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No. ICS-1079/CR-200-C-4,
Revenue and Forests Department,
Maharajya, Bombay-400 052.

Dated the, 28th January 1983.

To, Shri D. P. Jadhav
4/1, Mannal Mendonca Chawl,
Khalar Village, Vidya Vihar (W.)
Bombay-400 086.

Subject:- Lands : B.S.D.

S.No. 141 Ambivali
Grant of .. to Proposed
Co-operative Housing Society.

Sir,

I am to refer to your application dated 15-9-80 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 Proposed Co-operative Housing Society subject to your compliance with the following points:-

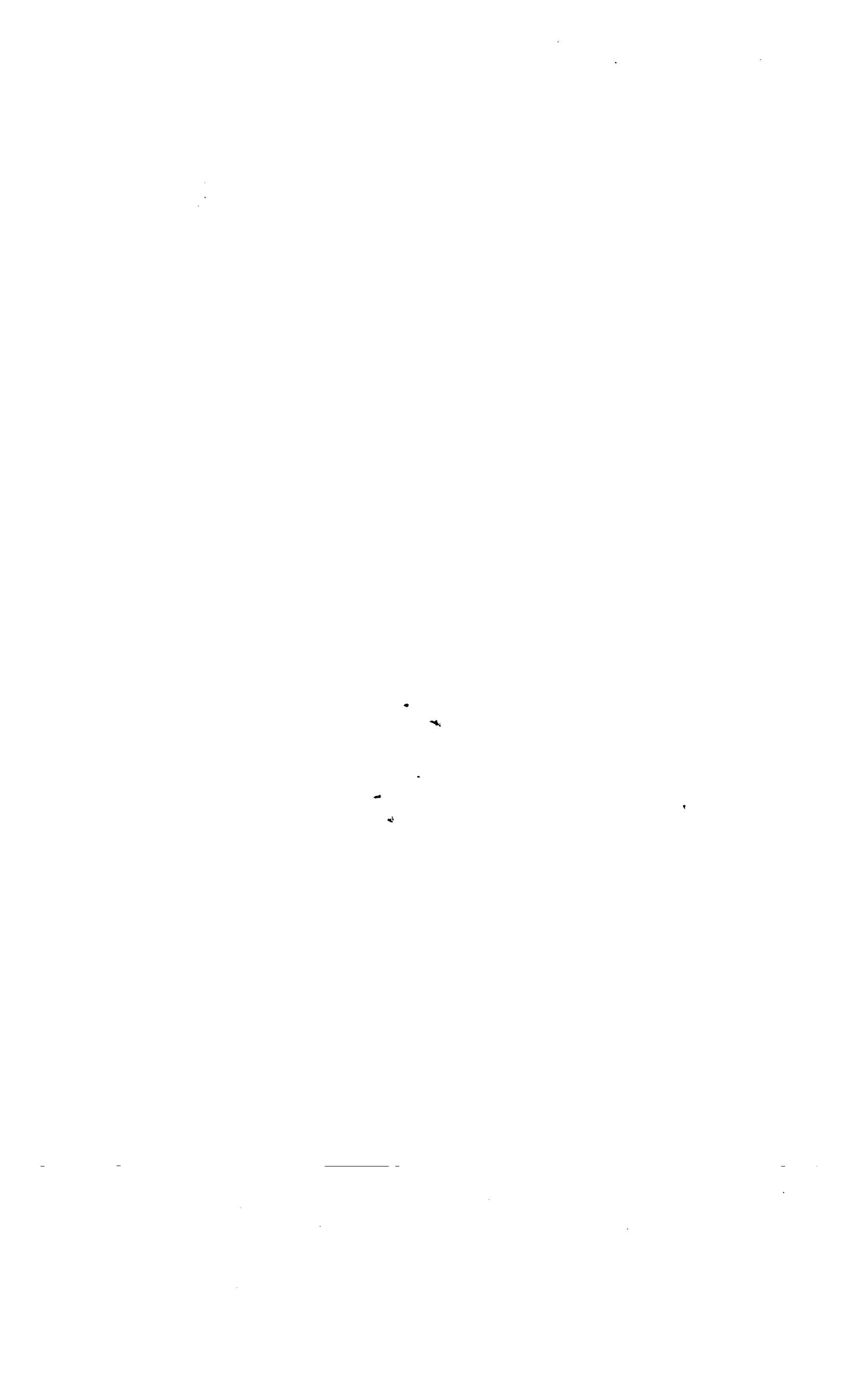
- a) Detailed information of the members should be forwarded to Government, in the enclosed profirma,
- b) Perusal of information forwarded by Society shows that all the members do not belong to one income group (i.e. they are from different income groups). The income groups fixed by Government are:-

- 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.C. Vartak
(R.C. Vartak)

Assistant Secretary to Government.
Revenue and Forests Department.

