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Lands: Bombay Suburban District.  
from Survey No.14, at Chembur  
Grant of -  
to the Naik Nagar Co-operative  
Housing Society Limited.

GOVERNMENT OF MAHARASHTRA,  
Revenue and Forests Department,  
Resolution, NO. LCS.2665/11-B (Unit),  
Sachivalaya, Bombay-32, 4th May, 1966.

**RESOLUTION:-** Government is pleased to grant Government Land comprising of three plots of 1000 square yards each bearing No. ~~25, 26, 27~~ in the layout approved by the Town Planning Department from Survey No.14 in Chembur in Bombay Suburban District, to the Naik Nagar Co-operative Housing Society for construction of residential buildings for accommodating its members whose list is appended to this Government Resolution duly approved.

2. The Naik Nagar Co-operative Housing Society shall pay to Government the Occupancy Price for the land in accordance with the orders issued in the Government Resolution, Revenue and Forests Department NO. LCS-1064/10352-B, dated 21st January 1966.

3. The grant shall be also subject to the terms and conditions prescribed in the Government Resolution, Revenue and Forests Department NO. LCS.43247-B, dated 23rd April 1965.

4. The possession of land shall be given to the Society only after Occupancy Price and development cost is paid by the Society and sanad is executed in its favour.

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

*J. M. W. S.*

Under Secretary to Government.

Accompaniment:- A list of members.

To

The Commissioner, Bombay Division,  
The Additional Collector, Bombay Suburban District,  
The Settlement Commissioner and Director of Land Records,  
Poona,  
The Registrar of Co-operative Societies, Maharashtra State,  
Poona,  
The District Deputy Registrar of Co-operative Housing Societies,  
Bombay,  
The Deputy Director of Town Planning, Bombay,  
The Accountant General Maharashtra State, Bombay,  
The Pay and Accounts Officer, Bombay,  
The Finance Department (III),  
The Urban Development and Public Health Department,  
The Agriculture and Co-operative Department (C4),  
The Education & Social Welfare Department.

Accompaniment to the Government Resolution, Revenue & P.W. Department, NO. LGS. 2665/II-B (Unit) dated 4th May 1966.

Naik-Nagar Co-operative Housing Society

Monthly income

S.No.	Name of the member.	Rs.
1.	Shri T. D. Sawant.	200/-
2.	" S. R. Kale.	200/-
3.	" R. P. Jhaveri.	100/-
4.	" B. B. Mokhade.	250/-
5.	" R. V. Karmarkar.	200/-
6.	" V. M. Dhamorikar.	172/-
7.	Smt. M. Subhal R. Gore.	300/-
8.	Shri V. M. Chauhan.	200/-
9.	Shri S. R. Pekar.	200/-
10.	" G. A. Jadhav.	200/-
11.	" C. T. Naik.	200/-
12.	" B. B. Naik.	200/-
13.	" S. B. Rathod.	200/-
14.	" F. W. Rathod.	200/-
15.	" R. F. Jadhav.	200/-
16.	" R. B. Rathod.	300/-
17.	" C. R. Ade.	300/-
18.	" K. M. Rathod.	150/-
19.	" S. C. Rathod.	150/-
20.	" D. R. Rathod.	100/-
21.	" A. R. Pekar.	100/-
22.	" M. M. Naik.	200/-
23.	" K. H. Jadhav.	150/-
24.	" N. D. Chevan.	200/-
25.	" V. B. Rathod.	200/-
26.	" U. D. Rathod.	200/-
27.	" S. C. Naik.	200/-
28.	" B. K. Rathod.	100/-
29.	" R. P. Chauhan.	100/-
30.	" D. B. Rathod.	100/-
31.	" C. A. Naik.	300/-
32.	" T. D. Chauhan.	100/-
33.	" P. D. Naik.	200/-
34.	" R. H. Rathod.	200/-
35.	" D. L. Chauhan.	100/-
36.	" K. U. Rathod.	200/-
37.	" M. H. Naik.	200/-
38.	" R. D. Jadhav.	200/-
39.	" K. T. Ade.	200/-
40.	" D. H. Rathod.	200/-
41.	" B. B. Chauhan.	100/-
42.	" R. A. Rathod.	100/-
43.	" A. B. Rathod.	200/-
44.	" R. P. Naik.	200/-
45.	" G. S. Chauhan.	200/-
46.	Dr. B. B. Chauhan.	150/-
47.	Shri N. J. Kale.	300/-
48.	" V. J. Patil.	200/-
49.	" R. R. Rathod.	300/-
50.	" B. D. Chauhan.	150/-
51.	" M. P. Rathod.	200/-
52.	" B. B. Naik.	300/-
53.	" S. H. Jadhav.	150/-
54.	" H. B. Jadhav.	200/-
55.	" N. T. Rathod.	200/-
56.	" L. B. Rathod.	200/-
57.	" M. L. Rathod.	200/-
58.	" M. J. Naik.	300/-
59.	" R. P. Jadhao	200/-
60.	" D. D. Naik.	200/-

no. dmd/SR I. 1217  
Collector's Office B.S.D.,  
Old Chhatrapati Shivaji Maharaj, Fort,

Dated 9-11-1966

Read:-

1. Government Resolution Revenue & Forests  
Department No. ICS. 2665/11 B dated 4-5-65

ORDER

Plot Land measuring Three thousand Sq. Yds. comprising  
three plots bearing nos. 9, 10 and 11  
from Sub-plot of layout  
approved by T.P. Rev. from year 1954  
No. 10 of Chhatrapati Shivaji in taluka Chhatrapati Shivaji

Bombay Suburban District is hereby rented to Shri Naik  
Nagar Co-op. Housing Society for construction of

residential buildings for accommodating its members  
whose list is appended hereto, on tree payment of occupancy  
price, amounting to Rs. 1220-00-00 in this office

51 ~~within a period of one month from the date of issue of~~  
~~this order and subject to the other conditions mentioned~~  
in the Scheduled attached hereto.

