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P.C./D.D./G. C. / CCA
Collector's Office, I.S.D.
Old Cantonment Road, Secy,
Lashby-1 Dt. 27 Feb. 70

② P. 47

LEAD:- 1) Government notification in revenue & forest
Dept. No. 109.000/14607-B (Prit)
dt. 21st-2-70.

2) This order is issued in pursuance of
No. 241 B-20-605.

ORDER

granted

Government land measuring 4,005 sq. yds bearing plot
no. 14 of P.F.S. 1116, Lashby, Suburban District, is hereby granted to the New Maharan Pratap Co-
operative Housing Society for construction of residential
buildings for accommodating its members, whose plan is approved
to this order and approved by Government and also for
shopping as will be permitted by the Municipal Corporation
of Greater Lashby, Government of provisional occupancy
price amounting to Rs. 5,350-10 (as five thousand two
hundred fifty Rs. and sixteen paise only) of land for
the area that will be used for residential purpose. The
Society will have to pay the market value of the area that
will be used for shopping purposes that will be fixed by
Government. The Society shall also give an undertaking
before taking over possession of the land that it will pay
the difference between final & provisional occupancy price
& also shall pay the market value of the area that will be
used for shopping as will be fixed by Government. The
Society also will have to give an undertaking that it will
abide by the terms & conditions as will be separately
prescribed by Government and also as will be prescribed by
the Additional Collector, Lashby Suburban District for the
area, that will be used for shopping purpose. The grant
of area for residential purpose is also subject to the
conditions mentioned in the enclosed schedule.

Additional Collector,
Lashby Suburban District.

To,
Shri. L. S. Chh
The Chief Inspector,
New Maharan Pratap Co-operative Housing Society,
Annapurna Road, Lashby-1
Lashby-77 5.

Be it requested to pay the provisional occupancy
price as stated in the order and also give an undertaking
as stated in the order, which will be directed to handover possession
of the land on payment of provisional occupancy price
and giving an undertaking. Likewise he should pay development
charges due to the Greater Lashby Municipal Corporation.

Handwritten notes in the bottom left corner.

1) the Society shall pay the incremental contribution to the Municipal Corporation of Greater Bombay under intimation to this office.

2) The Society shall prepare a ^{scheme} ~~plan~~ 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 along with a layout plan for construction of internal roads with provisions for sewers, drainage, etc, and also showing construction of multi-storied buildings ensuring maximum utilisation of land to the extent permissible within the floor space index for the area. Development of land construction of roads and buildings shall not commence till written approval of the Greater Bombay Municipal Corporation to the layout is received and N... permission under section 44 of the Maharashtra Land Revenue Code 1966 is obtained from the Sub Divisional officer B.S.D.

3) 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 any 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 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 members.

4) that the Society shall not enrol any additional members or substitute any members in place of those approved by Government except with previous written approval of Government.

5) 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.

6) 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 Additional Collector, Bombay Suburban District and Greater Bombay Municipal Corporation.

7) 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 the layout approved by the Greater Bombay Municipal Corporation, or with the prior written approval of Government.

8) 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.

9) that the Society shall get in from the appropriate Revenue Authority the necessary permission before starting the use in respect of the lands as required under Section 44 of Maharashtra Land Revenue Code, 1900.

10) that the Society shall pay to the appropriate revenue authority, on due dates, the R.A. assessment in respect of the land at the rates prescribed by Government of the local, subject to the provisions of rule 20(1)(2) of the Bombay Land Revenue Rules 1921.

11) 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.

A copy of conditions of grant of land to remedy breach.

12) that the Society shall be bound to take necessary steps to compel any member of the Society who has committed breach of immediately and failure on the part of the member to remedy the breach of conditions 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.

13) that the Society shall sign an agreement in form III-I 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,

14) that the possession of the land shall not be given to the Society unless the Society pays in full to the Additional Collector, Bombay Suburban District, the amount of land revenue price of land and other dues, if any, that may be communicated to it by the Additional Collector, Bombay Suburban District.

Additional Collector
Bombay Suburban District.

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