.P.Zinge	Rs.600/- Karan Patel
17.	Shri. /Kum:R.K.Desale	Rs.372/- R.P.Kapoor
18.	Shri.K.N.Patel	Rs.750/- अम
19.	Shri.V.S.Koli	Rs.500/- R.H.Milchandani
20.	Shri.V.G.Harane	Rs.550/-

O/C signed by
Additional Collector, B. S. Dist. *[Signature]*
Additional Collector,
Bombay Suburban District.

