

Title Certificate

On

Excelsior Townships Private Limited

for

*property at village Ranjanoli, Taluka Shiwandi, District Thane,
Maharashtra*

*Dua Associates
Advocates*

DUA ASSOCIATES
ADVOCATES
 WORLD TRADE CENTRE CENTRE-I
 11TH FLOOR, 1ST FLOOR PARADE
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Client Reference

Writing Number

TITLE CERTIFICATE

I. DESCRIPTION OF PROPERTY:

All those pieces and parcels of non-agricultural land or ground situate at Village Ranjana, Taluka Shiwardi, District Thane, as mentioned hereunder

Sr. No.	Survey No.	Area in Hectares & Acre
1	32	1-00-2
2	34	1-20-4
3	35	1-27-2
4	36/A(part)	0-26-5
5	36/B	0-26-5
6	36/1(part)	0-26-5
7	36/2(part)	0-29-5
8	37/part	0-11-6
9	37/Part	0-27-5
10	37/part	0-26-4
11	37/B	0-26-3
12	43/1/1Part	0-04-7
13	49/1/1(part)	0-17-5
14	49/1/2	0-18-0
15	49/2	0-52-4
16	49/3	0-17-2
17	49/4	0-14-2
18	49/5	0-18-7
19	49/B	0-23-3
20	49/7	0-12-4
21	49/8	0-04-0
22	49/9	0-11-0
23	50	1-01-2
24	51/1(part)	0-39-3
25	52/2(part)	0-50-0
26	52/4/2	0-03-8
27	53/1A and 53/B	0-38-1
28	53/16(part)	0-06-9
29	53/16	0-02-3

II. DESCRIPTION OF OWNER:

Economies Townships Private Limited (the "Owner"), is a company within the meaning of the Companies Act, 1956 and having its registered office at 271-7th Floor, Building no. 2 Solitaire Park, A. K. Road, Anandri (East), Mumbai 400093.

III. TERMS OF REFERENCE:

Pursuant to the instructions received from Tata Housing Development Company Limited (THDC), to conduct due diligence verifying Owner's title to the Property we commenced the exercise in order to evaluate the Property based on the documents set out herein below.

IV. ASSUMPTIONS AND QUALIFICATION:

- (i) This Title Certificate may not be regarded as Absolute and should not be relied upon as a substitute for full set of warranties that THDC could seek to achieve from Owners commensurate with the nature of the proposed transaction.
- (ii) This Title Certificate to the Property is based on the documents provided to us by THDC and public notice having been issued in Thans Vaibhav in Varath, Navshakti (Marathi) and Free Press Journal.
- (iii) This Title Certificate to the Property is based on the findings made on the examination of the photocopies and examination of original documents as listed in Schedule-1 below.
- (iv) Transactions and events which are not recorded and which were not disclosed to us have not been commented upon.
- (v) All legal heirs of the deceased persons have executed the deeds conveying title and there is no legal heir who is not a party to such deeds.
- (vi) Our Finding does not in any way constitute a recommendation as to whether THDC should or should not consummate the transaction intended by THDC.
- (vii) This Title Certificate is privileged and confidential and not meant for external circulation and dissemination.

V. SOURCE:

We have conducted due diligence of the documents provided by THDC as also verified the original documents as listed in the schedule 1 below, caused searches to be conducted in the office of the Sub Registrar of Assurances concerned and Registrar of Companies.

VI. DOCUMENTS FURNISHED:

- i) In respect of survey no. 32 (admeasuring 1.06.2 hectares)
- (a) Mutation entry nos 197, 219, 307, 308, 540, 558, 580, 828, 830, 835, 913, 914, 915, 916, 925, 926, 930, 932 and 1059.
- (b) Sale deed dated 12/9/1997 (document no. BVD-4173/1997) executed by Azizunnisa Sayyid Ahmad, Sayyid Sabir Ali Khairulla Khan, Azimunnisa Marc Haidar Beg, Azizunnisa Aboul Weshab, Sayyid Amir Ali Khairulla Khan, Sayyid Ikramuddin Basir, Sayyid Ahmed expired leaving equal heirs (1) Smt. Raiza Marc Kalimuddin (2) Sayyid Ahmed Ali Ikramuddin Fijade, acting for self and as power of attorney holder (1) and (2), Sayyid Mohammed Basir Sayyid Ahmed Ali Khan Fijade expired through equal heirs Smt. Latunissa Begum Marc Mohammed Ali Fijade, Mr. Sayyid Ail Ali Muhali Fijade, Sayyid Hussain Ali Mohammed Ali Fijade, Smt. Amira Shahnaz Marc Sayyid Imtiazuddin, Smt. Rabunnis Shahnaz Marc Raz-Ul-Hayyar, Smt. Aijmal Shahnaz Marc Jalaluddin, Smt. Fauzia Shabana Marc Sayyid Sharu Kadir, Smt. Sayyid Asadul Mohammed Ali Fijade, in favour of (1) Yashwant Pandurang Choudhar, (2) Gurunath Pandurang Choudhar (3) Jaysukhal Bharnal Sumana ("Document No. 4173");
- (c) Sale deed dated 8/12/2007 (document no BVD-9146/2007) executed by Yashwant Pandurang Choudhar, Mr. Gurunath Pandurang Choudhar and Jaysukhal Bharnal Sumana in favour of the Owner ("Document No.9146");
- ii) In respect of survey no. 34 admeasuring 1 Hectare 20.4 Ares
- (a) Mutation entry nos 197, 219, 307, 310, 365, 540, 580, 915, 914, 915, 916, 926, 930 and 1059
- (b) Document No. 4173;
- (c) Document No. 9146;
- i) In respect of Survey No. 35 admeasuring 1 Hectare 27.2 Ares
- (a) Mutation entry nos 197, 302, 307, 308, 500, 616, 772, 775, 869, 870, 876, 894, 895 and 1058
- (b) Sale deed dated 8/10/1996 (document no. BVD-4455/1996) executed by Mrs. Anubai Rajaram Bhoir, Mr. Balaram Rajaram Bhoir, Mr. Shanlaram Rajaram Bhoir, Mr. Ram Rajaram Bhoir, Mr. Bhagwan Babu Bhoir, Mrs. Lakshimibai Yashwant Naik, Mrs. Baby Ramdas Wakade, Mrs. Jai Babu Bhoir, Mr. Mohidas Babu Bhoir, Mrs. Kalpana

Suresh Mann, Mrs. Smt. Ubbai Pardaninath Bhoir, Mrs. Smt. Mitrbai Waman Patil, Mr. Kaluram Maruti Bhoir, Mr. Ramesh Maruti Bhoir, Mr. Bharat Maruti Bhoir, Mr. Sharad Maruti Bhoir, Mr. Sanjay Maruti Bhoir, Mrs. Subhadra Gangaram Gaikwad, Mrs. Smt. Mitrbai Rajiram, Mrs. Meenabai Dattu Patil, Mrs. Anjana Sopar acting through power of attorney holder, Mr. Gurnath Pandurang Choudhari in favour of Mansukhlal Bharmal Sumera ("Document No. 4455");

(c) Sale deed dated 6/12/2007 (document no BVD-8145/2007) executed by Shri Mansukhlal Bharmal Sumera in favour of the Owner ("Document No.8145")

iv) In respect of Survey No. 36/A (part) admeasuring 0 Hectare 28-5 Ares

(a) Mutation entry nos. 197, 374, 422, 500, 505, 602, 604, 605, 637, 725, 730, 754, 871, 888 and 1056;

(b) Order no. TNC/SP/Bhivani/SH-226/95 dated 31/5/1995 issued by the sub-divisional officer Bhivani;

(c) Sale deed dated 23/2/1996 (document no. BVD-4186/1995) executed by Mr. Gurnath Raghu Patil, Smt. Ganjubai Krishna Bansa, Smt. Bajubai Harke, Smt. Dwarakabai Dhage, Smt. Jaibai Kisan Patil, Mr. Devdas Kisan Patil, Mr. Jeevar Kisan Patil, Smt. Hrushabai Sapat Mhalra acting through general power of attorney holder, Mr. Mansukhlal Bharmal Sumera in favour of Mr. Gurnath Pandurang Choudhari ("Document No. 4186")

(d) Sale deed dated 9/12/2007 (document no BVD-8147/2007) executed by Mr. Gurnath Pandurang Choudhari in favour of the Owner ("Document No.8147")

v) In respect of Survey No. 36/B admeasuring 0 Hectare 28-5 Ares

(a) Mutation entry nos. 422, 500, 545, 777, 904 and 1056;

(b) Order no. TNC/SP/Bhivani/SH-104/98 dated 12/12/1998;

(c) Sale deed dated 31/12/1995 (document no. BVD-5795/1995) executed by Smt. Valsalabai Waman Patil, Smt. Devki Mangalya, Smt. Latejai Ganpal Patil, acting through power of attorney Gurnath Pandurang Choudhari in favour of Mansukhlal Bharmal Sumera ("Document No. 5795");

(d) Document No. 8145.

- vi) In respect of Survey No. 38/1(part) admeasuring 0 Hectare 25-0 Area
- (a) Mutation entry nos. 604, 729, 764, 857, 883 and 1056;
- (b) Order no. TNC/SP/Bhiwandi/SR-227/95 dated 31/5/1996.
- (c) Sale deed dated 13/9/1996 (document no. BVD-4082/1996) executed by: (1) Parshuram Arjun Patil, (2) Smt. Matubai Tukaram Kene, (3) Mrs. Ratnabai Raghunath Mandurkar, (4) Smt. Sampalal Rat. Patil (5) Smt. Gopibai Sukanya Karhari, (6) Smt. Sunkaribai Baban Mhate acting through general power of attorney holder, Mr. Gunmath Pandurang Choudhari in favour of Mr. Mansukhlal Dharmal Sumeria ('Document No. 4082');
- (d) Document No. 9146
- vii) In respect of Survey No. 35/2(part) admeasuring 0 Hectare 29-0 Area
- (a) Mutation entry nos. 805, 850, 880 and 1058;
- (b) Order no. TNC/SP/Bhiwandi/SR-226/95 dated 31/5/1996;
- (c) Sale deed dated 23/9/1996 (document no BVD-4184/1996) executed by: (1) Smt. Naxul Paapi Patil, (2) Smt. Sarabai Shalib Munde, in favour of Mr. Gunmath Pandurang Choudhar ('Document No.4184')
- (d) Document No. 9147;
- viii) In respect of Survey No. 32(part) admeasuring 0 Hectare 11-0 Area
- (a) Mutation entry nos. 419, 805, 850, 881 and 1056;
- (b) Order no. TNC/SP/Bhiwandi/SR-226/96 dated 31/5/1996.
- (c) Sale deed dated 13/9/1996 (document no. BVD-4083/1996) executed by Mr. Hamdas Babu Patil, Mrs. Kanlabai Babu Patil, Mrs. Haugabai Naxul Patil, Smt. Vitthalbai Harishchandra Jadhav and Smt. Sitabai Babu Patil, acting through general power of attorney holder, Mr. Gunmath Pandurang Choudhari in favour of Mr. Mansukhlal Bhatta Sumeria ('Document No. 4083');
- (d) Document No. 9145;
- ix) In respect of Survey No. 37(part) admeasuring 0 Hectare 27-5 Area

- (a) Mutation entry nos. 197, 307, 305, 373, 500, 507, 605, 637, 709, 871, 880 and 1059;
- (b) Document No. 4183;
- (c) Document No. 9147.
- x) In respect of Survey No. 37(part) admeasuring 0 Hectare 26.4 Ares
- (a) Mutation entry nos. 605, 730, 856, 884 and 1056;
- (b) Order no. TNQ/S/P/Bhwardi/SR 227/95 dated 31/5/1998;
- (c) Sale deed dated 13/9/1998 (document no. BYD-4085/1998) executed by Mr. Nakul Pappu Patil and Smt. Saraba Shank Munda in favour of Mr. Mansukhlal Bhamal Sumera ("Document No. 4085");
- (d) Document No. 9145.
- xi) In respect of Survey No. 36B admeasuring 0 Hectare 28.3 Ares
- (a) Mutation entry nos. 422, 500, 545, 775, 904, 905 and 1056;
- (b) Document No. 5795;
- (c) Document No. 9145.
- xii) In respect of Survey No. 49/1/1(part) admeasuring 0 Hectare 04.7 Ares
- (a) Mutation entry nos. 197, 307, 306, 341, 356, 547, 663, 690, 850, 913, 914, 915, 919, 923, 930 and 1059;
- (b) Document No. 4173;
- (c) Document No. 9146;
- xiii) In respect of Survey No. 49/1/1(part) admeasuring 0 Hectare 17.5 Ares
- (a) Mutation entry nos. 500, 560, 719, 984 and 1057;
- (b) Order No. BY/TNQ/S/P/Bhwardi/SR/26/97 dated 16/11/1999;
- (c) Sale deed dated 4/7/2003 (document No.2629/2003), executed by Mrs. Leelabai Sitaram Patil in favour of Mr. Yeshwant Pandurang Choudhari ("Document no.2629").

(d) Sale deed dated 3/12/2007 (document no BVD-9144/2007) executed by Shri Yashwanth Pandureng Choudhan in favour of the Owner ("Document No.9144")

xiv) In respect of Survey No. 491/2 admeasuring 0 Hectare 16.0 Ares

(a) Mutation entry nos. 431, 813, 981, 1113 and 1119;

(b) Agreement for sale deed dated 21/3/2007 (document no. BVD-6749/2007) executed by Smt Janabai Gownd Patil in favour of Mr. Vinod Raishi Malde ("Document No. 6749")

(c) Sale Deed dated 8/5/2008 (document no BVD-1/4172/2008) executed by Janabai Gownd Patil in favour of Vinod Raishi Malde ("Document No. 4172")

(d) Sale deed dated 3/5/2008 (document no BVD 4209/2008) executed by Shri Vinod Raishi Malde in favour of the Owner ("Document No.4209")

xv) In respect of Survey No. 491/2 admeasuring 0 Hectare 52.4 Ares

(a) Mutation entry nos. 139, 146, 165, 307, 310, 334, 500, 716, 748, 919, 981, 1154, 1159, 1174, 1185, 1198 and 1199

(b) Document No 6749;

(c) Sale deed dated 23/12/2008 (document no. BVD 10174/2008) executed by Janabai Gownd Patil in favour of Shri Vinod Raishi Malde ("Document No. 10174")

(d) Sale deed dated 20/12/2008 (document No 10175) executed by Gaganand Nago Patil - Harshchandra Sudam Patil, Baj Sudam Patil, Smt Manca Sudam Patil, Vandana Sudam Patil, Balmabai Kashinath, Housebau Bajshatra, Baitragovind, Barkubai Yeshwant Karbhari, acting through power of attorney holder Ketar Shantlal Khimasia and Vinod Raishi Malde ("Document No. 10175")

(e) Sale deed dated 26/12/2008 (document no BVD-306/2008) executed by Shri Vinod Raishi Malde with the Owner ("Document No.306")

xvi) In respect of Survey No. 491/3 admeasuring 0 Hectare 17.2 Ares

(a) Mutation entry nos. 187, 307, 310, 375, 500, 547, 563, 680, 713 and 1057;

(b) order No. BDT/NDISP/Bhiwansi/SR/26/97 dated 18/11/1999,

(c) Document No. 2829;

(d) Document No. 9144.

xvii) In respect of Survey No. 4914 admeasuring 0 Hectare 14.2 Ares

(a) Mutation entry nos. 102, 124, 134, 307, 313, 500, 542, 506, 1058

(b) Sale deed dated 16/12/1995 (document no. BVD-4791/1996) executed by Mr. Rajaram Pandu Patil, Mr. Dashrat Pandu Patil and Baram Pandu Patil, in favour of Mr. Gajunath Pandurang Choudhar (Document No. 4791).

(c) Document No. 9147.

xviii) In respect of Survey No. 4915 admeasuring 0 Hectare 18.7 Ares

(a) Mutation entry nos. 197, 219, 407, 470, 500, 716, 748, 915, 944, 985 and 1057

(b) Sale deed dated 4/7/2003 (document no. BVD-2630/2003) executed by (1) Shri Ganesh Nagu Patil, (2) Mr. Harichandra Suxam Patil, (3) Mr. Balaram Suxam Patil, (4) Smt. Ranjana Suxam Patil, (5) Mrs. Nandi Suxam Patil, (6) Ms. Vandana Suxam Patil, (7) Smt. Baijaba Kashinath Choudhari, (8) Smt. Housabai Balaram Choudhan, (9) Smt. Beimabel Govind Patil, (10) Smt. Barkha Yeshwant Karbhari, acting through power of attorney holder, Mr. Mansukhlal Bharnal Sumaria, in favour of Mr. Yeshwant Pandurang Choudhan (Document No. 2630).

(c) Document No. 9144.

xix) In respect of Survey No. 4916 admeasuring 0 Hectare 25.3 Ares

(a) Mutation entry nos. 185, 307, 310, 334, 390, 399, 716, 919, 944, 985 and 1057

(b) Document No. 2630

(c) Document No. 9144

xx) In respect of Survey No. 4917 admeasuring 0 Hectare 12.4 Ares

(a) Mutation entry nos. 147, 179, 297, 307, 510, 500, 816, 919, 964, 975, 1108 and 1119

(b) Agreement for sale deed dated 27/11/2007 (document no. BVD-8843/2007) executed by (1) Mr. Ramchandra Dadaaj Yatre, (2) Mr. Dashrat Dada, Mhatre, (3) Mr. Subash

Dadaji Mhatre, (4) Mr. Babunath Dadaji Mhatre, (5) Mr. Jnanardhan Dasa, Mhatre, (6) Mr. Dileep Dadaji Mhatre, (7) Mr. Sojan Madhukar Mhatre, (8) Mrs. Vajya Santosh Patil, (9) Smt. Sharda Madhukar Mhatre in favour of Mr. Vinod Raishi Malde ("Document No. 8843")

(c) Sale deed dated 8/5/2008 (document no. BVD-4181/2008) executed by (1) Mr. Ramchandra Dasa, Mhatre, (2) Mr. Dashrath Dasa, Mhatre, (3) Mr. Subash Dadaji Mhatre, (4) Mr. Basunath Dadaji Mhatre, (5) Mr. Jnanardhan Dadaji Mhatre, (6) Mr. Dilip Dadaji Mhatre, (7) Mr. Sojan Madhukar Mhatre, (8) Mrs. Vajya Santosh Patil, (9) Smt. Sharda Madhukar Mhatre acting through Power of Attorney holder, Mr. Ketan Shantilal Khinvasia in favour of Mr. Vinod Raishi Malde ("Document No. 4161")

(d) Document No. 4200

xxi) In respect of Survey No. 488 admeasuring 0 Hectare 04 0 Area

(a) Mutation entry nos. 148, 185, 259, 307, 310, 334, 399, 505, 716, 740, 919, 905 and 1057

(b) Document No. 2630

(c) Document No.9144

xxii) In respect of Survey No. 199 admeasuring 0 Hectare 1* 0 Area

(a) Mutation entry nos. 307, 310, 500, 704, 746, 919, 985 and 1057

(b) Document No. 2630

(c) Document No.9144

xxiii) In respect of Survey No. 50 admeasuring 1 hectare 01.2 Area

(a) Mutation entry nos. 73, 307, 308, 365, 407, 704, 789, 792, 902 and 1058

(b) Power of attorney dated 18/2/1995, executed by Mrs. Ranjana Sudam Patil, Mr. Balaram Sudam Patil (acting for self and as guardian for minors Hanochandra Sudam Patil and Vandana Sudam Patil), Nandani Sudam Patil, Jousabai Sudam Patil, Bannabar Govind Patil, Bannaba Yashwanth Karbhari in favour of Mr. Mansukhlal Bhantra Sumeria ("PoA dated 18/2/1995").

(c) Sale deed dated 5/10/1995 (document no. BVD-4483/1995) executed by (1) Smt. Ranjana Sudam Patil, (2) Mr. Balaram Sudam Patil, (3) Mr. Harichandria Sudam Patil

(minor represented through guardian Smt. Ranjana Sudam Patil) (4) Ms. Mandabi Sudam Patil (minor represented through guardian Smt. Ranjana Sudam Patil), (5) Ms. Vandana Sudam Patil, (minor represented through guardian Smt. Ranjana Sudam Patil), (6) Smt. Housabai Balaram Patil, (7) Smt. Baimabai Gowind Bhor, (8) Smt. Barkuba Yeshwant Korbhari, acting through power of attorney holder, Mr. Mansukhlal Bharmal Sumera in favour of Mr. Gurusath Pandurang Choudhari ("Document No. 4463")

(d) Document No. 9147

xxv) In respect of Survey No. 51/1(part) admeasuring 2 Hectare 39.3 Ares

(a) Mutation entry nos. 197, 307, 308, 365, 407, 576, 704, 746, 789, 792, 804, 925 and 1056

(b) Sale deed dated 21/3/1997 (Document no. BVC-1396/1997) executed by (1) Ku. Harichandra Sudam Patil (minor represented through mother), (2) Ms. Vandana Sudam Patil (minor represented through mother), (3) Smt. Ranjana Sudam Patil, (4) Mr. Bala Sudam Patil, (5) Ms. Mandabi Sudam Patil, (6) Smt. Housabai Bala Patil (7) Smt. Baimabai Gowind Bhor (8) Smt. Barkubai Yeshwant Korbhari acting through power of attorney holder Mr. Gurusath Pandurang Choudhari, in favour of Mr. Mansukhlal Bharmal Sumera ("Document No. 1396")

(c) Document No. 9146

xxvi) In respect of Survey No. 42/2(part) admeasuring 0 Hectare 53.2 Ares

(a) Mutation entry nos. 509, 559, 719, 853, 1076, 1114 and 1119

(b) Agreement for sale dated 5/9/2007 (document no. BVC-1/8585/2007) executed by Mr. Satish Sarvotam Patil, Mrs. Shevanti Parsaram Bhalekar and Mrs. Madhumati Madhukar Phashte in favour of Mr. Vinod Raishi Malhe ("Document No. 8585")

(c) Sale deed dated 8/5/2008 (document no. BVC-1/4164/2008) executed by Mr. Satish Sarvotam Patil, Mrs. Shevanti Parsaram Bhalekar and Mrs. Madhumati Madhukar Phashte, acting through power of attorney holder Mr. Kolan Shantila Khmasia, in favour of Mr. Vinod Raishi Malhe ("Document No. 4164")

(d) Document No. 4209

xxvii) In respect of Survey No. 52/42 admeasuring 0 Hectare 03.8 Area

(a) Mutation entry nos. 78, 181, 307, 313, 452, 503, 521, 640, 804, 825, 1020, 1105 and 1119

(b) Agreement for sale dated 11/3/2007 (document no. BVD-16750/2007) executed by (1) Fasi Bha Bhagwan, (2) Baban Shankaram Sutar, (3) Laxmbai Pandurang Kadam, (4) Vilas Dinkar Sutar, (5) Dipa Dinkar Sutar, (6) Jyoti Dinkar Sutar in favour of Mr. Vinod Raish Malde ("Document No. 6750")

(c) Sale deed dated 8/5/2008 (document no. BVD-4162/2008) executed by (1) Fasi Bha Bhagwan, (2) Mr. Baban Shankaram Sutar, (3) Smt. Laxmbai Pandurang Kadam, (4) Mr. Vilas Dinkar Sutar, (5) Smt. Deepa Dinkar Sutar, (6) Smt. Jyoti Dinkar Sutar, acting through power of attorney holder, Mr. Ketan Shanilal Khimasia, in favour of Mr. Vinod Raish Malde ("Document No. 4162")

(d) Document No. 4209

xxviii) In respect of Survey No. 53/1A and 53/8 admeasuring 0 Hectare 38.1 Area

(a) Mutation entry nos. 467, 500, 627, 667, 812, 845, 868, 958, 989, 1010, 1016, 1017 and 1125,

(b) Sale deed dated 9/7/2005 (document no. BVD-6088/2005) executed by (1) Shri Jagdish Lakayya Shetty, (2) Ms. Vinika Jagdish Shetty, (3) Shri Rakesh Manohar Gupta, (4) Ms. Aditi Rakesh Gupta, (5) Smt. Romia Rakesh Gupta and (6) Smt. Teruja Jagdish Shetty in favour of the Owner ("Document No. 6088")

xxix) In respect of Survey No. 53/15(part) admeasuring 0 Hectare 36.9 Area

(a) Mutation entry nos. 197, 307, 305, 341, 356, 663, 710, 807, 1076, 1114 and 1119

(b) Document No. 6585

(c) Document No. 4164

(d) Document No. 4209

xxx) In respect of Survey No. 53/15 admeasuring 0 Hectare 02.3 Area

- (a) Mutation entry nos. 307, 310, 704, 746, 264, 344, 910, 1218
- (b) Sale deed dated 14/7/2009 (document no. BVD-4306/2009) executed by (1) Smti Gajanan Nago Patil, (2) Mr Harichandra Sudam Patil, (3) Mr. Balu Sudam Patil, (4) Ms. Nandi Sudam Patil, (5) Mrs. Vansana Sudam Patil, (6) Smti. Ranjana Sudam Patil, (7) Smt Bayajbai Kashinath Choudhari, (8) Smt. Humsabai Baleram Patil, (9) Smt. Rajmahal Govind Patil (10) Smt. Barkutbai Yeshtwaril Karbhari in favour of Mr. Vinod Raishi Malde ("Document No. 4306")
- (c) Sale deed dated May 21st 2010 (document no BVD-14321/2010) executed by Mr. Vinod Raish Malde in favour of the Owner ("Document No. 3921")

Other Documents

- (1) Agreement for right of way dated 26/10/2010 (document no. BVD1/7500/2010), made between the Owner and Mr. Vinod Raish Malde ("Right of way")
- (2) Memorandum and articles of association of the Owner ("MOA")
- (3) Permission No.BD/VF/Bhwardi/SR dated 18/7/2010 issued by Sub Divisional Officer, Bhwaraz ("Permission")

VII. TITLE REPORT:

FINDINGS BASED ON THE DOCUMENTS EXAMINED

(i) DEVOLUTION OF TITLE IN RESPECT OF THE PROPERTY:

1. In respect of survey no. 32 (admeasuring 1-05-2 hectares)
- 1.1 Mutation entry no. 197 dated 29/3/1951 records in respect of survey nos 32 and other survey nos that Sayyad Aahmed A. Khan Sayyad Abdul Ali Khan expired on 17/11/1947, leaving behind wife Sugara Begum, husband Sayyad Ahmedali Khan, Ajaunnisa Begum (father Sayyad Ali Khan and son Sayyad Ikramuddin Sayyad Ahmedali Khan, Sayyad Mohmada, Sayyad Ahmedalikhan Pirjasa, as per order passed in case no. R.T.S.S R & H dated 24/3/1951
- 1.2 Mutation entry no 219 dated 20/9/1952, Suhra Begum Ahmedad Pirjasa was the owner and Smti Nago Fatu was tenant in respect of survey no. 58-8/2, 56/6, 63/9, 8-7, 6-11, 12-4, 80/2, 2-8, 32, 33, 34, 35, 49/5.
- 1.3 Mutation entry no 307 dated 10/5/1956, records that as per Government order No. WTN/HS 3230 dated 23/9/1954, effective

from 1/6/1955, Inams were abolished and Inam holders' rights were also abolished.

