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

To

**Shri D. H. Gaikwad,**  
Chief Promoter,  
**Shri Krishna Co-Op. Housing Society,**  
Chandresh Bhuvan, Baramwada Waka,  
Viloparke (E), Bombay - 400 057.

Subject:- Lands : B. S.D.

S.No.111-D Ambivali  
Grant of ... .. to **Mr. Shri Krishna**  
Cooperative Housing Society.

Sir,

I am to refer to your application dated **11/1** 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 **Shri Krishna** 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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2. 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 caste certificates of the intending members together with the usual affidavits signed by the members are verified by the Divisional Social Welfare Officer, Bombay Division, and the eligibility of the members is certified by them. You are accordingly requested to submit these details 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.

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



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No.C/Desk.III/LND.II.B.CR.1002  
Office of the Additional Collector,  
Bombay Suburban District,  
Old Custom House Yard,  
Fort, Bombay 400023

Dated:- 29/6/1985

**READ:-**

1. Government in Revenue & Forests Deptt.'s letter No. LCS.1079/CR.200.G.4 dt.28.1.1983.
2. Government in Revenue & Forests Deptt.'s Circular No LCS.1003/3979.CR.309.G.4 dt.14.10.1983 & dt.4.5.1984

**: G R E E R :**

Government land admeasuring 760.00 sq.mtrs. comprising of Plot No.81 from the layout of S.No.111.D of Ambivali Taluka Andheri, B.S.D. is hereby granted to the Shree Krishna Co.Op.Hsg.Society registered vide M1.BCM/K.West/H30/T 768 of 34-85 dt.19.11.1984 to construct multi storeyed building and to accommodate its approved members whose list is appended hereto under the Backward Class Co.Op.Hsg.Scheme (Old P.W.R. Scheme.219), since the society consist of members from Backward Class Community, it is <sup>eligible for grant of land free of</sup> cast under the above scheme. The society has executed an agreement agreeing to the terms & conditions fixed by Government.

The land is granted to the society on the special terms and conditions mentioned in schedule 'A' attached hereto

31/6/85 26/6/85 O/C  
1-7-85

Additional Collector  
Bombay Suburban District.

28/6/85 26/6/85

To:  
Shri D.H.Gaikwad  
Chariman  
Shree Krishna Co.Op.Hsg.Society Ltd.  
C/o.Chandresh Bhavan  
Banan WadgaNaka  
Vileparle(East) Bombay 400057

He is requested to approach the C.T.S.O. No.IV Chauva Chandan Apartments, S.V.Read, Jogeshwari, Bombay for taking over the possession of the land.

Copy alongwith agreement fwd. to the C.T.S.O.IV S.V.Read Jogeshwari, Bombay.

He is requested to hand over the possession of plot & submit possession receipt & plan in duplicate.

Copy with agreement forwarded to:-

1. Sub-Divisional Officer, B.S.D.
2. The Tahsildar Andheri.
3. The Dist. Inspector of Land Record



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## SCHEDULE 'A'

Accompaniment to this office order No.C/Desk.III/LNF.II.B.1  
1982 dated 29/6/1985

Following special terms and conditions of grant of land to  
Shree Krishna Co-Op. Hsg. Society Ltd.

- 1) The grant of land is sanctioned under the Backward Class Co-Op. Housing Scheme (Old, P.W.R. scheme 219) and accordingly the society became eligible for acquisition under the said Scheme.
- 2) The land shall be utilised for housing the approved total No. 25 members of the society and for no other purpose whatsoever.
- 3) The society shall utilize the land only for the purpose of construction of residential tenements for the 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 <sup>and</sup> have all other amenities and services required for the purpose at its cost.
- 5) The Society shall get the building plans approved from the Muni. 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 clause II under the Mah. Land Revenue Code, 1966.
- 7) The Society shall utilize 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 Sec. 36(4) of the Mah. 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 lease and licence basis or to transfer the house/flat held by him or her without the prior permission of the Collector or the Commissioner or the Govt. as the case may be and while granting any permission for further transfer of house/flat, Govt. shall be entitled to recover from the Society an amount equivalent to 30% 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 flat/house is being transferred to a new member.
- 10) The society shall not enrol any new members or substitute any member approved by the Collector/Commissioner/Govt. the grievance in its by-laws with standing 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 authority considers fit.
- 11) 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 bonafide 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 said member as may be determined by the Collector from time to time subject to any general orders of Govt. in force.
- 12) If any member or his wife/her husband or his/her minor child

area or 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. but not exceeding the cost paid to the Society to 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 permission, approval of the Collector and shall inform the Collector of the reduction in the number of members. If any before commencing construction of new buildings etc, and the Collector shall have right of inspection of any land rendered surplus to the reasonable requirements of the Society consequent upon 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 be subject to the reservation of the right of Govt. 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 Mah. Land Revenue Code, 1956.

16) If any land or any portion thereof is required by Govt. in future for any public purposes, 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 paid by the Society for the land and any portion thereof which is 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 is required for a public purpose and as to the cost of building or structure if any determined by the Executive Engineer, Public Works and Hsg. Deptt.

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

18) The Society shall be bound to take all necessary steps to compel any of its members, who has committed 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 commencing the said breach to the Society shall be deemed to be a breach committed by the Society under condition No. 17 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 3 trees per 100 sq. mts. of suitable society and maintain them through out.

*Species*  
  
Additional Collector  
Bombay Suburban District.



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The list of approved members of Shri Krishna Co-op. Housing Society accompanying this office order No. 6/Desk. III/100. II/ B. GR. 1002 dated 29/6/1985

Sr. No.	Name of the member	Monthly family income
1.	Shri D. H. Gaikwad.	750/-
2.	Shri N. M. Gaikwad.	650/-
3.	Shri S. H. Gaikwad.	700/-
4.	Shri S. Y. Jadhav.	600/-
5.	Shri R. V. Jadhav.	700/-
6.	Shri S. Y. Jadhav.	720/-
7.	Shri V. Y. Jadhav.	650/-
8.	Shri S. B. Gaikwad.	551/-
9.	Shri A. Y. Gaikwad.	700/-
10.	Shri R. H. Gaikwad.	700/-
11.	Shri T. Y. Jadhav.	650/-
12.	Shri Y. P. Jadhav.	700/-
13.	Shri S. H. Kamathi.	800/-
14.	Shri C. M. Gaikwad.	650/-
15.	Shri A. P. Mane.	720/-
16.	Shri S. N. Shelar.	600/-
17.	Shri Y. P. Jadhav.	750/-
18.	Shri R. V. Jadhav.	720/-
19.	Shri S. D. Padhye.	750/-
20.	Shri N. J. Gavis.	670/-

o/c  
Additional Collector  
Bombay Suburban District.  
28/6/85

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