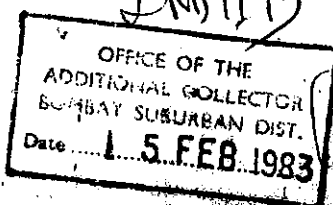
Encl:-Form of Information.

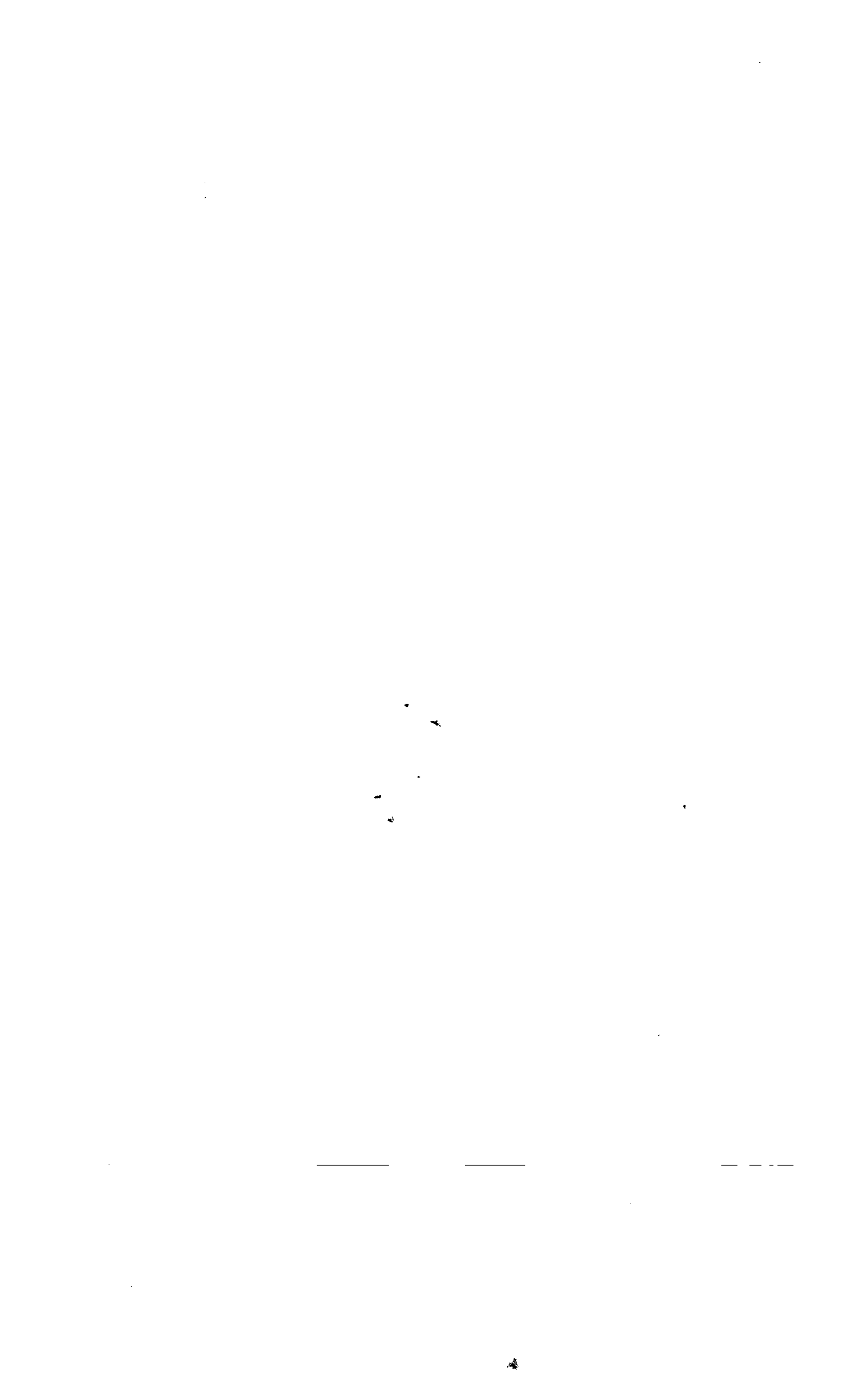
Copy forwarded to the :-

✓ Additional Collector, Bombay Suburban District for information.