- 1.4 Mutation entry no. 306 dated 13/8/1956, records that as Inam land were abolished occupants of such lands were required to pay land revenue to the government as per case No. WTN/45 3238 dated 23/9/1952.
- 1.5 Mutation entry no. 540 dated 25/12/1975 records in respect of survey nos. 32(part) and other lands that Mr. Kajiha Dhone, expired 7 year ago, leaving behind (1) Fandu Dhone - son (2) Gayaba Laxman Bhaskar - daughter and (3) Ganguzai Krishna Maitre - daughter. It is observed from the 7/12 extract that the name of Fandu Dhone was shown in the other rights column, denoting that he may an agricultural tenant.
- 1.6 Mutation entry no. 559 dated 22/7/1977 records in respect of survey no. 32 other lands that Mr. Kashya Kalya Bhor took a loan of Rs. 4500/- from development society, hence the name of the society was entered in the other rights column.
- 1.7 Mutation entry no. 628 dated 29/8/1980 records in respect of survey no. 32 and other lands that Varubai Vaku Bhor created a charge in favour of Bhivarsi Group Soc. for Rs. 5,000/-.
- 1.8 Mutation entry no. 630 dated 29/11/1980 records that Ramprakash Ramdinmal Malhotra purchased from Pandu Dandu Bhor for a consideration of Rs.4,800/- vide sale deed dated 6/12/1976.
- 1.9 Mutation entry no. 636 dated 20/11/81 records in respect of survey no. 11/10A, 1/539, 68/12, 65/13, 61/15, 32(part), 89/11, 31(part), that Mr. Kashya Kalya Bhor, expired two years ago leaving behind his legal heir sons- Kamalakar Kashinath Bhor, Shyamji Kashinath Bhor, Girijaba Malhotra Patil, Shobha Kashinath and wife Vakiba Kashinath Bhor, with Kamalakar Kashinath Bhor recorded as manager of HUF.
- 1.10 Mutation entry no. 812 dated 31/1/1987 records in respect of survey no. 49/1/1(part), 33, 34, 31/A, 32, that Ajizunniza Sayyed Ahmad Puppe Begum Kharula Khan expired on 5/3/1987, leaving behind (1) Sayyed Amir Ali Khairula Khan age 60 years - son, (2) Sayyed Abadali Khairula Khan age 49 years - son, (3) Sayyed Abadali Khairula Khan age 50 years - son (4) Smt. Azimunniza Mard Haider Begum age 62 years - daughter, (5) Ajiza Mohammed Mard Abdul Wahid age 52 years - daughter.
- 1.11 Mutation entry no. 814 dated 31/1/1987 records in respect of survey no. 49/1/1(part), 33, 34, 31/A, 32, that Sayyed Ikramuddin Ahmed Ali Pirjade expired on 25/3/1982, leaving

behind (1) Sayyed Ahmed Ali Ikramuddin Pirjode age 47 years, (2) Raiza Kakimujin husband Sayyed Alimujin age 44 years - daughter

- 1.12 Mutation entry no. 915 dated 31/7/1997 records in respect of survey no 49/1/1(part), 33, 34, 31/A 32, that Shri Sayyed Mohammed Ali Baap Sayyed Ahmed Ali expired on 11/5/1992, leaving behind Smt. Kairunniza Begum Ward, Mohammed Ali Pirjode - wife, age 70 years, Sayyed Ahmed Ali Mohammed Ali Pirjode - son age 45 years, Sayyed Asilqali Mohammed Ali Pirjode - son age 45 years, Sayyed Hussain Ali Mohammed Ali Pirjode - son age 36 years, Smt. Amina Shahnaz Sayyed Imtiaz Yajuddin - daughter 52 years, Smt. Rahimunniza Shah - husband S. R. Hassan - daughter 40 years, Ajmal Shahjahan - husband Jalaluddin - daughter age 34 years, Faiza Shabana Mohammed Khusri - daughter age 30 years.
- 1.13 Mutation entry no 916 dated 31/7/1997 records in respect of survey no 49/1/1(part), 33, 34 31/A and 32 that Smt. Sagura Begum Sayyed Ahmed expired on 10/9/1996 leaving behind legal heirs (1) Sayyed Sabir Ali Khairulla Khan grandson age 60 years, (2) Sayyed Abadali Khairulla Khan grandson age 49 (3) Sayyed Saberalli Khairulla Khan age 50 years, (4) Azimunniza Ward Hajar Beg, age 62, (5) Anza Mohammed Abdul Wahab age 52 years, (6) Sayyed Ahmed Ali Ikramuddin Pirjode, age 47 years, (7) Raiza Kakimujin Baap Ikramuddin age 44 years (8) Raiz Aniza Begum Ward Ali Pirjode, age 70 years (9) Sayyed Asadali Moh. Pirjode age 46 years, (10) Sayyed Asif Ali Moh Pirjode age 45 years, (11) Sayyed Hussain A. Moh. Pirjode age 35 years (12) Amima Shahnaz - husband Sayyed Imtiazuddin, age 52 years grandson, (13) Rahimunniza Shahnaz - husband S.R. Hassan age 40 years, (14) Ajmal Shahjahan - husband Jalaluddin age 34 years grandson, (15) Faqir Shabana - husband Ahmed grandson age 30 years.
- 1.14 Mutation entry no.925 dated 13/8/1997 records in respect of Survey No 31/A (0-40-0), 32/ part (0-43-0), that Shivram Kastinath Bhor, name was wrongly mentioned hence his name was deleted. Mr. Sayyed Mohamad, father Sayyed Ahmed was the owner, hence the name of the tenant was deleted, as per section 70B proceeding pending S. No. 149/1997/70B/SR213 dated 12/6/1997.
- 1.15 Mutation entry no 925 dated 13/8/1997 records in respect of survey no. 33, 32(part) and 34, that in the other rights column name of Smt. Hanuba Dhondu Bhor and 8 others were wrongly mentioned as tenants, who have no right to the property. The owners of the property are Sayyed Mohammed Baap Sayyed Ahmed and no other person has any right as per Tahsildar's order in case no Teranoy/70B/95R/217 dated 12/6/1997.

- 1.16 By Document No. 4173 Azizunniza Sayyed Ahammed, Sayyed Sa'ad Ali Khairulla Khan, Azizunniza Mard Haider Beg, Azizunniza Abdul Wahab, Sayyed Amir Ali Khairulla Khan, Sayyed Ikramuddin Baap Sayyed Ahmed expired leaving legal heirs (1) Smt. Raiza Mard Kaimuddin, (2) Sayyad Ahammed Ali Ikramuddin Pirjate, acting for sell and as power of attorney holder, (1*) and (2), Sayyed Mohammed Baap Sayyed Ahammed Ali Khur Pirjate expired through legal heirs Smt. Laizunniza Begum Mard Mohammed Ali Pirjate, Mr. Sayyed Alif Ali Mohali Pirjate, Sayyed Hussain Ali Moh. Ali Pirjate, Smt. Anina Shahnaz Mard Sayyed Imtiazuddin, Smt. Rahunniz Shahnaz Mard Raiz-Ul-Hassan, Smt. Ajmal Shahnaz Mard Jalaluddin, Smt. Fauzia Shabana Mard Sayyed Sharu Kadri, Shri Sayyed Asadali Mohammed Ali Pirjate acting for sell and as power of attorney for 3A to 3D, for a consideration of Rs.5,60,000/- sale survey no. 32, admeasuring 1 Hectare 08.2 Ares, 34, admeasuring 1 Hectare 20.4 Ares, 49/11(part), admeasuring 1 Hectare 04.0 Ares, to (1) Yeshwant Pandurang Choudhari, (2) Gurunath Pandurang Choudhari, (3) Jaisukhla Bhattal Sumaria. Document No. 4173 has been stamped with the stamp duty of Rs 100/- + penalty of Rs 22,400/-.
- 1.17 Mutational entry no. 930 dated 24/10/1997, records in respect of survey no. 31/A, 32, 33, 34, 49/11(p) that (1) Yeshwant Pandurang Choudhan, (2) Gurunath Pandurang Choudhan, (3) Jaisukhla Bhattal Sumaria, for a consideration of Rs.5,60,000/- by sale deed dated 12/9/1997, purchased from Sayyed Abdul Khairuz Khan, Sayyed Sa'ad Ali Khairuz Khan, Aj Yunus Jarth Haiderbeg, Smt. Anisulza Jarth Abdul Wahab, Shri Sayyed Akhtar Ali Khaikha Khan acting for sell and (1) to (3) power of attorney holders. Sayyed Ikramuddin Baap Sayyed Ahmed expired leaving legal heirs (1) Smt. Raiza Mard Kaimuddin, (2) Sayyad Ahmed Ali, (3) Ikramuddin Pirjate, acting for 2A and as power of attorney holder, (3) Sayyed Mohammed Baap Sayyed Ahmed Ali Khan Pirjate expired through legal heirs Smt. Laizunniza Begum Mard Mohammed Ali Pirjate (4) Mr. Sayyed Asik Ali Mohali Pirjate, (5) Sayyed Hussain A. Moh. Ali Pirjate, (6) Smt. Ashinyaz Shahnaz Mard Sayyed Imtiaz U. n., (7) Smt. Rahunniz Shahnaz Ali Sayyed Raiz-Ul-Hassan, (8) Smt. Ajmal Shahnaz Mard Moh. Jalaluddin, (9) Smt. Fauzia Rabiana Mard Sayyed Sharu Kadri, (10) Shri Sayyed Asadali Mohammed Ali Pirjate acting for sell and as power of attorney for 3A to 3D for a consideration of Rs 5,60,000/- dated 12/9/1997.
- 1.15 Mutation entry no. 932 dated 15/11/1997, records in respect of survey no 32, that Shriyudh Khatrajharkar Kaeninalh Shrir has taken a loan of Rs.3,500/- from Bhlwend Development Co-op Society, hence the society's name has been entered in the other rights column. It may ascertained whether the charge created by

Mutation entry no. 932 has also been removed in light of the names of the tenants being deleted

- 1.19 By Document No. 9146 Mr. Yeshwant Pandurang Choudhan, Mr. Jaisukhlal Bharmal Sumera and Mr. Gurunath Pandurang Choudhan sold survey no. 32 admeasuring 1 Hectare 06.2 Ares survey no. 34, admeasuring 1 Hectare 20.4 Ares and survey no. 49/11P (part) admeasuring 0 Hectare 04.7 Ares. for a consideration of Rs.1,63,05,625/- to the Owner. Document No. 9146 has been stamped with the stamp duty of Rs. 9,75,600/-
- 1.20 Mutation entry no. 1059 dated 14/12/2007, the Owner purchased the following lands from (1) Yeshwant Pandurang Choudhan (2) Gurunath Pandurang Choudhan (3) Jaisukhlal Bharmal Sumera by sale deed dated 6/12/2007 for a consideration of Rs.1,63,05,625/- by registered sale deed document no. 9146 and pursuant to order no. Revenue/K1/TA/50493 A dated 27/11/2007 granted by the Collector, Thane, in respect of

Survey No.	Area	Assessment
31A	1-21-4	7.42
32	1-05-2	7.19
33	0-19-5	1.37
34	1-20-4	6.44
49/11P	0-04-7 + 0-00-5	0.13
Total	3-71-7	

2. In respect of survey no. 34 admeasuring 1 Hectare 20.4 Ares
- 2.1 Mutation entry no. 197 dated 28/3/1951, in respect of Survey Nos. 34 and other survey nos., Sayyad Ahimmed Alikhan Sayyad Abdul Ali Khan expired on 17/11/1947 leaving behind wife Sugara Begum, husband Sayyad Ahmedali Khan Ajurwissa Begum father Sayyad Alikhan and son Sayyad Ahmedali Sayyad Ahmedali Khan, Sayyad Mehradali Sayyad Ahmedali Khan Pirjode as per order passed in case no. R T S S R 6 H dated 24/3/1951.
- 2.2 Mutation entry no. 219 dated 20/9/1952, Surva Begum Ahimmed Pirjode was the owner and Sor Nago Patil was tenant in respect of survey no. 56-6/2, 56/6 03/9, 5-7 6-11, 12-4, 90/2, 2-9, 32, 33, 34 36. 48/5.
- 2.3 Mutation entry no. 307 dated 13/8/1956 records that as per Government order No. WTN/HS 3238 dated 23/9/1954, effective from 1/8/1955, Inams were abolished and Inam holders' rights were also abolished.

- 2.4 Mutation entry no. 310 dated 13/8/1955, Inam land was abolished from 1/6/1955, occupants to pay land revenue as per case No. WTA/45 3735 dated 23/3/1952.
- 2.5 Mutation entry no. 265 dated 4/1/1960 in respect of survey no. 34, Mrs. Sonu A. Nago Patil's name has been entered as tenant. However, Kanki A. Dhondu Patil A. Dhondu Patil has been in possession as tenant for a period 10 years, hence Sonu A. Nago Patil's name was deleted and Kanki A. Dhondu Patil's name was entered as ordinary tenant.
- 2.6 Mutation entry no. 540 dated 25/12/1975 in respect of survey nos. 61/6, 26/2, 43/7, 64/46, 71/14, 33, 34(part), 32(part) and 32(part). Mr. Kulkabai Dhondu expired one year ago, leaving behind son (1) Pandu Dhondu and two daughters (2) Bayaba Laxman Bhedankar (3) Ganguba Krishna Vhata.
- 2.7 Mutation entry no. 580 dated 20/1/1979 in respect of survey nos. 92/1, 53/15, 5/13, 1/12, 68/3, 68/9, 26/3, 23/6, 5/12, 63/1, 32(part), 33, 32(part), 43/7, 6/16, 26/2, 1/18, 23/2, 1/18, 71/14, 64/45, 34, Mr. Pandu Dhonsu Bhoir expired two years ago, leaving behind Mr. Maniklal Pandu Bhoir, Ganesh Pandu Bhoir, Kantlal Pandu Bhoir, Bayana Pandu Bhoir, Ms. Suncara Pandu Bhoir, Shakurlala Pandu Bhoir, Susekha Pandu Bhoir, with Bayana Pandu Bhoir as manager of HUF.
- 2.8 Mutation entry no. 915 dated 31/1/1997 in respect of survey nos. 49/1/1(part), 33, 34, 31/A, 32. Azizunniza Sayyed Ahmed Pirjate Begaum Khairula Khan expired on 5/10/1987 leaving behind (1) Sayyed Amir A. Khairula Khan age 60 years - son, (2) Sayyed Abeda Khairula Khan age 48 years - son, (3) Sayyed Abeds Khairula Khan age 50 years - son, (4) Smt. Azimunniza Mard Hajar Begum age 62 years - daughter, (5) Ajza Mohammed Mard Abdul Wahab age 52 years - daughter.
- 2.9 Mutation entry no. 914 dated 31/1/1997 in respect of survey no. 49/1/1(part), 33, 34, 31/A, 32. Sayyed Ikramuddin Ahmed Ali Pirjate expired on 25/3/1992, leaving behind (1) Sayyed Ahmed Ali Ikramuddin Pirjate age 47 years, (2) Raiza Kasikimujin Mard Sayyed Alimujin age 44 years - daughter.
- 2.10 Mutation entry no. 915 dated 31/1/1997 records in respect of survey nos. 49/1/1(part), 33, 34, 31/A, 32 that Smt. Sayyed Mohammed Ali Daap Sayyed Ahmed Ali expired on 11/5/1992, leaving behind Smt. Kamunniza Begum Mard, Mohammed Ali Pirjate - wife, age 70 years, Sayyed Ahmed Ali Mohammed Ali Pirjate - son age 46 years, Sayyed Asifali Mohammed Ali Pirjate - son age 45 years, Sayyed Hussain Ali Mohammed Ali Pirjate - son age 35 years, Smt. Amina Shahmaz Sayyed Inam Yajuddin - daughter 52 years, Smt. Rahmunniza Shah husband S. R. Haasan - daughter 40 years, Ajmal Shahjahan

husband Jalaluddin - daughter age 34 years. Faiza Shabana
Mohammed Khusri - daughter age 30 years.

- 2.11 Mutation entry no. 91E dated 31/1/1997 in respect of survey nos. 49/1/1(part), 33, 34, 31A and 32, Smt. Sagura Degaum Sayyed Ahmed expired on 10/8/1980 leaving behind legal heirs: (1) Sayyed Amir Ali Kharulla Khan grandson age 60 years, (2) Sayyed Asedali Kharulla Khan grandson age 49, (3) Sayyed Saberali Kharulla Khan age 55 years, (4) Azimunniza Ward Haidar Beg age 62, (5) Aniz Mohammed Abdul Wahab age 52 years, (6) Sayyed Ahmed Ali Ikramuddin Pirjade, age 47 years, (7) Raiza Kakimuddin Baap Ikramuddin age 44 years, (8) Laiza Aniza Begum Ward Ali Pirjade age 70 years (9) Sayyed Asadali Moh Pirjade, age 48 years, (10) Sayyed Asif A. Moh Pirjade age 45 years, (11) Sayyed Hussain Ali Moh Pirjade age 35 years, (12) Amira Shehnaz - husband Sayyed Imtiazuddin, age 52 years grandson, (13) Rahmunniza Shehnaz - husband S. R. Hassan age 40 years, (14) Ajmat Shahjahan - husband Jalaluddin age 34 years grandson, (15) Fauzia Shabana - husband Ahmed grandson age 30 years.
- 2.12 Mutation entry no. 826 dated 12/6/1987 in respect of survey nos. 33, 32(part) and 34, in the other rights column name of Smt. Banula Chiondu Baxir and 9 others were wrongly mentioned as tenants, who have no right to the property. The owners of the property are Sayyed Mohammed Baap Sayyed Ahmed and no other person has right as per Tahsildar order in case no. Tenancy:70B/88R:217 dated 12/6/87.
- 2.13 By Document No. 4173 Azimunniza Sayyed Ahmmed, Sayyed Sabir Ali Kharulla Khan, Azimunniza Ward Haidar Beg, Anzuniza Abdul Wahab, Sayyed Amir A. Kharulla Khan, Sayyed Ikramuddin Baap Sayyed Ahmed expired leaving legal heirs: (1) Smt. Raiza Ward Kalimuddin, (2) Sayyed Ahmmed Ali Ikramuddin Pirjade, acting for self and as power of attorney holder, (1) and (2), Sayyed Mohammed Baap Sayyed Ahmmed Ali Khan Pirjade expired through legal heirs Smt. Lazimniza Begum Ward Mohammed Ali Pirjade, Mr Sayyed Ali Ali Mahal Pirjade, Sayyed Hussain Ali Moh Ali Pirjade, Smt. Amira Shehnaz Ward Sayyed Imtiazuddin, Smt. Rahmunniza Shehnaz Ward Raiz-Ul-Hassan, Smt. Ajmat Shahjahan Ward Jalaluddin, Smt. Fauzia Shabana Ward Sayyed Sharif Kadn, Smt Sayyed Asedali Mohammed Ali Pirjade, acting for self and as power of attorney for 3A to 3D, for a consideration of Rs.5,50,000/- sold survey no. 32 admeasuring 1 Heclare 062 Ares, 34, admeasuring 1 Heclare 204 Ares 49/1/1(part), admeasuring 0 Heclare 643 Ares, to (1) Yeshwant Pandurang Choudhari (2) Gurmat Pandurang Choudhari, (3) Jatsukha Bharnal Sumaria. Document No. 4173 has been stamped with the stamp duty of Rs.100/- + penalty of Rs.22,455/-

2.14 Mutation entry no. 930 dated 24/10/1997, in respect of survey no. 31A, 32, 33, 34, 49/1/1(part), (1) Yeshwant Pandurang Choudhar, (2) Gurunath Pandurang Choudhar, (3) Jaisukhlal Bharnal Sumera, purchases from Sayyed Abdul Kharrur Khan, Sayyed Sarwari Kharrur Khan, Aj Yurus Jarbh Pandarbog Smt. Anisuliza Jarbh Abdul Wahab, Shri Sayyed Akhtar Ali Khaikha Khan acting for self and (1) to (3) power of attorney holders. Sayyed Ikramuddin Baap Sayyed Ahmed expired leaving legal heirs (1) Smt. Raiza Mard Ka (2) Sayyed Ahmad Ali (3) Ikramuddin Pirjode, acting for 2A and as power of attorney holder, (3) Sayyed Mohammed Baap Sayyed Ahmed Ali Khan Pirjode expired through legal heirs Smt. Leuliza Begum Mard Mohammed Ali Pirjode, (4) Mr. Sayyed Asik Ali Mohali Pirjode, (5) Sayyed Hussain Ali Moh. Ali Pirjode, (6) Smt. Abhinay Shahnaz Mard Sayyed Imfar Uin, (7) Smt. Rahunniz Shahnaz Ali Sayyed Raiz-U-Hassar, (8) Smt. Ajmal Shahnaz Mard Moh. Jalaluddin (9) Smt. Fauzia Rabana Mard Sayyed Khusrul Khan (10) Shri Sayyed Asazali Mohammed Ali Pirjode, acting for self and as power of attorney for 3A to 3D for a consideration of Rs.5 60,000/- dated 12/9/1997.

2.15 By Document No. 9146, Mr. Yeshwant Pandurang Choudhar, Mr. Jaisukhlal Bharnal Sumera and Mr. Gurunath Pandurang Choudhar sold survey no. 32 admeasuring 1 Hectare 06.2 Ares survey no. 34 admeasuring 1 Hectare 20.4 Ares and survey no. 49/1/1(part) admeasuring 0 Hectare 04.7 Ares, for a consideration of Rs. 1,63,05,625/- to the Owner. Document No. 9146 has been stamped with the stamp duty of Rs 2,75,630/-.

2.16 Mutation entry no. 1059 dated 14/12/2007, the Owner purchased survey nos. 31A, 32, 33, 34, 49/1/1P from (1) Yeshwant Pandurang Choudhar, (2) Gurunath Pandurang Choudhar, (3) Jaisukha Bharnal Sumera by sale deed dated 6/12/2007 for a consideration of Rs.1,63,05,625/- by registered sale deed Document no. 9146 and pursuant to order no Revenue/K1-TA/50493-A dated 27/11/2007 granted by the Collector, Thane, in respect of -

Survey No.	Area	Assessment
31A	1-21-4	7.42
32	1-06-2	7.19
33	0-19-6	1.37
34	1-20-4	6.44
49/1/1P	0-04-7 + 0-03-5	0.13
Total	3-72-7	

3. In respect of Survey No. 35 admeasuring 1 Hectare 27-2 Ares

3.1 Mutation entry no. 107 dated 28/3/1951 in respect of Survey Nos. 35 and other survey nos. Sayyed Ahammed Ali Khan

Sayyad Abdul Ali Khan expired on 17/11/1947 leaving behind wife Sugara Begum husband Sayyad Ahmedal Khan Ajaunnisa Begum father Sayyad Alikhan and son Sayyad Ikramuddin Sayyad Ahmedali Khan. Sayyad Mohamadali Sayyad Ahmedal Khan Pirade as per order passed in case no. R T 3 S.R. 6 HI dated 24/3/1951.

- 3.2 Mutation entry no. 302 dated 10/2/1956, in respect of survey no. 35 Sugra Bai Begum Sayyad Ahammed is recorded as the owner and tenant being Son Nago Palli.
- 3.3 Mutation entry no. 307 dated 13/8/1956, records that as per Government order No. WTN/45 3238 dated 23/9/1954, effective from 1/8/1955 inams were abolished and Inam holders' rights were also abolished.
- 3.4 Mutation entry no. 308 dated 13/8/1955, records that as Inam and were abolished occupants of such lands were required to pay land revenue to the government as per case No. WTN/46 3238 dated 23/9/1952.
- 3.5 Mutation entry no. 502 dated 23/6/1972 records implementation of Indian Coinage Act to the village Ranjan.
- 3.6 Mutation entry no. 618 dated 7/2/1980, in respect of survey no. 35, that the owner Sugra Begum Mari Sayyad Ahmed age 54 years sold for a consideration of Rs. 880/- purchased vide order no. 15587 to the agricultural tenants Rajaram Abho Bhoir, Pandu Ragho Bhoir, Balu Ragho Bhoir.
- 3.7 Mutation entry no. 772 dated 18/9/1987, in respect of survey no. 35, Maruti Bhoir's name remained to be entered in the revenue records pursuant to order no. 15587 dated 6/12/1973 along with the existing owners' names viz., Abho Ragho Bhoir, Rajaram Abho Bhoir, Pandu Ragho Bhoir and Babu Ragho Bhoir.
- 3.8 Mutation entry no. 775 dated 16/2/1988, records in respect of survey no. 35 that Maruti Raghu Bhoir expired in 1978 leaving behind his legal heirs Ramesh Maruti Bhoir age 42 years, Kauram Maruti Bhoir age 38 years, Bharat Maruti Bhoir age 18 years, Sharad Maruti Bhoir age 16 years, Sanjay Maruti Bhoir age 12 years, Sou Shalinibe Bajirao, Subhadra Gangaram Garkwad, Nishitai Dantu Pat, Anjana Soparath and Smt. Gurubai Maruti Bhoir.
- 3.9 Mutation entry no. 869 dated 13/11/1996, in respect of survey no. 35 that Pandu Ragho Bhoir expired on 14/12/1952 leaving behind daughter Sanjuba Pandharnath Bhoir age 35 years and Smitabai Wamar age 38 years.

- 3.10 Mutation entry no. 870 dated 13/1/1998, records in respect of survey no. 35 that Balu Ragh. Bhoir expired on 20/11/1984 leaving behind daughter Bahgwan Bau Bhoir age 35 years, Lakshmi. Yashwant Naik age 37 years, Babi Ramdas Wakade age 34 years, Jaitapu Bhoir age 28 years Rohidas Babu Bhoir age 25 years and Kalpana Suresh More age 22 years daughter.
- 3.11 Mutation entry no. 876 dated 12/2/1986, records in respect of survey no. 35 that Rajaram Abho Bhoir expired about 10 years ago leaving behind wife Aladai Rajaram Bhoir, Balaram Rajaram Bhoir age 31 years, Shantaram Rajaram Bhoir age 24 years Ram Rajaram Bhoir age 20 years.
- 3.12 Mutation entry no. 894 dated 8/11/1996, records in respect of survey no. 35 that Maruti Raghav Abu Raghav and others purchased from Smt. Sugra Begum Sayyad Ahmed Al Pirjode by sale deed dated 6/12/2007 for a consideration of Rs.885.50. Hence the name of the owners recorded in the other rights column was removed based on 'M' certificate dated 15/2/1996, issued under section 32 of the Bombay Tenancy & Agricultural Lands Act, 1948 ('BTAL').
- 3.13 By Document No. 4465, Mrs. Anilbai Rajaram Bhoir, Mr. Balaram Rajaram Bhoir, Mr. Shantaram Rajaram Bhoir, Mr. Ram Rajaram Bhoir, Mr. Bhagwan Babu Bhoir, Mrs. Lakshmi Bai Yashwant Naik, Mrs. Babi Ramdas Wakade, Mrs. Jai Babu Bhoir, Mr. Rohidas Babu Bhoir, Mrs. Kalpana Suresh More, Mrs. Samyabai Pandannath Bhoir, Mrs. Soumitribai Waman Patil, Mr. Katuram Maruti Bhoir, Mr. Ramesh Maruti Bhoir, Mr. Bharat Maruti Bhoir, Mr. Sharad Maruti Bhoir, Mr. Sanjay Maruti Bhoir, Mrs. Subhadra Gangaram Gaikwad, Mrs. Savitribai Bajirao, Mrs. Meerabai Jambu Patil, Mrs. Anjana Sopan acting through power of attorney holder, Mr. Gurunath Pardurans Choudhar sold survey no. 35 admeasuring 1 Hectare 272 Area for a consideration of Rs.2,25,000/- to Mansukhlal Bharmal Sumera. Document No. 4465 has been stamped with the stamp duty of Rs 32,800/-
- 3.14 Mutation entry no. 895 dated 8/11/1996 records in respect survey no. 35 that Mansukhla Bharna Sumera purchased on 8/12/1986 for a consideration of Rs. 2,25,000/- from (1) Anilbai Rajaram Bhoir (2) Balaram Rajaram Bhoir (3) Shantaram Rajaram Bhoir (4) Ram Rajaram Bhoir (5) Bhagwan Babu Bhoir (6) Lakshmi Bai Yashwant Naik, (7) Babi Ramdas Wakade (8) Mrs. Jai Babu Bhoir (9) Rohidas Babu Bhoir (10) Kalpana Suresh Ghongare (11) Samyabai Pandharinath Bhoir (12) Mrs. Soumitribai Waman Patil (13) Mr. Katuram Maruti Bhoir, (14) Mr. Ramesh Maruti Bhoir, (15) Bharat Maruti Bhoir (16) Mr. Sharad Maruti Bhoir, (17) Mr. Sanjay Maruti Bhoir (18) Mrs. Subhadra Gangaram Gaikwad (19) Mrs. Savitribai Bajirao, (20) Mrs. Anjana Sopan acting through their power of attorney holder V.

Gurunath Pandurang Choudhan. Prior to purchase permission no TNCSP/Bhiwandi/SR/52/95 dated 30/09/1995 under section 43 of the RTAL was obtained from the sub-divisional officer Bhiwandi hence remark of restrictions under section 43 entered in the 7th 2 extract was removed.

- 3.15 By Document No. 9145, Shri Mansukhlal Bhanral Sumera sold survey no 35, admeasuring 1 Hectare 27.2 Ares survey no. 36B, admeasuring 3 Hectare 28.3 Ares survey no. 36A(part) admeasuring 0 Hectare 28.5 Ares, survey no. 37B, admeasuring 0 Hectare 25.3 Ares survey no. 37(part)2 admeasuring 0 Hectare 25.4 Ares survey no. 37(part), admeasuring 0 Hectare 11.6 Ares, and survey no. 51A(part), admeasuring 0 Hectare 30.3 Ares for a consideration of Rs.3,23,75,000/- to the Owner. Document No. 9145 has been stamped with the stamp duty of Rs.19,42,500/-.
- 3.16 Mutation entry no. 1055 dated 14/12/2007. The Owners purchased survey nos. 28A(part)B and B, 28A(part)1C, 28A(part)D, 29, 30A(part), 30B(part), 30C(part), 30D(part), 31A, 35, 36A, 36B(part), 37A, 37(part)2, 37(part)C, 38A, 39A, 41A(part), 41B(part), 41C(part), 41D(part), 51A(part), from Mansukhlal Bhanral Sumera by sale deed dated 01/12/2007 for a consideration of Rs.3,23,75,000/- by registered sale deed document no 9145 and pursuant to order no Revenue/K1/T6/50483-A dated 27/11/2007 granted by the Collector, Thane.
- 4 In respect of Survey No. 36A (part) admeasuring 0 Hectare 28-5 Ares
- 4.1 Mutation entry no. 197 dated 29/3/1951, in respect of Survey Nos. 36 and other survey nos. Sayyad Ahammed Alikhan Sayyad Abdul Ali Khan expired on 17/11/1947 leaving behind wife Sugara Begum husband Sayyad Ahmedali Khan, Ajaunnisa Begum father Sayyad Alikhan and son Sayyad Arunudda Sayyad Ahmedali Khan, Sayyad Mohamadali Sayyad Ahmedalikhani Pirjode as per order passed in case no. R.T.S.S.R & H dated 24/3/1951.
- 4.2 Mutation entry no. 374 dated 4/1/1960 in respect of survey no. 36, Soni Naga Patil was recorded as tenant, however, on inspection it was found that Pandu Vihh, Patil, Kusum R Patil, Soni R Papu Motiram Arjun Patil, were recorded as tenants.
- 4.3 Mutation entry no. 422 dated 15/10/1962, as per order passed in agricultural land tribuna and Mamlatdar Bhiwandi in case no L 3099. Smt. Azizulla Beao Sayyad Ahmed Alikhan Pirjode was the owner and Mr. Pandu Vihh was the tenant was permitted to

purchase for a consideration of Rs.282/- hence owners names were deleted.