Rs. One thousand two  
hundred thirty seven only

me 5710  
Additional Collector  
Bombay Suburban District.

To Shri V.J. Patil, Chairman  
Naik Nagar Co-op. Housing Society,  
c/o Dr. B. D. Chavan, B.M.S. Quarters, 1st floor,  
J.J. Hospital, Bombay 25.

1. Copy forwarded to the District Inspector of Land Records, Bombay Suburban District, Bombay-1.
2. He is requested to verify the receipt of the payment from the Society and then hand over the possession to the Society and report compliance alongwith a public notice.
3. Copy forwarded to the District Deputy Collector, Bombay Suburban District, Mamlatdar Andheri/Boriwali/Kurla for information.

me 5710  
Additional Collector,  
Bombay Suburban District.  
me 2944

SCHEDULE I

Conditions appended to the Additional Collector, Bombay Suburban District's Order No. C/120..... Dated.....

1. The Society shall prepare a proper Scheme for the development of the land at its own <sup>cost</sup> ~~cause~~ within three months from the date of taking over possession of the land and submit it to the Additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation along with a layout plan for construction of internal sewerage with provisions for sewers, drainage etc., and also showing construction of ~~multi-storied buildings~~ <sup>ensuring</sup> with floor space index for the area. Development of land and construction of roads and buildings should not commence till written approval of the Additional Collector, Bombay Suburban District and the Greater Bombay Municipal Corporation, to the layout is received.
2. That the Society, or any member shall not sell or any way transfer by mortgage, lease etc., any plot or block or flat out of the land to any person other than a member of a society or let or give on leave and licence basis any tenement, block or flat of the land to any person other than a member without obtaining previous written approval of the Additional Collector, Bombay Suburban District. The Additional Collector, B.S.D. will have the right of first refusal whenever any tenement block or flat is to be let out or to be given on leave and licence and to non-Government servant for the purpose. The Additional Collector shall exercise the right of first refusal within 30 days of receipt of intimation from the Society or its member.
3. That the Society shall not enrol any additional members or substitute any member in place of those approved by Government, except with previous written approval of Government.
4. That the Society shall inform Government of reduction in number of members, if any, before commencing construction of

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~~roads and buildings shall have right to some~~  
any land rendered surplus to the reasonable requirements of society.

5. That no individual plots shall be given to members and the Society shall be bound to construct multi storeyed buildings roads and drains etc., within two years from the date of taking over possession of the land in accordance with the approved layout of the Additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation.

6. That the Society shall not utilise any part of the land directly or indirectly, for the commercial, business or professional purpose except as provided for in layout approved by the Additional Collector, Bombay Suburban District and Greater Bombay Municipal Corporation or with the prior written approval of Government.

7. That the Society shall comply with all the building rules and regulations prescribed and made applicable to the area under the provisions of the Town Planning Act and Bombay Municipal Corporation Act.

8. That the Society shall obtain from the appropriate Revenue authority the N.A. permission before starting N.A. use in respect of the lands as required under Section 65 of Bombay Land Revenue Code.

9. That the Society shall pay to the appropriate revenue authority, on due dates the N.A. Assessment in respect of the land at the rates prescribed by Government for the locality subject to the provisions of Rule 36(1)(b) of the Bombay Land Revenue Rules, 1921.

10. That the Society shall be liable to be evicted and the land and buildings resumed by Government without compensation in case there is breach of any of the conditions of grant of

Contd....3/-

land and failure on the part of the Society to remedy the breach within 6 months from the date of issue of notice by the Additional Collector, Bombay Suburban District, communicating the breach.

11. That the Society shall be bound to take necessary steps to compel, any member of the Society who has committed breach of any of the conditions of grant of land to remedy the breach immediately and failure on the part of the member to remedy the breach of condition of grant of land within a period of six months from the date of issue of notice by the Additional Collector, Bombay Suburban District, communicating the breach shall be deemed to be a breach committed by the society itself and the Society will render itself liable to eviction and resumption of land and buildings by Government without payment of any compensation.

12. That the Society shall sign an agreement in form HHI as required by Additional Collector, Bombay Suburban District and any additional conditions embodying the above conditions as may be considered necessary by the Additional Collector, Bombay Suburban District.

13. That the possession of land shall not be given to the Society unless the Society (~~Executes an agreement as mentioned in the condition Nos. 12 and~~) pays in full to the Additional Collector, Bombay Suburban District, the occupancy price of land and other dues, if any that may be communicated to it by the Additional Collector, Bombay Suburban District.

*Handwritten signature*  
Additional Collector,  
Bombay Suburban District.  
*Handwritten initials and marks*