

The Maharashtra housing and Area Development (Disposal of Land) Regulations, 1982

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LEGISLATIVE HISTORY

In exercise of the powers conferred by sub-section (1) of section 185 of the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977), read with rule 17 of the Maharashtra Housing and Area Development (Disposal of Land) Rules, 1981 and of all other powers enabling it in this behalf, the Maharashtra Housing and Area Development Authority, with the previous sanction of the Government of Maharashtra, makes the following regulations namely:-

1. Short title, commencement and application. -

- (1) These Regulations may be called the Maharashtra Housing and Area Development (Disposal of Land) Regulations, 1982.
- (2) They shall come into force on the date of their publication in the *Maharashtra Government Gazette*.
- (3) They shall apply to the disposal by the Authority of any land vested in it by Government or acquired by it under the provisions of Chapter V of the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977), or under any other law for the time being in force, except to the disposal of tenements.

2. Definitions. - In these regulations, unless the context otherwise requires,-

- (1) (a) "Act" means the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977);
 - [(aa) "Allotment Committee" means a Committee appointed by the Authority or by the Board as the case may be for the purpose of drawing lots for allotment of plots and for such other purposes relating thereto as the Authority or the Board may think fit from time to time;]
 - [(ab) "allottee" means a person to whom a plot is allotted or who is put in possession or occupation of a plot under these Regulations and includes a housing society, a company, an association or a body corporate established under any law for the time being in force in the State;
 - (ac) "applicant" means a person who applies for allotment of a plot under these Regulations;]
 - [(ad) "Authority" or "Board" includes an officer appointed by the Authority or by the Board as the case may be, to perform the functions and to exercise the powers of the Authority, the Board or the Chief Officer under these Regulations;]
- (b) "Authority" means the Maharashtra Housing and Area Development Authority established under section 3 of the Act;
- (c) "Board" means a Board established under section 18 of the Act;
- [(ca) "Chief Officer" means the Chief Officer of a Board within the meaning of sub-section (5) or sub-section (6) of section 18 of the Act;

- (cb) "Estate Manager" means the Officer of a Board appointed as such, and includes an Assistant Estate Manager appointed as such and duly authorised by the Board for the purposes of these Regulations;]
- (d) "Form" means Form appended to these Regulations;
- [(da) "housing society" means a co-operative housing society registered or deemed to be registered under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra XXIV of 1961);
- (db) "income" in relation to an applicant or allottee means the total average monthly income regularly derived by the applicant or allottee and his or her spouse from any occupation, trade, business, employment or any calling or source constituting normal means of livelihood on the date on which an application for a plot is submitted to the Authority, Board or officer specified in that behalf or any other date specified by the Board for the purpose but does not include income which is intended to reimburse any specific service, such as, conveyance allowance, house rent allowance, travelling allowance and such other allowances;]
- (e) "Rules" means the Maharashtra Housing and Area Development (Disposal of Land) Rules, 1981;

(2) the words and expressions used in these Regulations but not defined therein shall have the same meaning respectively assigned to them in the Act or rules.

[2A. Schemes for disposal of vacant lands or plots. -

(1) There may be schemes for disposal of vacant lands or plots intended to be used for residential purposes,-

- (i) for different categories of persons, namely low income group, middle income group, high income group, that is, persons having an income specified in such scheme or for economically weaker sections of the community, industrial workers or for any combination thereof; or
- (ii) for housing societies consisting of members belonging to an income group as specified in sub-clause (i) above or to other categories of persons or communities specified therein or to any combination thereof or for any other housing societies; or
- (iii) for government, local authority, public sector undertakings, public charitable trusts or societies registered under the Societies Registration Act, 1860 (XXI of 1860).

(2) There may also be any other scheme which may be made under the Act as the Chief Officer or, as the case may be, the Authority, may notify by notice affixed on its Notice Board and also by advertisement in such local newspapers as may be determined by him or it.

2B. Reservation of vacant lands or plots. - Subject to the provisions of these Regulations there shall be reserved by the Chief Officer in every scheme of disposal of vacant lands or plots intended to be used for residential purposes vacant lands or plots for categories of persons as specified in rule 13 of the rules in the percentages shown against them in the said rule.]

