

BY R.P.A.D.

No. Cs/Htg/S.I./ 110 of '70,
Office of the Estate Manager (IV),
Maharashtra Housing Board,
Grina Nirvan Bhavan, Bandra (East),
Bombay-51. Dated: 27.2.70

To

Shri/Smt./Kum. P. M. Naik

- i) Divisional forest officer Poona, Poona No. 3
ii) Bungalow No. 9, Yerawada,
Poona No. 6

Subject: Allotment of Residential Accommodation at
Nehru Nagar, Kurla under M.I.G.H.P.S.

Reference: Your Application No. 1083 Lot No. 2
Special Case

Sir/Madam,

I am directed to inform you that you have been allotted
Middle T.No. 3493, Bldg.No. 100 at Nehru Nagar, Kurla,
under Middle Income Group hire purchase scheme with effect from
1.3.70 on monthly instalment of Rs.250/- per month exclusive of
Service Charges of Rs.19/- per month provisionally fixed and likely
to be revised with retrospective effect under Middle Income Group.

2/- I have, therefore, to request you to call at this office on
any working day except Tuesday and Saturday between 1.00 to 2.30
P.M. on or before 8.3.70 with the amount of Rs. 4,523/- as detailed
below in Cash or Demand Draft in favour of Estate Manager (IV),
Maharashtra Housing Board, Bombay, and to obtain an authority
for possession of the above mentioned tenement, on executing
the requisite tenancy documents.

(a)	Rs. 180/- <u>4180/</u>	Towards Initial Payment.
(b)	Rs. 784/- <u>0757/</u>	Towards Permanent Deposit.
(c)	Rs. 249/- <u>0249/</u>	Towards Advance rent/Instalment for the period from 1.3.70 to 31.3.70
(d)	Rs. 310/- <u>0300/</u>	Towards Stamp Duty
	Rs. 5,523/- <u>5486/</u>	Total *
Less (-)	Rs. 1,000/- <u>1000/</u>	Paid at the time of submitting of the Application form.
	Rs. 4,523/- <u>4486/</u>	Net Payable.

2/- (a) Please see that the tenement in question shall be used
and occupied exclusive for the purpose of residence by you and
by the bonafide members of your family, defination laid down
by the Board and that you shall pay the rent/Instalment in the
first week of each month regularly in future.

(b) You shall handover the vacant possession of your
present accommodation to the landlord concerned, if it is standing
in your name and produce a tangible evidence to the undersigned
to that effect within a month from the date of allotment of the
tenement, you have applied for and that you shall not assign any
rights of the tenancy of the tenement being allotted to you and
shall not sublet or underlet the same nor you will part with the
possession of the tenement or any part thereof.

P.F.O.

(c) This allotment is without prejudice to any rules of the Maharashtra Housing Board and those embodied in the Middle Income Group Tenancy Agreement, which you shall execute.

(d) You will be allowed to avail of the accommodation, if found eligible by the Estate Manager (IV), Maharashtra Housing Board, Bombay.

(e) You shall produce fresh employer's certificate showing therein your total monthly emolument.

(f) You shall also produce two copies of your recent passport size photo duly attested by your employer and in case you are not employed, the photo is to be got attested by either of the following authority:-

- i) Revenue Officer upto the level of Aval Karkoon.
- ii) Justice of Peace and Magistrates.
- iii) Gazetted Officer.
- iv) Municipal Councillors.
- v) M.L.As. or M.L.Cs.

(g) You have also to produce the original receipt for initial payment made at the time of submitting the application.

(h) If you do not turn to pay the aforesaid amount and execute the requisite tenancy agreement within stipulated time, the above tenement will be re-allotted to the next person without any intimation to you, which please note.

(i) This allotment is subject to the other rules and regulations of the Maharashtra Housing Board.

Yours faithfully,
By Order,

B.R.S.
Superintendent to the
Estate Manager (IV),
Maharashtra Housing Board, Bombay.

s/24.2.70.

Copy submitted to the Assistant Housing Commissioner (Estate Management), Bombay, for favour of information.

Copy to Unit Clerk Shri M. R. Dudani for information.

Copy to Rent Collector Shri Chavan for information.

Copy to Electricity Section.

A-2838
5/12

MAHARASHTRA HOUSING BOARD.

Information for the guidance of applicants.

Allotment of 155 D type tenements at Kurla under Middle Income Group Housing Scheme.

General.

Applicants are requested to take note of conditions of allotment details of initial deposit, monthly instalments, monthly service charges, period of hire purchase, place, dates & timings of sale and receipt of application form, mode of making payment of Rs.1,000/- in the Bank of India, the total number of tenements to be allotted to the member of public and 5 times unsuccessful applicants etc. as published in the advertisement.

The applicants are advised to visit the site on Sunday the 7-12-69 between 9-30 A.M. and 12-00 Noon to inspect the tenements personally and then apply after satisfying themselves regarding the proposed construction, accommodation and financial aspects etc. as ~~any~~ complaints of any kind will be entertained. The applicant will not be allowed to propose any change in the design, dimension etc. of the tenements. Similarly ~~any~~ complaints regarding quality work-manship of tenements will be entertained.

3. The application form purchased in response to this advertisement by intending applicants from 1-12-69 to 6-12-69 in their own names, and submitted duly completed in all respect by the applicants between 8-12-69 to 10-12-69 and on 12-12-69 will ~~not~~ only be considered and no other forms will be entertained. These application forms are not transferable.

4. Tenements are to be allotted on Hire Purchase Basis only. Allottees will become the owners of the tenements after 20 years on complete fulfillments of the terms and conditions by forming a Co-operative Housing Society till then, allottee shall be deemed to be a mere tenant of the Board and shall be governed by all rules and regulations of the Board.