- 4.4 Mutation entry no. 500 dated 25/6/1972 records implementation of Indian Coinage Act in the village Rajanoli
- 4.5 Mutation entry no. 505 dated 31/1/1973 in respect of survey no. 54/1B, Ramrakash Ramdinmal Meindra purchased from Rajaram Amco Bhor for Rs.1116.25 dated 14/7/1972.
- 4.6 Mutation entry no. 602 dated 21/1/1980 records in respect of survey no. 36(part) and 37(part), 44(part) and 54(part) that as per provisions of section 37 of RTA the owner Sugrabegum Mard Sayyad sold to the tenant Kusum Papu Patil purchased for a consideration of Rs. 1137.
- 4.7 Mutation entry no. 604 dated 21/1/1980 records in respect of survey no. 36(part) that as per order passed by the agricultural tribunal bearing no. 8583 the tenant Mr. Motibai Arjun Patil purchased from owner viz , Mrs. Sugrabegum Mard Sayyad for a consideration of Rs. 253.75 dated 24/12/1975, hence the name of the owner was deleted.
- 4.8 Mutation entry no. 605 dated 21/1/1980 in respect of survey no. 36(part), 37(part), as per provisions of RTA on 6/12/1974 the owner Smt Sugra Begum Mard Sayyad sold to the agricultural tenant Smt Mard Papu, for a consideration of Rs. 380.75.
- 4.9 Mutation entry no. 637 dated 16/4/1981 in respect of survey no. 36(part) 37(part), 44 (part), 54(part) 60/4(part), 64/11, 69/3, 49(part), Kusum Raghv Patil expired two years ago leaving behind daughter Kisan Raghv Patil, Gulnath Raghv Patil, Ganjubai Krishna Barse, Banjubai Harke, Dharkabai Dhage.
- 4.10 Mutation entry no. 709 dated 28/6/1985 records in respect of survey no. 36(part), 37(part), 44 (part), 54(part) that a charge of Rs. 1137.00 recorded under RTA has been paid on 26/8/1985 by Kusum Raghv Patil hence her name was entered as the purchaser and the name of the owner viz. Sugrabegum Ahmedali Khan retained in the other rights column was deleted.
- 4.11 Mutation entry no. 730 dated 26/3/1986 records in respect of survey no. 36(part) and 37(part), that Pooya Vitlu Patil paid to the owner Rs. 380.75 being the consideration for transfer of the property
- 4.12 Mutation entry no. 764 dated 21/4/1987 the charge of Rs. 253.75 has been deleted from the other rights column in respect of survey no. 36(part) vide order no. L8583

- 4.13 Mutation entry no. 871 dated 13/11/1998 in respect of survey no. 36(part), 37(part), 44 (part), 50/14(part), 64/2(part), 65/3, Kesar Rajhu Patil expired about 10 years ago leaving behind Jabai wife - age 45 years, Hausa Kisan Patil daughter - age 20 years, Jivan Kisan Patil - age 22 years, Devidas Kisan Patil - age 18 years.
- 4.14 By order no. TNC/SP/Bhiwandi/SR-228/95 dated 31/5/1996, issued by the Sub-divisional officer Bhiwandi permission was granted under section 43 of the B.T.A.L for sale of the property bearing survey no. 36A (part) admeasuring 0-28-0 Hectares, 37(part) admeasuring 0-27-5 Hectares and 36(part) admeasuring 0-29-0 Hectares to Mr. Nava Rappu Patil, Gurnath Raghv Patil, Ganjubai Krishna Warsi, Bajbai Harka, Dwarkaba Dhago and Smt. Suraba Shakil Munde. One of the conditions of the sale was that the sale deed would be executed within a period of one month from the date of the order.
- 4.15 By Document No. 4186 Mr. Gurnath Raghv Patil, Smt. Ganjubai Krishna Warsi, Smt. Bajbai Harka, Smt. Dwarkabai Dhago, Smt. Jabai Kisan Patil, Mr. Devidas Kisan Patil, Mr. Jeevan Kisan Patil, Smt. Hausabai Sripat Mhalra acting through general power of attorney holder, Mr. Mansukhlal Bhamal Sumana sold survey no. 36A(part), admeasuring 0 Hectare 28.5 Area survey no. 37(part), admeasuring 0 Hectare 27.5 Area for a consideration of Rs 2,62,000/-, in favour of Mr. Gurnath Pandurang Choudhari. Document No. 4186 has been stamped with the stamp duty of Rs 20,950/-.
- [We are informed that Kisan expired leaving behind his legal heirs whose names are already appearing in the 7/12 extracts and they all have joined in the execution of the sale deed and Gajabai Barsai, Bajuba Harka, and Dwarkabai are applicants as per the order under section 43 of B.T.A.L.]
- 4.16 Mutation entry no. 666 dated 15/10/1996 in respect of survey no. 36/A(part) admeasuring 0-25-5 Hectares, assessed at Rs 1.81, and survey no. 37(part) 0-27-5 Hectares, assessed at Rs 1.82. Gurnath Pandurang Choudhari purchased from Gurnath Raghv Patil, Ganjubai Krishna Warsi Bajubai Harka, Dwarkabai Dhago, Jabai Kisan, Devidas Kisan Patil, Jivan Kisan Patil, Hausabai Sripat Mhalra for a consideration of Rs 262,000/- dated 29/2/1996. Hence the name of the owner was deleted, under section 43 of the B.T.A.L. Case no. TNC/SP/Bhiwandi/SR/228/95 dated 31/5/1996.
- 4.17 By Document No. 9147, Shri Gurnath Pandurang Choudhari survey no. 36A (part) admeasuring 0 Hectare 28.5 Area, survey no. 36/2(part), admeasuring 0 Hectare 29.0 Area, survey no. 37/1(part) admeasuring 0 Hectare 27.5 Area, survey no. 49/4

admeasuring 0 Hectare 14.2 Area and survey no. 50 admeasuring 1 Hectare 01.2 Area for a consideration of Rs.87,67,500/- to the Owner. Document No. 9147 has been stamped with the stamp duty of Rs.5,26,050/-.

- 4.15 Mutation entry no. 1058 dated 14/12/2007, the Owners purchased

Survey Nos	Area	Assessment
36/4(part)	0-28-5	1.81
26/2(part)	0-29-0	1.81
37(part)	0-27-8	1.82
49/4	0-14-2	1.25
50	1-01-2	7.19
Total	2-00-4	13.88

from Gurunath Pandurang Choudhari by sale deed dated 01/2/2007 for a consideration of Rs 87,67,500/- document no. 9147 and pursuant to order no. Revenue/K1/Td/50483-A dated 27/11/2007 granted by the Collector. Name

- b. In respect of Survey No. 36/3 admeasuring 0 Hectare 28-2 Area
- b.1 Mutation entry no. 422 dated 19/10/1962, as per order passed in agricultural land tribunal and Mamlatdar Bhiwandi in case no. L 3058, the agricultural tenant Mr. Pandu Vithu was permitted to purchase for a consideration of Rs.282.85 from the owner Smt. Azizulla Saap Sayyed Ahmed Alikhan Pirjade, hence owners names was deleted.
- 5.2 Mutation entry no. 500 dated 23/5/1972 records implementation of Indian Co-ops Act in the village Ranjandi.
- 5.3 Mutation entry no.545 dated 26/1/1977, records in respect of survey nos. 89/10, 89/12, 86/8, 44(p), 45 (p), 54/9(p) and 64/0 Pandu Vithu Patil expired 15 years ago leaving behind Ganpat Pandu Patil, Vatsa Saai Waman Sulbi and Devkiba. Mangalla.
- 5.4 Mutation entry no. 777 dated 15/2/1985 records in respect of survey no. 35/8, 37/8, 84/8, 59/10, 89/4, that Ganpat Pandu Patil expired on 4/9/1967, leaving behind Kum. Lalabai Ganpat Patil, age 15 years, since minor represented through uncle Mr. Gurunath Raghunath Patil.
- 5.5 By order no. TNC/SP/Bhiwandi/SR-184/95 dated 12/2/1996, issued by the Sub-divisional officer Bhiwandi, permission was granted under section 43 of the BTAL for sale of the property bearing survey no. 35B admeasuring 0-28-3 Hectares and survey no. 37B admeasuring 0-25-3 Hectares to Smt. Valsalabai Waman Patil, Smt. Devakibai Mangaya Patil and Smt. Lalabai Ganpat Patil. One of the conditions of the sale was that the sale

deed would be executed within a period of one year from the date of the order.

- 5.6 By Document No. 5795 Smt. Valsalaba Waman Patil, Smt. Devki Mangalya, Smt. Latabei Ganpat Patil, acting through power of attorney Gurunath Pandurang Choudhan sold survey no. 36/B, admeasuring 0 Hectare 28.3 Area, survey no. 37/B admeasuring 0 Hectare 26.3 Area for a consideration of Rs.3,30,300/- in favour of Mansuka Bhamal Sumera Document No. 5795 has been stamped with the stamp duty of Rs.27,200/-.
- 5.7 Mutation entry no. 904 dated 31/1/1997 records in respect of survey no. 36/B (0-28-3) and 37/B (0-26-3) that Shri Mansukhla Bhamal Sumera purchased from Smt. Valsalbai Waman Patil, Smt. Devki Mangala and Lataba Ganpat Patil, acting through power of attorney Gurunath Pandurang Choudhan for a consideration of Rs.1,75,000/- by sale deed dated 31/12/1996. Prior purchase permission under section 43 of BTAL and case no. TNC/5R/R/wandi/5R/84/98 dated 12/12/1995, was obtained.
- 5.8 By Document No. 9145 Shri Mansukhla Bhamal Sumera sold survey no. 35 admeasuring 1 Hectare 37.2 Area, survey no. 36/R, admeasuring 0 Hectare 22.3 Area, survey no. 36/1(part), admeasuring 0 Hectare 29.5 Area survey no. 37/D admeasuring 0 Hectare 26.3 Area, survey no. 37(part)2 admeasuring 0 Hectare 26.4 Area, survey no. 37(part) admeasuring 0 Hectare 11.6 Area, survey no. 51/1(part), admeasuring 0 Hectare 39.2 Area for a consideration of Rs 3,23,75,000/- to the Owner. Document No. 9145 has been stamped with the stamp duty of Rs 19,42,500/-
- 5.9 Mutation entry no. 1058 dated 14/12/2007, the Owners purchased survey nos 28/1(part)B and B 28/1(part)C, 28/1(part)D, 29, 30/1(part) 30/2(part) 30/3(part), 30/4(part), 31/B, 35, 36/B, 36/1(part), 37/B, 37(part)2, 37(part)C, 39/B, 39/B, 41/1(part), 41/2(part), 41/3(part) 41/4(part), 51/1(part), from Mansukhla Bhamal Sumera by sale deed dated 6/12/2007 for a consideration of Rs 3,23,75,000/- by document no. 9145 and pursuant to order no.Revenue/K1/T8/50483-A dated 27/11/2007 passed by the Collector, Thane.
6. In respect of Survey No. 35/1(part) admeasuring 0 Hectare 28-5 Area
- 6.1 Mutation entry no. 604 dated 21/1/1960 records in respect of survey no. 36(part) as per order passed by the agricultural tribunal bearing no. 8583 the tenant Mr. Maliram Arjun Patil purchased from owner viz., Mr. Sugata Begum Ward Sayyed for

a consideration of Rs. 253.75 dated 24/12/1973, hence the name of the owner was deleted.

- 6.2 Mutation entry no. 709 dated 28/8/1985 in respect of survey no. 36(part), survey no. 37(part), survey no. 44 (part), survey no. 54(part), that as the tenant had paid a sum of Rs. 1137.40, as per order no. ALT/Vashu/8/1985 dated 25/6/1985 hence the name of the owner Mrs. Sugam Begum Ahmedali Khan whose name was entered in the other rights column was deleted.
- 6.3 Mutation entry no. 664 dated 2/11/1987 records in respect of survey no. 36(part) as per order passed by the agricultural tribunal bearing no. 8583 the tenant Mr. Motiram Arjun Patil purchased from owner viz., Mr. Sugam Begum Mard Sayyad for a consideration of Rs. 253.75 dated 24/12/1973. The said amount was paid, hence the charge of the said amount in the other rights column was deleted.
- 6.4 Mutation entry no. 857 dated 13/6/1996. Mr. Motiram Arjun Patil expired on 8/6/1994 leaving behind (i) Parshuram Arjun Patil age 52 years, (ii) Mahadubai Tukaram Kene age 50 years, (iii) Ratnabai Raghunath Chandurkar - daughter - age 45 years, (iv) Sampabai Mahadu Patil age 40 years, (v) Gopibai Sukanya Karbhari age 35 years (vi) Sundarbai Babar Mhalre age 32 years in respect of survey no. 36 (part)
- 6.5 By order no. TNC/SP/Bhiwandi/SR-227/96 dated 31/5/1996, issued by the Sub-divisional officer Bhiwandi, permission was granted under section 43 of the RTA for sale of the property bearing survey no. 36 (part) admeasuring 0.285 Hectares, survey no. 37(part) admeasuring 0.284 Hectares to Mr. Nakul Pappu Patil, Smt. Surabai Shakil Munde, Parshuram Arjun Patil, Marubai Tukaram Kene, Ratnabai Raghunath Nandurkar, Rajubai Ramu Patil, Gopibai Sukanya Karbhari and Sundarbai Babar Mhalre, subject to the terms and conditions contained therein including that the sale deed would be executed within a period of one year from the date of the order.
- 6.6 By Document No. 4082, (1) Parshuram Arjun Patil, (2) Smt. Marubai Tukaram Kene, (3) Mrs. Ratnabai Raghunath Nandurkar, (4) Smt. Sampabai Ramu Patil, (5) Smt. Gopibai Sukanya Karbhari, (6) Smt. Sundarbai Babar Mhalre acting through general power of attorney holder Mr. Gurunath Pandurang Choudhary sold survey no. 36(part), admeasuring 0 Hectare 26.5 Ares, for a consideration of Rs.57,000/- in favour of Mr. Mansukhlal Bharmal Eumarie. Document No. 4082 has been stamped with the stamp duty of Rs.20,500/-.
- 6.7 Mutation entry no. 883 dated 14/10/1996 records that Parshuram Arjun Patil, Smt. Marubai Tukaram Kene, Mrs. Ratnabai Raghunath Nandurkar, Sampabai Ramu Patil, Mrs.

Gop sai Sukriya Karbhar, Mrs. Sundaraba Baban Mhate acting through Power of Attorney holder, Gurunath Pandurang Chaudhari sold survey no. 36 (part) areas 0-28-5 assessment 1.09, to Mr Mansukha Bharmal Sumera for a consideration of Rs.50,000/- dated 13/8/1996 pursuant to order passed by sub-divisional officer bearing no. TNG/SP/Bhiwandi/ SR/227 dated 8/5/1996, whereby permission to sell was granted under section 43 of the RTAL. The mutation was effected pursuant to order no. Order/Kr/Orderrecord/Kavr/12262 dated 14/11/1996.

6.8 By Document No. 9145, Shri Mansukha Bharmal Sumera sold survey no. 35, admeasuring 0 Hectare 27.7 Area, survey no. 36B, admeasuring 0 Hectare 26.3 Area, survey no. 36/1(part), admeasuring 0 Hectare 28.5 Area, survey no. 37B, admeasuring 0 Hectare 26.3 Area, survey no. 37(part)/2 admeasuring 0 Hectare 26.4 Area survey no. 37(part), admeasuring 0 Hectare 11.6 Area, survey no. 51/1(part), admeasuring 0 Hectare 59.5 Area for a consideration of Rs.3,23,75,000/- to the Owner. Document No. 9145 has been stamped with the stamp duty of Rs.19,42,500/-

5.9 Mutation entry no. 1056 dated 14/12/2007, records that the Owner purchased survey nos. 28/1(part)B and D, 29/1(part)/1C, 28/1(part)D, 29, 30/1(part), 30/2(part), 30/3(part), 30/4(part), 31/b, 35, 36/B, 36/1(part), 37/B, 37(part)/2, 37(part)/C, 38/B, 39/B, 41/1(part), 41/2(part), 41/3(part), 41/4(part), 51/1(part), from Mansukhlal Bharna Sumera by sale deed dated 6/12/2007 document no. 9145 for a consideration of Rs.3,23,75,000/- and pursuant to order no.Revenue/Kr/TE/50493-A dated 27/11/2007 issued by the Collector, Thane.

7. In respect of Survey Nk. 38/2(part) admeasuring 0 Hectare 23-0 Area

7.1 Mutation entry no. 605 dated 21/1/1980 in respect of survey no. 36(part), 37(part), from owner Smt.Sugara Begum Mard Sayyed the agricultural tenant Smt Mard Pappu purchased for Rs.36,076/- dated 6/12/1974.

7.2 Mutation entry no. 858 dated 13/6/1995, in respect of survey no. 49/1/1(part) and survey no. 36(part), Smt Pappu Patil was expired on 16/4/1993 leaving behind his heirs Nukul Pappu Patil - son, Sarabei Sakik Munde age 14 years - daughter.

7.3 Mutation entry no. 899 dated 15/10/1986, in respect of survey no. 38(part) admeasuring 0-29-0 Hectares assessed to taxes at Rs.1.81, Gurunath Pandurang Choudhari and Neku Pappu Patil Sarabei Sakik Munde, acting through power of attorney holder, Mr. Mansukhlal Sumera, sold for a consideration of Rs.8,000/- by sale deed dated 23/9/1986 pursuant to which sub

divisional officer vide order no. Revenue case no. TNC/SP/Bhiwandi/SR/225 dated 31/5/1996 permitted sale of property by tenant, hence the restriction under section 43 of BIAL was removed. The purchaser is an agriculturist. The above entry was made pursuant to order no. 12259 dated 15/10/1996 passed by agricultural land tribunal.

- 7.4 By order no. TNC/SP/Bhiwandi/SR-225/95 dated 31/5/1996, issued by the Sub-divisional officer Bhiwandi, permission was granted under section 43 of the BIAL for sale of the property bearing survey no. 36A (part) admeasuring 0-28-5 Hectares, survey no. 37(part) admeasuring 0-27-5 Hectares and survey no. 36(part) admeasuring 0-29-0 Hectares to Mr. Nakul Pappu Patil, Gurunath Raghunath Patil, Gangubai Krishna Warsh, Babai Harau, Dwerkaba' Dhago and Smt. Sarabai Shakil Munde, subject to terms and conditions contained therein including that the sale be executed within a period of one month from the date of the order.
- 7.5 By Document No. 4184, (1) Shri Nakul Pappu Patil (2) Smt. Sarabai Shaka Munde sold survey no. 36(part) admeasuring 0 Hectare 29-0 Area for a consideration of Rs.58,000/- in favour of Mr.Gurunath Paraurang Choudhari. Document No. 4184 has been stamped with the stamp duty of Rs 4,640/-.
- 7.6 By Document No. 9147, Shri Gurunath Paraurang Choudhari sold survey no. 36A(part) admeasuring 0 Hectare 28-5 Area, survey no. 36/2(part), admeasuring 0 Hectare 29-0 Area, survey no. 37/1(part), admeasuring 0 Hectare 27-5 Area, survey no. 49/4 admeasuring 0 Hectare 14-2 Area and survey no. 50 admeasuring 1 Hectare 01-2 Area, for a consideration of Rs 87,67,500/- to the Owner. Document No. 9147 has been stamped with the stamp duty of Rs 5,28,050/-
- 7.7 Mutation entry no. 1058 dated 14/12/2007. Owner purchased

Survey Nos.	Area	Assessment
28A(p)	0-28-5	1.61
36/2(p)	0-29-0	1.61
37(p)	0-27-5	1.62
49/4	0-14-2	1.25
50	1-01-2	7.18
Total	2-00-4	13.85

from Gurunath Paraurang Choudhari by sale deed dated 6/2/2007 for a consideration of Rs 87,67,500/- by registered sale deed document no. 9147 and pursuant to order no. Revenue/KT/3/50493-A dated 27/11/2007 granted by the Collector, Thane.

2. In respect of Survey No. 37(part) admeasuring 0 Hectare +1.6 Ares
- 2.1 Mutation entry no. 415 dated 15/10/1964, records that as per order passed by Agriculture Land Tribunal in case No. L 3004, tenant Babu Ragho Patil was permitted to purchase for a consideration of Rs.165.35, from the owner Shri Ajjunisa Bag Sayad Ahmad Alishan Pignode under BTAI.
- 2.2 Mutation entry no. 865 dated 8/12/1995 records in respect of survey no. 64/309 37(part), 16A that Babu Ragho Patil expired on 29/6/1993, leaving behind Ramdas Babu Patil - son age 35 years, Kantabai Babu Patil Nakul Shelar - daughter age 32 years, Sitabai Babu Patil - daughter age 25 years.
- 2.3 By order no. TNC/SR/Bhivandi/SR 228/95 dated 31/5/1996, issued by the Sub-divisional officer Bhivandi permission was granted under section 43 of the BTAI for sale of the property bearing survey no. 36A(part) admeasuring 0-28-5 Hectares, survey no. 37(part) admeasuring 0-27-5 Hectares and survey no. 36(part) admeasuring 0-28-0 Hectares to Mr. Naxul Pappu Patil, Gurnath Raghu Patil, Gangabai Krishna Warshi, Bijabai Haraku, Dwarkabai Dhago and Smt. Surabai Shak Munde, subject to the terms and conditions contained therein including that the sale deed be executed within a period of one year from the date of the order.
- 2.4 By Document no. 4083, Mr. Ramdas Babu Patil, Mrs. Kantabai Babu Patil, Mrs. Mausabai Nakul Patil, Smt. Vilhabai Harshchandra Jadhav and Smt. Sitabai Babu Patil, acting through general power of attorney holder, Mr. Gurnath Pandurang Choudhari sold survey no. 37(C(part)) admeasuring 0 Hectare +1.6 Ares, for a consideration of Rs.1,57,000/- to Mr. Mansukhlal Bharmal Sumena. Document No. 4083 has been stamped with the stamp duty of Rs. 12,500/-.
- 2.5 Mutation entry no. 590 dated 18/11/1996 records in respect of survey no. 37(C(part)) and survey no. 16, that Mansukhlal Bharmal Sumena purchased from Ramdas Babu Patil, Kantabai Babu Patil, Mausabai Nakul Patil, Vilhabai Harshchandra Jadhav and Sitabai Babu Patil acting through general power of attorney holder, Mr. Gurnath Pandurang Choudhari, for a consideration of Rs.1,57,000 dated 13/3/1996. Pursuant to case no. revenue/tenancy/ TNC/SR/Bhivandi/SR/52/96 dated 20/8/1990 permission was granted under section 43 of BTAI.
- 2.6 Mutation entry no. 681 dated 15/10/1995 records that in respect of survey no. 37(part) Mutation certificate was issued under BTAI, whereby Babu Ragho Patil purchased from Ajjunisa Bag Sayad Ahmad Ali Khan for a consideration of Rs. 165.35 as per order

passed by Tehsildar Biwandi in case No. 13094 dated 15/2/1966.

- 8.7 By Document No. 914a Mr. Mansukhlal Bhatta Sumria sold survey no. 35, admeasuring 1 Hectare 2/ 2 Ares, survey no. 36B admeasuring 0 Hectare 22.3 Ares, survey no. 36/1(part), admeasuring 0 Hectare 28.5 Ares survey no. 37B admeasuring 0 Hectare 26.3 Ares, survey no. 37(part)/2 admeasuring 0 Hectare 26.4 Ares, survey no. 37(part), admeasuring 0 Hectare 11.8 Ares and survey no. 51/1(part) admeasuring 0 Hectare 39.3 Ares for a consideration of Rs 3,23,75,000/- to the Owner. Document No. 914b has been stamped with the stamp duty of Rs.19,42,500/-
- 8.8 Mutation entry no. 1036 dated 14/12/2007 the Owner purchased survey nos. 28/1(part)B and B, 28/1(part)C, 25/1(part)D, 29 32/1(part), 30/2(part), 30/3(part), 30/4(part), 30/5, 35, 36B 36/1(part), 37B, 37(part)2, 37(part)C, 38B, 39B, 41/1(part), 41/2(part), 41/3(part), 41/4(part), 51/1(part), from Mansukhlal Bhatta Sumria by sale deed dated 6/12/2007 for a consideration of Rs 3,23,75,000/- by registered sale deed document no. 914a and pursuant to order no.Revenue/KITB/ 50493-A dated 27/11/2007 granted by the Collector, Thane.
9. In respect of Survey No. 37(part) admeasuring 0 Hectare 27.5 Ares
- 9.1 Mutation entry no. 197 dated 29/3/1951, records in respect of Survey Nos. 37 and other survey nos. that Sayyad Anammad Nikhan Sayyad Abdul Ali Khan expires on 17/11/1947 leaving behind wife Sugara Begum husband Sayyad Ahmedali Khan, Ajaunsa Begum father Sayyad A Khan and son, Sayyad Ikramuddin Sayyad Ahmeda Khan, Sayyad Muhmmadali Sayyad Ahmedalikhani Pigele as per order passed in case no. R.T.S.S.R a H dated 24/3/1951.
- 9.2 Mutation entry no. 307 dated 13/8/1956, as per Government from 1/5/1955, Inam was abolished and Inam holders' rights were also abolished as per order No WTN/HS 3238 dated 23/8/1954.
- 9.3 Mutation entry no. 308 dated 13/8/1956 records that as Inam land were abolished occupants of such lands were required to pay land revenue to the government as per case No. WTN/HS 3238 dated 23/8/1952.
- 9.4 Mutation entry no. 370 dated 4/1/1960 records that in respect of survey no. 37(part), that Marud Rama Bhoir was recorded as tenant however, Pandu Vilhe Pali Tukaram Naghu Pali have been shown as tenants for the last 10 years. Hence the names

of Pandu Vitho Patil Tukaram Raghv Patil were entered as tenants

- 9.5 Mutation entry no. 500 dated 23/8/1972 records implementation of Indian Coinage Act to the village Ranjanoli.
- 9.6 Mutation entry no. 602 dated 21/1/1980 records in respect of survey no. 36(part) and survey no. 37(part), survey no. 44(part) and survey no. 54(part), that tenant Kusum Pappu Patil was permitted to purchase for a consideration of Rs. 1137 under BIAL from the owner - Sugra Begum Mard Sayyad
- 9.7 Mutation entry no. 605 dated 21/1/1980 records in respect of survey no. 36(part), survey no. 37(part), from owner Smt. Sugra Begum Mard Sayyad the agricultural tenant Smt. Mard Pappu purchased for a consideration of Rs. 360.75 dated 6/12/1974.
- 9.8 Mutation entry no. 637 dated 15/4/1981 records in respect of survey no. 36(part), survey no. 37(part); survey no. 44 (part); survey no. 54/2(part); survey no. 60/4(part); survey no. 64/11, survey no. 69/3, survey no. 48(part), that Kusum Raghv Patil expired two years ago leaving behind sons Kisan Raghv Patil, Gurunath Raghv Patil, Gunjubai Krishna Barsi, Ganjubai Harko, Dwarkabai Dhago.
- 9.9 Mutation entry no. 709 dated 26/6/1985 in respect of survey no. 36(part) survey no. 37(part); survey no. 44 (part); survey no. 54(part) that as the tenant had paid a sum of Rs. 1137.40. as per order no. A/T/Vashi/6/1985 dated 26/6/1985 hence the name of the owner Mrs. Sugra Begum Ahinefali Khan whose name was entered in the other rights column was deleted.
- 9.10 Mutation entry no. 871 dated 15/1/1996 in respect of survey no. 36(part); 37(part); 44 (part); 55/14(part); 64/2(part); 65/3, Kisan Raghv Patil expired about 10 years ago leaving behind Jyoti wife 45 years, Halsa Kisan Pat daughter 20 years, Jivan Kisan Pat 22 years, Devidas Kisan Patl age 18 years.
- 9.11 By Document No. 4186, Mr. Gurunath Raghv Pat Smt. Ganjubai Krishna Barsi Smt. Ganjubai Harko Smt. Dwarkabai Dhago, Smt. Jaibai Kisan Patil, Mr. Devidas Kisan Pat, Mr. Jeevan Kisan Patil Smt. Halsa Bai Smt. Jyoti (Mhara) acting through general power of attorney holder, Mr. Mansukhlal Bharna Sumaria sold survey no. 36A(part), measuring 0 Hectare 28.5 Ares, survey no. 37(part), measuring 0 Hectare 27.5 Ares for a consideration of Rs.2,62,000/- in favour of Mr. Gurunath Pandurang Choudhar. Document No. 4186 has been stamped with the stamp duty of Rs.20,960/-.
- 9.12 Mutation entry no. 880 dated 15/10/1996 in respect of survey no. 36A(part) 0-28-5, assessment; 181 and 37(part) 0-27-5.

assessment no. 62. Gururath Pandurang Chaudhar purchased from Gurunath Raghu Patil, Ganjubai Krishna Bansi Bajubai Harke, Dwarakabai Dhagu, Jaibai Kisan, Dewdas Kisan Patil, Jivani Kisan Patil, Haasabai Sipal Mhatre for a consideration of Rs. 262,000 dated 23/2/1998, hence the name of the owner was deleted as well as restriction under section 43 of the BIAL was removed as per order passed in case no. TNCSP/Bhivandi/SR/226995 dated 31/5/1998.