3. Manner of disposal of land for residential purpose. - The [Chief Executive Officer] may, subject to the directions given by the Authority, dispose of any vacant land or plot intended to be used for residential purposes in an approved layout, by -

- (i) inviting tenders by public advertisement; or

- (ii) suitable offers, through public advertisement, wherever necessary, to or accepting offers from the Government, local authority, or public sector undertakings, charitable trusts or societies registered under Societies Registration Act, 1860 (XXI of 1860); or
- (iii) inviting applications by public advertisement on the basis of predetermined premium or other considerations or both and accepting any of these applications by drawing lots and, in the case of inadequate applications on 'first come, first served' basis, as the Authority may determine from time to time; or
- (iv) the direction of the [Chief Executive Officer] in respect of making or accepting offers from such industrial units recommended by an *ad-hoc* Committee consisting of representatives of the Authority, Maharashtra State Industrial and Investment Corporation, Maharashtra State Financial Corporation, and the concerned regional Development Corporation, for construction of residential quarters for such industrial unit staff; [or
- (v) Public auction held in the manner determined by the Authority.]

4. Classification of persons in Income Groups. - (a) The Authority shall from time to time fix levels of income on the basis of which a person can be classified in one of the following groups:-

- (i) Economically Weaker Group,
- (ii) Low Income Group,
- (iii) Middle Income Group,
- (iv) High Income Group.

[(b) The Authority shall determine from time to time the rates of premium and rent for the disposal of land or plot under clause (iii) regulation 3 and dispose of, only in accordance with clause (iii) of regulation 3, land or plot, proposed for residential use for the groups mentioned in sub-clauses (i), (ii) and (iii) of clause (a) of regulation 4.]

5. Manner of disposal of land for non-residential purpose. -

The Authority may dispose of any vacant land or plot, which is proposed to be used for a purpose other than residential in an approved layout, in any of the manners indicated in regulation 3 or by making offers to or accepting offers from a public charitable trust, or a society registered under the Societies Registration Act, 1860 (XXI of 1860).

6. Disposal of land inviting tenders by public advertisement or on an application by Government, local authority or public sector undertaking. -

Where the Authority determines that vacant lands shall be disposed of by inviting public tenders or by accepting offers from Government, local authority, public sector undertaking, public charitable trust or society registered under the Societies Registration Act, 1860 (XXI of 1860) there shall be presented a tender or an offer in Form 'A'.

7. Disposal of land by offers to Government, local authority or public sector undertaking. -

Where the authority determines to dispose of any land by making offers, to the Government, local authority, public sector undertaking, public charitable trust or society registered under the Societies Registration Act, 1860 (XXI of 1860) such offers shall be made by the Chief Executive Officer in such form as may be determined by the Authority incorporating the terms and conditions of offers determined.

8. Disposal of land by inviting applications, public advertisement on the basis of pre-determined premium and/or other considerations. -

Where the authority determines to dispose of any land by inviting applications from the public on the basis of pre-determined premium and/or other considerations, there shall be presented an application in Form 'B'.

[8A. Procedure for disposal of vacant land or plot under clause (iii) of regulation 3. -

(a) Where the Authority determines to dispose of any vacant lands or plots intended, to be used for residential purposes by inviting applications by public advertisement on the basis of pre-determined premium or other considerations or both, the procedure prescribed in the succeeding clauses of this regulation shall be followed.

(b) The Chief Officer shall display a notice on the Board of his office inviting applications from individuals or housing societies or proposed housing societies consisting of members belonging to specified category or categories for allotment of vacant lands or plots for construction of residential houses.

(c) The notice shall specify such details of the vacant lands or plots the class of persons or categories of societies which, may be eligible for allotment, the minimum or maximum number of plots that would be allotted to each housing society, the reservations for different categories of persons or societies, the preference, if any, to be given to any class of persons or societies in the matter of allotment of vacant lands or plots, the manner of allotment, the amount of deposit or earnest money or both to be paid, the circumstances in which the amount of deposit or earnest money or any portion thereof may be retained by the Board towards administrative expenses and such other terms and conditions of allotment as may be decided by the Chief Officer.

[(d) Subject to the other provisions of these Regulations, the provisions of Parts III, IV and VI of the Maharashtra Housing and Area Development (Estate Management, Sale, Transfer and Exchange of Tenements) Regulations, 1981 relating to allotment of tenements and matters incidental thereto, shall apply *mutatis mutandis* to the allotment of vacant lands or plots intended to be used for residential purposes and the matters incidental thereto and for the purpose references in the said Regulation to the display of notice under Regulation 7, housing schemes, tenements or buildings or group of buildings and Form I, shall be construed as references to the display of notice under clause (b) of Regulation 8A of these Regulations, vacant lands and plots disposal scheme, vacant lands or plots and Form of these Regulations respectively.]

