

(81)

No. LCS 2070/131682-BI,  
Revenue and Forests Department,  
Sachivalaya, Bombay-32.  
Dated: -21st December 1972.

Subject:- Lands: Bombay Suburban District  
S.No. 5/7 of Borla.  
Grant of----to Hari Krupa Co-operative  
Housing Society Ltd.

**MEMORANDUM**

The undersigned presents compliance to the Commissioner, Bombay Division and with reference to his letter no. L.A.(1)3500, dated 9th August 1972 is directed to convey sanction of Government to the grant of Government land under Section 40 of the Maharashtra Land Revenue Code, 1956 measuring 473 s. yds. no. S.No. 5, hissa no. 7 of Borla, Taluka Chembur, Bombay Suburban District, to the Hari Krupa Co-operative Housing Society Ltd. for construction of residential buildings for its members. The terms and conditions are subject to the following terms and conditions:-

- a) The Society shall prepare a proper layout and plans and submit it to the Bombay Municipal Corporation authorities within 3 months of taking possession of land;
- b) The Society shall construct multistoreyed buildings on this land ensuring maximum utilisation thereof;
- c) The Society or any of its member shall not sell, or anywise transfer by mortgage, lease etc. any plot or block or flat or part of the land to any persons other than a member of the Society, or let or give on lease and licence basis any tenement, block or flat to any non-member,
- d) The Society shall utilise the land within 2 years from the date of taking over possession of land in accordance with the layout and plan approved by the Bombay Municipal Corporation,
- e) The Society or any of its members shall not utilise any part of the land directly or indirectly for commercial, business or professional purpose;
- f) The Society shall pay to the appropriate revenue authorities annually, on due dates, the non-agricultural assessment in respect of the land, at the rates prescribed by Government for the locality, subject to the provisions of the Maharashtra Land Revenue Rules;
- g) The Society shall be liable to be evicted and land and buildings resumed by Government, 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 breach within six months of the date of issue of notice by the Additional Collector, Bombay Suburban District communicating the breach,
- h) The Society shall reconstruct at its cost the existing bund running along the southern boundary of this land and the tank land,

P.T.O.

- 1) The Society shall sign an agreement in the form M-1 or M-1 as required by the Additional Collector embodying the above conditions;
- 2) The possession of land shall be given to the Society only after it has executed an agreement and paid the occupancy price.

2. The market value of this 473 sq. yds. of land is determined by Government at Rs. 100/- per sq. yds. The Society should be charged concessional occupancy price of 50% of this market value, ( i.e. Rs. 50/- per sq. yds).

3. Government is also pleased to lease an area of 200 sq. yds out of Tank land, adjoining S.no. 5/7 of Porla, to the Said Society for a temporary period of 10 years, in the first instance, for the purpose of access, on the following terms and conditions:-

- i) The period of 10 years lease will start from the date of taking over possession of land by the Society;
- ii) The market value of this strip of land is fixed as 1/4th of Rs. 100 per sq. yds, i.e. Rs. 25/- per sq. yd. The lease rent should be therefore charged at 3% per annum of full market value of land ( i.e. Rs. 25/- per sq. yds. a market value plus 20 times the non-Agricultural Assessment of the land),
- iii) The access should be kept open by the Society for use of the general public,
- iv) This strip of land shall be utilized by the Society only as an access and no other use shall be permitted.

4. This Memorandum is issued with the concurrence of the Finance Department ( vide its un-official reference no.1739-F2, dated 4th November 1972).

5. The case papers are returned herewith.

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

**COLLECTOR BOMBAY  
SUBURBAN DISTRICT  
DATE - 3 JAN 1973**

*2188*  
*4-1-73*  
*V. S. BARKARI*

Under Secretary to the Government of Maharashtra, Revenue and Forests Department.

Enclosure: - Case Papers.

To  
The Commissioner of Bombay Division,  
BOMBA.