9.13 By Document No. 9147 Shri Gurunath Pandurang Choudhari survey no. 36A(part) admeasuring 0 Hectare 28.5 Ares, survey no. 36/2(part), admeasuring 0 Hectare 29.0 Area survey no. 37(part) admeasuring 0 Hectare 27.5 Ares, survey no. 49/4 admeasuring 0 Hectare 14.2 Ares and survey no. 50 admeasuring 1 Hectare 01.2 Ares for a consideration of Rs.87,67,500/- to the Owner. Document No. 9147 has been stamped with the stamp duty of Rs 5,26,050/-

9.14 Mutation entry no. 1098 dated 14/2/2007, the Owners purchased

Survey Nos	Area	Assessment
36A(part)	0-28-5	1.01
36/2(part)	0-29-0	1.81
37(part)	0-27-5	1.82
49/4	0-14-2	1.25
50	1-01-2	7.19
Total	2-00-4	13.88

from Gurunath Pandurang Choudhar by sale deed dated 01/2/2007 for a consideration of Rs 87,67,500/- by document no. 9147 and pursuant to order no. Revenue/K175/52493-A dated 27/11/2007 granted by the Collector, Thane

10. In respect of Survey No. 37(part) admeasuring 0 Hectare 28.4 Ares

10.1 Mutation entry no. 605 dated 21/1/1980 records in respect of survey no. 35(part) and survey no. 37(part), that the agricultural tenant Somji Marji Papu purchased for a consideration of Rs. 390.75 dated 01/2/1974 from the owner V/s Sugara Bheem Marji Sayyed

10.2 Mutation entry no. 730 dated 26/3/1986 in respect of survey no. 35(part) and survey no. 37(part). Rs. 390.75 paid by Peaya Vithu. Patil, hence the charge for the said amount was removed from the revenue records.

10.3 Mutation entry no. 858 dated 13/6/1985, records in respect of survey no. 49/4(part) and survey no. 36(part), that Somji Pappu Patil expired on 15/4/1983 leaving behind his heirs, Naku

Pappu Patil – son, Sarasai Sakik Munde age 14 years – daughter.

- 10.4 By order no. TNC/SP/Biwandi/SR-227/95 dated 31/5/1996, issued by the Sub-divisional officer Biwandi permission was granted under section 43 of the B.TAL for sale of the property bearing survey no. 36 (part) admeasuring 0-28-5 Hectares, survey no. 37(part) admeasuring 0-26-4 Hectares to Mr. Nakul Pappu Patil, Smt. Surabai Shahu Munde, Parsharam Arjun Patil, Maruba Tukaram Kone, Rajnagaji Raghunaji Mandurkar, Rupabai Ramu Patil, Gopiba Sukanya Karanari and Sundraibai Basan Yatre, subject to the terms and conditions contained therein including that the sale deed would be executed within a period of one year from the date of the order.
- 10.5 By Document No. 4085, Mr. Nakul Pappu Patil and Smt. Sarasai Sharik Munde, acting through power of attorney holder, Mr. Gurnath Pandurang Choudhar, sold survey no. 37(part), admeasuring 0 Hectare 28.4 Ares, for a consideration of Rs.1,99,000/- in favour of Mr. Mansukhlal Bhammal Sumeria. Document No. 4085 has been stamped with the stamp duty of Rs.20,500/-.
- 10.6 Mutation entry no. 884 dated 14/10/1996 in respect of survey no. 37(part) Nakul Pappu Patil, Sarasai Sharik Munde acting through power of attorney holder Mr. Gurnath Pandurang Choudhari sold to Mr. Mansukhlal Bhammal Sumeria for a consideration of Rs. 1,99,000/- dated 13/9/1996, pursuant to case no. Revenue/Tenancy/TNC/SP/Biwandi/SR/227/95 dated 31/5/1996 whereby sale permission was given under section 43 of B.TAL.
- 10.7 By Document No. 9145, Shri Mansukhlal Bhammal Sumeria sold survey no. 35, admeasuring 1 Hectare 27.2 Ares, survey no. 36B, admeasuring 0 Hectare 28.3 Ares, survey no. 36A(part), admeasuring 0 Hectare 28.5 Ares, survey no. 37B, admeasuring 0 Hectare 28.3 Ares, survey no. 37(part)/2 admeasuring 0 Hectare 26.4 Ares, survey no. 37(part), admeasuring 0 Hectare 11.6 Ares and survey no. 51/1(part), admeasuring 0 Hectare 39.3 Ares for a consideration of Rs.3,23,75,000/- to the Owner. Document No. 9145 has been stamped with the stamp duty of Rs.19,42,500/-.
- 10.8 Mutation entry no. 1058 dated 14/12/2007, the Owners purchased survey nos 28/1(part)D and B 28/1(part)1C, 28/1(part)D, 29, 30/1(part), 30/2(part), 30/3(part), 30/4(part), 31/b, 35, 36/B, 36/1(part), 37/B, 37(part)/2, 37(part)C, 38/2, 39/B, 41/1(part), 41/2(part), 41/3(part), 41(4)(part), 5/1(part), from Mansukhlal Bhammal Sumeria by sale deed dated 6/12/2007 for a consideration of Rs.3,23,75,000/- by registered sale deed document no. 9145 and pursuant to order no.

Revenue/K1/T& 50453-A dated 27/11/2007 granted by the Collector, Thane.

11. In respect of Survey No. 37/B admeasuring 0 Hectare 25.5 Ares
- 11.1 Mutation entry no. 422 dated 15/10/1962, as per order passed in agricultural land tribunal and Mamlatdar, Bhiwandi in case no. L 3089, the tenant Mr. Pandu Vilhu was permitted to purchase for a consideration of Rs 262.95 from the name Mrs. Azizulla Baap Sayyad Ahmed Alikhan F Jade as per provisions of the BTAL, hence owners name was deleted
- 11.2 Mutation entry no. 500 dated 23/8/1972 records implementation of Indian Coinage Act to the village Ranjanoli.
- 11.3 Mutation entry no.545 dated 28/1/1977 records that Pandu Vilhu Patil expired 15 years ago leaving behind Ganpat Pandu Patil, Valsalabi Waman Sullar, Devkiaba Mangalya in respect of survey nos. 60/10, 60/12, 36/B, 44(part), 45 (part), 54/9(part) and 64/6
- 11.4 Mutation entry no. 775 dated 16/2/1988, records in respect of survey no. 35, that Maruti Raghbu Bhoir expired in 1979 leaving behind Ramesh Maruti Bhoir age 42 years, Kaluram Maruti Bhoir age 36 years, Bharat Maruti Bhoir age 16 years, Sharad Maruti Bhoir age 10, years Sarjay Maruti Bhoir age 12 years, Sai Shalibai Bajirao, Subhadra Gangaram Gaikwad, Nirabai Damu Patil, Anajana Somanath Smt. Gurjiba Maruti Bhoir.
- 11.5 By Document No. 5785 Mrs. Valsalabi Waman Patil, Smt. Devki Mangalya, Smt. Lalabai Ganpat Patil, acting through power of attorney, Mr. Gurnath Pandurang Choudhari sold survey no. 36/B, admeasuring 0 Hectare 28.3 Ares and survey no. 37/B, admeasuring 0 Hectare 25.5 Ares for a consideration of Rs.3,30,000/- in favour of Yashuklal Bharnal Sumeria. Document No. 5795 has been stamped with the stamp duty of Rs.27,200/-.
- 11.6 Mutation entry no. 904 dated 13/1/1997 in respect of survey no. 36/B (0-28-3) and survey no. 37/B (0-25-5), Sri Mansukhlal Bharnal Sumeria purchased from Mrs. Varjibai Waman Patil, Mrs. Devki Mangalya, Lalabai Ganpat Patil acting through power of attorney, Mr. Gurnath Pandurang Choudhari for a consideration of Rs 1,75,000/- by sale deed dated 31/12/1996 the restrictions under section 43 of BTAL was removed in case no. TNC/SR/Bhiwandi/SR/ 84/95 dated 12/12/1998. The mutation was recorded pursuant to the order No. Kr./Orderentry/Kavi/502 dated 11/1/1997
- 11.7 Mutation entry no. 905 dated 13/1/1997 in respect of survey no. 37(part) admeasuring 0-26-0 Hectares and survey no. 36(part) 5

28-0 Hectares, based on V Certificate issued under provisions of the B.TAL the tenant - Parvli Withu Patil purchased from owner Sugara Begum Mars Sayyad Ahmed and others for a consideration of Rs. 282.05

- 11.8 By Document No. 9145, Mr. Mansukhlal Binamal Surmeria sold survey no. 35, admeasuring 1 Hectare 27.2 Ares, survey no. 36B admeasuring 0 Hectare 28.3 Ares, survey no. 36A(part), admeasuring 0 Hectare 28.5 Ares, survey no. 37B, admeasuring 0 Hectare 26.3 Ares, survey no. 37(part)2 admeasuring 0 Hectare 26.4 Ares, survey no. 37(part), admeasuring 0 Hectare 11.6 Ares and survey no. 37A(part) admeasuring 0 Hectare 39.3 Ares for a consideration of Rs.3,23,75,000/- to the Owner. Document No. 9145 has been stamped with the stamp duty of Rs.19,42,500/-
- 11.9 Mutation entry no. 1056 dated 14/12/2007, the Owner purchased survey nos. 28A(part)B and B, 28A(part)1C, 28A(part)D, 29, 30A(part), 30A(part)2, 30A(part)3, 30A(part)4, 31A, 35, 36A, 36A(part), 37A, 37(part)2, 37(part)C, 38A, 39A, 40A(part), 41A(part), 41A(part)2, 41A(part)3, 41A(part)4, 51A(part), from Mansukhlal Binamal Surmeria by sale deed dated 5/12/2007 for a consideration of Rs.3,23,75,000/- by registered sale deed document no. 9145 and pursuant to order no. Revenue/K/TM/50453-A dated 27/11/2007 granted by the Collector, Thane
12. In respect of Survey No., 40A(part) admeasuring 0 Hectare 04.7 Ares
- 12.1 Mutation entry no. 197 dated 28/3/1951, records in respect of Survey Nos. 40A and other survey nos., that Sayyad Ahmed Ali Khan Sayyad Abdul Ali Khan expired on 17/11/1947 leaving behind wife Sugara Begum husband Sayyad Ahmed Ali Khan, Ayaunnisa Begum father Sayyad Ali Khan and son Sayyad Ikramuddin Sayyad Ahmed Ali Khan, Sayyad Mohammad Ali Sayyad Ahmed Ali Khan P. vide as per order passed in case no. R. T. S.S.R. 6 H dated 24/3/1951
- 12.2 Mutation entry no. 307 dated 13/8/1956, from 1/8/1955, Inam was abolished and Inam holders rights were also abolished as per order No. WTN/HS 3238 dated 23/8/1954.
- 12.3 Mutation entry no. 305 dated 13/8/1956 records that as Inam lands were abolished occupants of such lands were required to pay land revenue to the government as per case No. WTN/HS 3238 dated 23/8/1954
- 12.4 Mutation entry no. 341 dated 15/4/1958 in respect of survey nos. 26-1, 26-4, 43-1(part), 53-16, 64-30, 27-3(part), Ganpat Gopa, expired a year ago leaving behind Parvli Ganpat.

- 12.5 Mutation entry no.356 dated 20/12/1958 records Parvati Ganpati Bhagat expired on 22/5/1959, leaving behind Jani Ganpati Bhagat in respect of survey nos. 26-1, 26-4, 53-16, 64-30, 48-1 (part), 27-3 (part)
- 12.6 Mutation entry no.547 dated 25/1/1977 records in respect of survey nos. 26/1, 27/3 (part), 26/4, 48/1/1(part), 49/3, 54/2/2, 73/16, 64/30(part), Parvati Ganpati expired 20 years ago leaving behind Lilabai Sitaram Patil.
- 12.7 Mutation entry no. 655 dated 3/5/1962, records in respect of survey nos. 26/1, 26/4, 53/10, 64/30(part), 48/1(part), 27/3(part), 49/3, 52/2(part), the owner Jani A Ganpati Bhagat expired on 7/7/1962 leaving behind Lilabai Sitaram Patil.
- 12.8 Mutation entry no.680 dated 14/10/1982 as per order passed in case No. LS/1 2305 dated 12/10/1982 Mr. Sayeed Ibrahim, Ajjunasa Sayeed Ahmed, Sayeed Mahmood Ali Khan Fuzade sold to Mrs Lilabai Sitaram Patil for consideration of Rs. 4832/- as per certificate No. LS 2305 dated 12/10/1982 as per Section 43 of B.TAL

Survey No	Area	Assessment
27/3 part	0-17	1.85
48/1/1 part	0-17 + 0-09	1.70
52/2 part	0-12	4.50
64/30 part	0-39	0.83

- 12.9 Mutation entry no. 858 dated 13/6/1995 in respect of survey no. 49/1/1(part) and survey no. 35(part). Smt Pappu Patil expired on 16.4.1993 leaving behind his heirs, Nakul Prasad Patil - son, Sharada Sakik Munde age 14 years - daughter.
- 12.10 Mutation entry no. 913 dated 31/1/1997 in respect of survey no. 49/1/1(a), 33, 34, 31/A, 32, Ajjunmaza Sayeed Ahmed Fuzade Begum Khairula Khan expired on 5/10/1987, leaving behind (1) Sayeed Amir A. Khairula Khan age 60 years - son, (2) Sayeed Abecali Khairula Khan age 49 years - son, (3) Sayeed Acedali Khairula Khan age 60 years - son, (4) Smt. Azimunniza Mard Haidar Begum age 62 years - daughter, (5) Ajjun Mohammed Mard Abdu Wahab age 52 years - daughter.
- 12.11 Mutation entry no. 914 dated 31/1/1997 records that in respect of survey no. 49/1/1(part), survey no. 34 and survey no. 32 that the owner Sayeed Ibrahim Ahmed Ali Fuzade expired on 25/3/1992 leaving behind Sayeed Ahmed Ali Ibrahim Fuzade age 47 years, Raisa Kamalun husband Sayeed Ali Mujir age 44 years daughter.
- 12.12 Mutation entry no. 915 dated 31/1/1997 records in respect of survey nos. 49/1/1(part), 33, 34, 31/A, 32 that Smt Sayeed

Mohammed A. Baap Sayyod Ahmad Ali expired on 11/01/1992, leaving behind Smt. Kairunnisa Begum Mard, Mohammed Ali Pirjode - wife age 70 years, Sayyed Ahmed Ali Mohammed Ali Pirjode - son age 45 years, Sayyed Asifur Mohammed Ali Pirjode - son age 45 years, Sayyed Hussain Ali Mohammed Ali Pirjode - son age 35 years, Smt. Amra Shahnaz Sayyed Imam Yajuddin - daughter 52 years, Smt. Kanirunnisa Shah - husband, S. R. Hassan - daughter 40 years, Ajmat Shahjahan - husband, Jaluddin - daughter age 34 years, Faiza Shabana Mohammed Khushi - daughter age 30 years.

- 12.13 Mutation entry no 918 dated 5/5/1997 in respect of survey no. 14/2, 56/5, 66/5, 64/15, 49/7, and 2/3, as per case No. LSP/4 and 252 dated 29/4/1997 Mrs. Indrabai Vasudev Durvey sold to Ramchandra Dadas Mhalra for Rs. 5607/- as per Section 43 of BTA..
- 12.14 Mutation entry no. 923 dated 13/5/1997 in respect of survey no. 40/1/1(part) admeasuring 0-04-0 Hectares, as per order no. TMC section - 1/T-1/Tenancy/CB/SR/218 dated 27/5/1997 the names of the tenants Mr. Sarabai Shafique Mundhe and Kaulu Babu Patil were wrongly entered hence their names were deleted and in their place the names of the owners Mr. Sayyad Mohammad father Sayyad Ahmed and 9 others were entered.
- 12.15 By Document No. 4173 Azizunnisa Sayyed Ahammed, Sayyed Saad Ali Kharulla Khan, Azizunnisa Mard Haldar Beg, Azizunnisa Abdul Wahab, Sayyed Amir Ali Kharulla Khan, Sayyed Ikramuddin Baap Sayyed Ahmed expired leaving legal heirs (1) Smt. Raiza Mard Kharulla Khan (2) Sayyed Ahammed Ali Ikramuddin Pirjode acting for self and as power of attorney holder, (1) and (2), Sayyed Mohammed Baap Sayyed Ahammed Ali Khan Pirjode expired through legal heirs Smt. Azizunnisa Begum Mard Mohammed Ali Pirjode, Mr. Sayyed Ali Ali Mohai Pirjode, Sayyed Hussain Ali Moh. Ali Pirjode Smt. Amina Shahnaz Mard Sayyed Imtiazuddin, Smt. Rahnumaz Shahnaz Mard Raiz-Ul-Hassan, Smt. Ajmat Shahnaz Mard Jaluddin, Smt. Fauzia Shabana Mard Sayyed Sharf Kadr. Shri Sayyed Asadali Mohammed Ali Pirjode acting for self and as power of attorney for 3A to 3D, for a consideration of Rs 5,50,000/- sold survey no. 32, admeasuring 1 Hectare 08.2 Area, 34 admeasuring 1 Hectare 20.4 Area, 49/1/1(part), admeasuring 0 Hectare 04.0 Area, to (1) Yeshwant Pandurang Choudhari, (2) Gurunath Pandurang Choudhari, (3) Jaisukhlal Bhamra Surmeria. Document No. 4173 has been stamped with the stamp duty of Rs.100/- + penalty of Rs 22,400/-.
- 12.16 Mutation entry no. 930 dated 24/10/1997, records in respect of survey nos. 31/A, 32, 33, 34, 49/1/1(part) that (1) Yeshwant Pandurang Choudhari, (2) Gurunath Pandurang Choudhari, (3) Jaisukhlal Bhamra Surmeria, for a consideration of Rs.5,50,000/-

dated 12/3/1997, purchased from Sayyed Abdul Khairnuz Khan, Sayyed Sarwali Khairnuz Khan, Aji Yunus Jardi Haderbeg Smt. Ansumza Jardi Abdul Warab, Shri Sayyed Akhtar Ali Khaikha Khan acting for self and (1) to (13) power of attorney holders Sayyed Ikramuddin Baap Sayyed Ahmed expired leaving legal heirs (1) Smt. Raiza Mard Kalijun, (2) Sayyad Ahmed Ali, (3) Ikramuddin Pirjade, acting for 2A and as power of attorney holder, (3) Sayyed Mohammed Baap Sayyed Ahmed Ali Khan Pirjade expired through legal heirs Smt. Lailuliza Begum Mard Mohammad Ali Pirjade, (4) Mr. Sayyed Asik Ali Mohali Pirjade, (5) Sayyod Hussain Ali Moh Ali Pirjade, (6) Smt. Abhinayar Shahnaz Mard Sayyed mtaz Ujn, (7) Smt. Ranunnir Shahnaz A. Sayyed Reiz-Ul-Hassan, (8) Smt. Ajmat Shahnaz Mard Moh. Jalalluddin (8) Smt. Fauza Rasana Mard Sayyed Khusru Kadri, (10) Shri Sayyed Asad Ali Mohammed Ali Pirjade.

12.17 By Document No. 9146, Mr. Yeshwant Pandurang Choudhari, Mr. Laisukhlal Bhamal Sumera and Mr. Gurunath Pandurang Choudhari sold, survey no 32 admeasuring 1 Hectare 06.2 Ares survey no 34 admeasuring 1 Hectare 20.4 Ares and survey no 49/1/P (part) admeasuring 0 hectare 04.7 Ares, for a consideration of Rs.1 63,05,625/- to the Owner. Document No 9146 has been stamped with the stamp duty of Rs.9,78,630/-

12.18 Mutation entry no 1059 dated 14/12/2007, the Owner purchased survey nos 31A, 32, 33, 34, 49/1/P from (1) Yeshwant Pandurang Choudhari, (2) Gurunath Pandurang Choudhari, (3) Laisukhlal Bhamal Sumera by sale deed dated 6/12/2007 for a consideration of Rs 1,63,05,625/- by document no. 9146 and pursuant to order no Revaler/K1/FA/50493-A dated 27/11/2007 granted by the Collector, Thane, in respect of

Survey No.	Area	Assessment
31A	1-21-4	7.42
32	1-06-2	7.19
33	0-19-5	1.37
34	1-20-4	8.44
49/1/P	0-04-7 + 0-00-5	0.13
Total	3-72-7	

13. In respect of Survey No 49/1/P (part) admeasuring 0 Hectare 17.5 Ares

13.1 Mutation entry no. 500 dated 23/6/1972 records implementation of Indian Coinage Act to the village Ranjanoli.

13.2 Mutation entry no.680 dated 14/10/1982 as per order passed in case No. L5111 2308 dated 12/10/1962 Mr Sayyed Ikramudin, Ajjunisa Sayyed Ahmad, Sayyed Mahmood Ali Khan Pirjade

sold to Smt. Lilabai Sitarani Patil, for consideration of Rs. 4832/- as per certificate No. LS 2305 dated 12/10/1982 as per Section 43 of BTAL.

Survey No.	Area	Assessment:
27/3 part	0-17	1.86
49/1/1 part	0-17 + 0-05	1.73
52/2 part	1.12	1.50
64/30 part	0-39	0.53

13.3 Mutation entry no.719 dated 21/11/1984 in respect of survey nos. 26/1, 26/4, 27/3, 49/1/1, 49/3(part), 52/2(part), 53/1B(part), 64/30(part). Section 32 certificate issued under provisions of the BTAL. Mr. Sayeed Ikramuddin, A. Unisa Sayeed Ahmed, Sayeed Mansoor Ali Khan Pineda sold to Smt. Lilabai Sitarani Patil for consideration of Rs. 4832/- as per certificate No. LS 2305 dated 28/7/1983.

13.4 By order No. ED/TC/SI/Bhivandi/SR/26/97 dated 18/11/1989 the Sub Divisional Officer Bhivandi granted permission to Smt. Lilabai Sitarani Patil for sale of survey no.49/1/1(part) admeasuring 0-17-5 Hectares and survey no. 49/3 admeasuring 0-17-2 Hectares and other lands, subject to terms and conditions contained therein including that the sale deed would be executed within a period of one year from the date of the order.

13.5 By Document No.2629, Lilabai Sitarani Patil acting through power of attorney holder Mansukhlal Bhamral Sumeria, sold survey no 49/1/1(part) admeasuring 0-17-5 Hectares and survey no. 49/3 admeasuring 0-17-2 Hectares and other lands for a consideration of Rs.1,74,000/- to Mr. Yeshwant Pandurang Chaudhari. Document No. 2629 has been stamped with the stamp duty of Rs 60,200/-. Annexed to the sale deed is the copy of the irrevocable power of attorney dated 6/5/1997, executed by Lilabai Sitarani Patil in favour of Mansukhlal Bhamral Sumeria in respect of survey no. 49/3 admeasuring 0 Hectare 17.2 Ares and 49/1/1(part) admeasuring 0 Hectare 17.5 Ares, empowering inter alia the attorney to make applications to various government authorities, to execute and register documents etc. the irrevocable power of attorney has been stamped with the stamp duty of Rs.100/- and has been notarized.

We note that the sale deed has been executed more than two years after the date of the order dated 18/11/1989. However, it may be noted that the revenue authorities have not taken note of the delay while mutating the sale deed in the revenue records.

13.6 Mutation entry no 964 dated 7/7/2003 records in respect of survey nos. 27/3 part, 49/3, 49/1/1 part, 22/4, 26/1 that Mr. Yeshwant Pandurang Chaudhari purchased from Lilabai Sitarani

Patil acting through power of attorney holder Mansuka Bhamla Sumria for consideration of Rs. 4,74,000/- dated 07/2003 as per sanction of the sub-divisional officer Bhwardi was obtained hence the restrictions under section 43 of the BTAL was removed.

13.7 By Document No 9144 Shri Yeshwant Pandurang Choudhan sold survey no. 49/1 (part) admeasuring 1 Hectare 17.5 Ares, survey no. 49/3 admeasuring 5 Hectare 17.2 Ares, 49/5 admeasuring 0 Hectare 18.7 Ares, 49/6 admeasuring 0 Hectare 23.3 Ares, 49/8 admeasuring 0 Hectare 04.0 Ares, 49/9 admeasuring 0 Hectare 11.0 Ares, for a consideration of Rs.46,15,625/- in favour the Owner. It is further mentioned in the document that as the purchaser intends to purchase more than 100 acres, the vendor has agreed to provide a 60 feet access approach road to the purchasers' property and if the sale does not happen then the vendor shall sell the 60 feet approach road at market rate to the purchaser. Document No. 9144 has been stamped with the stamp duty of Rs.2,76,900/-.

13.8 Mutation entry no. 106/ dated 12/12/2007 the Owners purchased the following survey nos. from Yeshwant Pandurang Choudhan by sale deed dated 6/12/2007 for a consideration of Rs.46,15,625/- by document no. 9144 and pursuant to order no.Revenue/K1/TA/50493-A dated 27/11/2007 granted by the Collector, Thane in respect of -

Survey No.	Area	Assessment
46C	1-13-8	2.62
49/1 part	1-17-5	1.70
49/3	0-17-2	1.56
49/5	1-18-7	1.62
49/6	0-23-3	2.00
49/8	0-04-0	0.13
49/9	0-11-0	0.19
Total	1-05-5	

14. In respect of Survey No. 49/1/2 admeasuring 0 Hectare 18.0 Ares

14.1 Mutation entry no. 401 dated 16/10/1962 in respect of survey nos 14/1/2(p), 49/1, as per order passed by Taluka and agricultural tribunal. Additional Mamlatdar Bhwardi vice Case No. 13845. Azizunza Basp Sayyed Ahmed Akhtar Pirjabe and 3 others were the previous owners whose agricultural tenants were Naço Narayan Patil the tenants purchased the lands for consideration of Rs.202.10 under section 43 of BTAL, hence the name of the owners were deleted from the revenue records.

