

6th October 1978.

Subject:- Lands : Bombay Suburban District
Plot No. 39 and 40 out of S.No. 14(pt) Chembur
Grant of -- to Abhinav Milind Cooperative
Housing Society.

MEMORANDUM:

The undersigned presents compliments to the Additional Collector, Bombay Suburban District and with reference to his letter No. C/DESK-VI-LND-1.B.464 dated 3.7.1978 is directed to convey sanction of Government for grant of Government land bearing plot Nos. 39 and 40 measuring 1618.64 meters (equivalent to 1938 sq. yards) out of S.No. 14(pt) Chembur in Bombay Suburban District to Abhinav Milind Cooperative Housing Society to accommodate its total number of 40 approved members under the Backward Class Housing Scheme (as per instructions contained in Government Resolution, Urban Development and Public Health Department No. BOH.1073/17878-1 dated 21.2.74 amended from time to time) A list indicating names of approved 35 members is enclosed. The Society should accommodate additional five members as would be approved by Government in due course. The grant of land is subject to the terms and conditions mentioned in the accompanying statement, 'A'.

The Additional Collector Bombay Suburban District should get an agreement executed from the Society agreeing to the terms and conditions of grant and then issue final orders in the matter. A list indicating names of the approved 35 members and their respective monthly income should be annexed to the final orders of grant of land.

This memorandum issues with the concurrence of the Social Welfare Cultural Affairs, Sports and Tourism Department and within delegated powers to this department (vide Government Memorandum Finance Department No. 1377/168/77 EXP-9 dated 20.7.1977).

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

A. V. Amberkar

(A. V. Amberkar)
Section Officer,
Revenue and Forests Department.

Additional Collector, Bombay Suburban District (with statement 'A' and list of members)
Copy with copy of statement 'A' and list forwarded to:-
Commissioner, Bombay Division, New Bombay,
Assistant Director of Town Planning Bombay City Survey and Land Records, Bombay Suburban District,
Divisional Social Welfare Officer, Bombay Division, Bombay,
Social Welfare Officer, Bombay,
District Inspector of Land Records, Bombay Suburban District,
District ~~XXXXXXXXXX~~ Deputy Registrar of Cooperative Societies, Bombay Suburban District,
Accountant General, Maharashtra State I/II Bombay/ Nagpur
Pay and Accounts Officer, Bombay.
Resident Audit Officer, Bombay.
Finance Department (P.P. 2)
Social Welfare Cultural Affairs Sports and Tourism Department (DVI)
Select File 'G-4' Desk, Revenue and Forests Department.

97)
15/10/78

COPIES OF THIS MEMORANDUM FORWARDED TO:- 10/10/78
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(List of members of Ahimanyu Millind Cooperatives Society accompanying Government Memorandum, Revenue Forests Department, NO. LGS. 2577/21551-73 551-34
 6th October, 1979).
 Sr.No. Name of Member Monthly Contribution (Rs.)

Sr.No.	Name of Member	Monthly Contribution (Rs.)
1	✓ 1) Shri Devidas Ramchandra Bhosale	350/-
2	✓ 2) Shri Yeshwant Bandu Kherat	455/-
3	✗ 3) Shri Babasahib Gundaji Dhumale	595/-
4	✓ 4) Shri Waman Govind Howal	711/-
5	✓ 5) Shri Vithal Shivram Rokade	431/-
6	✓ 6) Shri Baban Ramchandra More.	435/-
7	✓ 7) Shri Ramesh Baburao Kharke	420/-
8	✓ 8) Shri Shashikant Mahipal Nikelje	362/-
9	✓ 9) Shri Sukhdeo Sakheram Kedare	403/-
10	✓ 10) Shri Shantaram Siteram Dive	409/-
11	✓ 11) Shri Kirshna Sakheram Nikelje	455/-
12	12) Shri Shrikant Appaya Jadhav	431/-
13	✓ 13) Shri Vasant Bhaui Mane	431/-
14	✓ 14) Shri Murlidhar Rakhmaji Gaikwad	422/-
15	✓ 15) Shri Niwruutti Masuji Gaware	433/-
16	✓ 16) Shri Suresh Bhikaji Jadhav	459/-
17	✓ 17) Shri Manohar Megal Gaware	366/-
18	✓ 18) Shri Hunkar Sambheji Bhosale	450/-
19	✓ 19) Shri Arun Vithal More	454/-
20	✓ 20) Shri Govind Daji Torane	415/-
21	✓ 21) Shri Bhima Arjun Kshirsagar	435/-
22	22) Shri K. K. Suresh Chandra Bhosale	300/-
23	✓ 23) Shri Narayan Hunkar Bhosale	350/-
24	✓ 24) Shri Khashaba Bhaui Mane	452/-
25	✓ 25) Shri Manohar Laxman Tambe	355/-
26	✓ 26) Shri Jagannath Narayan Sathhadre	495/-
27	✓ 27) Shri Ashok Sunderrao More	435/-
28	✓ 28) Shri Bhaguram Kalu Yadav	350/-
29	✓ 29) Shri Harishchandra Appaji Pawar	713/-
30	30) Shri Chhabilal Genu Bopade	627/-
31	✓ 31) Shri Suresh Randhir Surve	399/-
32	✓ 32) Shri Vibhakar Ganpat Tenghare	418/-
33	33) Shri Sudam Nana Shelar.	456/-
34	✓ 34) Shri Mohan Shivram Kamble	412/-
35	✓ 35) Shri Ahimanyu Hunkar Bhosale	606/-
	Shri Krishna Bhaui Mane.	464/-

