

Dated:- 24th March 1978

Subject:- Lands; Bombay Suburban District
S.No.141 of Mankhurd
Grant of.. to Yeshwant Co-operative
Housing Society ..

MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to Govt. Enforcement of order number dated 27th June 1977, is directed to convey sanction of Govt. under Rule 22 of the Maharashtra Land Revenue (Disposal of Govt. Lands) Rules, 1971 to the grant of Govt. land, measuring 4342 sq. yards (equivalent to 3931.299 sq.meters) out of S.No.141-Mankhurd, Bombay Suburban District to Yeshwant Co-operative Housing Society for accommodating its 41 approved members, on payment of concessional occupancy price of Rs.39,944/- on the terms and conditions mentioned in the accompanying statement 'A'.

2. The Additional Collector, Bombay Suburban District should get the occupancy price credited to Govt. in full from the Society, get the agreement executed from it and should thereafter issue necessary orders in the matter.

3. This memorandum issues within the powers delegated to this Department (vide Govt. Memorandum, Finance Department, No.010-1377/163/77-EXP-3, dated 20th July 1977).

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

A.V. Asherker

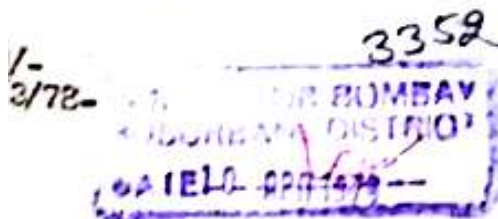
(A.V. Asherker),

Section Officer, Revenue and Forests Department.

Enclosed:- Statement 'A' and
List of approved members.

Copy with copy of statement 'A' forwarded to:-

- The Commissioner Bombay Division, New Bombay,
- The Assistant Director of Town Planning, Bombay City Survey and Land Records, Bombay Suburban District (with reference to his letter, No. VAL/PSDA/1-Ward/1832, dated 8th December 1977),
- The Accountant General, Maharashtra-I/II, Bombay/Magpur,
- The Pay and Accounts Officer, Bombay,
- The Resident Audit Officer, Bombay,
- The Finance Department (EXP-3),
- The Select file 'G4' desk, Revenue and Forests Department.



LRT
17/4/78

This is Subst. certified by Mr. Vidyanan Coop. Housing Society vide Govt. Correspondence No. 103-1571/123014-GR-23-74 4/8-9-1978

J. S. Chitambar

No. C/Desk. VI/LND/I/B/35.D.
Additional Collector's Office, B.S.D.,
Old Custom House Yard, Fort, Bombay. 1.
Dated :- 11 AUG 1978 August 78.

- READ :- 1) Govt. in Revenue & Forests Deptt.'s Memorandum No. LCS.2671/1230¹/CR-83-G-4, dated 31st March 1978.
2) This office file No. C/Desk. VI/LND/I/B/35.D.

: O R D E R :

Govt. had ^{loc 2} admeasuring 4343 sq.yds. (equivalent to 3631.299 sq.metres) out of S.No.141 Mankhurd, Taluka Kurla, Bombay Suburban District is granted to Anu Vidyan Nager Co.Op.Housing Society for accommodating its 41 approved members on payment of concessional occupancy price of Rs.39,944/-.

The grant of land is subject to the following terms & conditions :

- i) The land shall be utilised for housing the approved 41 (Forty-one) members of the Society and for no other purposes whatsoever.
- ii) 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 previous written permission of the Addl. Collector of Bombay Suburban District.
- iii) The society shall make maximum use of the land for housing purposes and shall accommodate as many members in the land as are permissible in accordance with the building rules.
- iv) The society shall not enroll any new members or substitute any member approved by the Collector without his prior permission and the Collector shall have a right to approve such new member recommended by the Society, who would fulfill prescribed conditions thereto.
- v) The flats in the Society should be occupied personally by the members as soon as these are ready for occupation and members shall vacate the Govt. accommodation. If any thereafter If any member does not occupy the flat 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 would pay the rent to the said member as may be determined by Govt. from time to time in accordance with the orders of Govt. in force.
- vi) If any member of his wife/her husband or his minor child purchases at any time any flat or house or plot or bungalow in any urban area, the member shall stand ~~disqualified~~ disqualified and flat allotted to him, in the Society should be transferred at a price determined by the Collector but not exceeding the cost paid to the Society to another member to be approved by the Collector and qualified to be a member.
- vii) The society shall not sub divide the land or any part thereof, nor shall sublet, transfer, assign or in any way alienate the land or any part thereof nor shall sublet, transfer, assign or in any way alienate the land or any part thereof or its interest therein without prior ~~written~~ written permission

of the Collector and Collector may if he so considers fit, while granting permission impose such conditions including payment of premium to Govt. as he considers appropriate;

viii) The grant is 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 all reasonable convenience as provided by the Maharashtra Land Revenue Code 1966.

ix) If the land or any portion thereof ^{is} required by Govt. in future, for any public purpose, the grant of land or of any such portion thereof will be cancelled and the land or any such portion thereof will be resumed by Govt. on payment of cost of land paid by the Society and of cost of building or structure, if any, standing thereon. The Society shall ~~xxx~~ 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 Division.

