

A-33
No. LCS 2675/26-CR-258-G4

(53)
Revenue & Forests Department,
Mantralaya, Bombay-32,
Dated: 25h January 1980.

6 FEB 1980

Subject: Lands : B.S.D.
Plot Nos. 47 to 51 out of
S.No. 111-D Ambivali Grant of
to Shatataraka Coop. Hsg. Socy.

MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and in continuation of Government Endorsement of even number dated 30th April 1979 is directed to convey sanction of Government to the grant of plots Nos. 47 to 51 (each measuring 836.12 Sq. meters) out of the layout of S.No. 111-D Ambivali in Bombay Suburban District to Shatataraka Cooperative Housing Society for accommodating its approval members. A list indicating names and monthly income of approved members is enclosed. It will be seen therefrom that the approved members of the Society belong to two different income groups (viz, those drawing monthly income upto Rs. 600/- and those drawing monthly income between Rs. 601/- to Rs. 1000/-) It has therefore, been decided that the Society should be directed to split up into two Cooperative Societies, one consisting of members drawing monthly income upto Rs. 600/- (whose names are indicated in list 'A') and the other consisting of members drawing monthly income between Rs. 601/- to Rs. 1000/- (whose names are indicated in list 'B') The provisional concessional occupancy price should be fixed at Rs. 10/- per Sq. meter in respect of plot No. 51 and it should be allotted to the Cooperative Housing Society consisting of members indicated in list 'A' and the provisional concessional occupancy price should be fixed at Rs. 25/- per Sq. meter in respect of plots Nos. 47 to 50 and those should be allotted to the Cooperative Housing Society consisting of members indicated in list 'B'. The possession of plots may be handed over to the respective two Societies on obtaining from them undertakings agreeing to :-

- i) deposit provisional concessional occupancy price of land at the rates mentioned above;
- ii) pay additional concessional occupancy price within one month from the date of demand, that will be fixed finally by Government, if it is found that final valuation of land is more than that provisional fixed by Government and
- iii) pay interest @ 8% per annum over and above the difference in the provisional concessional occupancy price fixed at the rates mentioned above and that will be finally fixed by Government from the date of possession of land till the date of payment of such differential amount.

2. The grant of land to both these Societies is subject to the terms and conditions mentioned in Government Resolution Revenue and Forests Department, No. LCS 1075/51838-CR-376-G4, dated 15.7.1978

3. The Additional Collector, Bombay Suburban District, should now direct the Society to split up into two Societies as indicated above, recover the provisional concessional

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occupancy price from these two societies at the rates mentioned above, get separate undertakings executed from these societies agreeing to the conditions as at (i) to (iii) in para one above, also get separate agreements executed from them agreeing to the terms and conditions of the grant and thereafter he should issue final orders in the matter. A list of approved members and their monthly income should be annexed to his orders. Advance possession of plots sanctioned hereunder may be handed over to the societies thereafter.

4. This memorandum issues within the powers delegated to this department (vide Government Memorandum, Finance Department, No. ODO-1377/168/77/BXP-9, dated 20.7.1977).

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

A. V. Amberkar
(A. V. AMBERKAR.)
Section Officer,
Revenue & Forests Department.

To

✓ The Additional Collector, Bombay Suburban District,

Copy forwarded with compliments to :-

- i) The Commissioner Bombay Division,
- ii) The Assistant Director of Town Planning,
Bombay City Survey and Land Records, Bombay Suburban District,
- iii) The District Inspector of Land Records,
Bombay Suburban District, Bombay,
- iv) The District Deputy-Registrar of Societies, Bombay,
- v) The Pay and Accounts Officer, Bombay
- vi) The Resident Audit Officer, Bombay,
- vii) The Accountant General, Maharashtra State (I)/(II)
Bombay/Nagpur,
- viii) The Finance Department (EXP-9),
- ix) The Select File G4 Desk, Revenue & Forests Department.

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OFFICE OF THE ADDITIONAL COLLECTOR BOMBAY SUBURBAN DIST. Date 13 FEB 1980
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SGN.