- Copy to:-
- 1) The Additional Collector, Bombay Suburban District, BOM
  - 2) The Accountant General, Bombay,
  - 3) The Resident Audit Officer, Bombay,
  - 4) The Pay and Accounts Officer, Bombay,
  - 5) The Finance Department ( F2 Section),

(9) 10/1

No.C/LND/I-B-905  
Addl. Collector's Office, S.S.D.,  
Old Custom House Yard, Fort, Bombay-1.  
Date: 26/5 February 1973.

**Subject: - Lands: Bombay Suburban District,  
S.No.5/7 of Village Borla - Grant of to -  
Hari Kripa Co-Operative Housing Society.**

**Read: - 1) Govt. in Revenue and Forests Department's Memorandum  
No.LCS-2670/131682-SI, dated 21.12.1972.**

2) This office case papers bearing file No.C/LND-I-B-905.

**ORDER**

Government land admeasuring 473 Sq.Yds out of S.No.5 H.No.7 of the Village Borla, Taluka Kuria, S.S.D. is hereby granted under section 40 of the M.L.Code 1966, to the Hari Kripa Co-Operative Housing Society, for construction of residential buildings for its members, on payment of concessional occupancy price of 50% of the market value (i.e. Rs.50/- per Sq.Yd.) of the land fixed at Rs.100/- per Sq.Yd. subject to the following terms and conditions.

- 1) That the society shall prepare a proper layout and plans and submit it to the Greater Bombay Municipal Corporation authorities within 3 months of taking possession of the above land.
- 2) That the Society shall construct the multistoreyed buildings on the land ensuring maximum utilization thereof.
- 3) That the society or any of its members shall not sell, or any way transfer by mortgage, lease etc. any plot or block or flat out of the land to any persons other than a member of the society, or let or give on lease and licence basis any tenant, block or flat to any non-member.
- 4) That the Society shall utilize the land within 2 years from the date of taking over possession of the land in accordance with the layout and plan approved by Greater Bombay Municipal Corporation.
- 5) That the Society or any of its members shall not utilize any part of the land directly or indirectly for commercial, business or professional purpose.
- 6) That the society, shall pay to the appropriate Revenue Authorities annually, on due dates, the non-agricultural assessment in respect of the land, at the rates prescribed by Government for the locality, subject to the provisions of the M.L.R.Rules.
- 7) That the society shall be liable to be evicted and the land and buildings resumed by Government without payment of any compensations 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 breach within six months of the date of issue of notice by additional Collector, S.S.D. communicating the breach.
- 8) That the society shall reconstruct at its cost the existing bund running along the Southern boundary of this land and the Tank land.
- 9) That the society shall sign an agreement in the Form HI or HH as required by the Additional Collector embodying the above

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conditions.

10) The possession of land shall be given to the society only after it had executed an agreement and paid the occupancy price.

11) Failure to comply <sup>with any of</sup> the above conditions the land and buildings constructed thereon will be resumed to Government without any notice and without payment of any compensation.

*J.C.*

*[Signature]*

Additional Collector,  
Bombay Suburban District.

To  
The Hon. Secretary,  
Hari Kripa Co-Operative Housing Society,  
A-5, S-Building, Prabha Wada Road,  
Matunga, Bombay-19.

2. The Secretary of the society, are requested to pay in this office the occupancy price of Rs. 23,550/- (Rupees twenty three thousand, six hundred fifty only) on account of this land land mentioned above.

Copy forwarded to the

- 1) Sub-Divisional Officer, B.S.D.
- 2) District Inspector Land Records, B.S.D.

He should hand over possession of the land to this society after verifying the receipt of the payment.

- 3) Tahasildar Kurla.
- 4) Deputy Accountant.

*J.C.*

*[Signature]*

Additional Collector,  
Bombay Suburban District.

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Subject:- Lands: Bombay Suburban District,  
S.No. 5/7 of Borla  
Grant of --- to Hari  
Kripa Co-operative  
Housing Society Ltd.

GOVERNMENT OF MAHARASHTRA,  
Revenue and Forests Department,  
Corrigendum No. LCS 2670/131682-BI,  
Sachivalaya, Bombay-32. Dated:-20th June 1973.

