

To:

Shri Smt - S.V. Redkar

T.No. 1924 7374
Kannamwar Nagar, Vikhroli,
BOMBAY-400 083.

SUB: Final sale price of the T.No. 7374
Kannamwar Nagar, Vikhroli- payment
of the difference in the cost.

Sir,

I have to state that T.No. 7374 at Kannamwar Nagar Vikhroli, Bombay has been allotted to you on hire purchase basis w.e.f. 1-6-80. The estimated sale price of the said tenement was Rs. 20,100/- and the equated instalments paid by you were based on the estimated sale price of the tenements.

The final sale price of these tenements has now been determined and fixed at Rs. 20,382.00 on the basis of the finalised works accounts of the Project of 320 Ts. under the L.I.G.H.S. at Kannamwar Nagar, Vikhroli. Since the final sale price of the said tenements is more than the estimated cost of the tenement on which the equated instalments were based. You are required to pay the difference of Rs. 282.00 between the estimated cost and the final sale price to the Board.

I have therefore to request you to pay the amount of Rs. 282.00 to this office on or before 31.10.85 failing which the said amount will be payable by you with interest thereon at 16% per annum payable from 1.12.85 to the date of payment.

Since the papers for conveyance of the building in favour of the Co.Op. Housing Society to be formed and registered by the tenants of your building, are being finalised, all the tenants from the building are required to pay the amount together with the other dues of the Board before the documents could be executed. I am sure, you will kindly co-operate in materialising the conveyance of the building by paying the above said amount on or before 31.8.85.

Yours faithfully,

[Signature]
[Signature]
Estate Manager (I),
B.H. & A.D. BOARD, BOMBAY.

psk.25.7.

I, Shri/Smt./Kum. Sarswati Vithal Redkar
aged about 40 yrs, resident at J. J. Hospital, Bombay - 400048
State on solemn affirmation as follows :-

2. I have carefully read the advertisement handout/brochure published and other details place on the Notice Board of Griha Nirman Bhavan, Eandra (East), Bombay-400051, inviting applications for allotment of tenements under construction/constructed by the Bombay Housing and Area Development Board under the Low Income Group Housing Scheme of Kannamwar Nagar Vikrol ^{Bombay} under which I have applied for the tenement and have noted the terms and conditions.

3. I affirm that, I fulfil all the conditions of eligibility, viz :-

1+2

a) My Income from all sources does not exceeded Rs.1200/- per month or Rs.14,400/- per annum.

b) My present residential address is J. J. Hospital Compound
B Block Rm. 96 3rd floor Byculla, M. 400048
the tenancy of which stands in the name of Vithal Ramchandra Redkar.

4. Should any of the statements I have made in my applications and in this affidavit be found to be false or incorrect or default in committed by me in respect of the conditions of allotment, the Bombay Housing & Area Development Board shall cancel the allotment and resume the tenement allotted to me and take any other action as deemed fit.

Solemnly affirmed at Bombay
Place: 4th day of Oct 1978
Date: 3/10/78



Signature of the Applicant.

R. H. T. 9. Smt. Sarswati Vithal Redkar

Deponent

Explained, interpreted & Identified by me.

J. J. Amberkar
Advocate High Court
Dangri, Bombay 9

Before me

No. Allotment/Z Br./ 9549 of '78,
Bombay Housing & Area Development Board,
Griha Nirman Bhavan, Bandra (East),
Bombay-41, Date:

22 SEP 1978

To,

Shri/Smt./Kum... *S. V. Redkar* !

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Subject :- allotment of tenement at

under
Application No: 1031
Lot No:

Sir/Madam,

In order to consider your above application for allotment of tenement at you are requested to comply with the following requirements within 10 days from the date of issue of this letter.