[8B. Special provisions applicable to housing societies. -

Notwithstanding anything contained in clause (d) of Regulation 8A,-

(1) An application for allotment of a vacant land or plot or a group of vacant lands or plots for housing societies may be made by the Chief Promoter of a proposed society formed by persons belonging to a category or categories specified in the notice displayed under clause (b) of Regulation 8 A.

- (2) After the expiry of the last date of receipt of applications as displayed on the notice board under clause (b) of Regulation 8A, the Chief Officer shall direct the Authorised Officer to verify the completeness of applications. On receipt of such directions the Authorised Officer shall proceed to verify the completeness of applications.
- (3) The Authorised Officer shall ensure that each applicant society has submitted all the requisite certificates in the specified format and other documents in respect of each of its members as displayed in the notice under clause (b) of Regulation 8A. The Authority Officer shall summarily reject the applications which are not complete and then draw a list of applicant-societies in each category of societies specified in the notice displayed under clause (b) of Regulation 8A, whose applications are found complete and shall forward the same to the Chief Officer. The Authorised Officer shall also communicate the result of the verification to the applicant societies whose applications are found incomplete.
- (4) On receipt of the list of applicant-societies whose applications are complete, from the Authorised Officer, the Chief Officer shall -
 - (a) If the number of applicant-societies whose applications are found complete in any category of societies is less than four times the number of plots notified under clause (b) of Regulation 8A, direct the Authorised Officer to process the applications under clause (11) of this Regulation.
 - (b) If the number of applicant-societies whose applications are found complete, is more than four times the number of plots notified in the notice displayed under clause (b) of Regulation 8A, direct the Authorised Officer to draw lots under clause (5) of this Regulation.
- (5) The Authorised Officer shall, after notifying to the members of the Allotment Committee regarding the date of draw, proceed to draw lots from among the applicant-societies whose application are found complete, in the presence of such members, so however, that the number of lots so drawn does not exceed four times the number of plots. The applicant-societies shall be informed of the date, time and place of the draw by notice displayed on the notice board and also by publishing the same in such daily newspapers as the Chief Officer deems fit.
- (6) On each draw, the Authorised Officer shall, in the presence of the members of the Allotment Committee enter the name of each drawee in the Register of Drawees maintained for the purpose, so that the names of successful drawees are entered in the said register in the same order in which they emerged out of the lots.
- (7) There shall be a separate Register of Drawees for each category.
- (8) After the entries on each page of the Register of Drawees are complete the Authorised Officer and a member of the Allotment Committee duly authorised by it in this behalf, shall each sign the page and any erasures made thereon in token of entries of the names or erasures being made in their presence and with their approval.
- (9) After the preliminary draw of lots in all categories of the housing scheme is complete and entries in Register of Drawees are authenticated in the manner prescribed in the foregoing provisions, the Chief Officer shall require the names of all the persons who have been successful in the preliminary draw of lots to be displayed category-wise and

in the same order in which they are entered in the Register of Drawees on the notice board of the Board and shall publish a notice in such newspapers as he thinks fit, that a list of persons who have been successful in the preliminary draw of lots for the housing scheme specified in such notice has been displayed on the notice board of the Board and is open for inspection during office hours.

(10) On receipt of the Register of Drawees under clauses (4)(a) and/or (9) of this Regulation the Chief Officer shall direct the Authorised Officer to scrutinise the applications of societies whose names appear in aforesaid lists and to determine their eligibility.

(11) The Authorised Officer shall, on receipt of a direction by the Chief Officer to determine the eligibility of the applicant-societies, proceed to determine, with the approval of the sub-committee consisting of members of the Allotment Committee appointed by the Chief Officer for the purpose, the eligibility of all the members of the proposed society whose names have been included in the application in accordance with the requirements notified in that behalf and shall thereafter draw a list, of eligible applicant-societies in each category of societies specified in the notice displayed under clause (b) of Regulation 8A.

