

NO. LCS-1079/ER-200-G-4.
Revenue and Forests Department,
Mantralaya, Bombay-400 032.

Dated the, 23th January 1983.

To, Shri J. C. Chandurkar,
C/o. Y6/78, Govt. Colony,
Bandra (E.)
Bombay-51

Subject:- Lands : E.S.D.

S.No. 141 Ambivali
Grant of .. to Samata
Cooperative Housing Society.

Sir,

I am to refer to your application dated 27-6-79 regarding grant of land at Ambivali in Bombay Suburban District to Co-operative Housing Society. Government intends to grant one of the plots available in the area to Samata Co-operative Housing Society subject to your compliance with the following points:-

- a) Detailed information of the members should be forwarded to Government, in the enclosed proforma,
- b) Perusal of information forwarded by Society shows that all the members do not belong to one income group (i.e. they are from different income groups). The income groups fixed by Government are:-

- i) those drawing total family monthly income of less than Rs. 600/-
- ii) those drawing total family monthly income between Rs. 601/- to Rs. 1000/-
- iii) those drawing total family monthly income between Rs. 1001/- to Rs. 1500/- and
- iv) those drawing total family monthly income of more than Rs. 1500/-.

(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 four income groups.

- (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 other eligible persons for consideration;

- (d) The maximum number of members who can be accommodated in each plot of 1000 sq. yds. from each income



income group would be as under:-

1. Group-I .. 24 Members.
2. Group-II .. 18 to 20 Members.
3. Group-III .. 14 to 15 Member.
4. Group-IV .. 12 Members.

Similarly, 20% of the members have to be enrolled from the persons belonging to B.C. Communities. You may, therefore, furnish information of the required number of members for consideration of Government.

(e) In support of the information regarding total family monthly income, please forward to Government income certificates from their employers or from Revenue Officers or Certificate of income tax of each of the members of the Society;

(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;

2. Final orders in the matter would be issued only on receipt of above information, affidavits of all eligible members. Please, therefore, arrange to forward to Government the above said information and affidavits of members within a period of 2 months from the date of receipt of this letter positively, failing which this offer will stand withdrawn automatically.

Yours faithfully,

R.G. Vartak
(R.G. Vartak)

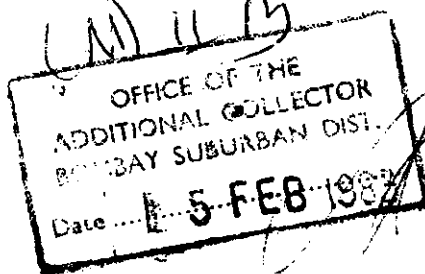
Assistant Secretary to Government.
Revenue and Forests Department.

Encl:-Form of Information.

Copy forwarded to the :-

✓ Additional Collector, Bombay Suburban District for information.

The Deputy Registrar of Co. Operative Societies (Hsg.)
Bombay.





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No. C/Desk. III / LND / II B / CR / 428 /
Additional Collector's Office,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay-400023.

26-9-84

Dated :-

READ :- Govt. in Revenue and Forests Department's Memorandum letter
No. LRS-1079/CR-2004-4 dated 28.1.1983.

O R D E R

Govt. land admeasuring ... 510 ... sq. yds. / sq. metres (Eight hundred ten sq. m only)

comprised of Plot No. 119 from the layout of S.No. 141-D
and 141.A of Ambivali / S.No. 161 of Versova, Taluka Andheri in

Bombay Suburban District is hereby granted to the "Sarmata"

Co. Operative Housing Society Ltd. on payment of concessional
occupancy price of Rs. 26,125 (Rupees Twenty six thousand one

hundred twenty five) to construct multi-storeyed buildings and

to accommodate its 17 approved members whose list is append-
ed hereto. The society has been registered under the Co. Operative

Societies Act vide No. BOM/HSG/K-West TC-738/1984 dated 19.6.84

The society has also executed an agreement agreeing to the terms
and conditions fixed by the Govt. The land is granted to the

society on the special terms and conditions mentioned in
Schedule 'A' attached hereto.

Additional Collector,
Bombay Suburban District.

To

Shri J.C. Chandurkar
Op V-5/78, Govt. Colony
Bandra (E) Bombay - 51

He is requested to approach the District Inspector of
Land Records, B.S.D. for taking over possession of the plot
granted to the society.

CTSO (IV 281)

(P T O)

C/SO (IV) (R)

Copy forwarded to the District Inspector of Land Records,
B.S.D. Bombay.