- 14.2 Mutation entry no. 615 dated 21/7/1980 in respect of survey nos 34/14(part), 45/11. Mutation certificate no. 13088 was issued whereby the tenant Nago Narain Patil paid the entire amount of Rs. 202/- hence the charge of the said amount was deleted.
- 14.3 By Document No. 5749 Vinod Raishi Malde agreed to purchase Survey no. 45/2 admeasuring 0-20-2 Hectares, survey no. 49/12 admeasuring 0-18-0 Hectares and other lands from Mrs. Janabai Govind Pati for a consideration of Rs. 23,20,000/-, subject to terms and conditions contained therein. Document No. 5749 has been stamped with the stamp duty of Rs 1,83,750/-
- 14.4 Mutation entry no. 501 dated 17/6/2003 in respect of survey nos. 64/4, 49/12, 14/1B, 63/5/2, 40/2, 1/40, 1/42, 7/1 68/2, 58/1, 7/2, 7/3, 64/25, 64/35, 66/4, 64/27, Nagosa Narayan Patil expired on 10/8/2022. As per the 7/12 extract the name of Banuba Dashrat Bhoir was entered in the other rights column as legal heir, as per Will dated January 1st 2003 registered in the Sub Registrar as document no. 8, whereby the property was given exclusively to Janabai Govind Patil and excluded the other legal heirs i.e. (1) Smt. Banubai Dashrat Bhoir, (2) Smt. Anubai Sripati Patilake, (3) Smt. Santabai Balaram Wakade, (4) Smt. Prabai Lakdu Fulore, (5) Smt. Sangoola Moran Patil, (6) Smt. Suvarna Nityanand Patil, (7) Shri Sharat Jayram Patil, (8) Shri Sharad Jayram Patil, (9) Shri Bharat Jayram Patil, (10) Shri Bhojenath Jayram Patil, (11) Shri Suresh Gajanan Mhalra, (12) Shri Ravindra Gajanan Mhalra, (13) Shri Sunil Gajanan Mhalra, (14) Jagdish Gajanan Mhalra, (15) Smt. Kamalaba Jayesh Patil.
- 14.5 By Document No. 4172 Smt. Janabai Govind Patil, acting through power of attorney holder, Mr. Ketan Shantilal Khmasia, sold survey no. 49/12 admeasuring 0 Hectare 18.0 Area and other and for a consideration of Rs. 15,42,800/- to Shri Vinod Raish Malde. Document No. 4172 has been stamped with the stamp duty of Rs 100/-.
- 14.6 Mutation entry no. 1115 dated 14/5/2008 records that Mrs. Janabai Govind Patil acting through power of attorney holder, Mr. Ketan Shantilal Khmasia, sold survey no. 45/1/2 admeasuring 0 Hectare 18.0 Area and other and for a consideration of Rs. 15,42,800/- to Shri Vinod Raish Malde by document no. 4172.
- 14.7 By Document No. 4209 Mr. Vinod Raish Malde sold survey no. 49/1/2, admeasuring 0 Hectare 17.0 Area, 52/4/2, admeasuring 0 Hectare 00.8 Area, 52/2(part) admeasuring 0 Hectare 53.0 Area, 50/16(part) admeasuring 0 Hectare 36.8 Area, 49/7, admeasuring 0 Hectare 12.4 Area for a consideration

of Rs. 1,54,57,000/- in favour of the Owner. Document No. 4209 has been stamped with the stamp duty of Rs. 9,27,420/-

- 14.8 Mutation entry no. 1119 dated 20/5/2008 records that Mr. Vinod Rajendra Made sold survey no.49/1/2, admeasuring 0 Hectare 18 0 Ares, 52/4/2, admeasuring 0 Hectare 23 8 Ares, 52/2(part), admeasuring 0 Hectare 50 0 Ares, 53/16(part), admeasuring 0 Hectare 36.9 Ares, 49/7, admeasuring 0 Hectare 12 4 Ares for a consideration of Rs.1,54,57,000/-, to the Owner by document no. 4209
15. In respect of Survey No. 49/2 admeasuring 0 Hectare 52.4 Ares
- 15.1 Mutation entry no. 122 dated 13/7/1942 in respect of Survey Nos. 49/2, Chintamani Govind Narvekar purchased from Nago Nana acting for self and as guardian for Kalia Ganjanani Nago Patil and Sadashiv Yashak Vaje for Rs.600/- dated 20/6/1942
- 15.2 Mutation entry no. 146 dated 14/6/1943 in respect of survey nos. 2-2, 25-1/2, 49/6, 2-4, 3-5, 3-7, 6-15, 49-2, 49-6, 53-1, 54-2, Kaji Jaxhna Sheth purchased from Chintamani Govind for Rs.1,400/- dated 25/6/1943.
- 15.3 Mutation entry no. 165 dated 5/7/1945, in respect of Survey Nos. 2/2, 25/1/2, 49/6, 2-4, 3/5, 3/7, 6/15, 49/2, 49/6, 53/1, 54/2 Ramchandra Anant Bhaskarnar purchased from Kaji Jog Shet for Rs. 2,100.
- 15.4 Mutation entry no. 307 dated 13/8/1955, as per Government from 1/8/1955 Inam was abolished and Inam holders rights were also abolished as per order No. WTN/5 3235 dated 23/9/1954.
- 15.5 Mutation entry no. 310 dated 13/8/1955 Inam land was abolished from 1/8/1955, occupants to pay land revenue as per case No. WTN/45 3238 dated 23/9/1952.
- 15.6 Mutation entry no. 334 dated 26/11/1957, loan of Rs. 100/- taken from Bhiwandi Co-op. Society by Sani Nago Patil in respect of survey nos. 2-4, 3-5, 3-7, 49-2, 49-6, 49-6, 53-1, 5-15, 94-2
- 15.7 Mutation entry no. 500 dated 23/6/1972 records implementation of Indian Coinage Act to the village Ranjanoli
- 15.8 Mutation entry no. 716 dated 17/10/1985 Sani Nago Patil expired on May 1985 leaving behind (1) Gajanan Nago Patil, (2) Smt. Baijabai Kashinath Choudhan, (3) Sugam Bai Patil, (4) Smt. Jyotsaba Balaram Patil, (5) Smt. Barkubai Yeshwant Karbhari, (6) Smt. Baija Govind Patil, in respect of survey nos. 1/3, 2/2, 3/5, 3/7, 5/7, 6/11, 6/15, 12/4, 45/5, 49/6, 49/6, 53/1A, 56/4/2, 62/6(p), 69/2, 90/2, 49/2, 90/3 and 53/2.

- 15.9 Mutation entry no. 748 dated 10/01/1986 Sudam Patil was expired in August 1986 leaving behind (1) Smt. Devkubai Sudam Patil, (2) Balaram Sudam Patil, (3) Harichandra Sudam Patil, (4) Ranjana Sudam Patil, (5) Nandini bai Sudam Patil, (6) Vandana Sudam Patil in respect of survey nos. 1/2, 1/10, 3/2, 49/9, 53/16, 54/6, 1/9, 2/10, 27/2, 56/8, 51/8, 64/7, 87/2, 2/2, 2/3, 3/5, 3/7, 6/7, 6/1.
- 15.10 Mutation entry no. 919 dated 25/5/1997, Devkubai Sudam Patil was expired about 5 years ago leaving behind (1) Balaram Sudam Patil, (2) Harichandra Sudam Patil, (3) Ranjana Sudam Patil, (4) Mandabai Sudam Patil, (5) Vandana Sudam Patil, in respect of survey nos. 6/7, 6/1, 6/15, 12/4, 1/3, 2/2, 3/5, 3/7, 3/12, 49/2(p), 45/5, 49/6, 49/8, 49/9, 53/1A(p), 53/18, 82/8(p), 63/2, 65/2, 60/3, 93/2, 53/2(a).
- 15.11 Mutation entry no. 981 dated 17/6/2003 in respect of survey nos. 64/4, 49/1/2, 14/1B, 53/5/2, 49/2, 1/40, 1/42, 7/1, 88/2, 68/1, 71/2, 71/3, 84/25, 84/35, 66/4, 64/2. Nagoba Narayan Patil expired on 10/0/2002. As per the 7/12 extract the name of Banuba Dashtraal Bhoir was entered in the other rights column as legal heir, as per Will dated January 1st, 2001 registered in the Sub Registrar as document no. 8, whereby the property was given exclusively to Jarabai Govind Patil and excluded the other legal heirs i.e. (1) Smt. Barkubai Dashtraal Bhoir, (2) Smt. Anubai Sripat Pathake, (3) Smt. Santabai Balaram Wakade, (4) Smt. Hirabai Lakdu Fulbre, (5) Smt. Sangeela Mohan Patil, (6) Smt. Suvarna Nityanand Patil, (7) Shr. Bharat Jayram Patil, (8) Shri Bharat Jayram Patil, (9) Shri Bharat Jayram Patil, (10) Shr. Dhoenan Jayram Patil, (11) Shri Suresh Gajanand Mhatre, (12) Shr. Ravindra Gajanand Mhatre, (13) Shri Sunil Gajanand Mhatre, (14) Jagdish Gajanand Mhatre, (15) Smt. Kamalabai Jayesh Patil.
- 15.12 By Document No. 6749 Vinod Raste, Valde agrees to purchase Survey no. 49/2 admeasuring 0-28-2 Hectares, survey no. 49/2 admeasuring 0-8-0 Hectares and other lands from Mrs. Jarabai Govind Patil for a consideration of Rs. 22,20,000/-, subject to terms and conditions contained therein. Document No. 6749 has been stamped with the stamp duty of Rs.1,83,750/-.
- 15.13 Mutation entry no. 1154 dated 21/10/2008 in respect of survey no. 49/2, Ramchandra Anani Bhutakamkar as per section 32 of B.TAL – purchaser (1) Gajanand Nagu Patil, (2) Harichandra Sudam Patil, (3) Smt. Ranjana Sudam Patil, (4) Bala Sudam Patil, (5) Smt. Vandana Sudam Patil, (6) Smt. Nandini Sudam Patil, (7) Smt. Baijabai Kashinath Patil, (8) Smt. Housaba Balaram Patil, (9) Smt. Barkubai Yeshwanth Karbhari, (10) Smt. Balga Govind Patil, (11) Smt. Jarabai Govind Patil.

- 15.14 Mutation entry no. 1159 dated 21/10/2008 in respect of survey no. 49/2, the tenants (1) Gajanand Nago Patil, (2) Hanichandra Sudam Patil, (3) Smt. Ranjana Sudam Patil, (4) Balu Sudam Patil, (5) Smt. Vandana Sudam Patil, (6) Smt. Nandini Sudam Patil, (7) Smt. Bajabai Kashinath Patil, (8) Smt. Housabai Balaram Patil, (9) Smt. Barkubai Yeswant Karkhari, (10) Smt. Baija Govind Patil, (11) Smt. Janabai Govind Patil, acting through power of attorney holder, Shri Ketan Shantilal Khimasia, purchased under section 32 of B.TAL, for a consideration of Rs.3,335/- from the owner Mr. Hanichandra Anant Ghadakamkar.
- 15.15 Mutation entry no. 1174 dated 15/12/2008 in respect of survey no. 49/2 Gajanand Nago Patil and 10 others repaid loan of Rs.700/- borrowed from Bhivarsi Co-op Society, hence the name of the society was deleted.
- 15.16 By Document No. 10174 executed by Janabai Govind Patil, acting through power of attorney holder, Mr. Ketan Shantilal Khimasia, sold to Shri Vinod Raishi Malde for a consideration of Rs.30,62,400/- in respect of survey no. 49/2 admeasuring 0 Hectare 28 2 Ares. It is mentioned that by an agreement for sale, document no. 6748 on which stamp duty of Rs.1,21,110/- was paid. Document No. 10174 has been stamped with the stamp duty of Rs.100/-. Annexed to the Document No. 10174 is the power of attorney dated 11/9/2007 (document no. 315/2007), executed by Janabai Govind Patil, in favour of Mr. Ketan Shantilal Khimasia, which includes the power inter alia to sell and register the document.
- 15.17 Mutation entry no. 1185 dated 25/12/2008 in respect of survey no. 49/2 (0-28-2 + 0-28-2), Vinod Raishi Malde purchased from Janabai Govind Patil, acting through power of attorney holder, Ketan Shantilal Khimasia, for a consideration of Rs.30,62,400/-, document no. 10174/2008.
- 15.18 By Document No. 10175, Gajanand Nago Patil, Hanichandra Sudam Patil, Bai Sudam Patil, Smt. Nanda Sudam Patil, Vandana Sudam Patil, Bajabai Kashinath, Housabai Bajshatra, Baibragovind, Barkubai Yeswant Karkhari, acting through power of attorney holder, Ketan Shantilal Khimasia sold survey no. 49/2 admeasuring 0-28-2 Hectares, for a consideration of Rs.47,44,400/- to Vinod Raishi Malde. It is mentioned in the sale deed that by an agreement for sale (document no. 6697) entered into between the parties, stamp duty of Rs.2,84,670/- was paid. Document no. 10175 has been stamped with the stamp duty of Rs.100/-. Annexed to the Document No. 10175 is the power of attorney dated 14/9/2007, executed by Gajanand Nago Patil and 9 others in favour of Ketan Shantilal Khimasia.

- 15.18 Mutation entry no. 1185 dated 26/12/2008 in respect of survey no. 49/2 (0-35-2), Vinod Raishi Malde purchased from Gajanshri Nago Patil, Harishchandra Sudam Patil, Raj Sudam Patil, Smt. Nanda Sudam Patil, Manana Sudam Patil, Baimabai Kashinath, Housewife Bajenatra Baisogovind Barkubai Yeshwant Karbari, acting through power of attorney holder, Ketar Shanulal Karmasia, for a consideration of Rs 47,44,400/-, document no 10175/2008.
- 15.20 By Document No. 306 Smt Vinod Raishi Malde sold survey no. 49/2 admeasuring 0 Hectare 52.4 Ares and other land for a consideration of Rs.84,30,500/- to the Owner. Document No. 306 has been stamped with the stamp duty of Rs.3,39,300/- + Rs.26,330/- + Rs.70,200/- = Rs.5,05,830/-
- 15.21 Mutation entry 1193 dated 18/1/2009, in respect of survey nos 16/8 (0-37-2), 28/8 (0-26-5 + 0-02-1), 27/3(p) (0-17-5) and 49/2 (0-52-1), the Owner, purchased from Vinod Raishi Malde for a consideration of Rs 54,30,500/- by sale deed dated 14/1/2009 bearing no. 306/2009.
16. In respect of Survey No 49/3 admeasuring 0 Hectare 17.2 Ares
- 16.1 Mutation entry no 197 dated 28/3/1951, in respect of survey nos 49/3 and other survey nos., Sayyad Ahamed Ali Khan expired on 17/11/1947 leaving behind wife Sugara begum husband Sayyad Ahmedali Khan, Ajaunnissa Begum father Sayyad Ali Khan and son Sayyad Ikramuddin Sayyad Ahmedali Khan, Sayyad Mahomedali Sayyad Ahmeda Khan Prada as per order passed in case no R.T.S S.R.B.HI dated 24/3/1951
- 16.2 Mutation entry no. 307 dated 13/8/1956, as per Government from 1/8/1955, Inam was abolished and Inam holders rights were also abolished as per order No. WTN/HS 3238 dated 23/9/1954
- 16.3 Mutation entry no 310 dated 13/8/1956, Inam land was abolished from 1/8/1955, occupants to pay land revenue as per case No. WTN/45 3238 dated 23/9/1952
- 16.4 Mutation entry no.372 dated 4/1/1960 in respect of Survey No. 49/3, 52/2 part Balu Gopal Bhagat was shown as tenant. However, the actual possession was with Jati Aa Ganca Patil, hence Balu Gopal Bhagat's name was deleted.
- 16.5 Mutation entry no. 500 dated 23/6/1972 records implementation of Indian Coinage Act to the village Ranjanoli
- 16.5 Mutation entry no.547 dated 28/1/1977 in respect of Survey No 25/1, 27/3(part), 28/4, 49/1/1(part), 49/3, 54/2/2, 73/16

64/30(part) Parvat Ganpat expired 25 years ago leaving behind Lilaba Sitaram Patil.

- 16.7 Mutation entry no. 553 dated 3/5/1957 in respect of survey no. 28/1, 28/4, 53/15, 64/30(part), 49/1(part), 27/3 part, 49/3, 52/2(part). the owner Jani A Ganpat Bhagat expired on 7/7/1982 leaving behind Lilaba, Sitaram Patil
- 16.8 Mutation entry no.520 dated 14/12/1982 as per order passed in case No. LS/II 2308 dated 12/10/1982 Mr Sayeed Ikramuddin Aijunsa Sayeed Ahmed, Sayeed Mahmood A. Khan Pirjao sold to Smt. Lilabai Sitaram Patil for consideration of Rs 4,832/- as per certificate No. LS 2305 dated 12/10/1982 as per Section 43 of BTAL.

Survey No	Area	Assessment
27/3 part	0-17	1.86
49/1/1 part	0-17 + 0-09	1.70
52/2 part	1-11	4.50
64/30 part	0-30	0.63
49/3		

- 16.9 Mutation entry no.719 dated 27/11/1984 in respect of survey nos. 28/1, 28/4, 27/3, 49/1/1, 49/3(part), 52/2(part), 53/15(part), 64/30(part). Section 32 certificate Mr Sayeed Ikramuddin, Aijunisa Sayeed Ahmed, Sayeed Mahmood Ali Khan Pirjao sold to Mrs. Lilabai Sitaram Patil for consideration of Rs 4832/- as per certificate No. LS 2305 dated 28/7/1982.
- 16.10 By order No. BD/TNC/S/P/Bhivandi/SR/26/07 dated 18/11/908, the Sub-Divisional Officer, Bhivandi granted permission to Smt. Leelaba Sitaram Patil for sale of survey no.49/1/1(part) admeasuring 0-17-5 Hectares and survey no 49/3 admeasuring 0-17-2 Hectares and other lands, subject to terms and conditions contained therein including that the sale deed would be executed within a period of one year from the date of the order.
- 16.11 By Document No.2629 Leelaba Sitaram Patil acting through power of attorney holder, Mansukhlal Bhamal Sumeria, sold survey no 49/1/1(part) admeasuring 0-17-5 Hectares and survey no. 49/3 admeasuring 0-17-2 Hectares and other lands for a consideration of Rs.4,74,000/- to Mr. Yashwant Pandurang Choudhan. Document No. 2629 has been stamped with the stamp duty of Rs.53,200/-. Annexed to the sale deed is the copy of the irrevocable power of attorney dated 6/5/1997, executed by Leelabai Sitaram Patil - favour of Mansukhlal Bhamal Sumeria in respect of survey no. 49/3 admeasuring 0 Hectare 17 2 Area and 49/1/1(part) admeasuring 0 Hectare 17 5 Area, empowering inter alia the attorney to make applications to various government authorities, to execute and register documents etc

The irrevocable power of attorney has been stamped with the stamp duty of Rs.100/- and has been notarized.

We note that the sale deed has been executed more than two years after the date of the order dated 18/11/1990. However, while mutuating the sale deed the revenue authorities do not appear to have taken the delay in execution into account.

16.12 Mutation entry no. 984 dated 7/7/2003 records in respect of survey nos. 27/3 part, 49/3, 49/1/1 part 22/4, 26/1 that Mr. Yashwant Pandurang Chaudhan purchased from Latabai Sitaram Patil acting through power of attorney holder Mansuklal Bharmal Sumeria for consideration of Rs. 4,74,000/- dated 5/7/2003 as permission of the sub-divisional officer Bidwadi was obtained hence the restrictions under section 43 of the BIAL was removed.

16.13 By Document No. 9144 Shr Yeshwant Pandurang Choudhari sold survey no. 48/1 (part) admeasuring 0 Hectare 17.5 Ares survey no. 49/3 admeasuring 0 Hectare 17.2 Ares, 49/5 admeasuring 0 Hectare 18.7 Ares, 48/6 admeasuring 0 Hectare 23.3 Ares, 49/8 admeasuring 0 Hectare 04.0 Ares, 49/9 admeasuring 0 Hectare 11.3 Ares, for a consideration of Rs.46,15,625/- in favour the Owner. It is further mentioned in the documents that as the purchaser intends to purchase more than 100 acres, the vendor has agreed to provide a 60 feet access approach road to the purchasers' property and if the sale does not happen, then the vendor shall sell the 60 feet approach road at market rate to the purchaser. Document No. 9144 has been stamped with the stamp duty of Rs.2,76,960/-

16.14 Mutation entry no. 1057 dated 12/12/2007, the Owner purchased the following survey numbers from Yeshwant Pandurang Choudhar by sale deed dated 5/12/2007 for a consideration of Rs.46,15,625/- by document no. 9144 and pursuant to order no. Revenue/K/TA/50493-A, dated 27/11/2007 granted by the Collector, Dhule, in respect of -

Survey No.	Area	Assessment
48/3	1-13-8	2.82
48/1 part 1	1-17-5	1.75
49/3	2-17-2	1.58
49/5	1-18-7	1.82
49/6	2-21-3	2.55
49/8	2-04-0	0.19
49/9	3-11-0	0.19
Total	1-05-5	

17. In respect of Survey No. 49/4 admeasuring 0 Hectare 14.2 Ares

- 17.1 Mutation entry no. 102 dated 5/2/1936 in respect of Survey Nos. 1/13/2, 1/33, 6/10, 7/3, 7/7, 6/2, 10/2, 14/3, 14/4, 18/1, 41, 45/2, 43/8, 49/4, 53/3, 53/10, 54/7, 54/15, 56/2, 56/4, 64/2, 64/6, 71/7, 71/1, 72/2, 75/ Sadashiv Bimantya Sadave, expired on 30/9/1936 leaving behind Parvalibai Kadam Sadashiv Sadavari.
- 17.2 Mutation entry no. 124 dated 17/2/1941, Balya Rajsingh Bhagat purchased from Parvalibai Kadam Sadashiv Sadavari for Rs 110 dated 18/1/1940 in respect of survey no. 43/8, 45/4, 56/1, 1/33, 8/5, 64/29, 71/7, 71/18, 6/10,
- 17.3 Mutation entry no. 124 dated 25/4/1941 in respect of survey no. 45/4, Yamini Pappu Patil purchased from Govind Bhagat for Rs 40/- dated 17/3/1941.
- 17.4 Mutation entry no. 327 dated 13/8/1956, as per Government from 1/8/1955. Inam was abolished and Inam holders rights were also abolished as per order No WTN/HS 3238 dated 23/9/1954
- 17.5 Mutation entry no. 310 dated 13/8/1955. Inam land was abolished from 1/8/1956, occupants to pay land revenue as per case No WTN/45 3238 dated 23/9/1952.
- 17.6 Mutation entry no. 100 dated 23/8/1972 records implementation of Indian Coinage Act to the village Ranjandli.
- 17.7 Mutation entry no. 142 dated 23/1/1977, in respect of Survey Nos. 1/33, 49-41 Pandu Vithu Patil expired 1 year ago leaving behind Rajaram Padu Patil, Dhashrath Padu Patil, Balaram Padu Patil.
- 17.8 Mutation entry no. 906 dated 13/11/1987 in respect of Survey No. 49/4, Mr. Gurnath Pandurang Choudhari purchased from Rajaram Padu Patil, Dhashrath Padu Patil, Balaram Padu Patil for Rs 35,500/- dated 16/12/1986
- 17.9 By Document No. 4791 Mr. Rajaram Padu Patil, Mr. Dhashrath Padu Patil and Balaram Padu Patil sold survey no. 49/4, measuring 0 Hectare 14.2 Area for a consideration of Rs 35,500/- in favour of Mr. Gurnath Pandurang Choudhari. Document No. 4791 has been stamped with the stamp duty of Rs. 2,640/-.

Whether there was any partition between Rajaram Padu Patil, Dhashrath Padu Patil, Balaram Padu Patil, if not, why Rajaram Padu Patil and Balaram Padu Patil were not parties to the sale deed.

We are informed that none of the persons having interest in the property have been left out in execution of the sale deed, which may be verified.

17.10 By Document No. 9147 Shri. Gurcharn Pandurang Choudhari survey no 36A(part) admeasuring 0 Hectare 28.5 Ares, survey no 36B(part), admeasuring 0 Hectare 29.0 Ares, survey no 37A(part) admeasuring 0 Hectare 27.5 Ares survey no 48A admeasuring 0 Hectare 14.2 Ares and survey no. 50 admeasuring 1 Hectare 01.2 Ares for a consideration of Rs.87,87,500/- to the Owner. The Document No 9147 has been stamped with the stamp duty of Rs.5,26,000/-.

17.11 Mutation entry no. 1058 dated 14/12/2007, the Owner purchased

Survey Nos	Area	Assessment
36A(p)	0-28-5	1.81
36B(p)	0-29-0	1.81
37(p)	0-27-5	1.82
48A	0-14-2	1.25
50	1-01-2	7.19
Total	2-00-4	13.88

from Gurcharn Pandurang Choudhari by sale deed dated 6/12/2007 for a consideration of Rs.87,87,500/- by registered sale deed document no. 9147 and pursuant to order no. Revenue/K1/T5/50493-A dated 27/11/2007 granted by the Collector, Thane.

18. In respect of Survey No. 49/5 admeasuring 0 Hectare 16.7 Area

18.1 Mutation entry no. 197 dated 28/3/1951, in respect of Survey Nos 49/5 and other survey nos., Sayyad Ahmed Alikhan Sayyad Abdul Ali Khan expired on 17/11/1947 leaving behind wife Sugara begum husband Sayyad Ahmedali Khan, Aajunnisa Begum father Sayyad Alikhan and son Sayyad Ikramuddin Sayyad Ahmedali Khan, Sayyad Murtadali Sayyad Ahmedalikhhan Pirjabs as per order passed in case no. R T S S, R 8 HI dated 24/3/1951.

18.2 Mutation entry no 219 dated 20/9/1952, Sulna Begum Ahmedad Pirjabs was the owner and Soni Nago Patil was tenant in respect of survey no. 56-8/2, 56/6, 63/9, 6-7, 6-11, 12-4, 90/2, 2-9, 32, 33, 34, 36, 48/5.

18.3 Mutation entry no. 407 dated 5/10/1961. In respect of survey no. 1-3, 1-9, 6-7, 6-11, 2-9, 2-10, 12-4(part); 49-5, 56-8/2, Soni Nago Patil was shown as tenant, however her son Kaya Nago Patil was tenant hence his name was entered in the revenue records.

18.4 Mutation entry no 470 dated 16/4/1969 in respect of survey nos. 6-7, 6-11, 90-2, 2-9, 14-5, 56-8/2, 92/5, 62/2, 12/4 tenant Sonibai Nago Patil, paid Rs.400/- to Ikramuddin Ahmed A Khan

Frade as per order no. L5 125C dated 14/9/98 as per section 43 of B.TAL

- 18.5 Mutation entry no. 500 dated 23/6/1972 records implementation of Indian Coinage Act to the village Ranjoli.
- 18.6 Mutation entry no. 716 dated 17/10/1985, Sori Nago Patil expired on May 1985 leaving behind (1) Gajanan Nago Patil, (2) Smt. Bajjabai Kashinath Choudhari (3) Sudam Balu Patil, (4) Smt. Housabai Balaram Patil (5) Smt. Barkuba Yeshwanth Karbhari, (6) Smt. Baige Govind Patil, in respect of survey nos. 1/3, 2/2, 3/5, 3/7, 6/7, 6/11, 6/15, 12/4, 49/5, 49/6, 49/8, 53/1A, 55/8/2, 62/6(p), 53/2, 53/2, 49/2, 90/3, 93/2
- 18.7 Mutation entry no. 746 dated 10/9/1986, Sudam Patil was expired in August 1986 leaving behind (1) Smt. Devkubai Sudam Patil, (2) Balaram Sudam Patil, (3) Harichandra Sudam Patil, (4) Ranjana Sudam Patil, (5) Nandibai Sudam Patil, (6) Vandana Sudam Patil in respect of survey nos. 1/2, 1/10, 3/12, 49/9, 53/18, 54/16, 1/9, 2/10, 2/12, 50/6, 51/9, 54/17, 87/2, 2/2, 2/9, 3/5, 3/7, 6/7, 6/11.
- 18.8 Mutation entry no. 919 dated 26/5/1987, Devkubai Sudam Patil was expired about 8 years ago leaving behind (1) Balaram Sudam Patil (2) Harichandra Sudam Patil, (3) Ranjana Sudam Patil (4) Mandabai Sudam Patil (5) Vandana Sudam Patil, in respect of survey nos. 6/7, 6/11, 6/15, 12/4, 1/3, 2/2, 3/5, 3/7, 3/12, 49/2(p), 49/5, 49/6, 49/8, 49/9, 53/1A(p), 53/10, 52/6(p), 63/2, 90/2, 90/3, 93/2, 53/2(p)
- 18.9 Mutation entry no. 944 dated 23/6/1993 records in respect of Survey Nos. 49/5, 49/6, and other survey nos records that as per order No.C-1492/PR/KR/164/LG dated 19/3/98, the names of the occupiers recorded in the other rights column were confirmed as owners.
- 18.10 By Document No. 2830 (1) Shri. Gajanan Nago Patil, (2) Mr. Harichandra Sudam Patil (3) Mr. Balaram Sudam Patil, (4) Smt. Ranjana Sudam Patil, (5) Mrs. Nandi Sudam Patil, (6) Mrs. Vandana Sudam Patil, (7) Smt. Bajjabai Kashinath Choudhari, (8) Smt. Housabai Balaram Patil, (9) Smt. Barkuba Yeshwanth Karbhari, acting through power of attorneyholder Mr. Mansukhaji Bharnal Sumaria sold survey no. 49/5, admeasuring 0 Hectare 16.7 Ares, survey no. 49/6 admeasuring 0 Hectare 23.3 Ares, survey no. 49/8 admeasuring 0 Hectare 24.0 Ares and survey no. 49/9 admeasuring 0 Hectare 11.0 Ares, for a consideration of Rs.3,65,000/- in favour of Mr. Yeshwanth Pandurang Choudhari. Document No. 2830 has been stamped with the stamp duty of Rs.48,720/-. Annexed to the Document No. 2830 is the power of attorney executed by Shri. Gajanan Nago Patil,

Mr. Hanumantra Sudam Patil, Mr. Balaram Sudam Patil, Smt. Ranjana Sudam Patil, Mrs. Nandini Sudam Patil, Ms. Vandana Sudam Patil, Smt. Baijambai Kashinath Choudhari, Smt. Housaba Balaram Patil, Smt. Braimabai Govind Patil, and Smt. Darkuba Yashwant Karbhari, in favour of Mr. Mansukhlal Bharna Sumaria, empowering inter alia to sell and register document.

- 18.11 Mutation entry no 985 dated 7/7/2003, in respect of Survey No. 49/5, 49/6, 49/8 and 49/9 Mr. Yashwant Pandurang Choudhar purchased from Hanumantra Sudam Patil, Balaram Sudam Patil, Ranjana Sudam Patil, Nandini Sudam Patil, Vandana Sudam Patil, Baijambai Kashinath Choudhari, Housaba Balaram Choudhar, Braimabai Govind Patil Darkubai Yashwant Karbhari acting through Power of Attorney holder Mr. Mansukhlal Bharna Sumaria for Rs. 3,65,000/- dated 6/7/2003 document No 2530, pursuant to permission to sell vide order No. TNCS/P/Bhiwandi/35/115/97 dated 15/12/1997 under Section 43 of RTAI.