- 1) *L* To produce the affidavit of Rs.5/- Stamp paper Sworn before a Metropolitan Magistrate as per draft enclosed.
- 2) Undertaking in form No.10 or Form No.5 as applicable to your case and duly signed in enclosed form.
- 3) In case you have applied for a tenement under Scheduled Castes and Scheduled tribes etc. Category to produce a certificate from the Chief Presidency Magistrate or Magistrate empowered by the Chief Metropolitan Magistrate, Bombay to prove your castes.
- 4) In case you have applied for the tenement reserved for or M.L.A., M.L.C. Gazetted Officer.

Please note that this does not guarantee any allotment.

Yours faithfully,

[Signature]

Superintendent,
For Deputy Chief Administrative Officer, 2
(E.N.), BHADB., Bombay.

D.A.:
As above.

Scm/19/9/78.

✓ BY R.P.A.D.:

121
NO. CB:Em:I:ALLOT:320:KNN: of 80.
Office of the Estate Manager (I),
Bombay Housing & Area Development
Board, Grah Hirani Bhavan, Bandra (E),
Bombay-400 051. Dated: 27/5/80

To

Sri/Smt/Kun. S. V. Redkar
--- J. J. Hospital --- Bombay-8

Sub:- Allotment of 800 Tenements at Kannawar Nagar,
Vikhroli, under Low Income Group H.P.S.

Ref:- Application No. 1021 --- Lot No. 7 ---
General public/scheduled caste.

Sir/Madam,

With reference to your application which was successful
in the lots at lot No. 7, you are hereby allotted
tenement No. 192/3334 under Low Income Group Housing scheme
in the above colony with effect from 1-1-80 on
hire purchase basis on payment of (a) (i) initial instalment
of Rs. 9,240/- (a) (ii) monthly instalment of Rs. 127.00 payable
to this office by you for a period of 13 years towards the
cost of the tenement.

b) In addition, you are required to pay to this office
monthly amounts as under:-

- | | | |
|------|-----------------|------------------------------|
| i) | Rs. 30/- | Towards service charges. |
| ii) | Rs. 4/- | Towards Ground lease rent. |
| iii) | Rs. 36/- | Provisional Municipal Taxes. |
| iv) | Rs. 1/- | Monthly rent |
| | <u>Rs. 71/-</u> | Total. |

2. You are therefore requested to pay the following amounts
to this office by Demand Draft ~~xxxxxxx~~ within 20 days from
the date of this letter between 12.00 and 2.00 P.M. during
the working days except Friday and Saturday.

You will have to surrender the original receipt of
earnest money to this office when you will attend for payment
to enable this office to adjust the same, otherwise payment
as under will have to be made fully.

- a) Rs. 8,240.00 Towards initial down payment.
- b) Rs. 198.00 Towards monthly instalment from 1-6-80 to 30-6-80 including Municipal Taxes and service charges etc. as detailed at (B).
- c) Rs. 130.00 Towards provisional stamp duty for tenancy agreement.
- d) Rs. 610.00 Towards permanent deposit equal to three months instalment including lease rent service charges.
- e) Rs. 80.00 Towards water connection charges paid to the D.M.C. by Executive Engineer, Housing Chamber Division, Bombay.

Rs. 10258

De- Rs. 930.00 Already paid as deposit.
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Rs. 9328/- Net amount payable.

3. The demand draft should be drawn in favour of Estate Manager (I) Bombay Housing & Road Development Board, Bombay. In case you fail to pay the amount within the stipulated time limit 2% amount of total cost will be forfeited to the Board from initial deposit paid by you ~~XXXXXXXXXXXXXXXXXXXX~~ and your application for allotment referred to above will be cancelled.

4. You shall hand over the vacant possession of your present accommodation to the land lord concerned if it is standing in your name and even if the tenement is not standing in your name, but if you have signed an undertaking to surrender your present accommodation to the land lord and produce tangible evidence to the land lord assigned to that effect within a month from the date of allotment now allotted to you.

5. The monthly instalment shown above are payable in advance by the 10th of the month when they pertain, failing which additional charges of Rs. 2/- of every month of delay will be payable by the tenant.

6. You shall pay the instalment of Rs. 198/- per month for a period of 13 years towards the balance amount of the tenement allotted to you after completing the above period conveyance deed.