x) The Society should not make any addition or alteration to the buildings constructed without written approval of the Collector and shall inform the Collector of the reduction in the number of members, if any, before commencing construction of roads and buildings and Collector shall have ~~xx~~ right of resumption of any land rendered surplus to the reasonable requirements of the Society consequent upon reduction in membership;

xi) The Society shall be bound to ~~x~~ complete all the buildings, roads, drains etc. in accordance with the approved scheme to the satisfaction of the Municipal Corporation or such other local authority within a period of two years from the date of possession of the land;

xii) The buildings to be constructed shall be in accordance with the building Rules and Ribbon Development Rules in force in the locality;

xiii) The Society shall hold the land on inalienable and impartible tenure as occupant Class II.

xiv) The Society shall pay the non-agricultural assessment for the land regularly that would be fixed by the Collector from time to time;


xv) The Society or any of its members shall not utilise, any part of the land directly or indirectly for any commercial, business or professional purposes;

xvi) The Society shall within a period of two years from the date of possession of land, plant on the land granted hereunder not less than 36 trees of suitable species and maintain them throughout;

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

xviii) 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 breach immediately and failure on the part of the 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 clause (xvii) above;

xix) The Society shall sign an agreement in the form xii or xiii prescribed under Rule 42 of the Maharashtra Land Revenue (Disposal of Govt. lands Rules, 1971 as required by the Collector, embodying and agreeing to above terms and conditions in addition to such other conditions considered necessary by the Collector having regard to the circumstances of the case and the provisions of the Maharashtra Land Revenue Code, 1966 and the Rules made thereunder :

As signed by
Addl. Coll. B.S.D. 

Additional Collector,
Bombay Suburban District.

Copy to Anu Vidnyan Nagar Co. Op. Housing Society,
C/o Khairi H.B. Master Cleaners,
Mahulgaon, Bombay. 74.

He is requested to get the agreement executed immediately.


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

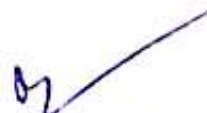
He is requested to handover the possession of the land under reference on production of the receipt for payment of occupancy price by the grantee.

Copy forwarded to the Tahsildar Kurla, Mulund.

Copy forwarded to the Sub Divisional Officer, B.S.D.,
Bombay.

Copy submitted to Govt. in Revenue & Forests Department,
Mantralaya, Bombay. 32.

As signed by
Addl. Coll. B.S.D. 


Additional Collector,
Bombay Suburban District.
14/8

*Copy of
main R.B.
-8-78*

135 (25)

Accompaniment to Additional Collector, B.S.D.'s order No. C/1022.111/1000,
18/35.D, dated .8.78..

List of approved members of Anu Vidnyan Nagar Co.Op.Housing Sociel
and their respective monthly income.

Sr. No.	Name,	Monthly income Rs.
1.	Shri Murlidhar Bhimrao Kolekar.	670/-
2.	Shri Laxman Maruti Pawar.	620/-
3.	Shri Tanu Yeshwant Parab.	650/-
4.	Shri Shamrao Ganpatrao Yaday.	875/-
5.	Shri Dattaram Gyamba Kumbhar.	610/-
6.	Shri Bhagawan Mahadev Mohite.	908/-
7.	Shri Shamrao Bapu Dadingade.	610/-
8.	Shri Vilas D. Dhadage.	605/-
9.	Shri Vasant Javalaram Sawant.	675/-
10.	Shri Keshav Saripati Dholfode	608/-
11.	Shri Prabhakar Murlidhar Hirnath.	615/-
12.	Shri Dattu Tatoba Dhanavade.	650/-
13.	Shri Dinkar Tukaram Dhanavade.	600/-
14.	Shri Govinda Dondi Mahadik.	680/-
15.	Shri Vishnu Ananda More.	615/-
16.	Shri Tukaram Nam Jadhav.	630/-
17.	Shri Dhondiram Anna Gadadare.	630/-
18.	Shri Bhimrao Bapu Uthale.	620/-
19.	Shri Bapu Vishnu Shinde.	780/-
20.	Shri Mvruati Dnyanu Shinde.	670/-
21.	Shri Shivajirao Babu Domb.	635/-
22.	Shri Ditaran Laxman Jalgaonkar.	608/-
23.	Shri Shankar Shiku Fole.	605/-
24.	Shri Pira Bada Shetye.	670/-
25.	Shri Jalakrishana Maruti Kumbhar.	650/-
26.	Shri Anandas Bhaji Khair.	880/-
27.	Shri Mohan Anandchandra Kubar.	630/-
28.	Shri Shankar Ganpat Dhanavade.	680/-
29.	Shri Tanaji Joti Dolphode.	605/-
30.	Shri Suthash Ganpat Goundankar	610/-
31.	Shri Vishnu Shivram Shedge.	610/-
32.	Shri Vallabhabhai Navajibhai Patel.	630/-
33.	Shri Jetirao Bhrasdev Dhadge.	650/-
34.	Shri Vaman Chandurang Vartak.	650/-
35.	Shri Shivaji Keshav Lawar.	680/-
36.	Shri Maruti Laxman More.	610/-
37.	Shri Rajaram Annu Nagavane.	605/-
38.	Shri Shivaji Ganpat Chavan.	630/-
39.	Shri Balasahab Jagannath Pawar.	620/-
40.	Shri Lknath Devjee Mohite.	630/-
41.	Shri Kisan Tukaram Jagadale.	610/-

dc
Additional Collector,
Bombay Suburban District.