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(List of approved members of Shatataraka Co-operative Housing Society Bombay accompanying Government Memorandum, Revenue and Forests Department No. ICS 2675/26-CR-258-G4, dated 25.1.1980)

- Group A -

S.No.	Name of the member	Monthly Income (Rs.)
1.	Shri Sanjay Hari Shinde	450/-
2.	Smt. Rehana Abdur Rashid Hakim	600/-
3.	Smt. & Prachi Padmakar Puntambekar	600/-
4.	Shri Anant Gajan Chhatre	600/-
5.	Shri Narayan Appa Desai	500/-
6.	Shri Pradip Bhagwan Paranjape	600/-
7.	Shri Dyandev B. Chawan	490/-
8.	Smt. Sunanda S. Hardas	500/-
9.	Shri Gopal Appa Apatekar	500/-
10.	Shri Laxman Dhondiba Yezare	500/-
11.	Shri Pundlik Bhaui Rajadate	510/-
12.	Shri Sambhaji Pandurang Sawant	450/-
13.	Shri Parvati Andrao Kowdalkar	500/-
14.	Shri Dilip D. Chaurse	500/-
15.	Shri Sitaram Bhikaji Gurav	450/-
16.	Shri Sambaji Vithoba Patil	495/-
17.	Shri Shankar Dattu Yadav	550/-

(List of approved members of Shatataraka Co-operative Housing Society Bombay accompanying Government Memorandum, Revenue and Forests Department No. ICS 2675/26-CR-258-G4, dt. 25.1.80)

- Group B -

S.No.	Name of the member	Monthly Income (Rs.)
1.	Shri Ajit Anant Dhongde	900/-
2.	Smt. Laxmi Manohar Kandarkar	700/-
3.	Shri Krishnaji Ganpat Patil	700/-
4.	Kum. Sadhana Rajaram Barve	750/-
5.	Shri Prakash Vinayak Kulkarni	800/-
6.	Smt. Mukula Shrikant Barve	950/-
7.	Shri Jagannath Appaji Wategaonkar	850/-
8.	Smt. Shanti R. Bhat.	1000/-
9.	Shri Santosh Parshuram Soman	700/-
10.	Smt. Charuta Milind Malshe	894/-
11.	Shri Arvind M. Palnikar	1000/-
12.	Shri Purushottam Shantaram Hirlekar	800/-
13.	Smt. Shalini Rajaram Shinde	657/-
14.	Smt. Susheela Shridhar Thakurdesai	700/-
15.	Shri Subhash Dinkar Damle	750/-
16.	Smt. Anuradha Snil Marathe	840/-
17.	Smt. Medha Mohan Nagarkar	900/-
18.	Smt. Aruna Jagdish Deshpande	800/-
19.	Smt. Megharamadan Waingankar	700/-

p.t.o.

1.	2.	3.
20.	Shri Shreeram Narayan Paranjpe	800/-
21.	Shri Kiran Marhar Dange	900/-
22.	Shri Ranjal Nagesha Shenoy	805/-
23.	Smt. Maya Dattananda Shenoy	900/-
24.	Shri Joseph D'souza	1000/-
25.	Kum. Indira G. Rao	900/-
26.	Shri Goplani Vali S.	750/-
27.	Smt. Shobha G. Vernekar	900/-
28.	Shri Shanilal ^{Ishwarlal} Jehuarlal Gajiwala	800/-
29.	Shri Kamalakar G. Rao	750/-
30.	Shri Vineet Vijaykumar Jain	750/-
31.	Shri Jibendra Vijaykumar Jain	750/-
32.	Shri Ranjal Purushottam Shenoy	900/-
33.	Shri Jagdish Pandurang Sawant	800/-
34.	Smt. Shailaja Ramchandra Satpute	750/-
35.	Shri Arun Bhaskar Vaidya	900/-
36.	Shri Dhondiram Dattu Yelker	750/-
37.	Shri Ramchandra Ganpat Chougule	650/-
38.	Shri Sunil Ankush Nare	1000/-
39.	Shri Arvind Hardikar	1000/-
40.	Shri Ramchandra Vakoji Khade	750/-
41.	Shri Satish Rajaram Shetekar	1000/-
42.	Shri Vithaldas Krishnaji Malkar	900/-
43.	Shri Vasant Garpat Nikam	750/-
44.	Shri Ramesh R. More	950/-
45.	Shri Madhav G. Vaishampayan	800/-
46.	Shri Sadashiv Ramchandra Datar	750/-
47.	Shri Vijay S. Jopule	700/-
48.	Shri Madhukar Sadashiv Pradhan	1000/-
49.	Shri Vilas Madhav Khorote	700/-
50.	Shri Chandrakant D. Kale	900/-

R.P.A.

109

In. 1/20/1930. THE GOVT.
OFFICE OF THE ASSISTANT COMMISSIONER
S.D.O., THE CANTONMENT, BOMBAY
Bombay 400 000.

Dated :- 3rd Jan'y, 1930

- 1) Govt. in Revenue & Forest Department's
Memorandum No. 122, dated 20-1-1930 and dated
21st February, 1930.
- 2) This office letter of order No. dated 21st Feb.
February, 1930.
- 3) The undertaking 12-2-1930 given by the
Chief Executive of the society.