(12) Applicant-societies all of whose members are held to be eligible under clause (11) of this Regulation shall alone be considered for the final draw of lots and for allotment of plots :

Provided that, the Chief Promoter of any such proposed society whose one or more members is or are held to be ineligible shall be given one opportunity to substitute a new member or members, as the case may be, who fulfils or fulfil the requirement notified in that behalf in place of such ineligible member or members. The name or names of such substituted member or members shall be communicated by the Chief Promoter to the Authorised Officer within 30 days from the date of intimation of the decision regarding the ineligibility of the initial member or members by the Authorised Officer.

(13) List of eligible persons drawn up under clause (11) of this Regulation shall be forwarded to the Chief Officer.

(14) On receipt of list of eligible societies, the Chief Officer shall require to be displayed on the notice board of the Board and shall publish a notice in such newspapers as he thinks fit that the list of eligible societies for the housing scheme specified in such notice has been displayed on the notice board of the Board, and that it is open for inspection during office hours.

(15) Final draw of lots -

(1) On publication of notice under clause (14) of this Regulation, the Chief Officer, shall -

(a) if the number of eligible applicant-societies in any category of societies is equal to or less than the number of plots notified under clause (b) of Regulation 8A direct, the Authorised Officer to draw lots to determine the order in which their names will be entered in the Allotment Register to be maintained under Regulation (16).

(b) if the number of eligible applicant-societies is more than the number of plots specified in the notice displayed under clause (b) of Regulation 8A,

direct the Authorised Officer to draw lots under clause (16) of this Regulation.

(16) The Authorised Officer shall, after notifying to the members of the Allotment Committee regarding the date of the draw, proceed to draw lots from among the eligible societies in the presence of such members, so however that the number of lots so drawn does not exceed two times the number of available plots. The applicant-societies shall be informed of the date, time and place of the draw by notice displayed on the notice board of the Board and Under Certificate of Posting.

(17) The final lots shall be drawn in the names of the applicant societies and not in the names of their individual members and the successful society shall be allotted such number of plots as have been notified to be allotted for each society. The distribution of plots or flats to individual members shall be the responsibility of that co-operative society.

(18) The housing society shall be responsible to see that the members thereof duly comply with the provisions of these Regulations and the terms and conditions of allotment as contained in the allotment order or the lease to be executed by the society. Any failure on the part of any of the members of the society to comply with any such provisions or the terms and conditions shall be deemed to be a breach committed by the society itself.

(19) Applicant-societies which comes out successful in the final draw of lots shall be issued a certificate by the Chief Officer to the effect that the vacant land or lands or the plot or plots shall be allotted to the society on its registration as a housing society under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra XXIV of 1961). The Chief Promoter of the proposed housing society shall get the society registered under the said Act within a period of two months from the date of issue of such a certificate. The time-limit prescribed for registration may for sufficient reasons be extended by the Chief Officer. If the society fails to get itself registered within the period or extended period, the allotment made in favour thereof shall be cancelled and the plot or plots may be allotted to another housing society on the waiting list in the order of its rank in the register maintained in that behalf.

(20) On the registration of a housing society, the Chief Officer shall formally allot the vacant land or lands or plot or plots to such society and arrange to execute a lease deed as required under these Regulations.]

[8C. Allottees to form co-operative societies for common service. - Unless otherwise specifically decided by the Authority, the individual allottees shall form a co-operative society for management of common services such as water supply, common roads, drainage, chowkidars, sweepers and the like provided for the vacant lands or the plots and the building constructed thereon within the period prescribed by the Board in that behalf.

8D. Allotment of vacant lands or plots by the Authority. - Notwithstanding anything contained in the other provisions of these Regulations, the Authority may in its discretion allot any vacant land or lands or plot or plots to individuals or housing societies in case such vacant lands or plots are required to be so offered under any slum clearance scheme or for any project undertaken in public interest.]

[8E. Disposal of land to registered Co operative Societies holding lands under registered sale-deeds executed prior to issue of notice for acquisition. -

(1) If the Authority is satisfied that prior to the date of issue of a notice under the proviso to sub-section (1) of section 41 of the Act a Co-operative Society has registered itself under the Maharashtra Cooperative Societies Act, 1960 (Maharashtra XXIV of 1961), or has taken substantial steps to register itself under the said Act, and has also executed prior to the said date a registered sale-deed with the land owner in respect of a land or a part thereof which is proposed to be acquired by Government for any of the schemes of the Authority, the Authority may on acquisition and vesting of such land so acquired or such part of any other land vesting in it for construction of a building or buildings providing accommodation to persons who are members of such a Co-operative Society prior to the date of issue of notice under the proviso to sub-section (1) of section 41 of the Act.

