

Dated : 22nd February, 1983.

Subject :- Leads 1, Bombay Suburban District
S.No. 14 Plot No. 40 Chechar
Grant of... to Anant Kanj Cooperative
Housing Society.

MEMORANDUM :

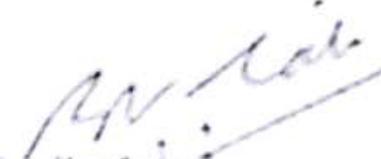
The undersigned present compliments to the Additional Collector, Bombay Suburban District and with reference to Government Letter of even number dated 9.12.82, is directed to convey sanction of Government to the grant of Government land comprised in plot No. 40 out of S.No. 14 Chechar in Bombay Suburban District to Anant Kanj Cooperative Housing Society to accommodate its approved members on payment of the concessional occupancy price fixed at 50% of the market value as on 1.2.76 calculated at the rate of Rs. 120/- per Sq. metre and on the terms and conditions mentioned in Government Resolution, Revenue and Forests Department No. LCB. 1075/51838/CR-376/G.4 dated 15.7.78.

2. The Additional Collector, Bombay Suburban District, should now recover the occupancy price in full from the society, get the agreement executed from it agreeing to the terms and conditions of the grant, and then handover possession of the land in the Society after it is registered under the Cooperative Societies Act.

3. Government is also pleased to approve 12 members in this Society whose names and income are indicated in the list annexed herewith. A copy of this list should be annexed by the Additional Collector, Bombay Suburban District, to his final orders.

4. This memorandum issues in exercise of the powers delegated to this Department (vide Government Memorandum, Finance Department No. ODD-1177/168/71/EXP.9 dated 30.7.77).

By order and in the name of the Governor of Maharashtra


(R. G. Vartak)
Assistant Secretary to Government,
Revenue and Forests Department.

To

The Additional Collector, Bombay Suburban District.

Copy with a copy of list forwarded to :-

The Commissioner, Konkan Division, New Bombay.

The Assistant Director of Town Planning, Bombay City Survey & Land Records.

The District Deputy Registrar of Cooperative Societies, Mumbai.

The Pay & Accounts Officer, Bombay.

The Accountant General, Maharashtra State I/II, Bombay/MSA.

The Finance Department (EXP.9).

The Select 'G.4' Desk, Revenue and Forests Department.

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List of members of Amrut Kuni Cooperative Housing Society accompanying Government Memorandum, Revenue and Forests Department No. J.G. 2680/3330/CR. 242/G. 4 dated 22.2.83.

Sr.No.	Name of the Members	Total family income (in Rs.)
1.	Shri Govindrao Tanajirao Deshpalkh ✓	1402/-
2.	Shri Daburoo Ramchandra Nankulkar ✓	1446/-
3.	Shri Shivaraj Mahadappa Muddav ✓	1475/-
4.	Shri Vilas Jaisingrao Jadhav	1368/-
5.	Shri Jayant Anant Phense ✓	1157/-
6.	Shri Shantling Maheshetty Patil ✓	1300/-
7.	Shri Mohan Ganba Galkwad	1335/-
8.	Shri Someshwar Mahadappa Mudda	1464/-
9.	Shri Shkarao Baburshob Mene	2500/-
10.	Shri Shankarrao Ramrao Babar	1465/-
11.	Sat. Aruna Dhirrao Shinde (D. U.)	1050/-
12.	Shri Pradurang Konaliba Pawar (D. C.)	1459/-

(H)
(3)

No.C/Desk.VI/LND.I,B.938.
Office of the Additional Collector,
Bombay Suburban District,
Old Custom House Yard, Fort,
Bombay.400023.
Dated :- 28/3 March,1983.

- READ:-** 1) This office letter No.C/Desk.VI/LND.I,B,540 dated 10.4.1981.
2) Govt.Memorandum No.LCS/2680/3390.CR.242/G.4 dated 22.2.1983.