Survey No.	Area	Assessment
49/5	0-18-7	1.62
49/6	0-23-0	2.00
49/8	0-04-0	0.19
49/9	0-11-0	0.19
Total	0-57-0	4.00

- 18.12 By Document No. 9144 Shri Yashwant Pandurang Choudhar sold survey no. 49/1 (part) admeasuring 1 Hectare 17.5 Ares, survey no 49/3 admeasuring 0 Hectare 17.2 Ares, 49/5 admeasuring 0 Hectare 16.7 Ares, 49/6 admeasuring 0 Hectare 23.3 Ares, 49/8 admeasuring 0 Hectare 04.0 Ares, 49/9 admeasuring 0 Hectare 11.0 Ares, for a consideration of Rs 45,15,825/- in favour the Owner. It is further mentioned in the documents that as the purchaser intends to purchase more than 100 acres the vendor has agreed to provide a 60 feet access approach road to the purchasers' property and if the same does not happen, then the vendor shall sell the 50 feet approach road at market rate to the purchaser. Document No. 9144 has been stamped with the stamp duty of Rs.2,72,850/-.

- 18.13 Mutation entry no. 1057 dated 12/12/2007, the Owner purchased the following survey nos. from Yashwant Pandurang Choudhar by sale deed dated 8/12/2007 for a consideration of Rs 16,15,525/- by registered sale deed document no. 9144 and pursuant to order no. Revenue/K1.TA/60493-A dated 27/11/2007 granted by the Collector. That is, in respect of -

Survey No.	Area	Assessment
49/6	0-13-8	2.62
49/1 part 1	0-17-5	1.79

49/3	0-7-7	1.56
49/5	1-8-7	1.62
49/8	0-23-3	2.00
49/8	0-14-0	0.19
49/9	0-1-0	0.19
Total		1.05.5

19. In respect of Survey No. 49/8 admeasuring 0 Hectars 23 3 Ares
- 19.1 Mutation entry no. 165 dated 5/7/1942, in respect of Survey Nos. 2/2, 25/1/2, 49/5, 2/4, 3/5, 3/7, 6/15, 49/2, 49/8, 53/1 and 54/2 Ramchandra Anant Bhadkankar purchased from Keshji Jug Seth for Rs. 2,100
- 19.2 Mutation entry no. 307 dated 10/8/1956, as per Government from 1/8/1955, Inam was abolished and Inam holders rights were also abolished as per order No. WTN/MS 3236 dated 23/9/1954.
- 19.3 Mutation entry no. 310 dated 1/8/1956. Inam land was abolished from 1/8/1955. occupants to pay land revenue as per case No. WTN/MS 3238 dated 23/9/1952.
- 19.4 Mutation entry no. 334 dated 25/11/1957, loan of Rs.700/- taken from Dhiwara Co-op. Society by Soni Nago Patil in respect of survey nos 2-4, 3-5, 3-7, 42-2, 49-6, 49-8, 53-1, 6-15, 94-2.
- 19.5 Mutation entry no. 390 dated 5/2/1960 in respect of Survey no.32, Dhondu was shown as tenant. however he is cultivating 10 acres and Kalya Kanha Bhoir is cultivating as tenant. hence their name were added as tenants.
- 19.6 Mutation entry no. 390 dated 1/4/1966 in respect of survey no. 53/1, 54/2, 6-15, 2-2, 3-5, 3-7, 49-2 (part), 49-6. the land is shown in the name of Ramchandra Anant Bhadgaekar. however for the last 20-25 years it is in the possession of tenant Som Nago Patil, who is paying the land revenue, hence order dated 1/4/1961 the name of the owner has been deleted and Som Nago Patil was entered in the revenue records
- 19.7 Mutation entry no. 716 dated 17/10/1985 Soni Nago Patil expired on May 1985 leaving behind (1) Gajanand Nago Patil, (2) Smt. Baijabai Kashinath Choudhari, (3) Sudam Bhoir Patil, (4) Smt. Housabai Balaram Patil, (5) Smt. Barkubai Yeshwanth Karbhar, (6) Smt. Baijag Govind Patil, in respect of survey nos. 1/3, 2/2, 3/5, 3/7, 6/7, 6/11, 6/15, 12/4, 49/5, 49/8, 49/8, 53/1A, 56/8/2, 52/8/2p, 63/2, 90/2, 49/2, 90/2, 90/2.
- 19.8 Mutation entry no. 919 dated 25/5/1997. Devkubai Sudam Patil was expired about 6 years ago leaving behind (1) Balaram Sudam Patil (2) Harichandra Sudam Patil (3) Ranjana Sudam

Patil (4) Mandaba Sudam Patil, (5) Vandana Sudam Patil, in respect of survey nos 6/7, 6/1, 8/15, 12/4, 1/3, 2/2, 3/5, 3/7, 3/12, 43/2(p), 48/5, 49/8, 49/9, 49/9, 53/A(p), 53/1d, 62/6(p), 63/2, 82/2, 90/3, 92/2 and 53/2(p).

19.9 Mutation entry no.544 dated 30/5/1998 records in respect of Survey Nos. 49/5, 49/6, and other survey nos records that as per order No.C-498/PR/KR/8-1/L6 dated 19/3/1998, the names of the occupiers recorded in the other rights column were confirmed as owners.

19.10 By Document No. 2630 (1) Shri Gajanan Nago Patil, (2) Mr. Harichandra Sudam Patil, (3) Mr. Balaram Sudam Patil (4) Smt. Ranjana Sudam Patil, (5) Mrs. Nandi Sudam Patil, (6) Ms. Vandana Sudam Patil, (7) Smt. Bajaba Kashinath Choudhari, (8) Smt. Housaba Balaram Patil, (9) Smt. Balmaba Govind Patil, (10) Smt. Barkubai Yeshwant Karbhari, acting through power of Attorneyholder Mr. Mansukhlal Bharmal Sumera, sold survey no. 49/5, admeasuring 0 Hectare 18.7 Ares, survey no. 49/6, admeasuring 0 Hectare 23.3 Ares, survey no. 49/8, admeasuring 0 Hectare 04.0 Ares and survey no. 49/9, admeasuring 0 Hectare 11.0 Ares, for a consideration of Rs.3,65,000/- in favour of Mr. Yeshwant Pandurang Choudhari. Document No. 2630 has been stamped with the stamp duty of Rs.48,720/-. Annexed to the Document No. 2630 is the power of attorney executed by Mr. Gajanan Nago Patil, Mr. Harichandra Sudam Patil, Mr. Balaram Sudam Patil, Smt. Ranjana Sudam Patil, Mrs. Nandi Sudam Patil, Ms. Vandana Sudam Patil, Smt. Bajaba Kashinath Choudhari, Smt. Housaba Balaram Patil, Smt. Balmaba Govind Patil, and Smt. Barkubai Yeshwant Karbhari, in favour of Mr. Mansukhlal Bharmal Sumera, empowering him to sell and register document.

19.11 Mutation entry no.985 dated 7/7/2003, in respect of Survey No. 49/5, 49/6, 49/8 and 49/9 Mr. Yeshwant Pandurang Choudhari purchased from Harichandra Sudam Patil, Balaram Sudam Patil, Ranjana Sudam Patil, Nandibai Sudam Patil, Vandana Sudam Patil, Bajaba Kashinath Choudhari, Housaba Balaram Choudhari, Balmaba Govind Patil, Barkubai Yeshwant Karbhari acting through Power of Attorney holder Mr. Mansukhlal Bharmal Sumera for Rs. 3,65,000/- dated 5/7/2003 document No.2630, as per case No. TMC/SP/Bhiwand/SR/116/97 dated 15/12/1997 under Section 43 of BTAL.

Survey No.	Area	Assessment
49/5	0-18-7	1.67
49/6	0-23-3	2.00
49/8	0-04-0	0.19
49/9	0-11-0	0.19
Total	0-57-0	4.00

19.12 By Document No. 9144 Shri Yeshwant Pandurang Choudhari sold survey no. 497 (part) admeasuring 1 Hectare 17.5 Ares, survey no. 49/3 admeasuring 0 Hectare 17.2 Ares, 49/5 admeasuring 0 Hectare 15.7 Ares, 49/6 admeasuring 0 Hectare 23.0 Ares, 49/8 admeasuring 0 Hectare 04.0 Ares, 49/9 admeasuring 0 Hectare 11.0 Ares, for a consideration of Rs.46,15,625/- in favour the Owner. It is further mentioned in the documents that as the purchaser intends to purchase more than 100 acres, the vendor has agreed to provide a 60 feet access approach road to the purchasers' property and if the sale does not happen then the vendor shall sell the 60 feet approach road at market rate to the purchaser. Document No. 9144 has been stamped with the stamp duty of Rs.2,78,960/-

19.13 Mutation entry no. 1057 dated 12/12/2007, the Owner purchased the following survey nos. from Yeshwant Pandurang Choudhari by sale deed dated 07/2/2007 for a consideration of Rs.46,15,625/- by document no. 9144 and pursuant to order no. Revenue/K1/1A/50493-A dated 27/11/2007 granted by the Collector, Thane, in respect of -

Survey No.	Area	Assessment
460	1-13-8	2.82
49/1 part 1	1-17-5	1.70
49/3	0-17-2	1.58
49/5	0-15-7	1.52
49/6	0-23-0	2.30
49/8	0-04-0	0.19
49/9	0-11-0	0.15
Total	1-05-5	

20. In respect of Survey No. 49/7 admeasuring 0 Hectare 17.4 Ares
- 20.1 Mutation entry no. 147 dated 19/10/1943 Abdul Kadir Inamuddin, Madhur purchased survey no.49/7 and other properties from Sadash V Trayemba Vaze for Rs.3000/- dated 14/9/1943.
- 20.2 Mutation entry no. 179 dated 19/11/1947, Indirabai Vasudev Durve purchased from Abdul Kadir Inamuddin Madhu for Rs.2,000/- dated 24/6/1947 in respect of survey no. 2-3, 4-7, 11-3, 14-2, 15-9, 25-1/2, 28, 28/6, 27-2, 49-7, 52-8, 55-2, 64-1/5, 5-17, 63-3, 7-6, 87-2, 89-11, 90-3.
- 20.3 Mutation entry no. 297 dated 10/2/1956 - in respect of survey no. 1-39, 1-47, 68-15, 77-2, in the land owned by Fardomp Fardomp Bhanu Fardomp, Mr. Dattu Sakharan Bhoir is the tenant.
- 20.4 Mutation entry no. 307 dated 13/8/1956 as per Government from 1/8/1955, inam was abolished and Inam holders rights were also abolished as per order No. WTN/HS 3238 dated 23/9/1954.

- 20.5 Mutation entry no. 310 dated 13/5/1955. Inam land was abolished from 1/8/1955, occupants to pay land revenue as per case No. WTN/45 3238 dated 29/9/1957.
- 20.6 Mutation entry no. 600 dated 23/6/1972 records implementation of Indian Coinage Act in the village Karanjoli.
- 20.7 Mutation entry no. 516 dated 3/3/1992 in respect of Survey No. 14/2, 2/3, 49/7, 64/15, 66/5, 66/6, 55/14, 54/2, 65/1 and 43/2, records that Mr. Dadaji Balu Mhatre expired 6 years ago leaving behind Ramchandra Dada, Mhatre, Dashrat Dadaji Mhatre, Subhash Dadaji Mhatre, Madhukar Dada, Mhatre, Babunath Dadaji Mhatre, Janardhan Dadaji Mhatre, Deesak Dadaji Mhatre, Jarkubai Ramji Mhatre.
- 20.8 Mutation entry no. 918 dated 5/5/1997 in respect of Survey No. 14/2, 66/6, 66/5, 64/15, 49/7, and 2/3, as per case No. LSP/4 and 252 dated 29.4.1997 Mrs. Indirabai Vasudev Durvey sold to Ramchandra Dadaji Mhatre for Rs. 5807/- as per Section 43 of B.TAL.
- 20.9 Mutation entry no. 964 dated 10/6/2002 in respect of Survey No. 14/2, 55/5, 66/5, 64/15, 49/7, 2/3 as per M certificate under section 32 of B.TAL. Ramchandra Dadaji Mhatre and others 7 the tenants paid the owner viz., Smt. Indirabai Vasudev Durvey, a sum of Rs. 5807/- as consideration on 7/5/1997, hence the name of the owner was deleted and the name of the tenant was confirmed as owner.
- 20.10 Mutation entry no. 975 dated 7/4/2003 in respect of Survey No. 14/2, 2/1, 49/7, 64/15, 66/5, 66/6, 64/2, 65/1, 55/14, Jarkubai Dadaji Mhatre expired on 15/8/1985 leaving behind Ramchandra Dadaji Mhatre - 65 years son, Dashrat Dadaji Mhatre - 66 years son, Subash Dadaji Mhatre - 55 years son, Babunath Dadaji Mhatre - 57 years - son, Janardhan Dadaji Mhatre - 53 years - son, Dilip Dada, Mhatre - 50 years son, Madhukar Dada Mhatre expired on 10/1/2001 leaving behind Sopan Madhukar Mhatre - 26 years, son Vijaya Saralosh pati - grand daughter.
- 20.11 By Document No. 8843 (1) Mr. Ramchandra Dadaji Mhatre, (2) Mr. Dashrat Dadaji Mhatre, (3) Mr. Subash Dadaji Mhatre, (4) Mr. Babunath Dadaji Mhatre, (5) Mr. Janardhan Dadaji Mhatre, (6) Mr. Dilip Dadaji Mhatre, (7) Mr. Sopan Madhukar Mhatre (8) Mrs. Vijaya Saralosh Pat (9) Smt. Sharda Madhukar Mhatre agreed to sell survey no. 49/7 admeasuring 0 Hectare 12.4 Ares, for a consideration of Rs. 12,00,000/- in favour of Mr. Vinod Rajesh Munde. Document No. 8843 has been stamped with the stamp duty of Rs. 72,080/-.

20.12 By Document No. 4161 (1) Mr. Ramchandra Dadaji Mhatre, (2) Mr. Dashrath Dadaji Mhatre, (3) Mr. Subash Dadaji Mhatre, (4) Mr. Babulnath Dadaji Mhatre, (5) Mr. Janardhan Dadaji Mhatre, (6) Mr. Dilip Dadaji Mhatre, (7) Mr. Sopen Madhukar Mhatre, (8) Mrs. Vijaya Santosh Pilli, (9) Smt. Sherda Madhukar Mhatre acting through Power of Attorney holder V. Ketan Shantilal Khimasia sold survey no. 49/7, admeasuring 0 Hectare 12.4 Area for a consideration of Rs.12,00,000/- in favour of Mr. Vinod Rishi Malde. Document No. 4161 has been stamped with the stamp duty of Rs. 150/-. Annexed to the Document No. 4161 is the Order No. BD/GE/VP/Bhiwandi/SR/76/2008 dated 7/5/2008 issued by Sub Divisional Officer, Bhiwandi, inter alia granting permission to Ramchandra Dadaji Mhatre and others U/s 43(i) of BTAL for sale of survey no. 49/7 to Mr. Vinod Rishi Malde, which inter alia, states that the sale deed has to be executed within one year the proposed and use to commence within one month. In the event of violation any terms of the order, then action can be initiated u/s 84 and 84(c) of BTAL. Annexed also to the Document No. 4161 is the power of attorney dated 27/11/2007, executed by Ramchandra Dadaji Mhatre and others in favour of Mr. Ketan Shantilal Khimasia, which is registered as document no B*6/2007 with Bhiwandi-1 Sub Registrar, whereby the powers to sell and register the property bearing no. 49/7, admeasuring 0-12-4 hectares has been granted.

20.13 Mutation entry no 1108 dated 14/5/2008, in respect of Survey No. 49/7 and 14/2, as detailed below Mr. Vinod Rishi Malde purchased from Ramchandra Dadaji Mhatre, Dashrath Dadaji Mhatre, Subash Dadaji Mhatre, Babulnath Dadaji Mhatre, Janardhan Dadaji Mhatre, Dilip Dadaji Mhatre, Sopen Madhukar Mhatre, Vijay Santosh Pilli, Sherda Madhukar Mhatre acting through Power of Attorney holder Mr. Ketan Shantilal Khimasia for Rs. 12,00,000/- dated 5/5/2005 document No.4161

Survey No.	Area	Assessment
49/7	0-12-4	1.19
14/2	0-07-5	0.62
Total	0-20-7	1.81

20.14 By Document No. 4209 Shri Vinod Rishi Malde sold survey no.49/1-2 admeasuring 0 Hectare 16.0 Area, 52/4/2, admeasuring 0 Hectare 33.6 Area, 52/2(part), admeasuring 0 Hectare 50.0 Area, 53/1B (part), admeasuring 0 Hectare 5E.9 Area, 48/7, admeasuring 0 Hectare 12.4 Area for a consideration of Rs.1,54,57,000/-. In favour of the Owner. Document No. 4209 has been stamped with the stamp duty of Rs 927420/-.

20.15 Mutation entry no. 1118 dated 20/5/2008, the Owner purchased from Shri Vinod Rishi Malde survey no. 14/4, 27/1(a); 14/1B.

49/1/2, 52/4/2, 52/4/1 (part), 53/14, 52/2 (part), 53/16 (part), 49/1, 14/2, 53/2, for a consideration of Rs 1,54,57,000/- as per sale deed document no. 4209 dated 9/5/2008

- 21 in respect of Survey No. 49/3 admeasuring 0.1 hectare 54.7 Ares
- 21.1 Mutation entry no. 146 dated 11/5/1943 in respect of survey nos. 2-2, 25-1/2, 49/6, 2-4, 3-5, 3-7, 6-15, 49-2, 49-8, 53-1, 54-2, Keshi Jodha Sheth purchased from Chitambari Govind for Rs.1,400/- dated 25/6/1943.
- 21.2 Mutation entry no. 105 dated 5/7/1945, in respect of Survey Nos. 2/2, 25/1/2, 49/6, 2-4, 3-5, 3-7, 6/15, 49/2, 49/8, 53/1, 54/2 Ramchandra Anant Bhadkarker purchased from Keshi Jodha Sheth for Rs. 2,100.
- 21.3 Mutation entry no. 259 dated 21/9/1962 in respect of survey no. 25/1 (part), 54/2, 6/15, 2/4, 3/5, 3/7, 49/2, 49/6, 49/8, 53/1, Ramchandra Anant Bhadkarker was the owner and tenant was Smt. Nago Patil
- 21.4 Mutation entry no. 307 dated 13/8/1955 as per Government from 1/8/1955. Inam was abolished and Inam holders rights were also abolished as per order No. WTN/HS 3238 dated 23/9/1954.
- 21.5 Mutation entry no. 310 dated 13/8/1956, Inam land was abolished from 1/8/1955, occupants to pay land revenue as per case No. WTN/45 3238 dated 23/8/1952
- 21.6 Mutation entry no. 334 dated 25/11/1957 cost of Rs 700/- taken from Bhiwandi Co-op. Society by Smt. Nago Patil in respect of survey nos. 2-4, 3-5, 3-7, 49-2, 49-6, 49-8, 53-1, 6-15, 64-2.
- 21.7 Mutation entry no. 399 dated 1/4/1966 in respect of survey no. 53/1, 54/2, 6-15, 2-2, 3-5, 3-7, 49-2 (part), 49-6. the land is shown in the name of Ramchandra Anant Bhadkarker however for the last 20-25 years it is in the possession of tenant Smt. Nago Patil, who is paying the land revenue, hence by order dated 1/4/1961 the name of the owner was deleted and the name of the tenant i.e. Smt. Nago Patil was entered in the revenue records
- 21.8 Mutation entry no. 500 dated 23/5/1972 records implementation of Indian Coinage Act to the village Ranjanoli
- 21.9 Mutation entry no. 715 dated 17/10/1985, Smt. Nago Patil expired on May 1985 leaving behind (1) Gajanan Nago Patil, (2) Smt. Bajabai Kashinath Choudhari, (3) Sudam Balu Patil, (4) Smt. Housabai Basaram Patil, (5) Smt. Barkubai Yashwant Karshan, (6) Smt. Baiga Govind Patil in respect of survey nos.

1/2, 2/2, 3/5, 3/7, 6/7, 6/11, 6/15, 12/4, 42/5, 49/6, 42/8, 53/1A, 56/3/2, 62/6(p), 53/2, 95/2, 49/2, 90/3, 95/2

21.10 Mutation entry no. 746 dated 10/9/1993. Sudam Patil was expired on August 1986 leaving behind (1) Smt. Devkubai Sudam Patil, (2) Balaram Sudam Patil, (3) Harichandra Sudam Patil, (4) Ranjana Sudam Patil, (5) Nandini Bai Sudam Patil, (6) Vandana Sudam Patil in respect of survey nos. 1/2, 1/10, 3/12, 42/6, 42/9, 53/18, 54/16, 1/9, 2/10, 27/2, 52/8, 5/7/8, 64/17, 87/2, 2/2, 2/9, 3/5, 3/7, 3/7, 6/11.

21.11 Mutation entry no. 919 dated 25/5/1997. Devkubai Sudam Patil expired about 8 years ago leaving behind (1) Balaram Sudam Patil, (2) Harichandra Sudam Patil, (3) Ranjana Sudam Patil, (4) Mandahai Sudam Patil, (5) Vandana Sudam Patil in respect of survey nos. 6/7, 6/11, 6/15, 12/4, 1/3, 2/2, 3/5, 3/7, 3/12, 49/2(p), 49/5, 49/6, 49/8, 49/9, 53/1A(p), 53/19, 62/6(p), 63/2, 95/2, 90/3, 93/2 and 53/2(a).

21.12 By Document No. 2630 (1) Shri Gajanan Nago Patil, (2) Mr. Harichandra Sudam Patil, (3) Mr. Balaram Sudam Patil, (4) Smt. Ranjana Sudam Patil, (5) Mrs. Nandi Sudam Patil (6) Ms. Vandana Sudam Patil, (7) Smt. Baijzabai Kashinath Choudhari (8) Smt. Housabai Bala Patil, (9) Smt. Baimabai Govind Patil (10) Smt. Barkubai Yeshwant Karbhari, acting through power of attorneyholder, Mr. Mansukhlal Bharmal Sumaria, sold survey no. 40/5, admeasuring 0 Hectare 07 Ares, survey no. 40/6, admeasuring 0 Hectare 23.3 Ares, survey no. 49/8 admeasuring 0 Hectare 04.0 Ares and survey no. 49/9, admeasuring 0 Hectare 11.0 Ares.. for a consideration of Rs.3,65,000/- in favour of Mr. Yeshwant Pandurang Choudhari. Document No. 2630 has been stamped with the stamp duty of Rs 49,720/-. Annexed to the Document No. 2630 is the power of attorney executed by Shri Gajanan Nago Patil, Mr. Harichandra Sudam Patil, Mr. Balaram Sudam Patil, Smt. Ranjana Sudam Patil, Mrs. Nandi Sudam Patil, Ms. Vandana Sudam Patil, Smt. Baijzabai Kashinath Choudhar, Smt. Housabai Bala Patil, Smt. Baimabai Govind Patil, and Smt. Barkubai Yeshwant Karbhari, in favour of Mr. Mansukhlal Bharmal Sumaria, empowering inter alia to sell and register document.

21.13 Mutation entry no. 585 dated 7/7/2003, in respect of Survey No. 49/5, 49/6, 49/8 and 49/9 Mr. Yashwant Pandurang Choudhari purchased from Harishchandra Sudam Patil, Bala Sudam Patil, Ranjana Sudam Patil, Nandihai Sudam Patil, Vandana Sudam Patil, Baijzabai Kashinath Choudhari, Housabai Balaram Choudhari, Baimabai Govind Patil, Barkubai Yeshwant Karber acting through Power of Attorney holder Mr. Mansukhlal Bharmal Sumaria for Rs. 3,65,000/- dated 5/7/2003 document No.2630 as per case No. TNC/SR/BhwanduSR/16/97 dated 15/12/1997 Under Section 43 of BTAL

Survey No.	Area	Assessment
495	0-18-7	1.62
496	2-23-3	2.00
498	0-04-0	0.19
499	0-11-0	0.19
Total	0-57-0	4.00

21.14 By Document No 9144 Shr Yeshwant Pandurang Choudhari sold survey no. 495 (part) admeasuring 1 Hectare 17.5 Ares, survey no. 493 admeasuring 0 Hectare 17.2 Ares, 495 admeasuring 0 Hectare 18.7 Ares, 496 admeasuring 0 Hectare 23.3 Ares, 498 admeasuring 0 Hectare 04.0 Ares, 499 admeasuring 0 Hectare 11.0 Ares, for a consideration of Rs.16,15,625/- in favour the Owner. It is further mentioned in the documents that as the purchaser intends to purchase more than 100 acres, the vendor has agreed to provide a 50 feet access approach road to the purchaser's property and if the sale does not happen, then the vendor shall sell the 60 feet approach road at market rate to the purchaser. Document No 9144 has been stamped with the stamp duty of Rs 2,78,330/-.

21.15 Mutation entry no 1057 dated 17/12/2007, the Owner purchased the following survey nos from Yeshwant Pandurang Choudhari by sale deed dated 01/2/2007 for a consideration of Rs.16,15,625/- by document no 9144 and pursuant to order no Revenue/K1/TA/50493-A dated 27/11/2007 granted by the Collector, Thane in respect of -

Survey No	Area	Assessment
450	1-13-8	2.62
491 part 1	1-17-5	1.70
493	0-17-2	1.58
495	1-18-7	1.62
496	2-23-3	2.00
498	0-04-0	0.19
499	0-11-0	0.19
Total	1-05-5	

22. In respect of Survey No 492 admeasuring 0 Hectare 11.0 Ares

22.1 Mutation entry no. 307 dated 13/8/1956, as per Government from 1/8/1955, Inam was abolished and Inam holders rights were also abolished as per order No WTN/45 3238 dated 23/9/1954.

22.2 Mutation entry no 310 dated 13/8/1958 Inam land was abolished from 1/8/1955, occupants to pay land revenue as per case No. WTN/45 3238 dated 23/9/1952

- 22.3 Mutation entry no. 500 dated 23/6/1972 records implementation of Indian Coinage Act to the village Ranjanoli.
- 22.4 Mutation entry 704 dated 21/4/1985 in respect of Survey No. 51, 3/12, 49/8, 53/12, 1/2, 54/18, 1/10, 50 27/2, 1/9, 64/17, 2/10, 87/2 and 1/2, Mr. Kalya Nago Patil expired on 11/3/1985 leaving behind Sudam Kalya Patil, Housabai Bala Patil, Baidabai Govind Bhoir, Barkutbai Daishiaf Karbhari.
- 22.5 Mutation entry no. 740 dated 10/9/1988 Sudam Patil was expired on August 1988 leaving behind (1) Smt. Devkubai Sudam Patil, (2) Balaram Sudam Patil, (3) Harichandra Sudam Patil, (4) Ranjana Sudam Patil, (5) Nandibai Sudam Patil, (6) Vandana Sudam Patil in respect of survey nos. 1/2, 1/10, 3/12, 49/8, 53/12, 54/18, 1/9, 2/10, 27/2, 50/8, 51/8, 64/17, 87/2, 2/2, 2/9, 3/5, 3/7, 3/7, 6/11.
- 22.6 Mutation entry no. 819 dated 25/5/1997 Devkubai Sudam Patil expired about 9 years ago leaving behind (1) Balaram Sudam Patil, (2) Harichandra Sudam Patil, (3) Ranjana Sudam Patil, (4) Mandabai Sudam Patil, (5) Vandana Sudam Patil, in respect of survey nos. 5/7, 5/11, 6/15, 12/4, 1/3, 2/2, 3/5, 3/7, 3/12, 49/2(p), 49/5, 49/6, 49/6, 49/9, 53/1A(p), 53/1 B, 62/6(p), 53/2, 60/2, 20/5, 99/2, 53/2(p).
- 22.7 By Document No. 2630 (1) Shri Gajanan Nago Patil, (2) Mr. Harichandra Sudam Patil, (3) Mr. Balaram Sudam Patil, (4) Smt. Ranjana Sudam Patil, (5) Mrs. Nandi Sudam Patil, (6) Ms. Vandana Sudam Patil, (7) Smt. Baijabai Kashinath Choudhari (8) Smt. Housabai Bala Patil, (9) Smt. Baimabai Govind Patil, (10) Smt. Barkubai Yeshwant Karbhari, acting through power of attorneyholder, Mr. Mansukhlal Bherma Sumeria, sold survey no. 49/5, admeasuring 0 Hectare 18.7 Ares, survey no. 49/8 admeasuring 0 Hectare 23.3 Ares, survey no. 49/8 admeasuring 0 Hectare 04.0 Ares and survey no. 49/9 admeasuring 0 Hectare 11.0 Ares for a consideration of Rs.3,65,000/- in favour of Mr. Yeshwant Pandurang Choudhari. Document No. 2630 has been stamped with the stamp duty of Rs.48,720/- Annexed to the Document No. 2630 is the power of attorney executed by Shri Gajanan Nago Patil, Mr. Harichandra Sudam Patil, Mr. Balaram Sudam Patil, Smt. Ranjana Sudam Patil, Mrs. Nandi Sudam Patil, Ms. Vandana Sudam Patil, Smt. Baijabai Kashinath Choudhari, Smt. Housabai Bala Patil, Smt. Baimabai Govind Patil, and Smt. Barkubai Yeshwant Karbhari in favour of Mr. Mansukhlal Bherma Sumeria, empowering informant to sell and register document.
- 22.8 Mutation entry no.985 dated 7/7/2003 in respect of Survey No. 49/5, 49/8, 49/5 and 49/9 Mr. Yeshwant Pandurang Choudhari purchased from Harichandra Sudam Patil, Bala Sudam Patil, Ranjana Sudam Patil, Nandibai Sudam Patil, Vandana Sudam

Patil, Balzaba Kashirath Chouzari, Housaba Balaram Choudan, Bhamaba Govind Patil, Barkubai Yashwanth Karzari acting through Power of Attorney holder V. Mansukhlal Dharmal Sumera for Rs. 3,65,000/- dated 5/7/2003 document No.2633 as per case No. TNO/SP/Bhiwandi/SR/116/97 dated 15/2/1997 under Section 43 of BTAL.