The Deputy Registrar of Co-operative Societies (Hsg.)
Bombay.

SMS-28-1-83.





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No. G/Desk. IXX/120. II. B. CR. 209
Office of the Additional Collector,
Bombay Suburban District,
Old Custom House Yard,
Fort, Bombay 400023

Dated:- 21/1/1986

- READ:-**
1. Government in Revenue & Forests Deptt.'s letter No. LCR.1079/ER.200-G4 dt. 28/1/83
 2. Govt. in Revenue & Forests Deptt.'s Circular No. LCR.1083/3979.CR.309.G.4 dt. 14.10.1983.

ORDER :

Government land measuring 830 sq.mtrs. comprising of plot No.120 from the layout of S.No.111.D and 141.A of Ambivali Taluka Andheri in B.S.D. is hereby granted to the Snah Sagar Co.Op.Hsg.Society Ltd. to construct multi-storied buildings and to accommodate its approved members whose list is appended hereto. The society has paid the concessional occupancy price of Rs.41,316.20 on 14.11.84. The society has been registered under the Co.Op.Societies Act vide No.30M/K.West.HSG.TC.1576/24/85 dt.6.8.1985. The society has also executed an agreement agreeing to the terms and conditions fixed by the Government. The land is granted to the society on special terms and conditions mentioned in Schedule 'A' attached hereto.

How. Phad & letter BLC/11408/4735 dt. 18-10-85 may pl. be seen.

o/c T. F. M. ...
Additional Collector
Bombay Suburban District.
3/1/10
KRE 5/9/85
KRE 28/1/10
dt. 28/1/10

To:
Shri D.P. Jadhav
Secretary
Snah-Sagar Co.Op.Hsg.Society Ltd
C/o. F.J. A King Indrayani-?,
Near New English School
Kalawa, Dist. Thane.

He is requested to approach the City Survey Officer No. IV, Chenna Chandan Apartments, S.V. Road, Jogeshwari (W) for taking over the possession of the plot.

Copy alongwith agreement forwarded to the C.T.S.O. No. IV S.V. Road, Jogeshwari (W).

He is requested to hand over the possession of the plot to the society and submit possession receipt and plan in duplicate to this office.

- Copy alongwith agreement forwarded to:-
1. The Sub-Divisional Officer, B.S.D.
 2. The Tahsildar Andheri.
 3. The Dist. Inspector of Land Record, B.S.D. for information and necessary action.

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List of approved members of Sneh-Sagar Co. Op. Nag. Society Ltd accompanying this office order No. O/Desk. IXI/LND/IXI/202 QI. 202 dated 21/1/1982

Sr. No.	Name of the member	Total family monthly income.
1.	Shri D.P. Jadhav.	1437/-
2.	Shri R.S. Dalvi.	2519/-
3.	Smt. Sandhya D. Annite. ✓	1500/-
4.	Shri Anthoni Joy D'cesta. *	2239/-
5.	Shri A.D. Bhesale.	2875/-
6.	Shri S.R. Kasarkar.	1732/-
7.	Shri D.K. Davre. *	1178/-
8.	Shri B.M. Thorat.	1200/-
9.	Shri K.R. Patil. *	1085/-
10.	Shri J.N. Sawant. *	1125/-
11.	Shri B.A. Jagdale.	1473/-
12.	Shri N.D. Dolas.	974/-
13.	Shri M.N. Chavan.	1926/-
14.	Smt. A.D. Shinde.	2710/-
15.	Shri S.R. Panikar.	1117/-
16.	Shri R.S. Jadye. *	946/-

o/c

Additional Collector
Bombay Suburban District.

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MVB.



