

2556 20 EU
2078

No. CB/Slum/
Office of the Estate Manager (II),
Grina Miran, Malad (East),
Bombay-57



To,

Shri/Smt./Kum. Sankar Das Raghav Rao

Dwelling Unit No. 150-2-0

Teen Dongri, Goregaon (west), Bombay-62.

Sub:- Allotment of residential accommodation in Hutment Dweller scheme at Malwani to the Slum Dwellers of Teen Dongri, Goregaon.

Ref:- Your application NO. 1279
"A" form No. 3782

Sir/Madam

You are allotted provisionally two room tenement No. 2169 in Hutment Dweller's scheme at Malwani, Malad with effect from 16-6-70 by virtue of your being a Slum Dweller of Teen Dongri. The monthly rent of tenement is Rs. 12.75 plus Rs. 4.30 as provisional service charges, please see the undersigned at the above address between 1.00 A.M. to 3.00 P.M. on any working day except on Tuesday and Saturday on or before 30-5-70 as your Hut will be demolished on 2nd June 1970.

1. To execute the tenancy agreement and pay Rs. 100.53 as under:-
 - Rs. 62.00 On accounts of Permanent Deposit.
 - Rs. 30.00 Towards stamp duty on the Tenancy Agreement to be executed by you in respect of the tenement.
 - Rs. 8.53 As advance rent and service charges for 16-5-70 to 30-6-1970.

Rs. 100.53 Total

2. If you do not turn up to pay the amount of Rs. 100.53 as shown above and sign the agreement on the date specified above the tenement will be allotted to another persons without further reference to you and the hut will be demolished at your risk and cost and no claim for allotment will be entertained in future.

3. Please also note that:

A. The tenement shall be used occupied for the purpose of residence only and by the bonafide members of your family only and not otherwise and that irrespective of your permanent deposit it is required to pay rent etc. in advance in the first week of every month.

B. You shall not assign your right of tenancy and shall shuolet or underlet or part with possession of the tenement or any part thereof.

(P. I. O.)

25/E 25/E 25/E

D. After the electricity is made available you will have to provide your own bulbs.

E. This allotment is subject to other rules of Maharashtra Housing Board, you will be allotted if found eligible by the Estate Manager (II) Maharashtra Housing Board, Bombay. This allotment is subject to vacant possession from the present tenant of the tenement.

4. This allotment is issued subject to other rules of Maharashtra Housing Board, Bombay.

5. You are requested to bring with you 2 copies of your recent photos (Pass port size) duly attested by your employer. In case you are not employed, the photo may be attested by either of the following:-



(a) Revenue Authorities

(b) Justice of Peace.

(c) Gazetted Officer

(d) Municipal Councillor

(e) P.W.D. or M.L.Cs.

You are requested to produce the employer's certificate to show your present monthly income drawn by you and other earning members of your family.

Since this allotment is given to you by virtue of you being a slum dweller, you should demolish/vacate the present structure occupied by you immediately on taking possession of Board's tenement under intimation to this office and the concerned department which has asked you to remove and to vacate the structure.

8. If you accept the alternative accommodation at Malwani as offered herein preference for allotment of a tenement under the slum Clearance Scheme when constructed in future in Teen Dongari area, Goregaon will be given to you in lieu of tenements allotted to you at Malwani.

Yours faithfully,
BY ORDER

Subanil Pandey
to the Estate Manager (II)
Maharashtra Housing Board, Bombay.

Copy submitted to the Chief Executive Officer,
Maharashtra Housing Board, Bombay for favour of information.

Copy to Unit No. 15.

Copy to Rent Collector Shri M.B. Dange.

Copy to Posting Clerk Shri Kurdikar, Jr. Clerk.

pkd/28.5.70

नरल-६/		
२५६	२६	६/१
२०१४		

...have knowledge of the nature and conditions of the tenement in which the tenement forms a part and at his risk. No other person than the tenant shall have any claim against the Board due to any injury or loss that may be caused by fire, accident, or from any other cause whatsoever.

15. The tenant shall not allow or offer any drunkenness or illegal or immoral or disorderly conduct upon the said premises and shall not be or permit to be done upon the said premises any act or thing which may be or become inconvenience, nuisance, damage, annoyance or disturbance to the Board, or its tenants or to the occupants of any neighbouring premises, the decision of the Board in that behalf being final and binding on the tenant.

16. In the event of tenant contracting for or securing any other tenement in any manner whatsoever either in his own name or in the name of his wife or the husband as the case may be, the tenant shall make a declaration to that effect to the Board within one month from the date of his/her contracting for or securing such tenements. On being called upon by the Board, the tenant shall vacate the tenement allotted to him or her by the Board within one month from the date of such declaration unless in the meantime he or she either relinquishes the tenement contracted for or secures or gives an undertaking to relinquish it within a specified period and furnishes adequate proof to the Board of such relinquishment.

17. The tenant shall not allow water from any tap to run waste, and shall not throw water or any other thing from or outside of the tenement, and shall not use or allow to be used nahanis or any part of the tenement, as a latrine or a urinal.

18. If the tenant or any other person or persons of his family authorised to occupy the premises cease to occupy the same, for a continuous period of 14 days without prior intimation in writing to the Board or for a continuous period of one month without the previous permission in writing of the Board, the tenancy shall terminate forthwith.

19. If and whenever the said monthly rent as defined hereinabove or any part thereof, shall be in arrears, the same shall be recoverable by the Board, as arrears of land revenue and if such rent or any part thereof, shall be in arrears for the space of 60 days whether the same, shall have been formally demanded or not or if and whenever there shall be a breach of any of the provision herein contained the Board, may re-enter upon any part of the demised premises in the name of the whole and thereupon the tenancy hereby created shall at once absolutely cease and determine.