Survey No	Area	Assessment
49/5	0-16-7	1.62
49/8	0-23-3	2.00
49/8	0-04-5	0.19
49/9	0-11-0	0.18
Total	0-57-0	4.00

22.9 By Document No. 9144 Shri Yashwanth Pandurang Choudhar sold survey no. 49/1 (part) admeasuring 1 Hectare 17.5 Area, survey no. 49/3 admeasuring 0 Hectare 17.2 Area, 49/5 admeasuring 0 Hectare 16.7 Area, 49/8 admeasuring 0 Hectare 23.3 Area, 49/8 admeasuring 0 Hectare 04.0 Area, 49/9 admeasuring 0 Hectare 11.0 Area, for a consideration of Rs.46,15,826/- in favour the Owner. It is further mentioned in the documents that as the purchaser intends to purchase more than 100 acres, the vendor has agreed to provide a 90 feet access approach road to the purchasers property and if the sale does not happen, then the vendor shall sell the 90 feet approach road at market rate to the purchaser. Document No. 9144 has been stamped with the stamp duty of Rs.2,75,960/-.

22.10 Mutation entry no. 1257 dated 12/12/2007, the Owner purchased the following survey nos. from Yashwanth Pandurang Choudhari by sale deed dated 5/12/2007 for a consideration of Rs.46,15,826/- by registered sale deed document no. 9144 and pursuant to order no Revenue/K1/TA/50493-A case 27/11/2007 granted by the Collector, Thane, in respect of -

Survey No	Area	Assessment
49/1	1-13-8	2.02
49/1 part 1	1-17-5	1.70
49/3	0-17-2	1.56
49/5	1-18-7	1.62
49/6	2-23-3	2.00
49/8	0-04-0	0.19
49/9	0-11-0	0.19
Total	1-05-5	

23. In respect of Survey No. 50 admeasuring 1 Hectare 01.2 Area

23.1 Mutation entry no. 73 dated 1/10/1930 in respect of Survey No. 50, 49/1 and other lands, Mahangar V. Gosavi purchased by Power of Attorney from Sayyed Sardar Ali Khan Executor

Nawab Sayyed Ali Abul Haque Kamalkar Sardar Divakar
Jangsarwar Divakar Ulmuluk Bahadur.

- 23.2 Mutation entry no 307 dated 13/6/1956, as per Government
order no 1/8/1955, Inam was abolished and Inam holders rights
were also abolished as per order No. WTN/HS 3238 dated
23/9/1954.
- 23.3 Mutation entry no 306 dated 13/6/1955, records that as Inam
and were abolished occupants of such lands were required to
pay land revenue to the government as per case No. WTN/HS
3238 dated 23/9/1954.
- 23.4 Mutation entry no. 365 dated 4/1/1960 in respect of survey nos.
34, Mrs. Sunu A. Nagu Patil's name has been entered as tenant.
However, Kanhi A Dhondu Patil and Dhondu Patil have been in
possession as tenant for a period 10 years, hence Sunu A. Nagu
Patil's name was deleted and Kanhi A Dhondu Patil's name was
entered as ordinary tenant.
- 23.5 Mutation entry no 407 dated 5/1/1961, in respect of survey no.
1-3, 1-9, 6-7, 6-11, 2-9, 2-10, 17-4(part), 49-5, 58-3/2 Sri
Nagu Patil was shown as tenant however his son Kalya Nagu
Patil was tenant hence his name was entered in the revenue
records.
- 23.6 Mutation entry 704 dated 21/4/1985 in respect of Survey No. 81,
31/2, 49/9, 53/16, 1/2, 54/16, 1/10, 50, 27/2, 1/9, 64/17, 2/10,
87/2 and 1/2, Mr. Kalya Nagu Patil expired on 11/3/1985 leaving
behind Sudam Kalya Patil Housabai Bala Patil, Badabai
Govind Bhoir, Barkubai Dashrat Karbhari.
- 23.7 Mutation entry no 709 dated 13/12/1989, in respect of Survey
No. 1/2, 1/9, 2/10, 27/2, 50, 51, 54/17, 87/2 Devkubai Sudam
Patil expired and leaving behind Baham Sudam Patil,
Hanchandra Sudam Patil, Ranjana Sudam Patil, Nandabai
Sudam Patil, Vandana Sudam Patil.
- 23.8 Mutation entry no 752 dated 2/1/1990, in respect of Survey No.
1/2, 1/9, 2/10, 27/2, 50, 51, 54/17, 87/2 Devkubai Sudam Patil
expired about six months ago leaving behind Baham Sudam
Patil, Hanchandra Sudam Patil, Ranjana Sudam Patil, Nandabai
Sudam Patil, Vandana Sudam Patil. We note that by
inadvertence two mutations have been made in respect of expiry
of Devkubai Sudam Patil.
- 23.9 By PoA dated 16/2/1995, Mrs. Ranjana Sudam Patil Mr.
Baharam Sudam Patil (acting for self and as guardian for minors
Hanchandra Sudam Patil and Vandana Sudam Patil), Nandabai
Sudam Patil, Housabai Sudam Patil, Baimabai Govind Patil,
Barkubai Yashwant Karbhari granted powers to Mr. Mansukhla

Bharnal Sumeria, inter alia, to sell and register documents in respect of survey no. 50 admeasuring 1 Hectare 01.2 Ares and other land. The PoA dated 12/2/1995 has been stamped with stamp duty of Rs.100/- and has been executed before Executive Magistrate, Bhiwandi.

23.10 By Document no. 4483 (1) Smt. Ranjana Sudam Patil, (2) Mr. Balaram Sudam Patil, (3) Mr. Harchandra Sudam Patil (minor represented through guardian Smt. Ranjana Sudam Patil), (4) Ms. Nandaba Sudam Patil (minor represented through guardian Smt. Ranjana Sudam Patil), (5) Ms. Vandana Sudam Patil (minor represented through guardian Smt. Ranjana Sudam Patil), (6) Smt. Housabai Bala Patil, (7) Smt. Balmabai Govind Bhoir, (8) Smt. Barkubai Yeswant Karbhari, acting through power of attorney holder, Mr. Mansukhlal Bharnal Sumeria sold survey no. 50, admeasuring 1 Hectare 01.2 Ares for a consideration of Rs.3,20,000/-, in favour of Mr. Gurnath Pandurang Choudhari. Document No. 4483 has been stamped with the stamp duty of Rs.50,320/-.

23.11 Mutation entry no. 882 dated 8/11/1996, records that (1) Smt. Ranjana Sudam Patil, (2) Mr. Balaram Sudam Patil, (3) Mr. Harchandra Sudam Patil (minor represented through guardian Smt. Ranjana Sudam Patil), (4) Ms. Nandaba Sudam Patil (minor represented through guardian Smt. Ranjana Sudam Patil), (5) Ms. Vandana Sudam Patil (minor represented through guardian Smt. Ranjana Sudam Patil), (6) Smt. Housabai Bala Patil, (7) Smt. Balmabai Govind Bhoir, (8) Smt. Barkubai Yeswant Karbhari, acting through power of attorney holder, Mr. Mansukhlal Bharnal Sumeria sold survey no. 50, admeasuring 1 Hectare 01.2 Ares, for a consideration of Rs.3,20,000/-, in favour of Mr. Gurnath Pandurang Choudhari by sale deed dated 8/10/1996. Prior to purchase, the S.D. Divisional Officer, Bhiwandi had granted permission vide order No. TNC/S P/Bhiwandi/SR/54/95 dated 30/9/1996, hence the restrictions under section 43 of RTA was waived.

23.12 By Document No. 9147 Shri Gurnath Pandurang Choudhari sold survey no. 36A(part) admeasuring 0 Hectare 28.5 Ares survey no. 36/2(part), admeasuring 0 Hectare 29.0 Ares, survey no. 37/1(part) admeasuring 0 Hectare 27.5 Ares survey no. 48/4 admeasuring 0 Hectare 14.7 Ares and survey no. 50 admeasuring 1 Hectare 01.2 Ares for a consideration of Rs.87,67,500/- to the Owner. Document No. 9147 has been stamped with the stamp duty of Rs.5,28,150/-.

23.13 Mutation entry no. 1058 dated 14/12/2007 the Owner purchased

Survey Nos.	Area	Assessment
36A(p)	0-28-5	1.81

38/2(p)	0-29-3	1.81
37(c)	0-27-5	1.52
49/4	0-14-2	1.25
50	1-01-2	7.15
Total	2-00-4	13.58

from Guruneth Pandurang Choudhan by sale deed dated 6/12/2007 for a consideration of Rs.57,67,500/- by registered sale deed document no. 947 and pursuant to order no. Revenue/K1/T9/50490 A dated 27/11/2007 granted by the Collector, Thane.

24 In respect of Survey No 51/1(part) admeasuring 39.3 Ares

- 24.1 Mutation entry no. 197 dated 29/3/1951, in respect of Survey Nos 51/1 and other survey nos., Sayyad Ahammed Alikhan Sayyad Abdul Ali Khan expired on 17/11/1947 leaving behind wife Sugara begum husband Sayyad Ahmadali Khan, Ajannisa Begum father Sayyad Alikhan and son Sayyad Iqramuddin Sayyad Ahmadali Khan, Sayyad Mohammadali Sayyad Ahmadalikhhan Pirjate as per order passed in case no R.T.S.S.R & Hl cases 24/3/1951.
- 24.2 Mutation entry no 307 dated 13/5/1956, as per Government/ from 1/3/1955, Inam was abolished and Inam holders rights were also abolished as per order No. WT/NHS 3238 dated 23/5/1954.
- 24.3 Mutation entry no. 308 dated 13/5/1956, records that as Inam land were abolished occupants of such lands were required to pay land revenue to the government as per case No. WT/NHS 3238 dated 23/5/1952
- 24.4 Mutation entry no. 306 dated 4/1/1960 in respect of survey nos. 34.03, Mrs. Sonu A. Nago Patil's name has been entered as tenant. However, Kank A Dhondu Pat has been in possession as tenant for a period 10 years, hence Sonu A. Nago Patil's name was deleted and Kank A Dhondu Patil's name was entered as ordinary tenant.
- 24.5 Mutation entry no. 407 dated 5/10/1961, in respect of survey no. 1-5, 1-3, 5-7, 5-11, 2-9, 2-10, 12-1(part); 49-5, 50-8/2. Sonu Nago Patil was shown as tenant, however her son Kalya Nago Patil was tenant hence his name was entered in the revenue records.
- 24.6 Mutation entry no 676 dated 10/9/1952 as per order No. LAQ-SR-130 dated 27/7/1952 passed by the Special Land Acquisition

Officer, Thane in respect of Acquisition of Land for expansion of National Highway.

Survey No.	Area	Assessment
51/part	0-26-0	1.22
52/1 part	0-5-8	0.06
52/2 part	0-49-0	4.5
52/4/1part	0-04-5	0.04
52/5A part	0-04-0	0.04
52/5B part	0-01-5	0.01
52/6 part	0-01-0	0.05
53/1 part	0-02-0	0.10
53/10 part	0-00-8	
53/11 part	0-04-0	3.04
53/15 part	0-01-0	--
57/2 part	0-37-0	5.5
57/3 part	0-06-0	0.02
60/2 part	0-00-2	0.02
60/3 part	0-03-5	0.52
60/4 part	0-02-5	0.03

- 24.7 Mutation entry 704 dated 21/4/1985 in respect of Survey No. 51, 1/2, 49/2, 53/1B, 1/2, 54/1B, 1/10, 50, 27/2, 1/9, 54/17, 2/10, 87/2 and 1/2. M- Kalya Nago Patil expired on 11/3/1985 leaving behind Sudam Kalya Patil, Housabai Bala Patil, Badabai Govind Bhoir, Barkujai Dastmal Karbhari.
- 24.8 Mutation entry no. 748 dated 10/9/1988. Sudam Patil expired in August 1985 leaving behind (1) Smt. Devkubai Sudam Patil, (2) Balaram Sudam Patil, (3) Harichandra Sudam Patil, (4) Ranjana Sudam Patil, (5) Nandinibai Sudam Patil, (6) Vandana Sudam Patil in respect of survey nos 1/2, 1/10, 3/12, 49/2, 53/1B, 54/1B, 1/9, 2/10, 27/2, 50/2, 51/1B, 64/17, 87/2, 2/2, 2/9, 3/5, 3/7, 6/7, 6/11.
- 24.9 Mutation entry no 769 dated 13/12/1989, in respect of Survey No. 1/2, 1/9, 2/10, 27/2, 50, 51, 64/17, 87/2 Devkubai Sudam Patil expired and leaving behind Balaram Sudam Patil, Harichandra Sudam Patil, Ranjana Sudam Patil, Nandabai Sudam Patil and Vandana Sudam Patil.
- 24.10 Mutation entry no 792 dated 2/1/1990, in respect of Survey No. 1/2, 1/9, 2/10, 27/2, 50, 51, 64/17, 87/2 Devkubai Sudam Patil expired about six months ago leaving behind Balaram Sudam Patil, Harichandra Sudam Patil, Ranjana Sudam Patil, Nandabai Sudam Patil and Vandana Sudam Patil.
- 24.11 Mutation entry no. 804 dated 5/3/1991, in respect of Survey No. 51/part, 52/2/part, 52/3, 52/4/1, 52/4/2, and other lands were

acquired by the government of Maharashtra for the purpose of laying water pipeline.

24.12 By Document No.1398, executed by (1) K.H.Harichandra Sudam Patil, (2) Ms. Vandana Sudam Patil (3) Smt. Ranjana Sudam Patil, (4) Mr. Bala Sudam Patil (5) Ms. Nandabai Sudam Patil, (6) Smt. Hausabai Bala Patil, (7) Smt. Balmabai Govind Patil, (8) Smt. Barkubai Yashwanth Karbhari, acting through power of attorney holder, Mr. Gurnath Pandurang Chouhan, agreed to sell the property in favour of Mr. Mansukhlal Bhamra Sumera for a consideration of Rs.2,00,000/- in respect of survey no. 51(part) admeasuring 0 Hectare 39.3 Ares. Document No. 1398 has been stamped with the stamp duty of Rs.26,500/-.

24.14 Mutation entry no. 929 dated 18/3/1997 in respect of Survey No. 51 part Mansukh Bhamra Sumera purchased from Harichandra Sudam Patil, Vandana Sudam Patil, Ranjana Sudam Patil acting through guardian Shri Bala Sudam Patil, Navika Sudam Patil, Hausabai Sudam Patil, Balmabai Govind Patil, Barkubai Yashwanth Karbhari acting through Power of Attorney Holder Gurnath Patil for Rs. 2 Lakhs dated 21/3/1997, before purchase permission of sub-divisional officer Bhawandi under section 43 vide order No. Revenue/Agency SP/Bhivandi/SR/181/96 dated 20/3/1997.

24.15 By Document No. 9145, Shri Mansukhlal Bhamra Sumera sold survey no. 35, admeasuring 1 Hectare 27.2 Ares, 36B, admeasuring 0 Hectare 29.3 Ares, 36/1(part), admeasuring 0 Hectare 26.5 Ares, 37B admeasuring 0 Hectare 28.5 Ares, 37(part)/2 admeasuring 0 Hectare 26.4 Ares, 37(part), admeasuring 0 Hectare 17.6 Ares, 51/1(part), admeasuring 0 Hectare 39.3 Ares for a consideration of Rs.3, 23,75,000/- to the Owner. Document No. 9145 has been stamped with the stamp duty of Rs.19,42,500/-.

24.13 Mutation entry no. 1058 dated 14/12/2007, the Owner purchased survey nos. 29/1(p)/B and B, 26/1(p)/1C, 29/1(p)/D, 29, 30/1(p), 30/2(p), 30/3(p), 30/4(p), 31/b, 31, 36/B, 36/1(p), 37/B, 37(p)/2, 37(p)/C, 35/B, 39/B, 41/1(p), 41/2(p), 41/3(p), 41/4(p), 51/1(p), from Mansukhlal Bhamra Sumera by sale deed dated 8/12/2007 for a consideration of Rs.3,23,75,000/- by registered sale deed document no. 9145 and pursuant to order no. Revenue/K/18/50483-A dated 27/11/2007 granted by the Collector, Thane.

25 In respect of Survey No. 52/2(part) admeasuring 0 Hectare 56.0 Ares

25.1 Mutation entry no. 500 dated 23/6/1972 records Implementation of Indian Coinage Act to the village Ranjanoli.

- 25.2 Mutation entry no.580 dated 14/10/1982 as per order passed in case No. LS 1 2306 dated 12/10/1982 Mr. Sayeed Ikramudin, Ajjunisa Sayeed Ahmed, Sayeed Mahmood Ali Khan Pirjode sold to Smt. Labai Sitaram Patil for consideration of Rs. 4,832/- as per certificate No. LS 2305 dated 12/10/1982 as per Section 43 of BTA.

Survey No.	Area	Assessment
27/1 part	0.17	1.88
49/1/1 part	0.17 + 0.09	1.70
52/2 part	1.10	4.50
64/30 part	0.59	0.63

- 25.3 Mutation entry no.719 dated 27/11/1984 in respect of survey nos. 26/1, 26/4, 2/3, 49/1/1, 49/2(part), 52/2(part), 53/16(part), 64/30(part), Section 32 certificate Mr. Sayeed Ikramudin, Ajjunisa Sayeed Ahmed, Sayeed Mahmood Ali Khan Pirjode sold to Smt. Labai Sitaram Patil for a consideration of Rs. 4832/- as per certificate No. LS 2305 dated 28/7/1983.
- 25.4 Mutation entry no 553 dated 14/2/1995 in respect of Survey No. 52/2(part), Mr. Satish Sarvotam Patil, Mrs. Shevanti Parsuram Bhalekar, Mrs. Madhumati Madhukar Kashle, purchased from Smt. Labai Sitaram Patil, Gururaj Sitaram Patil, Dayaram Sitaram Patil, Surekha Sitaram Patil, Anand Sitaram Patil for Rs.2,08,000/- as per document No. 1841. Prior to purchase permission was obtained from the sub-divisional officer Thane bearing No. Tenancy/SI/2/dhivand/SR/91/82.
- 25.5 By Document No. 6585, Mr. Satish Sarvotam Patil, Mrs. Shevanti Parsaram Bhalekar and Mrs. Madhumati Madhukar Kashle agreed to sell survey no. 52/2(part) admeasuring 0 Hectare 50.0 Ares, 53/16(part) admeasuring 0 Hectare 38.9 Ares for a consideration of Rs.50,40,200/- to Shri Vinod Raishi Malde. Document No. 6585 has been stamped with the stamp duty of Rs.3,02,430/-.
- 25.6 Mutation entry no.1078 dated 24/1/2008 in respect of Survey No. 52/2(part) 0.50.0, 53/16(part) 0.38.9 Vinod Raishi Malde agreed to purchase from Satish Sarvotam Patil, Shevanti Parsuram Bhalekar, Madhumati Madhukar Kashle by agreement for sale dated 6/3/2007 by document no. 6585.
- 25.7 By Document No. 4154, Mr. Satish Sarvotam Patil, Mrs. Shevanti Parsaram Bhalekar and Mrs. Madhumati Madhukar Kashle, acting through power of attorney holder, Mr. Ketan Shanilal Khimasia, sold survey no. 52/2(part) admeasuring 0 Hectare 50.0 Ares, survey no. 53/16(part) admeasuring 0 Hectare 38.9 Ares for a consideration of Rs.50,40,200/- to Shri Vinod Raishi Malde. Document No. 4154 has been stamped with the stamp duty of Rs.1,50/- Annexed to the Document No.

4164 is the power of attorney executed by Mr. Saish Sarvaram Paul, Mrs. Shevanti Parsharam Bhalokar and Mrs. Madhumali Madhukar Phashte which includes inter alia, the power to sell and register documents in respect of survey no. 52/2(part) admeasuring 0 Hectare 50.0 Ares survey no. 53/6(part) admeasuring 0 Hectare 30.9 Ares.

- 25.6 Mutation entry no.1114 dated 14/5/2008 in respect of Survey No. 52/2 part 0-50-0, 53/16(part) 0-36-9 Vinod Raishi Made purchases from Satesh Sarvaram Paul, Shevanti Parsharam Bhalokar, Madhumati Madhukar Kashite for Rs. 50,40,500/- dated 8/5/2008 by document no. 4164
- 25.9 By Document No. 4209 Shri Vinod Raishi Made sale survey no.49/1/2, admeasuring 0 Hectare 19.0 Ares, 52/4/2, admeasuring 0 Hectare 03.8 Ares, 52/2(part), admeasuring 0 Hectare 50.0 Ares, 53/16 (part) admeasuring 0 Hectare 36.9 Ares, 49/7, admeasuring 0 Hectare 12.4 Ares for a consideration of Rs 1,54,57,000/- in favour of the Owner. Document No. 4209 has been stamped with the stamp duty of Rs.927420/-
- 25.10 Mutation entry no. 1119 dated 20/5/2008 records that by sale deed dated 0/5/2008 document no. 4209, Shri Vinod Raishi Made for a consideration of Rs 1,54,57,000/- sold survey no. 14/1, 27/1(part), 41/1B, 49/1/2, 52/4/2, 52/4/1(part), 53/14, 52/2(part), 53/16(part), 49/7, 14/2, 53/2. to the Owner
25. In respect of Survey No. 52/4/2 admeasuring 0 Hectare 03.8 Ares
- 25.1 Mutation entry no. 76 dated 5/8/1931 in respect of Jatharaja Kumbhar took from Kothera Lawmar Boir, being minor represented through mother Rakhmirshago Deji for Rs.10/- dated 20/4/1931 subject to conditions.
- 25.2 Mutation entry no. 181 dated 15/7/1947, in respect of survey no. 8/11, 27/1, 4/2/1, 52/4/2, 72/1/2, Jadhva Raja Shetty expired two years ago leaving behind Savji Jedha
- 25.3 Mutation entry no. 307 dated 13/8/1950, as per Government order 1/6/1955 Inam was abolished and Inam holders rights were also abolished as per order No. WTN/HS 3238 dated 23/9/1954.
- 25.4 Mutation entry no. 310 dated 13/8/1956, Inam land was abolished from 1/8/1955 occupants to pay land revenue as per case No. WTN/45 3238 dated 23/01/1952.
- 25.5 Mutation entry no. 462 dated 18/4/1969, tenant Parvatalibai Kathad paid Rs.200/- as per Case No. L1/55, hence she was confirmed as owner.

- 26.5 Mutation entry no. 520 dated 23/5/1972 records implementation of Indian Coinage Act in the village Ranjanoli
- 26.7 Mutation entry no.521 dated 3/1/1974 in respect of survey nos. 3/10 (part), 4-21B, 1-45/4, 1-45/7, 62-7 (part), 1-22, 7-2B, 67-5C, 68-10B, 70-2, 64-43C, 64/29A, 76/5C, 1-45/2 (part), 5/11, 10/2, 4/21B, 52/4/2, 57/1 and 72/1/2. Parvati A. Katrode expired 1½ years ago, leaving behind daughters, Sahaja Bhrá Shantaram, Raji Bhrá Balu Patil, Fasi Bhrá Bhagwan Patil
- 26.8 Mutation entry no.540 dated 24/6/1981 in respect of survey nos. 4/21B, 5/11, 52/4/2, 57/1, 72/1/2, M Certificate No. 1155 dated 30.4.1981 Charge of Rs.200/- payable by tenant Parvatiba, Kethod and others has been fully repaid.
- 26.9 Mutation entry no. 804 dated 3/5/1991, in respect of survey nos. 51(part), 52/2(part), 52/3, 52/4/1, 52/4/2, and other lands were acquired by the Government of Maharashtra for the purpose of laying water pipeline
- 26.10 Mutation entry no.828 dated 15/9/1992 in respect of survey nos. 10/2, 52/4/2, 64/29A, Syajibai Shantaram Sutar expired on 8/10/1992 leaving behind Babar Shantaram Sutar and Dinkar Shantaram Sutar.
- 26.11 Mutation entry no.1020 dated 27/6/2005 in respect of survey nos. 10/2, 52/4/2, 70/2, 67/5 C, 7/10 B, 1-45/7, 3/10, 4/2/1, 69/7/10, 75/0, 68/5A, 7/2B, 54/15 Mr. Dinkar Shantaram Sutar expired on 16/3/2005 leaving behind Vilas Dinkar Sutar, Deepa Dinkar Sutar, Jyoti Dinkar Sutar. The wife of Mr. Dinkar Sutar expires on 9/1/2002
- 26.12 By Document No. 6750, (1) Fasi Bhrá Bhagwan, (2) Babar Shantaram Sutar, (3) Laxmibai Pandurang Kadam, (4) Vilas Dinkar Sutar, (5) Dipa Dinkar Sutar, (6) Jyoti Dinkar Sutar agreed to sell survey no. 52/4/2 admeasuring 0 Hectare 03.8 Ares for a consideration of Rs.23,20,000/- to Shri Vinod Rishi Malde. Document No. 6750 has been stamped with the stamp duty of Rs.13,230/-.
- 26.13 By Document No. 4162, (1) Fasi Bhrá Bhagwan (2) Mr. Babar Shantaram Sutar, (3) Smt. Laxmibai Pandurang Kadam, (4) Mr. Vilas Dinkar Sutar, (5) Smt. Deepa Dinkar Sutar, (6) Smt. Jyoti Dinkar Sutar, acting through power of attorney holder Mr. Ketan Shantilal Khimasia sold survey no. 52/4/2, admeasuring 0 Hectare 03.8 Ares for a consideration of Rs.2,29,450/- in favour of Mr. Vinod Rishi Malde. It is mentioned in the document that the parties had entered into an agreement for sale (document no.6758) on which stamp duty of Rs.13,230/- had been paid. Document No. 4162 has been stamped with the stamp duty of Rs.100/- Annexed to the Document No. 4162 is the power of

attorney dated 11/9/2007 which is registered with Sub Registrar, Bhiwandi-1 as document no.317/2007 which includes inter alia, the powers to sell and register the document in respect of survey no. 52/4/2, admeasuring 0-03-8 Hectares

26.14 Mutation entry no.1108 dated 4/6/2008 in respect of survey no. 52/4/2 (0-03-8), sale deed Vinod Raishi Malde purchased from (i) Fasi Bira Bhagwan, (ii) Baban Shankaram Sutar, (iii) Laxmiba Pandurang Kadam, (iv) Vias Dinker Sutar, (v) Dipa Dinker Sutar, (vi) Jayoti Dinker Sutar, acting through power of attorney holder Mr. Kelan Shantilal Khimasia for a consideration of Rs 2,20,400/- dated 8/5/2008 document no. 4167. We note that the date of the mutation appears to be incorrect, as it records the sale deed dated 8/5/2008 but by inadvertence it appears to be recording a future transaction.

26.15 By Document No. 4209, Shri Vinod Raishi Malde sold survey no.48/1/2, admeasuring 0 Hectare 18.0 Ares, 52/4/2, admeasuring 0 Hectare 03.8 Ares, 52/2(part), admeasuring 2 Hectare 50.0 Ares, 53/16 (part), admeasuring 0 Hectare 38.5 Ares, 49/7, admeasuring 0 Hectare 12.4 Ares for a consideration of Rs 1,54,57,000/- to the Owner. Document No. 4209 has been stamped with the stamp duty of Rs 927420/-.

26.16 Mutation entry no. 1119 dated 20/5/2008 records that by sale deed dated 9/6/2008, document no. 4209 Shri Vinod Raishi Malde for a consideration of Rs 1,54,57,000/- sold survey no. 14/4, 27/1(p), 14/1B, 49/1/2, 52/4/2, 52/4/1(part), 53/14, 52/2(part), 53/16(part), 49/7, 14/2, 53/2, to the Owner.