5. Monthly instalments as mentioned in the advertisement shall be paid by the allottee for a period of 20 years. The instalments may vary in future according to variation of tax structure and other law ful charges whenever necessary and the allottee shall have to pay such increase which will be included in the monthly instalments.

6. The rate of monthly service charges, do not include electricity consumption bill which every allottee has to bear individually for his or her tenements.

6. Request for successful applicants under ~~this~~ ^{this} scheme to pay large instalments or accelerated payments within 5 to 10 years, may be considered by the Board in due course, provided all tenants are agreeable to come under one pattern.

7. The allottee has to surrender his old premises if any standing in his name and has to produce a certificate from his landlord having surrendered the same, within one month from the date of allotment.

8. Maharashtra Housing Board tenements are family quarters and as such, application of only those who are married and/or who have dependent bonafide (as per Board's regulation) major lady member staying in Bombay, will be considered for allotment of tenements.

9. Tenements will not be allotted to those applicants who do not restrict their family size to 3 living children. The applicant who has more than 3 children on 15-8- shall be required to produce evidence that either the husband or the wife has undergone sterilization operation.

10. Applicants are requested to contact the officers and staff of the Board during office hours directly for any information, clarification regarding procedure of allotment of the newly constructed tenements rather than play into the hands of broker or house agents and be cheated by them and loose hand-earned money. No recommendations from any body are considered for allotment.

HOW FORM BE SUBMITTED.

11. The application form shall be filled in by the applicants in whose name it is issued. Applicants who have completed 15 years continuous stay in any part of Maharashtra State prior to issue of advertisement, will have to enclose documentary evidences with his application from or at the time of interview while scrutinising his application in details. Condition of 15 years stay in Maharashtra State can be relaxed in case of persons who have migrated to Maharashtra State as a result of externment from the countries of Burma and Africa.

12. Applicant will be held ineligible, if he submits more than one application form.

13. 119 tenements out of 155 tenements will be allotted to the member of public.

14. Similarly 36 tenements out of 155 tenements shall be allotted to the persons who have been un-successful for 5 times or more in the previous lots drawn for the tenements constructed under Middle Income Group Housing Scheme. Such persons will have to produce proof of proof, i.e. counterfoil of previous applications made in response to 5 different advertisements at the time of interview. The applications received in response to the advertisement issued for proposed waiting list, shall not be taken into consideration for completing five or more failures in the drawal of lots.

HOW ALLOTMENT ARE MADE.

15. Allotment is made strictly by lots which are drawn with the help of machines as is done in case of Prize Bond Lucky Numbers. No recommendations from whatever quarters are taken into consideration for allotment. These lots are drawn on previously notified time and date with the help of machines by the Committee which comprises of representatives from the Government of Maharashtra from the Board. This drawal of lots is done before the applicants and the public who happen to be present at that time. After the lots are drawn, lucky numbers are declared and noted down in Sr. order before public. Intending applicants should bear this facts in mind.

On the successful applications are then scrutinised, to decide the eligibility of the applicants and as such, success in the lots is no guarantee of eligibility or assurance for accommodation.

After the list of successful applicants is made out from the declared lot Nos. tenements are allotted to eligible applicants according to their lot Nos. No choice for a tenement is given to the successful applicants.

Contd..e.

PROCEDURE AFTER ALLOTMENT.

16. When the tenements are allotted successful applicants have to enter into an agreement with the Board after paying requisite initial deposit and stamp duty. He has also to pay deposit ~~amount~~ equal to 3 months instalments and service charges and one month's advance monthly instalment. Amounts paid to the Board shall not bear any interest. In case, the successful applicants fails to accept the tenement and to enter into an agreement with the Board for any reason whatsoever, an amount of Rs.200/- shall be forfeited to the Board for an initial deposit.

REFUND OF INITIAL DEPOSIT.

17. For refund of initial deposit to unsuccessful applicants, they are advised to send to this office their stamped acknowledgement receipt for the amount paid in the Bank of India in the prescribed form (to be obtained from the receptionist on enquiry) along with copy of Bank Pay-in-slip issued by the Bank. The detail postal address at which they want to receive the amount should be clearly given. On receipt of such receipt along with Bank pay-in-slip, the Bank of India would be advised to forward the amount by the cross order "Pay order" to the applicant by Registered Post.

These tenements are expected to be completed for allotment very shortly. However, no exact date and time could be given for completion. No complaint therefore on this ground from the applicants, shall be entertained by the Board.

Any more details if required can be had from the receptionist on enquiry.

RS/1.12.69.

Carpet area of Ts.

I. End Ts.

Verandah	11'-3"	x	10'-3"	=	112.50
Bed Room	9'-0"	x	12'-0"	=	108.00
Drawing room	10'-0"	x	12'-0"	=	120.00
Kitchen	8'-0"	x	10'-0"	=	80.00
Passage	12'-6"	x	3'-6"	=	43.75
Bath room	7'-0"	x	4'-0"	=	28.00
W.C.	3'-0"	x	4'-0"	=	12.00
Space in front of W.C.	3'-0"	x	2'-6"	=	7.50
					511.75 Sft.

2. Middle Ts.

Varandah	9'-0"	x	10'-0"	=	90.00
Bed room	9'-0"	x	12'-0"	=	108.00
drawing room	12'-0"	x	10'-0"	=	120.00
Kitchen	8'-0"	x	10'-0"	=	80.00
Passage	12'-6"	x	3'-6"	=	43.75
Bath room	7'-0"	x	4'-0"	=	28.00
W.C.	3'-0"	x	4'-0"	=	12.00
Space in front of W.C.	3'-0"	x	2'-6"	=	7.50
					489.25 Sft.

OUR ~~FF~~
Floor
Details

Rks. 28.11.69.