

Lands: Bombay Suburban District.
T.P. Scheme No. III-Ghatkopar
Grant of----
to the Harish Co-operative Housing Society.

GOVERNMENT OF MAHARASHTRA,
Revenue and Forests Department,
Resolution No. LCS 2657/58933-AI(Unit),
Sachivalaya, Bombay-32. 15th May, 1967.

RESOLUTION:- Government of Maharashtra is pleased to grant Government Land comprising of one plot bearing No. 58 in the T.P. Scheme No. III of Ghatkopar in Bombay Suburban District to the Harish 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 Harish 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-1054/10352-B, dated 21st January 1953.

3. The grant shall be also subject to the terms and conditions prescribed in the Government Resolution, Revenue and Forests Department No. LCS-43247-3, dated 23rd April 1955.

4. The possession of land shall be given to the Society only after O.P. is paid by the Society and sanad is executed in its favour.

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

COLLECTOR BOMBAY
SUBURBAN DISTRICT
10 MAY 1967
DATE

LND

(S. B. PATIL)

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

Accompaniments:- A List of members.

To
The Commissioner, Bombay Division, Bombay,
The Additional Collector, Bombay Suburban District, Bombay,
The Settlement Commissioner and Director of Land Records, Poona,
The Registrar of Co-operative Societies, Maharashtra State, Poona,
District
The Deputy Registrar of Co-operative Housing Society,
The Deputy Director of Town Planning, Bombay, Bombay,
The Accountant General, Maharashtra State, Bombay,
The Pay and Accounts Officer, Bombay,
The Resident Audit Officer, Bombay,
The Finance Department, (Branch III),
The Urban Development, Public Health and Housing Department,
The Agriculture and Co-operation Department.

mbg/12/5/1967.

Harish Co-operative Housing Society.

List of members approved by Government An accompaniment to
Government Resolution, Revenue and Forests Department
No. LRS 2657/68983-AI(Unit), dated 15th May, 1967.

Sr.No.	Name of the member	Monthly Income
		Rs.
1	Shri H.I.Mehta	700/- III
2	Shri Dhirajlal M.Mehta	1000/- III
3	Smt. Lata K.Desai	500/- IV
4	Shri J.V.Mehta	700/- III
5	Shri M.T.Mehta	850/- III
6	Smt. K.D.Mehta	300/- IV
7	" P.I.Mehta	375/- V
8	Shri G.H.Kothari	600/- III
9	Shri R.D.Dhru	900/- III
10	Shri S. V.Mehta	400/- IV

Re:-

1. Government Resolution Revenue & Forests
Department No. LCS 2617/15923 dated (Unit) dt 15.11.66
and Govt letter NO No CCS 2663/2485 dt 8-1-68.

ORDER

Government land measuring 737 Sq. Yds.
~~comprise~~ ~~ins~~ ~~of~~ Plots bearing No. Plot No. 58. ~~of~~
~~of~~ layout approved by Town Planning Department from P. & T. P.
Scheme No. 77 of Chalkopur, Sakur, Kurla, Bombay
Suburban District is hereby granted to the Haveli Co-op. Housing Society
Co.Op.Housing Society, for construction of residential buildings
for accommodating it's members whose list is appended hereto, on
payment of occupancy price, amounting to Rs. 867/- (Rs. eight hundred
sixty two only) in this office within
a period of one month from the date of issue of this order and
subject to the other conditions mentioned in the schedule
attached hereto.

o/c

Amr

Additional Collector,
Bombay Suburban District.

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To
Shri H. J. Nello,
The Chief Executive of Haveli Co-op. Housing Society,
14/262 Vijayawada, Sion (East),
Bombay 22.

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 along with a pucca plan.

Copy forwarded to the District Deputy Collector, Bombay
Suburban District, Marlatdar Ancheri/ Borivoli / Kurla for
information.

o/c

Amr

Additional Collector,
Bombay Suburban District.

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SCHEDULE I.

Conditions appended to the additional Collector, Bombay Suburban District's Order No. C/LND.S.A. 6./393... Dated. 12.11.1968

The Society shall prepare a proper scheme for the development of the land at its cost and submit it within three months from the date of taking over possession of the land to the Additional Collector, Bombay Suburban District, and Greater Bombay Municipal Corporation along with a layout plan for construction of internal roads with provisions for sewers, drainage etc., and also showing construction of multi storeyed buildings - ensuring maximum utilisation of land to the extent permissible within the 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, *and the N.A. permission under the ~~1947~~ ¹⁹⁶⁷ ~~Revenue Code~~ ^{Revenue Code} obtained from the ~~Additional Collector~~ ^{Additional Collector} B.S.D.*

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 lease and licence basis and tenement, block or flat out of the land to any person other than member without obtaining - previous written approval of the Additional Collector, Bombay Suburban District. The Additional Collector, Bombay Suburban District will have the right of first refusal whenever any tenement block or flat is to be let out or to be given on lease and licence basis and to nominate Government servants 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 the number of members, if any, before commencing construction of roads and buildings and Government shall have right to resume 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 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

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 of the locality subject to the provisions of Rule 26(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 payment of any compensation in case there is breach of any of the conditions of grant of 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 III as required by Additional Collector, Bombay Suburban District, embodying the above conditions and any additional 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 pays in full to the Additional Collector Bombay Suburban District, occupancy price of land and other dues, if any that may be communicated to it by the Additional Collector, Bombay Suburban District.

14) The Society shall pay the incremental contribution of Rs. 1842/- to the Greater Bombay Municipal Corp. direct under intimation to this office.

True 18/11.
Additional Collector,
Bombay Suburban District.

D'kar/310.

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Subscribed

Govt. vide its letter no. HCS 2663/24.131 have informed that the stay given by the Govt. is vacated and the possession of the land to the Society. After verifying that there is no change in the membership of the Society vide its letter dt. 11/11/65 has certified that there is no change in membership.

S.P.A.