I O R D E R :

Govt.land admeasuring 678.7 Sq.Mtrs. out of C.T.S.No.104 Plot No.40 of Chembur in Tahasil Kurla, B.S.D. is hereby granted to the Amrut Kunj Co-operative Housing Society (Prop.) for accomodating 12 approved members listed in the accompaniment on payment of the concessional occupancy price fixed at 50% of the market value as on 1.2.1976 calculated at the rate of Rs.190/- per sq.mtr. i.e. Rs.64476.50 and on the following terms and conditions. The society has to pay the concessional occupancy price of Rs.64476.50 in this office within one month from the date of receipt of this order and to get itself registered with the Registrar of Co,Operative Societies and submit the registration certificate to this office before taking over possession of the land.

- i) The society has to execute the agreement agreeing to the terms and conditions of the grant before taking over possession of the land through the District Inspector of Land - Records, B.S.D.
- ii) The society shall utilise the land only for the purpose of construction of residential tenements 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 and for professional purpose.
- iii) The society shall develop the land and shall have all other amenities and services required for the purpose at its costs.
- iv) The society shall get the building plans approved from the Municipal Corporation and/or such other local authority as the case may be before starting any construction on the land.
- v) The society shall hold the land on inalienable and impartible tenure as occupant of Class II under the Maharashtra Land Revenue Code 1966.
- vi) The society shall utilise the land and construct the residential building within a period of 2 years from the date of taking over possession of the land.
- vii) 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 M.L.R.Code 1966 without the written previous permission of Government.
- viii) The society shall not permit any of its members to leave or sublet or to give a leave and licence basis or transfer the flat held by any of its members without the prior written permission of the Collector, or the Commissioner or the Govt. as the case may be and while granting such permission for transfer of flat Govt. shall be entitled to recover from the society an amount equal to 50% of the difference between the cost of the flat charged by the society to the approved member and the cost of the flat at which the flat is being transferred to new member.

P.T.O.

- ix) The society shall not enroll any new members or substitute any members other than those approved by the Collector/Commissioner/Govt. without prior written permission of the said authorities and the said authorities shall have a right to approve or disapprove any such change or grant permission on such terms and conditions as the said authority may deem fit.
- x) The flats should be occupied personally by the members as soon as they are ready for occupation. If any member does not occupy the flat himself and unless the same is required for bonafide use of his family, the flat in the society shall be placed at the disposal of the Collector who shall have the right to pay the rent to the said member as may be determined by the Collector from time to time subject to any general order of Govt. in force.
- xi) If any member or his wife/his husband or his/her/their purchaser at any time holds any flat or house or plot or land in any urban area, then the said member shall stand disqualified and the house/flat in society shall be transferred at a price determined by the Collector/Govt. but not exceeding the cost paid to the society to another member to be approved by the Collector/Govt. and qualified to be a member.
- xii) The society should not make any additions or alterations in the building constructed without prior written approval of the Collector and shall inform the Collector of the reduction in the number 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 requirement of the society consequent upon such reduction in membership.
- xiii) The society shall obtain N.A. permission from Revenue Authority and pay regularly the non agricultural assessment prevalent in the locality as is imposed under the provisions of the Maharashtra Land Revenue Code and the Rules thereunder.
- xiv) 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 be at full liberty of access for the purposes of working quarries and searching for the same with all reasonable convenience as provided by the Maharashtra Land Revenue Code 1956.
- xv) 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 or any portion thereof which is to be resumed and cost of the building or structure if standing thereof. 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 the cost of structure if any to be determined by the Executive Engineer, Public Work and Housing Department.
- xvi) The society shall be liable to be evicted and the land and building resumed to Govt. without payment of any of the conditions of grant and failure on the part of the society to remedy the said breach within a period of 6 months from the date of issue of notice by the Collector communicating the said breach.
- xvii) 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 of any of the conditions of grant immediately and failure on the part of the said member to remedy the breach accordingly within a period of 6 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.(XVI) above.

xviii) The society shall within a period of two years from the date of possession of land, plant on the land granted hereunder trees at the rate of 1 tree on per 100 Sq.Mtr. as required and maintain them throughout.

W. S. Kulkarni

Additional Collector,
Bombay Suburban District.

✓ To,

The Chief Promoter,
Anrut Kunj Co.Operative Housing Society,
240/9397, Kannaikar Nagar, Vikhroli (East),
Bombay - 400 083.