20. If the tenant shall commit a breach of any of the provisions herein contained, the tenant shall, for such period during which such breach is continued as may be decided by Boards authorities, pay and continue to be liable to pay economic rent in respect of the said premises.

21. Deposit of Rs. 200/- paid by the tenant if not forfeited for breach of any of the conditions of agreement, shall be refunded to him after the termination of the tenancy if the tenant shall have duly paid all the rents and fulfilled all the terms herein contained and after deduction of any sums which may be due and payable by him to the Board. If the dues of the Board exceed the amount of the deposit, the tenant shall pay the same immediately. In the event of any deductions of any sum from the said deposit during the continuance of the tenancy, the tenant shall forthwith on demand pay the amount so deducted and shall throughout the tenancy maintain the amount of deposit of Rs. 200/- The Deposit shall be in cash and shall bear no interest.

22. Any matter to be decided by the Board may be decided by and any notice, permission or consent to be given by the Board, may be given by the Board, and any communication signed by the said Board or other officer duly authorised and addressed to the tenant and sent by registered post or left at the said premises or tendered personally or affixed to any conspicuous part of the said premises shall be considered to be good and sufficient service.

23. The tenancy shall be terminable by either side giving to the other party clear one month's notice. If the tenant shall leave the tenement without giving notice, he shall be liable to pay...

24. The tenant hereby declares that his net income for the year ending 25th June 1954. The said premises have been let out to the tenant on a lease for a term of 12 months commencing from the date of the said declaration of net income. If at any time hereafter found to be incorrect, the Board hereby created shall at the discretion of the Board be treated as if it were correct.

2000
38

25. In June and December every year, necessarily and at any other time when required by the Board, the tenant shall supply a certificate from his employer and or cogent evidence about his monthly income and also information about his net total monthly income, i.e. pay-advance, etc. In case of failure to submit such information by due time, the tenant shall be liable for being charged at economic rent and not at subsidised rent.

26. The tenancy shall be subject to the provisions of the Bombay Rent Control Board Act, 1948, and the Rules, Regulations and bye-laws thereunder at the time being in force.

27. The tenant shall compensate the Board fully for any loss, damage or injury that may be caused to the said premises or any part thereof, by any act or omission of his part and on the part of his servants or other persons in his employ and all other visitors, customers coming to or on the said premises, and indemnify the Board on all such account.

28. The tenant shall abide by all the above conditions and any clauses in or addition to them of which, seven days notice is given to him.

29. All undertakings in the application form and other undertakings signed by the tenant and attached to the tenancy agreement form part of this agreement.



The tenant hereby agrees to recognise the authority of Estate Manager or any other officer concerned who is empowered by the Board to execute this agreement on behalf of the Board. The Estate Manager or any other officer concerned, shall have the power to execute and operate this agreement, and take necessary action upon the various clauses of the agreement and also in case of their breach or breach of any of the conditions thereof.

Signed and delivered by the Estate Manager (VI) Board in the presence of ...

Estate Manager
Maharashtra Housing Board
Mumbai

Signed and delivered by the within-named tenant in the presence of

(Signature)
of Shri R.R. Kasar

Stamp of the Board

Office of the Estate Manager (II),
Maharashtra Housing Board,
Wing Miran Chavan, Bandra
Bombay-41, Dated:

2/128	
ACCE	39 ED
30/11/74	

Mr./Mrs. Sakshini R. Desai
Flat No. 449
Sri Dadasaheb Galve (Malvani)
Malad, Bombay-41.

48
117

Change of tenement from Sri Dadasaheb Galve
(Malvani) - Malad to Teen Dongri (400 Ts) Goregaon
under S.C.S.



Dear Madam,
I wish to inform you that the T. No. 2/128 at Teen Dongri
Goregaon under S.C.S. is allotted to you, i.e. 18, 12, 19 & 20
of your fresh T. No. 469 at Sri Dadasaheb Galve (Malvani)
Malad under S.C.S. on monthly standard rent of
Rs. 21.00 p.m. including provisional service charges of Rs. 21.00 p.m.
provided your income is within the permissible limit.

You are, therefore, requested to call at this office at the
above address between 11.00 to 3.00 p.m. except Friday or before
15/11/74 for following payment to execute the fresh agreement
in respect of the new tenement.

Rs. 200.00 as security deposit
January 1974.
TOTAL
200.00

On above payment you will be issued printed agreement
form by this office and you will have to get the same executed
from the General Stamp Office at Bombay-1 at your cost.

You are further requested to produce one passport size
photograph and present income certificate and the same will have
to be produced by you in December every year.

The above change is granted to you subject to clearing all
due dues against your present tenement upto end of November 1974.

Amount above of Rs. 200.00 will be adjustable against the
amount of production of original receipt.

Yours faithfully,

Estate Manager (II),
Maharashtra Housing Board, Bombay.

W.M./9.12.74

Copy submitted to Housing Commissioner (S.M.), M. B. D.
Wing Miran Chavan, Letter No. 2068 dt. 16.11.74.

Copy to be sent to the Engineer Housing Board Division,
Wing Miran Chavan, Miran Chavan, Bandra, Mumbai.

To Mr. J. L. and Mr. E. L. for information and necessary
action.

बरल-६ /		
२६६	२२	२०
२०१४		



बरल-६ /		
२६६	२३	२०