(2) The grant of a land on lease to a Co-operative Society under clause (1) may be so given only if such grant shall not in any way affect implementation of any of the schemes to be undertaken by the Authority on the acquired land.

(3) The foregoing provisions of these Regulations regarding the mode and manner of disposal of vacant land or plot shall not apply to the disposal of land by the Authority under this regulation and regulation 8F.

(4) If in the opinion of the Authority it is not feasible to grant a lease of any of its lands under this regulation, it may offer tenements in buildings constructed by it to members of the Co-operative Society in the schemes undertaken on the land acquired from the society or on any other land provided such members are eligible for allotment to tenements in such schemes under the provisions of law for the time being in force.

8F. Disposal of part of acquired land in certain other cases. -

(1) The Authority may out of the land acquired by the State Government for implementation of any of its schemes dispose of to the owner of such land by grant of lease a part of the land/plot not exceeding twenty-five per cent, of the total area of the land so acquired as might be reasonably required for his own residential use or for the residential use of his family :

Provided that, the land owner to whom land or plot is to be given:-

- (i) does not own any other land in the same village;
- (ii) undertakes not to claim any compensation for acquisition for that part of the land which is proposed to be granted on lease to him; and
- (iii) agrees to pay the development charges on the land in proportion to the area of the land or plot granted to him on lease :

Provided further that, the Authority may allow the payment of development charges in suitable instalments with interest at the rate determined by the Authority in that behalf. Appropriate rebate may be given to owners or plot holders of lands wherein partial development is already carried out.

(2) If the land acquired by the State Government for implementation of any of its schemes includes any plots of lands the layouts in respect of which have been approved by the concerned planning authority, the Authority may dispose of such plots to the plot holders thereof by grant of a lease on nominal rent and subject to the conditions specified in the provisos to clause (1) of this regulation.

(3) If the land acquired by the State Government for implementation of any of its schemes includes any plots of lands the layouts in respect of which have not been approved by the concerned planning authority, the Authority may, on a specific written request to the Authority by the plot holder thereof to that effect, dispose of the land held by him not exceeding two-

thirds hereof to the plot holder thereof by grant of a lease on nominal rent subject to the ceiling of plot size fixed by the Authority in that layout after the proper planned development of the land so acquired ;

Provided that, the plot holder to whom the plot is to be given :-

- (i) does not own any other land in the same village;
- (ii) undertakes not to claim any compensation for acquisition for that part of the land which is proposed to be granted on lease to him;
- (iii) if the two-thirds of the original plot held by the plot holder is less than the area of the smallest plot in the lay out proposed by the Authority, the plot holder shall be required to take the plot of minimum size; and
- (iv) development charges for the entire lay out shall be recoverable proportionately from such plot holders.

(4) The Authority may, at the request of a person who is eligible for the grant of lease of apart of the land or plot under the foregoing provisions of this regulation, allot, subject to his eligibility therefore a tenement in any of buildings constructed by it in the area of his residence in lieu of the grant of a lease as provided in the said provision.]

9. Payment of premium. -

(a) A person, whose tender or offer for grant of a lease on payment of premium is accepted, shall pay half of such premium within fifteen days of the acceptance of his offer and the balance within one month thereafter. The Chief Executive Officer, may, in his absolute discretion, grant extension of time for payment of the balance premium upto a maximum of six months of the date of acceptance on payment of interest for the extended period at the rate of 12 per cent. *per annum* or at such other higher rate as may be determined by the authority from time to time.

(b) Whenever a lease shall be granted in consideration of premium, the ground rent shall be payable annually in advance without any deductions whatsoever, on or before the 10th day of January in each and every year, at the rates to be determined by the Authority from time to time.

[10. Execution of, lease deed and delivery of possession of land. -

After payment of the whole amount of premium, there shall be executed a lease deed, in favour of allottee, subject to the directions, if any, to the contrary by the Authority in any case having regard to the facts and circumstances thereof, the possession of the land shall not be delivered before execution of such lease deed.]

[11. Execution of Lease. - * * *]

12. Delegation of powers. -

It shall be lawful for the Authority to delegate any of its powers, functions and duties to the Chief Executive Officer.

