

Lands in Bombay Suburban District,
TPS, III Ghatkopar Plot No.17
of
Grant of
to the Navdurga Co-operative
Housing Society.

GOVERNMENT OF MAHARASHTRA,
Revenue & Forests Department,
Resolution No. LCS.2670/124201-BI,
Sachivdaya, Bombay-32,
Dated: 23rd February, 1971.

- Resolution: Government is please to grant Government Land
admeasuring 3000 square yards from out of plot No.17 in TPS
III Ghatkopar in Bombay Suburban District to the Navdurga
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 Navdurga Co-operative Housing Society shall pay the
to Government the occupancy price for the land in accordance
with the orders issued in the Government Resolution, Revenue
& Forests Department No. LCS.1064/10352-B, dated 21st January
1966, and by the Market rate as will be fixed by Government.
 3. The grant shall be also subject to the terms and
conditions prescribed in the Government Resolution, Revenue &
Forests Department No. LCS.23247-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 same is executed in its favour.

By order and in the name of the Governor of
Maharashtra

Under Secretary to the Government of
Maharashtra, Revenue & Forests Department.

Accompaniment: A list of members.

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COLLECTOR BOMBAY
SUBURBAN DISTRICT
26 FEB 1971

LNDI-B

20/57-15

S/NS

- 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 Division Deputy Registrar of Co-operative Societies,
Bombay,
 - The Director of Town Planning, Bombay,
 - The Accountant General Maharashtra State, Bombay,
 - The Pay & Accounts Officer, Bombay,
 - The Finance Department,
 - The Urban Development and Public Health Department,
 - The Agriculture and Cooperation Department.

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List of Approved Members.

<u>No.</u>	<u>Name of the members.</u>	<u>Monthly Income.</u> Rs.
1.	Shri Shiveji Durgavshi Majethia	900.00
2.	Shri Bhupendro Chandrakant Lohana	500.00
3.	Shri Kishankumar Kanji Majethia	300.00
4.	Shri Madhavgi Hansraj Thakker	300.00
5.	Shri Ravji Velgi	400.00
6.	Shri Moghji Virji Shah	900.00
7.	Shri Premji Manshi Gala	500.00
8.	Shri Venshi Kurpar Heria	500.00
9.	Shri Jagdish Zavji Pujara	300.00
10.	Shri Jemnadas Karsheodas Karia	500.00
11.	Shri Keshaji D. Gosar.	700.00
12.	Shri Sunderji Vaghji Pased	450.00
13.	Shri Gangji Mangi Shah	500.00
14.	Shri Chendrakant Meganolal Madhavi	850.00
15.	Shri Manolal Khensar Shah	850.00
16.	Shri Dheramshi Maruti Lahhar	600.00
17.	Shri Bhanji Kanji	500.00
18.	Shri Naranji Jeram Padharia	350.00
19.	Shri Dwarhadas Manji Thekhar	400.00
20.	Shri Keshilal Kolyanji Shah	600.00
21.	Shri Krishnakant Manilal Parekh	800.00
22.	Shri Harshad Manilal Parekh	700.00
23.	Shri Ratilal Vithaldas Madhavi	900.00
24.	Shri Vasant Lalji Thokhar	400.00
25.	Shri Meehanji Devkaran Daiya	1,500.00
26.	Shri Lokhanishi Keshavi Shah	425.00
27.	Shri Devaram Mulji Lohhar	400.00
28.	Shri Bhanji Ratna Patel	450.00
29.	Shri Chetrahuj Pongtial Thekhar	800.00
30.	Shri Hirji Saurji Shah	700.00
31.	Shri Amrut Giridharlal Shah	1000.00
32.	Shri Ratilal Ananji Navdo	1000.00
33.	Shri Manilal Uorsi Shah	500.00

DRAFT I

NO. 0/1110-32-I. 1026/1045
Dt 20th April 71

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Read - 1) Govt. Res. in R.A.P.'s Resolution
No. 103/2070/12.42.01. 105. 5A.
23rd Feb 71 + ltr Dt. 5. 4. 71
2) This office case papers bearing
No. 0/1110-32-I. 1026/1045.

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O. R. D. F. R.

Sicceded

The Govt. has agreed to this order, to hand over the possession of the land to the said Society after paying the deposit remaining. The Govt. is taking that it pay the sum between land O.P. that be paid by it. A sum of Rs. 6361-08 is being of the job according to the records. The job is prepared pay the appropriate amount.

Govt. land measuring 3000 sq. yds. from the out of plot no 1) in T.T.S. III Chhatrapur in B.S.S. is hereby granted to the Nav Durga Co.op. Housing Society for construction of residential buildings for accommodation of its members whose list is appended hereto, on payment of approximately Rs. 6361-08. (i.e. Six thousand three hundred sixty one and paise eight 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.

The draft order is signed.
Also in form of sum in this for record.


Additional Collector
B.S.S.

To,
The Chief Promoter,
Dr. Nav Durga Co.op. Housing
Society (Proposed) Titruk Pch.
41/2 Parvati Saldam
Chhatrapur, B.S.S.

11/4/71

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Conditions appended to the Additional Collector, Bombay
Suburban District, B.S.D.'s order No.C/LID-811-II-Suburban dated 10/11/1966
dated 4.11

1) 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 Greater Bombay Municipal Corporation alongwith a layout plan for construction of internal roads with provisions for sewerage drainage etc. and also showing construction of multi storied buildings ensuring maximum utilization of land to the extent permissible within the floor space index for the area. Development of land and construction of buildings should not commence until written approval of the Greater Bombay Municipal Corporation, to the layout is received and non-agricultural permission under Section 44 of the Maharashtra Land Revenue Code 1956 is obtained from the Sub Divisional Officer, B.S.D. Bombay.

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 license basis any tenement, block or flat out of the land to any person other than member with out obtaining previous written approval of the Additional Collector, B.S.D. 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 lease and license 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 cancel 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-storied 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 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 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 pay to the appropriate revenue authority on due dates and H.A. Assessment in respect of the land at the rates prescribed for the locality by the Government.

Handwritten signature

Handwritten initials and date: 12/6

9) That the ~~kn~~ 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, B.S.D. communicating the breach.

10) 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 ~~at~~ six months from the date of issue of notice by the Additional Collector, B.S.D. 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.

11) That the Society shall sign an agreement in Form III-I as required by the Additional Collector, B.S.D. embodying the above conditions and any additional conditions as may be considered necessary by the Additional Collector, B.S.D.

12) That the possession of land shall not be given to the Society unless the Society pays in full to the Additional Collector, B.S.D. occupancy ~~xxx~~ price of land and other dues if any that may be communicated to it by the Additional Collector, B.S.D.

Additional Collector,
Dombey Suburban District.

(3) That the Society shall pay the incremental contributions, to the Municipal Corporation of Greater Bombay under ^{the} ~~the~~ ^{provisions} to this Act.

14) That the Society shall pay from the difference between final occupancy price that will be fixed and the amount deposited as and when called up on ~~to~~ do.

and
6361-08
RM 872215-2
9/25/11
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[Signature]
Addl. Collector
B.S.D.