vice hon Shri Datta Bhimrao Tamzade 711/-
 vice G C Refd no LES 2682/3151/04/102/94

No. 3/DESK.VI/IND.
Office of the Additional Collector
B.S.S., Old Customs
Bombay 400 022.

Date: - 10/11/79

1) Govt. in Revenue and Forests Department,
Memorandum No. 103/2677/240781-33-606-2, dated 9-10-1979.

2) This office file No. 3/DESK.VI/IND.1.B.32-2

O R D E R

Govt. land measuring 1618.64 sq. metres (equivalent to 1978 sq. yards) out of S.No. 148t Chokur, plot no. 39 and 40, Bombay Suburban District is hereby granted to Abhinav Milind Co-op. Housing Society to accommodate its total members of 40 approved members under the Backward Class Housing Scheme. At present a list indicating names of approved 28 members is enclosed. The society should accommodate additional five members as would be approved by Govt. in due course. The grant of land is subject to the terms and conditions mentioned below.

i) The grant of land is sanctioned under the Backward Class Co-op. Housing Scheme (Old P.S.R. Scheme 219) and accordingly the society becomes eligible for concessions under the said scheme. The society is eligible for free grant of land under the said scheme.

ii) the land shall be utilised for housing and approved forty members of the society and for no other purpose whatsoever;

iii) the land or any part thereof shall not be sold, mortgaged, leased, transferred or in any other way alienated, except as provided in section 26(4) of the Maharashtra Land Revenue Code, 1956 without previous written permission of the Additional Collector, B.S.S.;

iv) 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;

v) The society shall not enroll any new members or substitute any members approved by the Collector without his prior permission and the Collector shall have a right to approve such new members recommended by the society, who would fulfill prescribed conditions thereto;

vi) 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

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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;

vii) 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 in any urban area, the member shall stand 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;

viii) The society shall not sub-divide the land or any part thereof, nor shall sub-let, transfer, assign or in any way alienate the land or any part thereof or its interest therein without prior 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;

ix) The grant is subject to the reservation of the right of Government to all mines and mineral products and quarries in the land and Government 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, 1956;

x) 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 structures if any, standing thereon. The society shall accept as final 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 Division.

xi) The society shall not make any addition or alteration to the buildings constructed without written approval of the Collector and shall inform the Collector of the reduction of the number of members, if any, before commencing construction of roads and buildings and Collector shall have right of re-emption of any land rendered surplus to the reasonable requirements of the society consequent upon reduction in membership;

xii) The society shall be bound to complete all the buildings, roads, drains etc. in accordance with the approval of the Municipal Corporation or other local authority within a period of two years from the date of possession of land;

xiii) The building to be constructed shall be in accordance with the building Rules and Urban Department Rules in force in the locality and further subject to the conditions, if any, imposed by the Assistant Director of Town Planning;

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xiv) The society shall hold the land on inalienable and imperishable tenure as occupant class II;

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

xvi) The society or any of its members shall not utilize any part of the land directly or indirectly for any commercial, business or professional purposes;

xvii) 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 sixteen trees of suitable species and maintain them throughout;

xviii) The society shall be liable to be evicted and land and buildings resumed to Government without payment of any compensation in case there is a breach or 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;

xix) The society shall be bound to take all necessary steps to compel any of its members who was 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.

xx) The society shall sign an agreement in the Form III or VIII prescribed under Rule 48 of the Maharashtra Land Revenue Rules (Disposal of Government 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, 1958 and the Rules made thereunder.

O/C signed by
Additional Collector, B. *[Signature]*

[Signature]
Additional Collector,
Bombay Suburban District.

Copy to Hari L.S. Mane, Chief Promoter of
Abhinav Milind Co-op. Housing Society, B.288/4 Govt.
Colony, Bhandra (East), Bombay.

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

He is directed to hand over the possession of
land plots No. 39 and 40 out of the layout of B.S.D.
14pt. Chembur.