13. Manner of public advertisement. -

Where, under any of these Regulations, anything is required to be done by public advertisement, it shall be done by publication of the advertisement in not less than two newspapers, one in English and the other in Marathi language having large circulation in that Region.

14. Modification of Forms. -

The Authority may from time to time modify, for general application or for application in a specific case, any form annexed hereto to carry out all or any of the purposes of these Regulations.

15. Term of lease. -

Notwithstanding anything contained herein to the contrary but subject to any law for the time being in force, it shall be lawful for the Authority to dispose of any land by lease for a term not exceeding ninety years in favour of the Government, a local authority, a public sector undertaking, a public trust, or a society registered under the Societies Registration Act, 1860 (XXI of 1860).

16. Disposal of certain plots under directive from Government. -

Notwithstanding anything contained in these Regulations, the plots reserved for amenities or for purely commercial purposes in any layout prepared by the Authority in a land situate in any of the nine Urban Agglomerations, namely, Greater Bombay, Thane, Ulhasnagar, Pune, Kolhapur, Sangli-Miraj, Solapur, Nashik and Nagpur shall be disposed of in accordance with the directions of the State Government. Similarly, the disposal of not more than two per cent, of the plots reserved for residential use, and to be allotted to individuals, [or to the co-operative housing societies, whether proposed or registered] located in such layouts as aforesaid shall also be done in accordance with the directions of the State Government :
[Provided that, from out of the plots (other than the 2 per cent, plots as aforesaid) reserved for residential use and have not been disposed of, the Authority shall allot or dispose of any of the plots in accordance with the directions of the State Government.]

Maharashtra Housing and Area Development Authority
Form 'A'

(Please See Regulation No. 6)

Please affix passport size
photograph here (in case of
individuals only).

Instructions -

- (a) Strike out whichever is not applicable.
- (b) All additions and alterations in this form should be initialled by the applicant.
- (c) Where necessary, information may be furnished on separate sheets which should be signed.

Form of Application/Tender for Allotment

(Vide Regulation No. 6)

1. Applicant's full name
(Use BLOCK letters) (Surname) (First) (Middle)
2. Applicant's present address Applicant's permanent address
.....
3. Applicant's date and (Date) (Place) (State)
place of birth
4. In case of offer for residential plots
Family members (If the applicant is an individual).

Sr. No.	Name	Relationship with the applicant	Earning/Not earning	Place of work	Total monthly household income
1	2	3	4	5	6
(i)
(ii)
(iii)
(iv)

List of present members if the applicant is a co-operative housing society.
The list of members of a co-operative housing society in the following Form is enclosed herewith :-

Sr. No.	Name of the Member	Present Address	Occupation	Place of service	Total monthly household income
1	2	3	4	5	6
1.					
2.					
3.					
4.					

(In case of Government Department, local authority or public sector undertaking)

Number of the Department	Number of Employees	Reasons for providing them accommodation on this plot
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1.		
2.		

The nature of intended user

"Family" in relation to a person means the individual, the spouse of such individual and their unmarried minor children.

Explanation. - "Minor child" means a person who has not completed his or her age of 18 years.

5. Statement of Surname First name Middle name
offer -
I/We, Shri/Smt.(a)
son/daughter/wife
of
son/daughter/wife(b)
of
son/daughter/wife(c)
of

Authorised Representative/Partner /Trustee/Managing Director/Constituted Attorney of :
(Full Name).....

(Designation)

(Name of the Department)

(In case of Government Department)

Address (Present)

Address (Permanent)

desire and hereby make an offer for allotment on 30 years' lease of plot
of..... sq. metres area (Indicate user of the plot-residential/commercial, etc.)
(containing maximum permissible floor space of.....sq. m.) bearing Plot
No.....Sector No. as described in the layout of the and further offer to pay
an amount of Rs.....(in words and figures) by way of premium payable for the said plot.

6. I am/we are/my principals are willing to pay half of the premium amount within 15 days of the acceptance of my/our offer and the balance within one month thereafter. I am/We are/My principals are voluntarily willing to pay the whole amount of lease money within 15 days of the acceptance of my/our offer.

7. I/We send herewith a demand draft/cash receipt bearing No..... (in words) being earnest money on which no interest is payable to me/us.

8. If my/our offer is not accepted by the Chief Officer..... Board, the earnest money of Rs..... (Rupees.....in words) paid by me/us under paragraph 7 hereto shall be returned to me/ us without interest.