SCHEDULE - IA

Accompaniment to this office order No. C/Dash. III/150/1966
CR/1966 dated 29.12.66

Following special terms and conditions of grant of land to

"Sneh Sagar" 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 36(4) of the Maharashtra Land Revenue Code 1966 without the written previous 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 further transfer of house/flat, Govt. 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 flat/house is being transferred to a new members.
- 8) The society shall not entol 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 to grant permission on such terms and conditions as the said authority considers fit.

- 9) The house/flats should be occupied personally by the member in whom the right of occupancy is vested. If any member does not occupy the house/flat himself and unless the same is required for the 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) 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 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 cess 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 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 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.

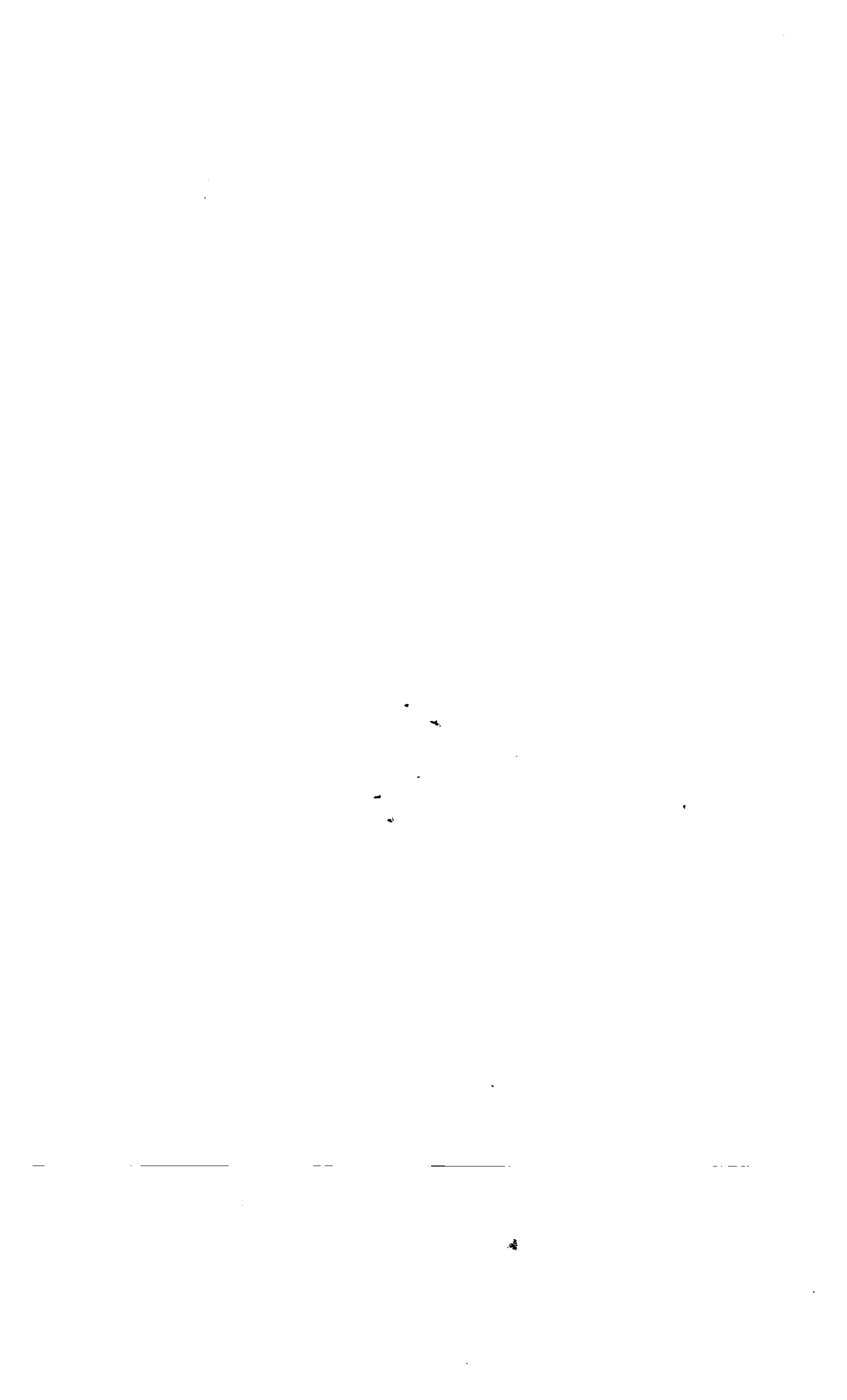
17) The society shall within a period of 2 years from the date of possession of land plant on the land granted hereunder trees at the rate of 1 tree per 100 sq. metres of suitable species and maintain through-out.

