

24 (35)

Land: Bombay Suburban District  
Survey No. 236-A Chatkopar.  
Grant of-----  
to the Panchshil Co-operative  
Housing Society.

GOVERNMENT OF MAHARASHTRA,  
Revenue and Forests Department,  
Resolution No. LCS 2671/1943-BI,  
Sachivalaya, Bombay-32. Dated: - 20<sup>th</sup> April 1971.

**RESOLUTION :**

- Government of Maharashtra is pleased to grant Govern-  
ment land comprising of one plot of 802 sq. yds. bearing No.  
29 in the layout approved by the Town Planning Department from  
Survey No. 236-A in Chatkopar in Bombay Suburban District to  
the Panchshil 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 Panchshil 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 con-  
ditions 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,

  
( A.M. Khan)

Under Secretary to Government.

Accompaniment: - A list of members.

P.T.C.

To

- ✓ The Commissioner, Bombay Division, Bombay,
- The Additional Collector, Bombay Suburban District,
- The Settlement Commissioner and Director of Land Record's Room,
- The Registrar of Co-operative Societies, Maharashtra State, Room,
- The District Deputy Registrar of Co-operative Housing Society, Bombay,
  
- The Director of Town Planning, Bombay,
- The Accountant General, Maharashtra State, Bombay,
- The Pay and Accounts Officer, Bombay,
- The Finance Department,
- The Urban Development and Public Health and Housing Department,
- The Agriculture and Co-operation Department.

mbg 12/4/1971.

*h/26/4 1101*

COLLECTOR BOMBAY SUBURBAN DISTRICT
DATE 24 APR 1971

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The list of members accompanying Government Resolution, Revenue and Forests Department No. LCS 2671/4973-BI, dated 20<sup>th</sup> April 1971

The list of approved members

<u>Sr.No.</u>	<u>Name of the member</u>	<u>Monthly Income</u> Is.
1.	Shri Govind Babaji Nikale	1500/-
2.	" Laxman Naguji Ubale	450/-
3.	" Wamanrao Krishnareo Paghare	675/-
4.	" Pandurang Sayaji Pagare	921/50
5.	" Damodar Govind Ahire	708/-
6.	" Pandurang Mahadso Gangurde	505/-
7.	" Ramu Satnji Ranshivra	525/-
8.	" Pandharinath Bhagaji Bodhare	460/-
9.	" Hari Laxman Nikale	365/-
10.	" Ramchandra Shravan Abhang	384/-
11.	" Sadashiv Keruji Dangle	370/-
12.	" Sudhakar Damodar Jadhav	600/-
13.	" Nana Kacharu Ahir	350/-
14.	" Karbhari Khanderao Hire	415/-
15.	" Bhaskar Hiramn Jadhav	400/-
16.	" Nivruti Govindrao Ahire	600/-

47.  
No. C/IND, 29/5/71-30 CR. 720  
Adil. Collector's Office  
Old Custom House Yard, Fort,  
Bombay-1. Dt. 29 May 1971.

- R.E.A.D :-
- 1) Government in Revenue and Forests Department's Resolution No. ICS-2671-1943-BI dated 26-4-1971.
  - 2) This office case papers bearing No. C/IND-1-CR-720.

: O R D E R :

Government land admeasuring 802 Sq. yds. bearing plot No. 29 in the layout approved by the Town Planning Department from S.No. 236-A Ghatkopar in Bombay Suburban District is hereby granted to the Panchasil Co-op. Housing Society for construction of residential buildings whose list is appended hereto, and subject to the other conditions mentioned in the Schedule attached hereto.

Since the Society consists of members of the Backward Class Community and the rate of occupancy price payable for the land is below Rs. 5/- per Sq. yds. the land is granted free of occupancy price according to the provisions of the P.M.R. Scheme 219.

Besides one member of the Society namely Shri Govind Babuji Nikale, is liable to pay 50% of the amount of the current market value of the land i.e. Rs. 30/- per sq. yds. as per the Government in Revenue and Forests Department's Resolution No. ICS-2664-1-0352-B, dated 21-1-1966. Since the member is of Backward Class Community, he is entitled to get under P.M.R. Scheme 219, concession Rs. 5/- per Sq. yds. hence he is liable to pay the occupancy price Rs. (30-5-25) i.e. 12.50 per Sq. Yds. The Society shall pay the occupancy price Rs. 1388-88 (Rupees One thousand three hundred eighty eight and paise eighty eight only).

3436  
To

29/5/71  
Additional Collector,  
Bombay Suburban District.

Shri L.M. Uhalo,  
Hon. General Secretary,  
Panchasil Co-op. Housing Society,  
Room No. 3, Chawl No. 7/27, Rashi Camp,  
Koliwada Slon, Bombay-22.  
B/144/3, Govt. Colony, Bandra (East)  
Bombay

- 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 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 buildings should not commence till 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 lot 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 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 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 of 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 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 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 bye laws and regulations prescribed and made applicable to the land and the provisions of the Town Planning Act and Bombay Municipal Corporation Act.
- 8) That the Society shall pay to the appropriate revenue authority on such dates the M.A. Assessment in respect of the land at the rates prescribed for the locality by the Government.

9) 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, 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 6 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 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 price of land and other dues if any that may be communicated to it by the Additional Collector, B.S.D.

13. That the society shall pay the incremental contribution to the Societies, Municipal Corporation of Greater Bombay with intimation to this office.

~~Additional Collector, B.S.D.~~

14. That the society shall become a member of the Association of the Societies, who have been allotted plots in the lay of S. No. 230-A of Ghatkopar and share the proportionate common amenities incurred by the Association.

15. If the society does not become member of the Association it will make itself liable for resumption of land to Govt. with claiming compensation.

16. That the members of the Panchshil Co. op. Housing soc restrict their families upto three living children if they less than three children or to the same number of children, if they have more than three children. If any member of the socie commits a breach of condition, the society shall expel the defaulting member or members and shall give premises to another person complying with the condition. If the society does not any action against the defaulting member or members the whole land shall be liable to be forfeited to Government.

dc *J. J. Jeebhoo*  
for Additional Collector  
Bombay Suburban District  
11/6/73