7. After payment of above amount you will take possession and occupy the tenement with other members of your family immediately.

8. You should satisfy yourself regarding construction, materials used in construction design workmanship, fittings and fixtures etc. and no complaint in this respect will be entertained after taking over possession of the tenement by you.

9. You shall use and occupy the tenement for the purpose of residence only.

10. The value of the tenement (together with the ground lease rent other charges as stated above) are provisional and may vary on finalisation of works accounts etc. and you will have to pay the proportionate additional amount if any as and when called upon to pay by the Board.
11. After taking over possession after payment as above, you and other allottees in the scheme will immediately form a co-operative Housing Society building wise and form a federation of all societies and get it registered. The Bombay Housing and Area Development Board will not look after the repairs and maintenance and sanitation etc. of the tenements or buildings or installations and sanitation etc. of the tenements or buildings or installations and as such you and other allottees have to make immediate arrangement to look after these services. The Board will look after only the common services of water supply till it is taken over by the Co-operative Housing Societies in the scheme. Immediately arrangement for getting the premises swept will have to be made by you and other allottees.
12. Since the tenants are the direct consumers of the B.S.E.S. Ltd., allottees are requested to get the electric meters transferred on that names immediately no sooner the possession of tenement is taken.
13. The repairs maintenance of the tenement/buildings including sanitation work and common staircase lights and also the land underneath and appertent thereto will rest with you and the proposed co-operative Housing Society which the individual allottees should form themselves immediately after allotment and the Board will have not any responsibility whatsoever in this respect.
14. Subsequently the proposed society should get itself registered with Registrar of the Co-operative Societies and produce a copy of the Registration certificate.
15. You ~~xxxxx~~ ~~xxxx~~ ~~xxxxx~~ and the Society when formed will severally and jointly be bound to keep the tenement in good condition, reasonable wear and tear.
16. You shall give three calendar month's notice if you wish to surrender the tenement to the Board before conveyance is passed on the Society, failing which amount equal to 3 month's instalment and service charges, ground rent etc. as may be fixed for the tenement will be deducted from the amount paid by you.
17. The Municipal Tax is not included in the monthly instalment. You or the co-operative Society when formed will have to pay the same direct to Municipality. You may take necessary steps in this regards so that amount of Municipal Taxes does not accumulate.
18. The allottees are prohibited to ~~xxxxxx~~ resale of the tenement for atleast a period of 10 years, from the date of payment of the last instalment by the allottee. The Board reserves the right to recenter upon the property and resume the ownership of tenement without payment of any compensation if such a resale is done inspite of the prohibition.
19. You will have to produce and more copy of your recent passport size photo duly attested by your employer and in case you are not employed the photo is to be ~~gauranteed~~ attested by other of the following authorities. i) Revenue Officer upto the Level of Avval Karkoon. ii) Special Executive Magistrate. iii) Gazetted Officers. iv) M.L.A. or M.L.C's.

HANDING OVER TAKING OVER

Name of work: Constructing 320 T/s under E.W.S. at
Kannamwar nagar Vikhroli

Received the possession of tenement No 192 in Bldg.
No 7374 alongwith the following fittings in good
condition.

Fittings as per tenement

- | | |
|---|---------------------|
| 1. W.C. pan with flushing tank Indian pattern
with one pair of foot rests. | 1 No. |
| 2. 1/3" dia brass stop cock | 1 No. |
| 3. 1/2" dia brass bib cock..... | 3 Nos. |
| 4. Set of drying wire | 1 set of
3 rows. |
| 5. Glazed and louvered windows with M.S.
grilland fittings..... | 2 Nos. |
| 6. Panelled doors with fittings..... | 1 No. |
| 6. Panelled doors with fittings..... | 1 No. |
| 7. W.C. door partly glazed..... | 1 No. |

Handed by *[Signature]*

Taken over by

Signature of the representative
of B.H.A.D. Board Bombay



Tenant.

Name: *Sit Sanaswadi vahal Radkar*
Address: *Samaj (M.B.) 337 at 3/80*