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ADDITIONAL COLLECTOR
Bombay Suburban Dist.

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जुद्ध जिल्हाधिकारी
मुंबई उपनगर जिल्हा अधी कार्यालय,
जे जकात घर, मुंबई ४०० ०२१

दिनांक :- १६ ऑगस्ट, १९९०

- वाचा :-
- १) शासन महसूल व वन विभाग हेतुवर क्र. एनसीएस-१०७९/सीआर-२००/ग-४
दिनांक २६-१-८९
 - २) या कार्यालयाचा उद्देश क्र. सी/डेस्क-१/एनएनडी-२बो/सीआर-९८९
दिनांक २१-१-१९८९
 - ३) संस्थेचे पत्र दिनांक २६-१-८९
 - ४) शासन महसूल व वन विभाग शासन क्र. एनसीएस-२६९०/१२६२/४९४/ज-१
दिनांक १०-६-९०

आदेश :-

शासन, महसूल व वन विभाग शासन क्र. एनसीएस-२६९०/१२६२/४९४/ज-१
दिनांक १०-६-१९९०ने उल्लेखित तक्रारानुषंगे जीवितेच्या सभासदांच्या मदतिका वाचुर्विमा
महामंडळाकडून त्यांच्या नांवापुढे दर्शविल्याप्रमाणे कर्त मिश्रकियागठी महामंडळाकडे
तारखे ठेवण्यास उल्लेखित अटींवर मान्यता देण्यात येत आहे.

क्र.	सदस्याचे नांव	मदतिका क्रमांक	मदतिकेचे क्षेत्र वॉ.मो.	कर्जाची रक्कम रुपये.
१.	२.	३.	४.	५.
१.	श्री. वासुदेव जाधवजी जगदळे	१०१	६८९-२०	१,००,०००/-
२.	श्री. जगदल धोंगराज मीनडे	५०१	६८९-२०	१,००,०००/-
३.	श्री. शशिकान्त रामचंद्र चेंबरकर	४०१	६८९-२०	१,००,०००/-
४.	श्री. शंभू मन्नासा शेट्टी	२०२	५४१-००	१,००,०००/-
५.	श्रीमती अनुराधा भास्कर शिंदे	२०३	५४१-००	१,००,०००/-

आप्त

(१) वाचुर्विमा महामंडळाने मदतिका वा त्यांचा कोणताही प्रिकाक्यास
उपलब्ध तर कोणताही मसुदा शासनास मुजेल सभा यांच्या
उल्लेखित अटींवर गडपदार प्रकल्प याप्रमाणे उभारून रकमेचा
वसुलीपत्रिका

(२) कडे रकमाची थकीत रक्कम व तदनुसार हे उभेत्या इतर
रकमा.

श्री. वा. मंडा.

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(ब) उच्च जमीन या खिंडीदार भूभाग-चा अनर्जित उत्पन्नाचा
५० टक्के रकम

अर्जित उत्पन्नाची रकम अर्थिकाचा प्रयोजनासाठी वा कार्यालयी किंवा शासनाचे कार्यासाठी निवृत्त झाल्या बंधू कोणताही अधिकारी प्रथम जमीनीचे मूल्य वाचि संस्थेने त्या जमीनीक बांधिलेला हमारतो, संरचना वाचि उभारलेली वाचि बांधिलेली तीच वाचि खिंडीचा तारखेस अन्यायप्रभावे मुल्यांकन करून घालेले मूल्य देणे वरील वाचि मुक्तः जमीन दिली त्यावेळी शासनात संस्थेने दिलेल्या किंमतीपेक्षा जास्त रिततीने ठरविलेली किंमत जितकी जास्त कोल तितकी रकम अनर्जित उत्पन्न मानल्यात येईल वाचि शासनात देव घेतलेल्या त्या उत्पन्नाचा ५० टक्के हिस्सा जीत कोल व तो देणे बाधुर्विमा महामंडळ वाचि स्नेहसागर सहकारी गृहनिर्माण संस्थेवर अंमलकारक राहील. संरचना ठरवावी परिगणना करतांना वा कार्यालयी किंवा शासन निवृत्त बंधू अधिका-याचा संस्थेने वाचल्या लेखा पुस्तकाच्या दरविकेने त्याचे मुल्यांकन विधारात घेता येईल.

