

(14)

Land: Bombay Suburban District.
S.No. 357A of Chembur.
Suman Cooperative Housing Society,
Bombay,
Grant of - to,

Government of Maharashtra,
Revenue and Forest Department,
Resolution, No.LCS.2664/25424-B,
Secy's Office, Bombay, 30th June 1964.

Read: Letter No.C/LND.SR.I.1088 dated 10th March 1964
of the Collector, Bombay Suburban District.

RESOLUTION: Government is pleased to sanction grant of land measuring five acres from Survey No.357-A of Chembur, adjoining the Sion-Chembur Road near Eastern Express Highway, and shown by letters ABCDE in the sketch, to the Suman Cooperative Housing Society, Bombay, for housing purpose, on payment of occupancy price at the rate of Rs.2,500/- (Rupees two thousand five hundred only) per acre, subject to the conditions mentioned in the Government Resolution, No. 1970/45, dated the 17th October 1947 and Government Circular, Revenue Department, No.LBS.5060-H, dated the 27th June 1961 and to the following additional conditions:-

(1) that the Society shall prepare a proper scheme for the development of the land at its cost and submit a layout plan for multi-storeyed buildings within three months from the date of taking possession of the land for the approval of the Additional Collector, Bombay Suburban District.

(2) that subject to instruction contained in the paragraph 2 of the Government Circular, Revenue Department, No.LCS.1657/140210-B, dated 17th October 1958 the Society shall not sell or in any way transfer by mortgage, lease etc. any plot or block or flat out of the land to any person other than one of their members or let any tenements to non-members without obtaining previous approval of the Additional Collector, Bombay Suburban District in writing;

(3) The Society shall not enrol any additional members or

substitute new members in the place of the six existing members whose names are given in the schedule 'A', accompanying this Government Resolution, without obtaining prior approval of Government;

(4) In case it is noticed that Government land in excess of reasonable requirement of the society has been granted or the number of members of the Society is reduced, Government will resume the excess land granted to the Society;

(5) that the Society shall be bound to construct multi-storeyed buildings, roads, and drains, in accordance with the scheme approved by the Additional Collector, Bombay Suburban District within two years from the date of taking possession of the land;

(6) that possession of the land shall be handed over to the Society after recovery from the Society of the occupancy price in full as per valuation made by the Deputy Director of Town Planning, Bombay, and other dues, if any, as may be communicated by the Additional Collector, Bombay Suburban District to the Society.

(7) that the Society shall comply with all the building regulations prescribed and made applicable to the area under the provisions of the Town Planning Act and the Bombay Municipal Corporation Act;

(8) that the Society shall pay Non Agricultural Assessment in

(9) that the Society shall be liable to be evicted and land 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 from the date of Additional Collector, Bombay Suburban District's notice communicating a breach;

(10) that any one in possession of a plot, block or flat shall be liable to be evicted from the plot, block or

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(15)

flat in respect of which a breach of any of the conditions of grant of land has occurred, without payment of any compensation, on the Additional Collector, Bombay Suburban District's giving notice of the breach and the party concerned failing to remedy the breach within six months from the date of notice.

(11) that the Society shall sign agreement in form 'H' or 'HH' as required by the Additional Collector, Bombay Suburban District, embodying the above conditions in addition to other conditions that may be considered necessary by the Additional Collector, Bombay Suburban District.

(12) This order is issued with the concurrence of the Finance Department vide unofficial reference No.3832-D-616/III, dated 29th April 1963.

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

S. G. Sawant
(S.G. SAWANT)

Under Secretary to Government.

Accompaniment: Schedule I.

The Commissioner, Bombay Division, Bombay,
The Additional Collector, Bombay Suburban District (with case papers),
The Settlement Commissioner and Director of Land Records, Poona,
The Registrar of Cooperative Societies, Poona,
The Divisional Joint Registrar of Cooperative Societies, Bombay,
The Consulting Surveyor to Government, Poona,
The Accountant General, Bombay,
The District Deputy Registrar of Cooperative Societies, Bombay,
The Finance Department (Branch III),
The Cooperative and Rural Development Department.

No. _____ of 1964.

Copy forwarded for information and guidance to -

(57) 44
No.C/IND-SR-I-1088
Collector's Office, B.S.D.,
Old Custom House Yard, Fort
Bombay. Dt. 9th July 1964.

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Read

- 12-8-64
- 1) The correspondence in this office file No. IND-SR-I-1088.
 - 2) Government Resolution Revenue and Forest Department No. LCS.2664/25424-B dated 30th June 1964.

