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No. LCS-2674/182200-CR-247-G4,
Revenue and Forests Department,
Mantralaya, Bombay-400-032,

Dated:- 24th July 1978.

Subject:- Lands in Bombay Suburban District
Plot Nos. 51 and 52 out of S.No.14
Grenbur
Grant of.. to Dr. Ranganekar
Co-operative Housing Society (Proposed)

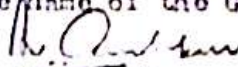
MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to his letter, No.C/Desk-VI-LND-I-B-322, dated 26th June 1978 is directed to convey sanction of Govt. to the grant of plots Nos. 51 and 52 (measuring 870 sq. meter each) out of the layout prepared for S.No.14 Grenbur, Bombay Suburban District to Dr. Ranganekar Co-operative Housing Society to accommodate its 21 approved members on payment of concessional occupancy price of Rs.36,450/- in accordance with the revised decision communicated in Govt. Resolution, Revenue and Forests Department, No.LCS-1075/51838-CR-376-G4, dated 15th July 1978. The terms and conditions of grant should be as mentioned in Annexure 'B' of the said Govt. Resolution.

2. The Additional Collector, Bombay Suburban District should now recover the occupancy price in full from the Society within a period of three months from the date of issue of these orders, get the agreement executed from it agreeing to the terms and conditions of grant and thereafter should hand over possession of land to it. A list indicating names of approved members and their respective monthly income should be attached to his final orders.

3. This memorandum issues within the powers delegated to this Department (vide Govt. Memorandum, Finance Department, No.OD-1377/168/77-EXP-9, dated 20th July 1977).

By order and in the name of the Governor of Maharashtra,



(A.V. Amberkar),

Section Officer, Revenue and Forests Department.

Enclosed:- List of approved members.

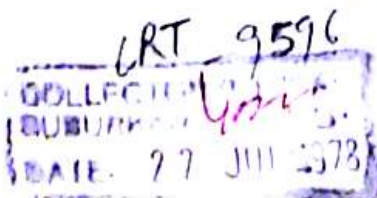
To

The Additional Collector, Bombay Suburban District.

Copy with copy of enclosure forwarded to:-

The Commissioner Bombay Division, New Bombay,
The Assistant Director of Town Planning, Bombay City Survey and
Land Records, Bombay Suburban District,
The District Inspector of Land Records, Bombay Suburban District,
The District Deputy Registrar of Co-operative Societies,
Bombay Suburban District,
The Accountant General, Maharashtra-I-II, Bombay/Nagpur,
The Pay and Accounts Officer, Bombay,
The Resident Audit Officer, Bombay,
The Finance Department (EXP-9),
The Select file 'G4' Desk, Revenue and Forests Department.

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- HEAD :-**
- 1) Govt. in Revenue & Forests Department's Memorandum No. 108.107-1/18222-112-247-2-3, dated 24.7.74.
 - 2) This office file No.5/Desk.VI/LRD/1.2.222.

ORDER :

Government land measuring 810 square feet (Total 1080 sq.meters) out of the layout prepared for Case 14 Canton, Bombay Suburban District is granted to Dr. Jagdish Chandra Meheria Society to accommodate its 21 approved members on payment of concessional occupancy price of Rs. 35000 (Rupees Thirty-five thousand Four hundred Fifty only) in accordance with revised conditions communicated in Govt. Resolution, Revenue & Forests Department No.108.107-1/18222-112-247-2-3, dated 24.7.74.

2) The grant of land is subject to the following terms and conditions.

1) The Society shall get itself registered if not already done, as soon as possession of land is given to it.

2) The Society shall utilize 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 utilized by the Society or by any of its members directly or indirectly for any commercial, business professional purpose.

3) The Society shall develop the land and have all other amenities and services required for the purpose at its cost.

4) The Society shall get the building plans approved from the Municipal Corporation/Council or such other local authority as the case may be, before starting any construction on the land.

5) The Society shall hold the land on inalienable and imperishable tenure as occupant Class II under the Maharashtra Land Revenue Code 1956.

6) The Society shall utilize the land and construct the residential building/ houses within a period of 8 years from the date of possession.

7) 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 1956 without the written previous permission of Govt.

8) The Society shall not permit any of its members to lease or sublet or to give on loan and license basis or to transfer the house/flat held by him or her without the prior written permission of the Collector or the Govt. as the case may be and while granting any permission for transfer of house/flat, Govt. shall be entitled to recover from the Society an amount equivalent to 60% 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 the house/flat is being transferred to a new member.

9) The Society shall not enroll any new member or substitute any member approved by Collector without prior written permission of 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.

10) The houses/flats should be occupied personally by the members as soon as these are ready for occupation. If any member does not occupy the house/flat himself and enrolls the name is required for house/flat 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

11) If any member or his wife/his husband or his/her minor child purchases at any time any flat or house or plot or bungalow in any urban area, 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 the Collector/Government and qualified to be a member.

12) The Society should not make any addition or alteration to the buildings constructed without prior written approval of the number of members, if any, before commencing construction of roads, 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.

13) The society shall pay regularly the non-agricultural assessment prevalent in the locality from time to time.

14) The grant shall be subject to the reservation of the right of Govt. to all minor 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 all reasonable conveniences as provided by the Rajasthan Land Revenue Code 1956.

15) 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 or 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 & Housing Department.

16) The Society shall be liable to be evicted and the land and building resumed to Govt. without payment of any compensation in case there is a breach 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

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the Collector communicating the said breach.

17) 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 or remedy the said breach 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.(16) above.

18) 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 square metres of suitable species and maintain them throughout.

19) The Society shall execute an agreement embodying and agreeing the above terms and conditions and such other conditions which the Collector may impose having regard to the circumstances of the case and the provisions of the Maharashtra Land Revenue Code 1966 and the Rules thereunder.

Additional Collector,
Bombay Suburban District.

Copy to :

1) Dr. Manghakar Co. Op. Housing Society, 127, Chamberburg Lane, Opp. Parul Workshop, Parul, Bombay. In with reference to your letter dated 20.11.77.

He is requested to get the agreement executed immediately.

2) Copy forwarded to the Dist. Inspector of Land Records, R.S.D.

He is requested to handover the possession of the land under reference on production of the receipt for payment of occupancy price by the grantee.

3) Copy forwarded to the Tehsildar Parla, Mumbai.

4) Copy forwarded to the Sub Divisional Officer, R.S.D. Bombay.

5) Copy submitted to Govt. in Revenue & Forests Department, Mahtralaya, Bombay. 400002E.

O. P. Prasad by
Addl. Collector.

Additional Collector,
Bombay Suburban District.