(१) वरील शर्त (१) मध्ये काहीही अंतर्भूत असले तरी छेदीदाराचा नाचि कराव्यात कोणत्याही खिंडीसाठी किंवा हस्तांतरणासाठी शासनाची लेडी परवानगी आवश्यक राहील व त्या प्रयोजनासाठी बाधुर्विमा महामंडळ किंवा मूळ अधिगृहीत संस्था वॉना छेदीदाराचे नाचि वाचि वस्ता तसेच जमीनीवरील हमारतो संरचना मग त्या संस्थेने उभारलेल्या असोत, त्यांचे वा इतर कोणीही उभारलेल्या असोत, त्यांच्या खिंडीची किंमत वाचि शासनात वाच्यक वाटेन वता त्या संदर्भातील दाखणी इतर तपसिल शासनात उपलब्ध करून घावा जागेत. शासनाच्या मते छेदीदार हा वादरणीय पध्दकार असल्यात वाचि वरील शर्त (१) चा उपबंधाक नमुद केला प्रभावे वा कार्यालयी वा अन्य शासन निवृत्त अधिका-याचे ठरविलेले अनर्जित उत्पन्नाच्या ५० टक्के रकम शासनात देण्यात आल्यात शासन प्रस्तावित हस्तांतरण/खिंडीस परवानगी देईल.

(२) मंडळ ठेक्यात दिलेली हि परवानगी स्नेहसागर सहकारी गृहनिर्माण संस्थेच्या उपसचिव, महसूल व जन विभाग वॉना लिहिलेल्या दिनांक २३-४-९० चा पत्राच्या नमुद केलेल्या ब्यवहारापुरतीच मर्यादित वाचे.

(३) वरील शर्त क्रमांक (१) मध्ये नमुद करण्यात आल्याप्रभावे खिंडी किंवा हस्तांतरण घाल्यात छेदीदार वा हस्तांतराती तो सदनिका देवक ज्या प्रयोजनासाठी



: १ :

देखीत बाणी जाहे त्यासाठीच धारण करीत आणि तत्संबंधीच्या वटी व सर्ती
हाताळारे फेरफार करण्यात आले नसतील तर, कायम रहातील.

(५) बागुर्चिमा महाभंडारात १० दिवसाची नोंदीत दिव्याशिवाय हाऊस स्लैब ताम्र
तकारी कुर्चिमा व संस्था कारनामा/कस संघट्यात जाण्यार नाही वा
अन्य कुर्चिमा करणार नाही, हेतु हा की सर्तीगावाकत उपाय योजना
करण्याची संकता आल्यात तरी उपाय योजना करण्याची लढी बागुर्चिमा
महाभंडारात उपलब्ध राहो.

अथवा

आयुक्तरीत व उपर जिल्हाधिकारी

[Signature]
अपर जिल्हाधिकारी
मुंबई उपनगर जिल्हाकरीता
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प्रति,

श्री.डि.पी. जाधव,

सचिव,
स्लैब ताम्र तकारी कुर्चिमा संस्था (अर्जादित)
एन १ ए विंग इटारोनी १, मुंबईकोठे रुम जवळ
कल्या, जिल्हा ठाणे.

पीएमएस-१२५१०.

प्रत:- तहसिलदार वीरी/नगर भूमापन अधिकारी क्र.४ बोवार्दन अपार्टमेंट
एन.व्ही. रोड जोगेश्वरी (पश्चिम) मुंबई ४०० ०१०/उप विभागीय अधिकारी मुंबई
उपनगर जिल्हा मुंबई बांधकडे माहितीकरिता रवाना.

अथवा

आयुक्तरीत व उपर जिल्हाधिकारी

[Signature]
अपर जिल्हाधिकारी
मुंबई उपनगर जिल्हा करीता
२०५

पीएमएस-१०८१०.

