

*Al Sec*  
*AR 2/2/69*  
*12/11*

Lands in Bombay Suburban District.  
Survey No. 141-A.  
of Ambivall --- Grant of ---  
to the Sharvovati Co-operative  
Housing Society.

GOVERNMENT OF MAHARASHTRA,  
Revenue and Forests Department,  
Resolution No. LCS-2915/150922-AI-(Unit),  
Sachivalaya, Bombay-32. 28th August, 1967.

RESOLUTION :

1. Government of Maharashtra is pleased to grant Government Land comprising of 1 plot of 1000 yards each bearing No. 5 in the layout approved by the T.P. Department from Survey No. 141-A in Ambivall in Bombay Suburban District to the Sharvovati 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 Sharvovati Co-operative Housing Society shall pay to Government the <sup>Occupancy Price</sup> ~~xxx/~~ for the land in accordance with the orders issued in the Government Resolution, Revenue and Forests Department No. LCS-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-3247-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.

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

*R.T. Madkar*  
(R.T. MADKAR) *12/11*  
Under Secretary to Government.

*9/27/69*  
Dissemination : A list of Members. . . . .

- To
- The Commissioner, Bombay Division,
  - The Additional Collector, Bombay Suburban District.
  - The Section and Control Officer and Director of Land Records, Poona.
  - The Registrar of Co-operative Societies, Maharashtra State, Poona.
  - The Division Deputy Registrar of Co-operative Housing Society, Bombay.
  - The Director of Town Planning, Bombay.
  - The Deputy Director of Town Planning, Poona.
  - The Accountant General, Maharashtra State, Bombay.
  - The Pay and Accounts Officer, Bombay.
  - The Residential Audit Officer, Bombay.
  - The Finance Department.
  - The Urban Development and Public Health Department.
  - The Agricultural and Co-operation Department.

B. 79.5.

List of Members of  
 Sharvati Cooperative Housing Society  
 S.No. 141 of Ambivalli.  
 LCS 26-

Sr.No.	Name of the Member.	Monthly Income
1	Shri V.V.Kamat	₹. 350/-
2	Shri P.H.Maik	₹. 700/-
3	Shri R.R.Sherai	₹. 600/-
4	Shri G.S.Maik	₹. 600/-
5	Shri B.D.Nagwekar	₹. 500/-
6	Shri J.K.Prabhu	₹. 500/-
7	Shri G.T.Kamat	₹. 450/-
8	Shri V.U.Kamat	₹. 475/-
9	Shri S.Y.Malvankar	₹. 425/-
10	Shri D. J.Kharade	₹. 500/-
11	Shri P.Y.Dalvi	₹. 100/-
12	Shri V.R. Rane	₹. 416/-

$$\begin{array}{r} 912 \\ \times 9 \\ \hline 8208 \end{array}$$

$$\begin{array}{r} 2100 \\ 6000 \\ \hline 8100 \end{array}$$

$$\begin{array}{r} 40 \\ 5600 \\ \hline 6000 \end{array}$$

$$\begin{array}{r} 241.05 \\ 5.50 = 96 \\ \hline 92.51 \end{array}$$

1948-56

{ Below 399 - I ₹ 400 59.84

{ 400 to 500 = II ₹ 500 59.84

1946-56 + 25%  
 1948-56

{ 501 to 999 .3 III ₹ 700 59.84

{ 1000 to 1250 II ₹ 1000 59.84

1/2 Current rate

{ 1251 & above I ₹ 1000 59.84

$$\begin{array}{r} 5 \\ 175 \\ 350 \\ \hline 400 \\ \times 12 \\ \hline 4800 \\ 121 \end{array}$$

$$\begin{array}{r} 2000 \\ 6000 \\ \hline 43 \\ 100 \\ 121 \\ \hline 363 \end{array}$$

$$\begin{array}{r} 363) 8)500 \\ 226 \\ \hline 1470 \\ 2452 \\ \hline 350 \\ 363 \end{array}$$

$$\begin{array}{r} 200000 \\ 1875 \\ \hline 1850 \\ 1815 \\ \hline 350 \\ 328 \end{array}$$