P.R.D.R.

The Govt. land bearing plot No. 47 to 51 (containing 920 sq. ft.) is situated at the corner of the road of the village of Anand, Taluk Anand, S.D.O. is hereby granted to the Anand Co-operative Housing Society for accommodating the approved members. This land is being given on approved terms as indicated. It can be seen that the approved members of the society living in the different houses given (these houses including houses No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92) and those having already been allotted to them in 1927, are directed to split up into two groups, one consisting of members already allotted plots in 1927 and other consisting of members desiring to take plots in 1930. The provisional occupancy price of the plots of 1/2-1/2-1/2 is hereby fixed by the Govt. and the provisional occupancy price is fixed at 1/2-1/2-1/2 per square foot. The society shall pay the occupancy price of the plots of 1/2-1/2-1/2 as indicated in 1930 and the provisional occupancy price is fixed at 1/2-1/2-1/2 per square foot to the Govt. Housing Society consisting of members included in 1927.

The society has paid the provisional occupancy price of all the above plots amounting to Rs. 1200 on 12-2-1930 in this office and also given an undertaking on the stamp paper of Rs. 5/- in this by the terms and conditions of grant.

The grant of the land is made subject to following terms and conditions.

- i) The society shall pay additional conventional occupancy price within one month from the date of grant. This shall be fixed finally by Govt. It is to be fixed and permanently fixed by Govt.
- ii) The society shall pay interest of 2% per annum over and above the amount of the provisional occupancy price fixed at 1/2-1/2-1/2 per square foot and this shall be finally fixed by Govt. from the date of possession of the land till the date of payment of the conventional price.
- iii) The society shall get these plots as soon as they are ready to be given to the society.

10. The society shall utilize the land only for the purpose of construction of residential buildings for its members and the land or any part thereof shall not be utilized by the society or by any of its member directly or indirectly for any commercial, business professional purpose.

11. The society should develop the land and have all other facilities and services required for the purpose of its use.

12. The society shall get the building plans approved from the Municipal Corporation or such other local authority as the case may be before starting any construction of the land.

13. The society shall hold the land on inalienable and heritable tenure as exempt Class II under the Maharashtra Land Revenue Code, 1956.

14. The society shall utilize the land construct residential buildings within a period of 2 years from the date of possession.

15. The land or any part thereof shall not be sold, leased, mortgaged or any other way alienated except as provided in section 24 (3) of the Maharashtra Land Revenue Code, 1956 without the written previous permission of Govt.

16. The society shall not permit any of its member to be tenant or sub-tenant or to give or lease license, lease or to purchase the house/flat sold by him or her without the written written permission of the Collector or the Commissioner or the Govt. or the Govt. may be and while granting any permission for transfer of house/flat Govt. shall be entitled to recover from the society and amount equivalent to 5% 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/flat is being transferred to the new member.

17. The society shall not co-opt any new member or substitute any member approved by Collector/Commissioner/ Govt. without prior written permission of the said authority and the said authority shall have a right to revoke or disapprove any such request or to grant permission on such terms and conditions as the said authority considers fit.

18. The house/flat should be occupied personally by the member or such as there are ready for occupation. If any member does not occupy the house/flat himself and unless the Govt. is satisfied the house is not for his family the house/flat in the society shall be placed at the disposal of the Govt. and the Govt. reserves the right to pay the cost of the same to be determined by the Collector/ Govt. the Govt. is subject to the general orders of Govt. in force.

19. If any member or his wife or husband or his/her family shall purchase or any time any flat or house or plot or any other land in any other place. The said member shall stand disqualified and the house/flat in the society shall be transferred at the price determined by Collector/Government

To

Shri S.N. Shinde, Chairman,
Masthane Co-op. Housing Society.

(Address)

} Sahdeo Chawl No 96
R. no 5, Bannurwade Hill,
Vikhale (Egh), Bombay No 5-

Copy forwarded to the D.I.L.R. ASD Bombay.

He should see the receipt of payment Occupancy Price paid by the society that the agreements are executed by the society and that hereafter the possession to the society immediately and report compliance with possession receipt and return plan immediately.

Copy forwarded to the S.I.D. B.M./Inchidar Achari/
City Survey Officer No. 17 Jagannath for information
and also convey notice.

Copy submitted to Govt. In Revenue & Forests
Department with reference to Govt. Memorandum No.
128/257/20-20-20-1 dated 5th February, 1950 for
information.

O/C. by 31/3/50

O/C signed by
Additional Collector, B. S. District.

Additional Collector,
Bombay Suburban District.

15.07.50

g/k

