

Dated the, 13.11.1983

To  
Shri Tukaram Sakharan Kadam,  
Chief Promoter,  
Hafkine Bio-Pharma Employees Co-Op.Hsg.Society,  
Bacterial Vaccines Department,  
Hafkine Bio Pharma Corpn. Ltd.,  
Acharya Donda Marg, Parel,  
Bombay - 400 012.

Subject:- Lands : Bombay Suburban District  
S.No.320, PlotNo. 21 - Grant of - to  
Hafkine Bio-Pharma Corpn.Employees Co-Op.  
Housing Society.

Sir,

.....

I am to refer to your application dated 6-9-1982 regarding grant of land at 320 Chembur, Bombay Suburban District, Government intends to grant plot No.21 available in the area to Hafkine Bio-Pharma Corpn.Employees Co-Operative Housing Society, subject to your compliance with the following points :-

a) Detailed information of the members should be forwarded to the Additional Collector, Bombay Suburban District in the enclosed proforma;

b) According to sanctioned scheme the members in a society belonging to different income groups are required to pay the concessional occupancy price at the rates mentioned against each group of the market value as on 1-2-1976 and are entitled to construct flats of the carpet area shown against each.

Income Group No.	Income group range (Total family income)	Carpet Area of flat allowed.	Concessional occupancy price/lease rent payable (Percentage of market value as on 1-2-1976).
I	Upto Rs.1000	300 sq.ft.	10%
II	Rs. 1001 to 2000	450 sq.ft.	25%
III	Rs. 2001 to 3000	650 sq.ft.	50%
IV	Above Rs. 3000	900 sq.ft.	100%

c) The Fourth income group i.e. those whose total family monthly income is above Rs.3000, is open exclusively to the persons under Government employment, employees of public sector corporations and members of Central/State Legislatures, Zilla Parishad, Municipal Corporations and Municipal Councils.

d) The persons having their present accommodation on owner-ship/rental basis in the Greater Bombay in excess of 600 sq.ft. carpet area are not eligible and those having less than that limit can be approved as members subject to certain conditions. You may, therefore, furnish to the Additional Collector, Bombay Suburban District names and other information of only persons who satisfy this condition;

e) You should propose total names of the members on the basis of the carpet area restrictions laid down by Government and the

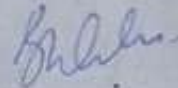
Municipal restrictions applicable, on the basis of F.S.I./1. Similarly, 20% of the members have to be enrolled from the persons belonging to B.C. Communities. You should therefore, include adequate members from this category or keep the seats vacant if you are unable to secure the required number of members from the Backward Classes;

f) In support of the information regarding total family monthly income, please forward to the Additional Collector, Bombay Suburban District income certificates from their employers or from revenue officers or certificate of income tax clearance of the members of the society; including his wife/her husband, if income of both is shown.

g) In support of the information about occupation of the present premises by the members, please forward to the Additional Collector, Bombay Suburban District copies of rent receipts of the premises presently held by them from the owner or the Society as the case may be to indicate the area of the flat held by such person. If he is staying with any other persons, a certificate to that effect should be submitted.

2. Final orders in the matter would be issued only on receipt of above information, and affidavits of all proposed members by the Additional Collector, Bombay Suburban District. Please therefore, arrange to forward to the Additional Collector, Bombay Suburban District 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,



Desk Officer.  
Revenue & Forests Department.

(Encls: Form of Information,  
Affidavits.)

....

✓ Copy forwarded to the Additional Collector, B.S.D. for information and taking necessary action of approving the names of persons proposed by the Chief Promoter of the Housing Society with due regards to the eligibility criteria prescribed under Government Resolution, R.&F.D.No.LCS-1083/1882/CR-222/G-4, dated 12-5-1983 and as per orders issued in Govt. Circular, Revenue & Forests Deptt. No.LCS-1083/3979/CR-390/G-4, dated 14-10-1983.

Copy to the Deputy Registrar of Co-Operative Societies (Housing), Bombay.

NO: C/33/2-B/A-0165

Office of the Collector,  
Bombay Suburban District,  
B.N.R.D.A. Building, 2nd floor,  
Bandra (East),  
Bombay - 400 051.

Date: 9-4-1991.

- Lead : 1. Govt. in Revenue and Forest Department letter  
NO. LRS-2082/2968/CR-197/G-4, dt. 3-12-1983.  
2. This office case papers under lying file  
No. C/33/2B/A-0165.

ORDER

Government land admeasuring 638.40 sq. ntrs. bearing  
plot No. 21 out of S.No. 320 of Chembur, in Kuria Taluka of  
Bombay Suburban District is hereby granted to Haffkins  
Employees Co. Operative Society Ltd. registered under NO.  
BOM/WN/HSG/TC-4121/90-91 on payment of concessional Occupancy  
price of Rs. 25,536-00 (Rs. Twenty five thousand five hundred  
thirty six only) to construct multistoried building and to  
accomodate its 20 approved members whose list is appended  
hereto. The society should execute an agreement agreeing  
to the terms and conditions fixed by the Government. The  
land is granted to the society on the special terms and  
conditions mentioned in the Schedule 'A' attached hereto.

*(Signature)*  
(Suresh Salvi)  
Collector,  
Bombay Suburban District

To.  
Shri Tukaram Kadam,  
Chief Promoter,  
Haffkins Employees Co. op. Hsg. Society,  
D' Block R.No. 46A 3rd floor,  
Haffkins Bio-Pharma Corpn. Ltd.,  
Bombay-400 012.

Copy forwarded to the City Survey Officer No. 8,  
Mulund for necessary action.

2. Tahsildar Kuria (Mulund).

*(Signature)*  
Collector,  
Bombay Suburban District.

SAK/5491.

SCHEDULE - 'A'

387/695

Accompaniment to this office order No.C/33/2B/A-0165  
dated 4-1991, Haffkia Employees Co-operative Housing Society  
Limited.

- Following Special terms and conditions of grant of land to  
Haffkia Bio-Pharma Employees Co. Op. Housing Society Limited
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 authority  
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, or 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 Government
  7. The Society shall not permit any of its members to lease  
or sublet or to give on lease and licence basis or to

contd..

transfer the house/flat held by him or her without the prior written permission of the Collector or the Commissioner or the Government as the case may be and while granting any permission for further transfer of houses/flat. Government 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 enrol any new members or substitute any member approved by the Collector/Commissioner/Government for the provisions in its by laws not with standing without prior written permission of the said authority and 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.
- 9) The house/flats should be occupied personally by the members as soon as they are ready for occupation. If any member does not occupy the house/flat himself and unless the same is required for bonafide 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 Government 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

1 3 1

(697)

(383)

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  
assessment prevalent in the locality from time to time.

13) The grant shall subject to the reservation of the  
right of Government 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 Government in future for any public purpose, the grant  
of land or any part thereof will be cancelled and land in  
question resumed by Government on payment of compensation equi-  
valent 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 Government 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 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 them throughout.

18) The Society should enroll 20% of its members belonging to Back-Ward class communities.

*[Handwritten Signature]*

Collector,  
Bombay Suburban District.

②  
*I received a letter with same and plan.*

②