2/- He is requested to hand over possession of the land granted to the society and submit possession receipt with measurement plan in duplicate to this office early.

Copy with agreement for information and necessary action forwarded to :

- 1) The Tahsildar Andheri (In duplicate).
- 2) The Sub Divisional Officer, B.S.D.
- 3) The City Survey Officer (IV), ~~S.V. Road, Jogeshwari.~~ (R)

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Additional Collector,
Bombay Suburban District.

L. Singh

List of approved members of "Samata" Corp.
 Hsy. society Accompaniment of this office No.
 C/DESK/17/LND/ABCR.988 dt. 26.9.84

Sl. No.	Name of the Member	Total Income
1)	shri J. C. Chandurkar	1150/-
2)	shri K. K. Mane	1109/-
3)	shri A. G. Mane	1100/-
4)	shri R. D. Kasabe	1425/-
5)	smt. Nayana A. Gaitwad	1150/-
6)	shri S. N. Amkat	1050/-
7)	shri P. B. Pardeshi	1200/-
8)	shri S. M. Vaidya	1075/-
9)	shri P. S. Kamble	1260.90
10)	shri R. M. Chawala	1100/-
11)	smt. Seema S. Zaer	1050/-
12)	shri R. J. Jadhav	1568/-
13)	shri M. K. Bhale-ao	1020/-
14)	smt. Meena Bal Iyer	1250/-
15)	smt. Mohini S. Rao	1050/-
16)	Miss Chandla B. Pardeshi	1075/-
17)	shri S. A. Gupta	1100

CR
 Additional collector
 Bombay suburban District



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SCHEDULE - 'A'

Accompaniment to this office order No.C/Desk.III/LMD/1984
CR/ 928 dated 26.9.84

Following special terms and conditions of grant of land to
" *Sankar* " Co.Operative Housing Society Ltd.

- 1) 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;
- 2) The society shall develop the land and have all other amenities and services required for the purpose at its cost.
- 3) 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.
- 4) The society shall hold the land on inalienable and impartible tenure as occupant Class-II under the Maharashtra Land Revenue Code 1966.
- 5) The society shall utilise the land and construct the residential building(houses) within a period of 2 years from the date of possession.
- 6) The land or any part thereof shall not be sold, mortgaged, leased, transferred or in any other way alienated except as provided in Section 56(4) of the Maharashtra Land Revenue Code 1966 without the written permission of Govt.
- 7) The society shall not permit any of its members to lease or sublet or to give on leave and licence basis or to transfer the house/flat held by him or her without the prior written permission of the Collector of the Commissioner or the Govt as the case may be and while granting any permission for lease or subletting of house/flat Govt shall be entitled to receive from the society an 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 flat/house is being transferred to a new members.
- 8) The society shall not admit any new members or substitute any member approved by the Collector/Commissioner/Government the 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 authority considers fit.

P.B.O.

- 9) 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 rent to the said member as may be determined by the Collector from time to time subject to any general orders of Govt. in force.
- 10) ~~xx~~ If any member or his wife/her husband or his/her minor child purchases at any time any flat or house or plot or bungalow ~~xxx~~ of an area exceeding 600 sq.ft. carpet 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/Government but not exceeding the cost paid to the society to another member to be approved by Collector/Government and qualified to be a member.
- 11) 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 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.
- 12) The society shall pay regularly the non-agricultural assessment prevalent in the locality from time to time.
- 13) 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 Maharashtra Land Revenue Code, 1966.
- 14) 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 ~~xxx~~ 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 public purpose and as to the cost of building or structure if any determined by the Executive Engineer, Public Works and Housing Department.
- 15) The society shall be liable to be evicted and the land and

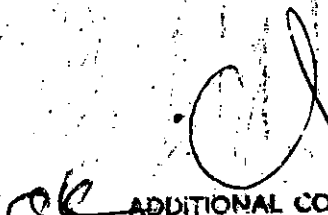
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building resumed to Government without payment of any compensation in case there is breach of any condition of grant and failure on the part of the society to remedy the said breach within a period of six months from the date of issue of notice by the Collector communicating the said breach.

16) 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 communicating the said breach to the society shall be deemed to be a breach committed by the society itself and the society shall render itself liable to be dealt with under condition No. 15 above.

17) 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 1 tree per 100 sq. metres of suitable species and maintain through-out.


ADDITIONAL COLLECTOR
Bombay Suburban Dist.