9. I am/We are liable to keep this offer valid and not revoke it before the expiry of 6 months from the date of this offer and in the event of my/ our failure to observe and perform the liability the earnest money paid by me/us under this offer, shall absolutely be forfeited to the Maharashtra Housing and Area Development Authority.

10. If my/ our offer is accepted and if I/we fail to pay half of the premium amount of Rs.....(Rupees..... (in words) for the said plot within 15 days of the acceptance of my/our offer and/or the balance within one month, the agreement concluded between us shall stand rescinded by the authority and the amount of earnest money paid by me/us under this offer shall stand absolutely forfeited to the authority.

11. Any notice or letter of communication addressed to me/us at the address given below will be deemed a valid and proper notice of intimation to me/us.

12. I/We agree to abide by the decision of the Chief Officer of the Board regarding allotment.

13. I/We declare that the information stated herein above is complete and absolutely correct and any error or omission therein, accidental or otherwise, will be sufficient justification for the Chief Officer to revoke at any time acceptance of my/our offer for allotment of the concerned plot/s.

14. I/We hereby declare that I/We have read and understood the rules governing the allotment of plots, inspected the title deeds of lands, plans and specifications of the land, examined the draft of various agreements, declarations and deeds to be executed and do hereby undertake to execute them when called upon to do so, and abide by the decision of the authority.

(a) (Applicant's full name) (Signature)

(b)

(c)

Form "B"

(Please See Regulation No. 8)

Please affix passport size photograph here (in case of individuals only).

Instructions:-

- (a) Strike out whichever is not applicable.
- (b) All additions and alterations in this form should be initialled by the applicant.
- (c) Where necessary, information may be furnished on separate sheets which should be signed.

Form of Application for Allotment

(Vide Regulation No. 8)

1. Applicant's full name
(Use BLOCK letters) (Surname) (First) (Middle)
2. Applicant's present address Applicant's permanent address
.....
3. Applicant's date and(Date) (Place) (State)
place of birth
4. In case of offer for residential plots
Family members (If the applicant is an individual).

Sr. No.	Name	Relationship with the applicant	Earning/Not earning	Place of work	Total monthly household income
1	2	3	4	5	6
(i)
(ii)
(iii)
(iv)

List of present members (if the applicant is a co-operative housing society).

The list of members of a co-operative housing society in the following Form is enclosed herewith :-

Sr. No.	Name of the Member	Present Address	Occupation	Place of service	Total monthly household income
1	2	3	4	5	6
1.					
2.					
3.					
4.					

(In case of offer for plot other than residential).

The nature of intended user.....

Note. - "Family" in relation to a person means the individual, the spouse of such individual and their unmarried minor children.

Explanation. - "Minor child" means a person who has not completed his or her age of 18 years.

5. Statement of offer - Surname First name Middle name

I/We, Shri/Smt.(a)
son/daughter/wife
of
son/daughter/wife(b)
of

Authorised Representative/Partner/Trustee/Managing Director/Constituted Attorney of
(Full name)

Address (Present)
Address (Permanent)

desire and hereby make an offer for allotment on 30 years'
Lease of

(Indicate user of the plot-residential/commercial etc.)

.....plot of.....sq. metres area..... (containing maximum permissible floor
space of.....sq. m.) bearing Plot No.....Sector No. as described in the lay-out
of the.....

6. I am/we are/my principals are willing to pay half of the premium amount within 15 days of
the acceptance of my/our offer and the balance within one month thereafter. I am/we are/my
principals are voluntarily willing to pay the whole amount of lease money within 15 days of
the acceptance of my/our offer.

7. Any notice/or letter of communication addressed to me/us at the address given below :

.....
.....

will be deemed a valid and proper notice of intimation to me/us.

8. I/We agree to abide by the decision of the Chief Officer of theBoard
regarding allotment.

9. I/We declare that the information stated herein above is complete and absolutely correct
and any error or omission therein, accidental or otherwise, will be sufficient justification for
the Chief Officer to revoke at any time acceptance of my/our offer for allotment of the
concerned plot.

10. I/We hereby declare that I/We have read and understood the rules governing the
allotment of plots, inspected the title deeds of land, plans and specifications of the land,
examined the draft of various agreements, declaration and deeds to be executed and do
hereby undertake to execute them when called upon to do so, and abide by the decision of
the authority.

	Applicant's full name	Signature
(a)
(b)
(c)

[Form C and Form D Deleted]