26

85

No. of AND-II A. 66  
Office of the Add. Commr. BSD  
Old Custom House, Fort.  
Bombay: 5.12.1970 169

- p-41 / Read:- 1) Govt. Resolution, Revenue and Forests Deptt.  
No LCB-2665/150922-B-1 dated 2-12-1969
- p-47 / 2) Govt. Letter, Revenue and Forests Deptt. No. LES-  
2665/150922-B-1 dated 3-12-1969. addressed  
to the Chief Promoter of Shrawvati Co-op.  
Housing Society and copy endorsed to this  
office.
- p-55 / 3) Letter dated 29-12-1969 from The Chief  
Prof Promoter of Shrawvati Co-op. Housing  
Society D. " "

Order

Govt. land measuring 912 Sq. yds comprising  
of one plot bearing No. 3 of the revised layout  
of plot No. 18 and 19, T.P.S. VI Santacruz, Tahsil  
Andheri, BSD, approved by the Town Planning  
Deptt., is hereby granted to the Shrawvati Co-op.  
Housing Society for construction of residential  
buildings for accommodating its members whose  
list is appended hereto, on payment of occupancy  
fee amounting to Rs 802=60 Paise (Rs Eight hundred  
and two, paise sixty only) in this office, within a  
period of one month from the date of issue of this  
order and subject to the conditions mentioned in  
the schedule attached herewith and the following  
additional conditions:-

- i) The Society shall pay additional charges to the Maharashtra Housing Board for remaining filling up to the specifications of Bombay Municipal Corporation.
- ii) The Society shall pay additional charges to the Maharashtra Housing Board for remaining filling

for the roads, open spaces etc. upto the specifications of the Bombay Municipal Corporation on pro-rata basis.

iii) If the society does not observe these conditions, Govt. reserves the right of cancelling the grant.

iv) The society should join the federation of the societies in the localities as stated in its letter dated 7-10-1969 addressed to the Govt. in R & F Deptt.

6) *the society should give in writing details of its plan to which Govt. will give sanction.*  
So, *20/11*

Shri. V. V. Kumat  
Chief Promoter, Sharvati Coop. Housing Society  
25 Thakur Building, Purshottam Wadi, Gokhale Road (South)  
Dadar, Bombay - 28

Copy forwarded to the District Inspector Land Records B.S.D. Bombay I for information and necessary action.

If he is requested to hand over possession of the land in question to the society after verifying the payment of occupancy price by the society to this office and report compliance with pucca plan and possession receipt.

Copy forwarded to the S.D.O. B.S.D. Tahsildar Andheri for information and necessary action

*20/11*  
Additional Collector B.S.D.

62 - 177

SCHEDULE I.

Conditions appended to the Additional Collector, Bombay Suburban District's Order No. C/L. D. 44-A...G. (....) Dated. 5. 3. 1970.

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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,~~ 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 storeyed 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.

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 leave 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 leave 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 storeyed 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 66 of ~~Bombay~~ Maharashtra Land Revenue Code.

44  
Maharashtra  
contd..

9. That the Society shall pay to the appropriate revenue authority, on due dates the H.A. Assessment in respect of the land at the rates prescribed by Government of the locality subject to the provisions of ~~Rule 86(1) (2)~~ of the ~~Bombay~~ Land Revenue ~~Act~~ <sup>1947</sup> & Maharashtra Rules, ~~1947~~.

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 ~~MMI~~ 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 the it by the Additional Collector, Bombay Suburban District.

*Mc*  
*M*  
Additional Collector,  
Bombay Suburban District.  
*29/1*

*DKR/310.*

- ~~(10) The Society should pay the reclamation charges to the M.H.B. for reclamation carried out by the M.H.B.~~
- ~~(11) The Society should pay addl. charges to M.H.B. for remaining filling up to the specifications of G.M.E.~~
- ~~(12) The Society should pay additional charges to the M.H.B. for remaining filling for the roads, open spaces etc. upto the specifications of the G.M.E. on proposed basis.~~
- ~~(13) The Society should give the restoration of the Societies in the localities.~~
- ~~(14) If the Society does not observe these conditions it will lose the right of cancelling of the grant.~~