ORDER

Government land admeasuring 5 Acres out of Survey No. 357-A of Chembur, Taluka Kurla, adjoining Sion-Chembur Road, near Eastern Express Highway, and shown by letters ABCDE in the sketch, is hereby granted to the Suman Cooperative Housing Society, Bombay, for housing purpose, on payment of occupancy price at the rate of Rs. 2,500/- (Rupees two thousand five hundred only) per acre, subject to the conditions mentioned in the Government Resolution, Revenue Department No. 1970/45, dated the 17th October 1947 and Government Circular, Revenue Department, NO.LBS.5060-H, dated the 27th June 1961 and to the following additional conditions :-

1) that the Society shall prepare a proper scheme for the development of the land at its cost and submit a layout plan for multi-storeyed buildings within three months from the date of taking ^{over} possession of the land for the approval of the Additional Collector, Bombay Suburban District.

2) ~~that subject to instructions contained in the~~ paragraph 2 of the Government Circular, Revenue Department, NO.LCS.1657/146210-B, ^{to be} dated 17th ¹ October 1958 the Society shall not sell or in any way transfer by mortgage, lease etc. any plot or block or flat out of the land to any person other than one of their members or let any tenements ^e to non-members without obtaining previous approval of the Additional Collector, Bombay Suburban District in writing;

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(3) The Society shall not enrol any additional members or substitute new members in the place of the existing members whose names are given in the schedule 'A', accompanying this Government Resolutions, without obtaining prior approval of Government;

(4) In case, it is noticed that Government land in excess of reasonable requirements of the society has been granted or the number of members of the Society is reduced, Government will resume the excess land granted to the Society;

(5) that the Society shall be bound to construct multi-storied buildings, roads, and drains, in accordance with the scheme approved by the Additional Collector, Bombay Suburban District and the Gr. B. Sub. Municipal Corp. within two years from the date of taking possession of the land;

(6) that possession of the land shall be handed over to the Society after recovery from the Society of the occupancy price in full as per valuation made by the Deputy Director of Town Planning, Bombay, and other dues, if any, as may be communicated by the Additional Collector, Bombay Suburban District to the Society.

(7) that the Society shall comply with all the building regulations prescribed and made applicable to the area under the provisions of the Town Planning Act and the Bombay Municipal Corporation Act;

(8) that the Society shall pay Non Agricultural Assessment;

(9) that the Society shall be liable to be evicted and land 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 from the date of Additional Collector, Bombay Suburban District's notice communicating a breach

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(9) that any one in possession of a plot, block or flat shall be liable to be evicted from the plot, block or flat in respect of which a breach of any of the conditions of grant of land has occurred, without payment of any compensation, on the Additional Collector, Bombay Suburban District's giving notice of the breach and the party concerned failing to remedy the breach within six months from the date of notice.

(10) that the Society shall sign agreement in form ~~as~~ ^{an} ~~required~~ ^{whenever called upon to do so} by the Additional Collector, Bombay Suburban District, embodying the above conditions in addition to other conditions that may be considered necessary by the Additional Collector, Bombay Suburban District. ~~and~~ ^{and} ~~with~~ ^{with}.

~~(11) This order is issued with the concurrence of the Finance Department vide unofficial reference No. 3832-D-616/III dated 29th April, 1963.~~

Pawar *d/c* *Amc*
Additional Collector,
Bombay Suburban District.

To: *Shri S. B. Patel*
The Secretary, *Chokh* *Pragati* *9.7*
Suman Cooperative Housing Society,
Room no 433
Sachinwadi - Bhat

2. Since the Society has paid occupancy price of the land, ~~the~~ District Inspector of Land Records, Bombay Suburban District is being instructed to hand over the possession. ~~He~~ ^{He} is requested to ~~contact~~ ^{contact} him in the matter. He is also requested to inform of the ~~xxxx~~ acceptance of the conditions referred to in the order.

3. Copy with the sketch forwarded to the D.I.L.R.B.S.D., Bombay. He is requested to hand over the possession of the

land and submit the pucca ^{plans} and possession receipts.
Copy with sketch forwarded for information and ^{copy}
evidence to :-

- 1) Namlatdar of Kurla. ^{pc}
- 2) District Deputy Collector, Bombay Suburban District.

^{pc} ^{Am}
Additional Collector,
Bombay Suburban District.

^{pc} He is requested to take
necessary notes ^{about} ~~credit~~ of
occupancy in the Taluka
and village record about the
credit of the occupancy force
and report compliance.

^{pc}
Pawar

9/7/64

~~Additional Collector B.S.D.~~

~~pc~~