

Land: Bombay Suburban District  
IPS III Chalk-pur plot No. 17.  
Grant of -----  
to the Vallabh Co-operative Housing  
Housing Society.

GOVERNMENT OF MAHARASHTRA  
Revenue and Forests Department,  
Sachivalaya, Bombay-32. Dated: - 27th October 1971.

RESOLUTION

Government is pleased to grant Government Land comprising of 2000 sq. yds. from out of plot No. 17 each in IPS III Chalkpur in Bombay Suburban District to the Vallabh 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 Vallabh 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 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 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 same is executed in its favour.

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

16353  
10/11/71  
DIRECTOR BOMBAY  
SUBURBAN DISTRICT  
DATE: 27/10/71

Under Secretary to Government.  
Attachment: - A list of members.

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 District Deputy Registrar of Co-operative Housing Society,  
Bombay, P.I.O.

53

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 Department,  
The Agriculture and Co-operation Department.

mbg 27/10/1971.

111 / 5

The Vallabh Co-operative Housing Society.  
 The list of members accompanied to Government Regulation,  
 Revenue and Forests Department No. L.C.S. 2663/141796-B1,  
 dated:- October 1971.

<u>Sr.No.</u>	<u>Name of the members</u>	<u>Monthly Income</u> Rs.	
1	Shri Naresh Hemeshchandra Maniar	400-00	IV ✓
2	" Gunvantrai S. Sengani	500-00	IV ✓
3	" Rameshchandra G. Vasant	400-00	IV ✓
4	" Ambeshanker Mayaram Joshi	500-00	IV ✓
5	" Ravindra J. Maniar	500-00	IV ✓
6	" Chandrakant C. Sengani	450-00	IV ✓
7	" Parasnath G. Upadhyaya	400-00	IV ✓
8	" Sampurn M. Laxmishanker	461-00	IV ✓
9	Smt. Sushila J. Sengani	461-00	IV ✓
10	Shri Pravin S. Chokel	600-00	III ✓
11	Smt. Gitaben B. Deshmukh	300-00	IV ✓
12	Shri Bipinchandra A. Doshi	385-00	IV ✓
13	" Laxman Subrao Bolindur	500-00	IV ✓
14	Smt. Sumitra Goodhanbai Patel	350-00	IV ✓
15	Shri Champaklal A. Nigta Smt. Mohanbhai A. Nigta	1150-00	II ✓
16	Shri Maheshwansi Charandas	500-00	IV ✓
17	Shri Jayantkumar Popatlal Bhat	400-00	IV ✓
18	Shri Champaklal Chhotalal Shah	600-00	III ✓
19	Shri Vitthaldas F. Shah	750-00	III ✓
20	Shri Navinchandra P. Parekh	600-00	IV ✓
21	" Mohan Murari Sawant	500-00	IV ✓
22	" Dinesh A. Parekh	450-00	IV ✓
23	" Bharatkumar J. Maniar	550-00	III ✓
24	" Vinodrai Dwarakadas Chuptani	400-00	IV ✓
25	" Rasmikant V. Shah	800-00	III ✓
26	" P.R. Krishna Swamy	1085-00	II ✓
27	" Devan Ramachandra Tendulkar	920-00	III ✓

contd:-

Sr.No.	Name of the Members	Monthly Income	
28	Shri Ramchandra Laxmidas Kothari	1100/-00	II ✓
29	" Narendrakumar N.Gandhi	450/-00	IV ✓
30	" Gopinath Sivaram Kalya	500-00	IV ✓
31	" Jagdish Prabhudas Shah	550-00	III ✓
32	" Chandrakant J.Joshi	1100-00	II ✓

9  
No. G/LND-3 N-1-1026.  
Additional Collector's Office  
D.S.D. Old Custom House, Fort,  
Bombay-1. Dated 1st Feb. 1972

Reads- 1) Government in Revenue and Forests Department's  
Resolution No. LGS-2666/141769-BI dated 27th October 71

2) This office file bearing No. C/LND-3K-1-1026

O R D E R.

Government land comprising of 2000 sq. Yds. from out  
of plot No. 17 on-ch in T.P.S.III Ghatkopar in D.S.D. is hereby  
granted to the Vallabh Co-op. Housing Society for construction of  
residential buildings for accommodating its members whose list is  
appended hereto, on payment of occupancy price amounting to  
Rs. 2266-66 (Rs. Two thousand two hundred sixty six and sixty six  
paise 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.

*J. W. Jackson*  
Additional Collector,  
Bombay Suburban District.

To

Shri B.L. Maniar  
(Chief Promoter),  
Vallabh Co-op. Housing Society Ltd.,  
15-C Anupam Marani Lane,  
Ghatkopar, Bombay-86.

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

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 alongwith a pucca plan of  
possession receipt.

Copy to the Tahsildar Kurla. The Sub-Divisional Officer,  
B.S.D. for information.

*SBC Hamilton*  
Additional Collector,  
Bombay Suburban District.

Recd. No. 2266-66 vide ofc. file  
Receipt no 873371-L dt 4.2.72  
*DA*

**Conditions appended to the Additional Collector, Bombay  
Suburban District, B.S.D.'s order No. C/LHD-311-1-1026 dt 11/2/64**

104

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- 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 provision 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 and construction of buildings should not commence till written approval of the Greater Bombay Municipal Corporation/under Section 44 of the Maharashtra Land Revenue Code 1966 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 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 bases 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-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.

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. commencing 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 conditions of grant of land within a period of six months from the date of issue of notice by the Additional Collector, B.S.D. commencing 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 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 Municipal Corporation of Greater Bombay under intimation to this office.

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

*J. D. Gadhane*  
1/2/72  
Additional Collector  
Bombay Suburban District.