Read:- Government Memorandum, Revenue and Forests Department  
No. LCS 2670/131682-BI, dated 21st December 1972.  
Letter No. C/LND/I-B/905, dated 1st June 1973.

CORRIGENDUM:-

On actual measurement of land out of S.No. 5 Hissa No.7 of village Borla, District Bombay suburban District, it<sup>is</sup> found that it measures 616 sq. yds. and not 473 sq. yds, as mentioned in paragraph one of Government Memorandum, Revenue and Forests Department No. LCS 2670/131682-BI, dated 21st December 1972. In view of this, the area of land out of S.No.5 Hissa No.7 of Borla should be read as "616 sq. yds." instead of "473 sq. yds." as appearing in paragraphs 1 and 2 of Government Memorandum, Revenue and Forests Department No. LCS 2670/131682-BI, dated 21st December 1972.

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

COLLECTOR BOMBAY  
SUBURBAN DISTRICT  
DATE 28 JUN 1973

*V.S. Gadkari*

( V.S. GADKARI )  
Under Secretary to the Government,  
Revenue and Forests Department.

- To The Commissioner, Bombay Division, Bombay,
- The Additional Collector, Bombay Suburban District, Bombay,
- The Accountant General, Maharashtra State, Bombay,
- The Resident Audit Officer, Bombay,
- The Pay and Accounts Officer, Bombay,
- The Finance Department( F 9 Section).

mbg 20/6/1973.

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*28.6.73*

(134) (5)

No. G/LND/E.B.908.  
Additional Collector's Office, B.S.D.  
Old Custom House Yard, Fort, Bombay.1.

Dated:- <sup>18/5</sup> July, 1973.

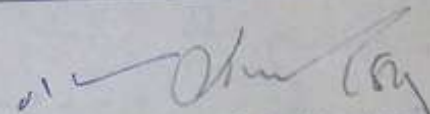
- READ:-1) Govt. in R.& F.D. Memorandum No. LCS/2670/131682-BI.  
dated 21.12.72.
- 2) This office order No. G/LND/I.B.905 dated 26.2.73.
- 3) Govt. in R.& F.D. Corrigendum No. LCS/2670/131682-BI.  
Dated 20.6.73.

CORRIGENDUM:

On actual measurement of Land out of S.No. 5 H.No. 7 of Village Borla, B.S.D. it is found that, it measures 616 Sq.yds. and not 473 sq. yds. as mentioned in paragraph one of this office order of even No. dated 26.2.73. In view of this, the area of Land out of S.No. 5 H.No. 7 of Borla, should be read as "616 sq.yds" instead of "473 sq.yds. as appearing" this office, order dated 26.2.73.

2/-For the additional area of 143 sq.yds. the Society shall pay the occupancy price of Rs. 50/- per sq.yds.

3/-The Society shall give an undertaking on stamp paper about shifting of lands and allow the villagers to use the same as well as the area of 200 sq.yards out of Tank land adjoining the S.H.C.5/7 granted on lease.

  
Additional Collector,  
Bombay Suburban District.

To,  
The Hon. Secretary,  
Harikripa Co.op. Housing Society  
A-5, S. Building, Brahmmin Wada Road,  
Matunga Bombay.10.

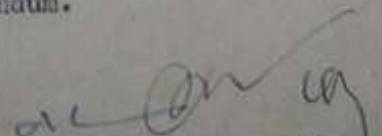
2. The society shall pay in this office the O.P. of Rs. 7150/- (Rs. Seven thousand one hundred fifty only.) immediately.

M/-17.9.73.

Copy forwarded to:-

- 1) S.D.O.B.S.D. 2) D.I.L.R.B.S.D.  
2. He should hand over possession of the land to the Society after the under taking on a stamp papers is obtained from the Society as mentioned in the last para of the corrigendum.

3. Tahsildar Kurla.  
4. Dy. Accountant.

  
Additional Collector,  
Bombay Suburban District.

M/-17.9.73.