27. In respect of Survey No. 53/1A and 53/8 admeasuring 0 Hectare 38.1 Ares

27.1 Mutation entry no. 167 dated 24/1/1971 in respect of survey nos. 5/3, 53/8 5/3, 51/4, 6-4, 69-4, 70-1, 70-2, 68-12, 68-9, 65-5, 54-17, 64-32, 64-23, 64-13, 63-7, 62-6, 58-25, 56-15, 48-1, 48-5, Mahini Kala Patil expired two years ago leaving behind daughters Tai Bhrs Babhya Bhrs and Bhimabai Bhrs Copal Patil.

27.2 Mutation entry no. 500 dated 23/6/1972 records implementation of Indian Coinage Act to the village Ranjanoli.

27.3 Mutation entry no. 577 dated 17/7/1980 in respect of survey no. 53/8 and other lands Taihai Babliya Mamre took a loan of Rs 7000/- from Hino Co-op Society.

27.4 Mutation entry no.667 dated 27/2/1982 records in respect of survey no. 53/8 and other lands that Taihai Babliya Mamre expired on 9/8/1982 leaving behind Gangubai Lahu Patil, Fashai Namdeo Vaze

- 27.5 Mutation entry no.842 dated 1/2/1994 in respect of survey nos. 64/69/4, 70/1, 5/5, 48/1, 53/8, 56/15, 56/23, 53/7, 64/13, 64/23, 64/32, 64/33, 64/37, 65/5, 66/9, 66/12. Smt. Kashinath Namdeo Base expired on 2/4/1999 leaving behind Namdeo Jatu Base, Kashinath Namdeo Base, Ganesh Namdeo Base, Basyba Gurunath, Usha Abhimanyu Boir, Vandana Manohar Mhatre, Sarla Namdeo Base.
- 27.6 Mutation entry no.843 dated 1/2/1994 in respect of survey nos. 64, 69/4, 70/1, 5/5, 48/1, 53/8, 56/15, 56/23, 53/7, 64/13, 64/23, 64/32, 64/33, 64/37, 65/5, 66/9, 66/12. Smt. Bhimabai Gopal Patil expired on 3/10/1985 leaving behind Balaram Gopal Patil, Tulsiram Tukaram Patil, Arista Tukaram Patil, Gurunath Tukaram Patil, Abimanyu Tukaram Patil, Gopinath Tukaram Patil, Mirabai Kashinath Patil, Shantabai Tukaram Patil, Vitthal Jai Ram Taware, Devkubai Kanha.
- 27.7 Mutation entry no.966 dated 18/8/2002 in respect of survey no. 53/8 admeasuring 0-23-D Hectares. Mr Jagdish Loksha Shetty, Nikita Jagdish Shetty, Rakesh Mohanlal Gupta, Aditi Rakesh Gupta purchased from Gangaubai Lahu Patil, Kashinath Namdev Bajje, Ganesh Namdev Bajje, Baby Gurunath, Usha Abhimanyu Boir, Vandana Manohar Mhatre, Kavita Subash Mhatre, Balaram Gopal Patil, Tulsiram Tukaram Patil, Jagjivan Alias Janardan Tukaram Patil, Gurunath Tukaram Patil, Abimanyu Tukaram Patil, Gopinath Tukaram Patil, Mirabai Kashinath Patil, Santabai Tukaram Patil, Vitthal Jai Ram Taware, Devkubai Kanha Boir, for Rs.4,56,000/- by document no. 2724/2002 dated 1/8/2002.
- 27.8 Mutation entry no.966 dated 9/8/2003 in respect of survey no. 53/8, Gangaubai Lahu Patil took a loan from Bhawanji Group Vikas Sewa Sahakari Soc. Rs. 7000/- and Rs. 3,000/- which was repaid, on 13/8/2002 hence the name of the society in the other rights column was deleted.
- 27.9 Mutation entry no.989 dated 30/10/2003 in respect of Survey No. 53/8 (0-23-D), (1) Jagdish Loksha Shetty (2) K.J. Nikita Jagdish Shetty (3) Rakesh Manoharlal Gupta, (4) Aditi Rakesh Gupta, purchased from Gangaubai Lahu Patil, Kashinath Namdev Bajje, Ganesh Namdev Bajje, Baby Gurunath, Usha Abhimanyu Boir, Vandana Manohar Mhatre, Kavita Subash Mhatre, Balaram Gopal Patil, Tulsiram Tukaram Patil, Jagjivan Alias Janardan Tukaram Patil, Gurunath Tukaram Patil, Abimanyu Tukaram Patil, Gopinath Tukaram Patil, Smt. Mirabai Kashinath Patil, Mrs. Santabai Tukaram Patil, Mrs. Mitabai Jai Ram Taware, Mrs. Devkubai Kanha Boir acting through Power of Attorney holder Mr. Ramesh Lahu Patil, whereby they sold 1/4th share to Jagdish Loksha Shetty i.e. an area of 0-05-75 Hectares, Nikita Jagdish Shetty an area of 0-05-75 Hectares, Ramesh Manoharlal Gupta an area of 0-01-75 Hectares. Aditi

Rakesh Gupta an area 0-05-75 Hectares, through Desc of Correction document No. 4491 dated 29/10/2003.

- 27.10 Mutation entry no.1010 dated 4/10/2004 states that non agricultural use permission was granted by the Collector Thane vide Order No. Revenue/Section-1 T-6/NAP/SR-74/2002 dated 28/7/2004 in respect of survey nos. 53/A and 53/B in aggregate admeasuring 3512 sq. mtrs comprising of 3230 sq. mtrs constructed and and 574 sq. mtrs open land.
- 27.11 Mutation entry no.1016 dated 2/4/2005 in respect of survey no. 53/B, Mrs. Devkibai Kanna Boir expired 9 years ago leaving behind Madhukar Kanna Boir, Baby Rajesh Patil, Shantabai Kanna Boir.
- 27.12 Mutation entry no.1017 dated 2/4/2005 in respect of survey no. 53/B, Mr Jagdish Lakhija Shetty, Nikita Jagdish Shetty, Rakesh Mohanlal Gupta, Aditi Rakesh Gupta purchased from Gangaubai Lahu Patil, Kashinath Namdev Vaze, Ganesh Namdev Vaze Baby Gurjanan Usha Ashimanya Bhoir, Vandana Manohar Mhatre, Kavita Sahash Mhatre, Gaaran Gopal Patil, Tuliram Tukaram Patil, Jagjivan alias Janardhan Tukaram Patil, Gurunath Tukaram Patil, Abimanu Tukaram Patil, Gopinath Tukaram Patil, Smt. Mirabai Kashinath Patil, Mrs. Santabai Tukaram Patil, Mrs. Mithabai Jainam Yawra, Mrs. Devkubai Kanna Boir (expired), Madhukar Kanna Bhoir, Baby Rajesh Patil, Shantabai Kanna Bhoir acting through Power of Attorney holder Mr. Ramesh Lahu Patil, whereby a correction and confirmation desc. document no 2383 dated 4/8/2004, they sold for a consideration of Rs. 4,56,000/- date: 1/5/2002 to Jagdish Lokya Shetty, Vinkita Jagdish Shetty, Ramosh Manoharlal Gupta Aditi Rakesh Gupta. Prior to purchase permission bearing no. Order/record/rev/1152 dated 23/3/2005 was granted.
- 27.13 By Document no. 0088 (1) Shri Jagdish Lokayya Shetty, (2) Ms. Vinkita Jagdish Shetty, (3) Shri Rakesh Manoharlal Gupta, (4) Ms. Aditi Rakesh Gupta, (5) Smt. Romila Rakesh Gupta and (6) Smt Tanuja Jagdish Shetty sold survey no. 53/A admeasuring 0 Hectare 15.1 Acre survey no. 53/B(part), admeasuring 0 Hectare 23.0 Acre, for a consideration of Rs.60,00,000/- to the Owner. Document No. 0088 has been stamped with the stamp duty of Rs.3,60,000/-. Annexed to the Document No 0088 is the power of attorney executed by Vinkita Jagdish Shetty in favour of Jagdish Lokayya Shetty in respect of survey no. 53/B, which includes the power to sell and register document.
- 27.14 Mutation entry No. 1125 dated 1/8/2006 in respect of survey nos. 53/1A and 53/5 the Owner purchased from (1) Shri Jagdish Lokayya Shetty, (2) Ms. Vinkita Jagdish Shetty, (3) Shri Rakesh Manoharlal Gupta, (4) Ms. Aditi Rakesh Gupta, (5) Smt. Romila

Rakesh Gupta and (5) Smt Tanuja Jagdish Shetty for a consideration of Rs 60 lakhs. vide document No 6088/2006.

28. In respect of Survey No. 53/16(part) admeasuring 0 Hectare 36 @ Area
- 28.1 Mutation entry no. 191 dated 28/3/1951 in respect of Survey Nos. 53/16 and other survey nos., Sayyad Ahammed Alikhan Sayyad Abdul Al Khan expired on 17/11/1947 leaving behind wife Sugara Begum husband Sayyad Ammedali Khan, Aajunisa Begum father Sayyad Alikhan and son Sayyad Ikramuddin Sayyad Ammedali Khan, Sayyad Mohamedali Sayyad Ahmadalihan Pirjode as per order passed in case no RT S S. R & HI dated 24/3/1951.
- 28.2 Mutation entry no. 307 dated 13/8/1955, from 1/8/1955, Inam was abolished and Inam holders' rights were also abolished as per order No. WTN/45 3238 dated 23/9/1954
- 28.3 Mutation entry no. 308 dated 13/8/1956, records that as Inam lands were abolished occupants of such lands were required to pay land revenue to the government as per case No. WTN/45 3238 dated 23/9/1952.
- 28.4 Mutation entry no. 341 dated 15/4/1958 in respect of survey nos 28-1, 28-4, 49-1 (part), 53-16, 64-30, 77-3 (part), Ganpat Gopa expired a year ago leaving behind Parvati Ganpat.
- 28.5 Mutation entry no. 246 dated 20/12/1959 in respect of Survey No. 53/16 and other Lands Parvati Ganpat Bagat expired on 22/5/1959 leaving behind Janoa Ganpat Bagat.
- 28.6 Mutation entry no. 653 dated 3/6/1982 in respect of survey no. 26/1, 26/4, 53/16, 64/30(part), 49/1(part), 27/3(part), 48/3, 52/2(part), the owner Jani A Ganpat Bhagal expired on 7/7/1982 leaving behind Lilabai Sitaram Patil.
- 28.7 Mutation entry no. 719 dated 21/11/1984 in respect of survey nos. 26/1, 26/4, 27/5, 48/1/1, 49/3(part), 52/2(part), 53/16(part), 64/30(part) Section 37 certificate Mr. Sayeed Ikramuddin, Aajunisa Sayeed Ahmed, Sayeed Mahmood Ali Khan Pirjode sold to Smt Lilabai Sitaram Patil for a consideration of Rs.4832/- as per certificate No. LS 2305 dated 28/7/1983.
- 28.8 Mutation entry no 607 dated 29/3/1991 in respect of survey no. 53/16(part) area 0-36@ Hectares Satish Sarvotam Patil, Shevanti Parshuram Jhalakar, Madhumati Madhukar Keshik purchased from Lilabai Sitaram Patil for Rs. 84,000/- dated 1/6/1991 by document no. 143920 MC Mutation entry no 807 dated 29/3/1991 in respect of survey no. 53/16(part) area 0-36-0 Hectares, Satish Sarvotam Patil, Shevanti Parshuram Jhalakar,

Madhumati Madhukar Kashite purchased from Lilabai Sitaram Patil for Rs. 81,000/- dated 4/6/1991 by document no. 1439.

- 28.10 By Document No. 6585, Mr. Satish Sarvotam Patil, Mrs. Shevanti Parsaram Bhalakar and Mrs. Madhumati Madhukar Phashte agreed to sell survey no 52/2(part) admeasuring 0 Hectare 50.0 Ares, 53/16(part) admeasuring 0 Hectare 36.9 Ares for a consideration of Rs.50,40,200/- to Shri Vinod Raishi Malde. Document No. 6585 has been stamped with the stamp duty of Rs 3,02,433/-.
- 28.11 Mutation entry no.1076 dated 24/1/2009 in respect of survey no. 52/2(part) area 0-50-0 Hectares, survey no. 53/16(part) area 0-36.9 Hectares, Vinod Raishi Malde agreed to purchase from Satish Sarvotam Patil, Shevanti Parshuram Jhalaker, Madhumati Madhukar Kashite by agreement for sale dated 6/9/2007 by document no 6585
- 28.12 By Document no 4164, Mr. Satish Sarvotam Patil, Mrs. Shevanti Parsaram Bhalakar and Mrs. Madhumati Madhukar Phashte, acting through power of attorney holder, Mr. Katan Shanblal Khimasa, sold survey no 52/2(part) admeasuring 0 Hectare 50.0 Ares, survey no 53/16(part) admeasuring 0 Hectare 36.9 Ares for a consideration of Rs.50,40,200/- to Mr. Vinod Raishi Malde. Document No. 4164 has been stamped with the stamp duty of Rs.100/- . Annexed to the Document No. 4164 is the power of attorney executed by Mr. Satish Sarvotam Patil Vs. Shevanti Parsaram Bhalakar and Mrs. Madhumati Madhukar Phashte which includes *inter alia*, the power of sell and register documents in respect of survey no 52/2(part) admeasuring 0 Hectare 50.0 Ares, survey no. 53/16(part) admeasuring 0 Hectare 36.9 Ares.
- 28.13 By Document No. 4229 Shri Vinod Raishi Malde sold survey no,49/1/2, admeasuring 0 Hectare 12.0 Ares, 52/4/2 admeasuring 0 Hectare 33.8 Ares, 52/2(part), admeasuring 0 Hectare 50.0 Ares, 53/16(part), admeasuring 0 Hectare 36.9 Ares, 49/7 admeasuring 0 Hectare 12.4 Ares for a consideration of Rs.1,54,57,200/- to the Owner. Document No 4229 has been stamped with the stamp duty of Rs.9,27,420/-.
- 28.14 Mutation entry no 1114 dated 14/5/2008 in respect of Survey No. 52/2(part), 0-50-0 53/16(part) 0-36-9, Vinod Raishi Malde purchased from Satish Sarvotam Patil, Shevanti Parshuram Jhalaker, Madhumati Madhukar Kashite for Rs. 50,40,500/- dated 6/9/2008 by document no. 4164.
- 28.15 Mutation entry no 1119 dated 20/5/2008 in respect of survey no 14/4, 27/1(part), 14/1B, 48/1/2, 52/4/2, 52/4/1(part), 53/14, 52/2(part), 53/16(part), 49/7, 14/2, 53/2, the Owner purchased the land from Shri Vinod Raishi Malde for a consideration of

Rs.1,51.57 000/- as per sale deed document no. 4202 dated 9/5/2008.

29. In respect of Survey No. 53/18 admeasuring 0 Hectare 02.2 Ares
- 29.1 Mutation entry no. 357 dated 13/6/1956, per Government order from 1/6/1956, Inam was abolished and Inam holders rights were also abolished as per order No. WTN/H5 3238 dated 23/9/1954.
- 29.2 Mutation entry no. 310 dated 13/8/1956, in terms of abolition of Inam and from 1/8/1955 occupants required to pay land revenue as per case No. WTN/45 3238 dated 23/9/1952
- 29.3 Mutation entry 704 dated 2/14/1965 in respect of Survey No. 51, 3/12, 49/9, 53/18, 1/2, 54/16, 1/10, 50 2/2 1/9, 64/17, 2/10, 67/2 and 1/2 Mr. Kalya Nago Patil expired on 11/3/1985, leaving behind Sudam Kalya Patil, Housaba Bala Patil, Badabai Govind Bhoir, Barkubai Dashrat Karbhari
- 29.4 Mutation entry no. 746 dated 10/9/1986 in respect of survey no. 53/18 records that Sudam Kale Patil expired on 7/8/1986 leaving behind Devkubai Sudam Patil, Hanishchandra Sudam Patil, Bala Sudam Patil, Ranjana Sudam Patil, Nandabai Sudam Patil, Vandana Sudam Patil the name of the mother was entered as mother and natural guardian of minor children.
- 29.5 Mutation entry no. 284 dated 21/1/1987 as per Bombay Consolidation of Lands Act as per section 5 and order dated 17/5/1950 the land bearing survey no. 53/18 was classified to admeasure 0 Hectare 01.3 Ares with the names of the legal heirs of Kalya Nago Patil entered therein
- 29.6 Mutation entry no. 944 dated 20/6/96 as per Government resolution no. 184/14 dated 19/3/1965 in respect of lands including survey no. 53/18, the persons whose names appears in the other rights column were treated as possessors of the land.
- 29.7 Mutation entry no. 919 dated 25/5/1997 in respect of survey no. 53/18 and other lands, Mrs. Devkuba Sudam Patil expired around 8 years ago leaving behind Bala Sudam Patil, Hanishchandra Sudam Patil, Ranjana Sudam Patil, Nandabai Sudam Patil, Vandana Sudam Patil.
- 29.8 By Document No. 4306 (1) Smt. Gejanan Nago Patil (2) Mr. Hanishchandra Sudam Patil, (3) Mr. Bala Sudam Patil, (4) Ms. Nandi Sudam Patil, (5) Mrs. Vandana Sudam Patil, (6) Smt. Ranjana Sudam Patil, (7) Smt. Bayyabai Kashinath Choudran (8) Smt. Housabai Bala Patil, (9) Smt. Bayyaba Govind Patil.

(15) Smt. Balkubai Yeshwant Karbhari as vendors sold survey no. 53/18, admeasuring 0 Hectare 02 3 Ares to Mr. Vinod Raishi Malde for a consideration of Rs.32,71,000/-. It is recited in the said document that the above lands were ancestral property of the vendors. Document No. 4305 has been stamped with the stamp duty of Rs. 98,250/-.

29.9 Mutation entry no 12*8 dated 29/7/2009 in respect of survey no 53/18 admeasuring 0-02-3 Hectares records that Vinod Raishi Malde purchases from Gajananand Naga Patil, Parashchandra Sudam Patil, Balu Sudam Patil, Nanda Sudam Patil, Venkatesh Sudam Patil, Ranjana Sudam Patil, Rajjabai Kastinath Choudhari Housaba Balaram Patil Barmabai Govind Patil, Balkubai Yeshwant Karbhari, for a consideration of Rs.31,71,500/- by document no. 4306/2009 dated July 14th 2009.

29.10 By Document no 3921, Vinod Raishi Malde for a consideration of Rs.64,82,000/-, sold survey nos. 53/18 admeasuring 0-02-3 Hectares, and other lands to the Owner. Vinod Raishi Malde has agreed that in the event of the sale being found objectionable then the seller agrees to provide a 60 ft. approach road to the balance land owned by the Owner. Document No. 3921 has been stamped with the stamp duty of Rs.38,89,020/-. Annexed to the Document No. 3921 are (1) order bearing No. Mahsul/4-1T-5/50499-A dated 26/11/2007 issued to Ecohomes Constructions Pvt. Ltd. by Collector, Thane stating that in terms of application made by the Owner for purchase of lands for setting up Special Township Project at Ranjanoli Owner are permitted to purchase land, inter alia, by paying concessional stamp duty of 50%; (2) Order No. Mahsul/4-1T-2/50493-A dated 27/11/2007 stating that pursuant to application by Ecohomes Constructions Pvt. Ltd that the Special Township Project is now proposed to be undertaken by the Owner, the Collector, Thane has granted its no objection for purchase of lands by the Owner. (3) power of attorney executed by the Owner in favour of Mr. Vinod Raishi Malde to execute and register documents.

Other documents

30 **Right of way.** Mr. Vinod Raishi Malde being the sole owner of land bearing survey no 53/18 admeasuring 116 Ares has agreed to provide access to the Owner, with intent that the Owner, its nominees, successors, beneficiaries, representatives and assigns at all times with or without vehicles exclusively and in perpetuity can use the access road providing ingress and egress from Kalyan Bhandari Road to the land owned by the Owner and/or any part thereof and/or to any other property presently owned or acquired by the Owner in future or any other

use by the Owner as it may deem fit and proper. The access road can be used as motorable road and the Owner is required to do everything necessary for the purpose of maintaining the land in a good and motorable condition at its own cost. The access road shall remain in possession of the Owner and in perpetuity free and open for the purpose of ingress and egress to and from the main road. The Owner shall have the exclusive rights to use and possess the land and shall also be entitled to demarcate the same or any portion thereof as it may deem fit and proper and to put fencing and barricading the same as per its design. The rights given to the Owner shall be transferable and binding on its beneficiaries, transferees, successors, nominees and/or assigns. Mr. Vinod Raisi Malde shall not be entitled to transfer, sell, alienate, encumber, mortgage, create charge, lease or deal with the access road in any manner whatsoever. The Owner shall have the right of refusal to purchase the access land, if at any time Mr. Vinod Raisi Malde desires to sell and/or transfer the same. The lands owned by the Owner are detailed in Schedule 1 and the land through which access has been provided has been detailed in Schedule 2. The Right of way of agreement has been stamped with the stamp duty of Rs.45,000/-.

31. **MEMORANDUM AND ARTICLES OF ASSOCIATION OF THE OWNER:**

31.1 The Owner is the company incorporated on 12/11/2005 under the Companies Act 1956 by Registrar of Companies Maharashtra, Mumbai under corporate identity No.U15100MH2005/PTC116937.

31.2 The main objects of the Owner inter alia, include the following:

- To carry on in India or abroad the business of construction of townships, special economic zones (SEZs) including information technology parks (IT Parks), multiplexes, entertainment complexes, convention centres, exhibition centres, hotels, holiday resorts and service apartments AND buildings, developers, contractors, designers, architects, interiorers, sub-developers, decorators, constructors of all types of buildings and structures including house flats, apartments, offices, godowns, warehouses, shops, factories, sheds, hospitals, shopping cum residential complex.
- To maintain and manage the townships, SEZs, IT Parks and other building complexes and structures including roads, highways, bridges, flyovers, tunnels, railways, trams and viaducts, parks, gardens, playgrounds etc and to collect maintenance charges, toll charges, fees, premia or any other charges and contributions whatsoever, including water charges, electricity charges, taxes, parking charges, etc and

in general to provide all types of services and utilities (e.g. water, electricity, drainage and sewerage) and run townships, SFZs, IT Parks and large housing and commercial complexes on commercial basis.

32. NON AGRICULTURE USE PERMISSION:

32.1 By letter dated 25/11/2007, the Collector, Thane granted Eco Homes Constructions Private Limited to purchase 210 acres of land, whereunder the Collector has clarified that for special township projects ULC and ceiling on Agriculture Lands Holding Act is not applicable.

32.2 The Collector, Thane vide letter dated 27/11/2007 has granted permission to Eco Homes Construction Pvt. Ltd. to purchase agricultural lands i.e. 198 acres at Village Ranandoli and Village Pimpas for setting up special township projects and the Collector has agreed that instead the lands will be purchased in the name of the Owner, which is a group company and having common Directors and formed specifically implementing the special township projects.

32.3 By letter dated 25/1/5/2009, Mumbai Metropolitan Regional Development Authority ("MMRDA") granted locational clearance to the Owner subject to the terms and conditions contained therein including that -

(a) the total plot area being 102.89 acres out of which 79.74 acres is affected by CRZ and 22.69 is not affected;

(b) Rental housing component to be developed on minimum 25% of 22.65 acres i.e. 5.67 acres.

(c) About 4553 rental housing units of minimum 180 sq. ft. carpet area are to be constructed and handed over to MMRDA free of cost.

(d) The locational clearance is valid for 6 months within which agreement with MMRDA for development has to be entered into.

(e) The applicant cannot simultaneously claim any other benefits under other schemes, if so, then the same shall be forfeited.

(f) The application for special township project to Government of Maharashtra stands withdrawn.

(g) Set of drawings and Government approvals obtained from competent authorities shall be submitted to MMRDA within 2 weeks from the receipt of the same.

32.4 By letter dated 21/12/2009, MMRDA accepted / approved location of rental housing component along with prescribed

access within the plot area subject to conditions contained therein including that (a) the Owner are required to realign existing Nala passing through rental housing plot along the edge of the plot; (b) MMRDA shall not receive and less than 25% of the total proposed land with FSI of one of total proposed land; (c) the validity of the locational clearance issued to the Owner has been extended by 6 months; (d) the Owner are required to approach the concerned authority for non agricultural use permission.

33. PERMISSION

The Sub Divisional Officer has stated that for non agricultural use, Owner had applied for permission for rental housing scheme under section 63(1) of BTAL and rule 36(1)(a) non agricultural use rules, 1956, in respect of land at Hanjandli, Taluka Bhiwandi, addressing in aggregate 102020 square meters. The Permission describes the property as under-

Survey No.	Area in Hectares & Acre	Assessment	Name of owner
32	1-06-2	7-19	Owner
34	1-20-4	5-44	Owner
35	1-27-2	5-44	Owner
36/A(part)	0-28-5	1-81	Owner
36/B	0-28-1	1-81	Owner
36/1	0-28-6	1-81	Owner
36/2	0-29-0	1-82	Owner
37/1	0-27-5	1-82	Owner
37/2	0-28-4	1-82	Owner
37/3	0-26-3	2-44	Owner
37/C	0-1-6	1-06	Owner
49/1/1B	0-17-5	1-72	Owner
49/1/2	0-18-0	1-72	Owner
49/2	0-52-4	5-05	Owner
49/3	0-17-2	1-58	Owner
49/4	0-14-2	1-25	Owner
49/5	0-18-7	1-32	Owner
49/6	0-23-3	2-39	Owner
49/7	0-12-4	1-19	Owner
49/8	0-04-0	0-19	Owner
49/9	0-11-0	0-19	Owner
50	1-01-2	7-19	Owner
51(part)	0-32-3	3-32	Owner
52/2(part)	0-50-0	4-60	Owner
52/4/2	0-33-8	0-42	Owner
53/1A and 53/2	0-38-1	5-72	Owner

53/16	6-36-8	7-10	Owner
53/18	0-02-3	0-00	

The Permission further states that the Owner proposes to use the land in terms of Government Resolution No. TPS/297/1094/CR-116/97 UD-12 dated 23/9/1999 for improved township project. Par-madal-1 (U-1) Zone

The jurisdiction of Mumbai Metropolitan Regional Development Authority has been enumerated in Government notification no. TPS-1294/MMRDA, K-45/Kavli/2/68 dated 10/3/2006.

The Collector, Thane has vide letter dated Revenue/K-1/7-5/50493/A dated 28/11/2007, has permitted the subject land to be used as special township project (special township residential project), which permits the owner to purchase land under section 63(1)(a) of BTAL.

Permission is granted under section 63(1) of BTAL and Rule 36(1) (A) of the Bombay Tenancy and Agricultural Lands Rules 1956 for setting up a rental housing scheme (rental of temporary houses scheme) project subject to the following conditions.

The land shall be used for non agricultural purposes

The Applicant shall comply with applicable laws

The Applicant shall ensure compliance of the provisions of the Thane Regional Plan

Before commencing construction, the Applicant shall get the layout approved from competency authority and shall obtain permission for non agricultural use under Maharashtra Land Revenue Code, 1956

The Applicant shall use the land only for the purpose for which it is purchased and any change in use would require prior permission from the Thane District Collector

The permission has been granted based on the documents provided by the Applicant which if found incorrect, the Applicant shall be liable for penal action and the permission shall stand cancelled

In the event of any non compliance or violation of the terms and conditions, the penal consequences shall be as per section 64 of BTAL. We note that the Permission has not been granted in respect of survey nos. 49/1/1 (part)

VIII. URBAN LAND (CEILING AND REGULATION) ACT, 1976 ("ULC")

As per Collector Thane for the purposes of setting up special townships provisions of the ULC would not be applicable. However, in view of the change in the land use for setting up a rental scheme orders of the Collector would clarify the issue. In any event the provisions of the ULC have been repealed from 31st December 2007.

IX. GENERAL SEARCH IN THE OFFICE OF THE SUB REGISTRAR OF ASSURANCES, THANE, BHIWANDI AND WADA:

Searches in records for the years 1961 to 2010

Except the documents mentioned above, no other document was found registered.

X. SEARCHES IN THE OFFICE OF THE REGISTRAR OF COMPANIES ("ROC") MUMBAI:

Online searches in the ROC conducted on 21/9/2010 did not reveal any charges created by the Owner on its Property.

XI. ENCUMBRANCE ON THE PROPERTY:

Subject to whatever has been mentioned hereinabove, the documents available with us do not indicate any charge or encumbrance over the Property.

XII. USE OF THE PROPERTY:

Zone certificate bearing no. Zone certificate department/534 dated 29/2/2008, addressed to the Owner is in respect of survey nos. 2 to 53 and other lands, states that

(i) and in village Ranjanoli falls within the limits of MMRDA, as per order no. 1297/1514/CRS116/17-UD12 dated 23/11/1993 given by Government of Maharashtra, which has come into force from 1/12/1998;

(ii) as per order TPS/1208/330/CR/23008/UD12 dated 17/3/2007, passed under the Maharashtra Regional Town Planning Act, 1966, lands in 51 villages including Ranjanoli or Tanka Bhiwandi, falls within the jurisdiction of MMRDA,

(iii) as per notification issued by Central Government, dated 19/2/1989, certain lands abutting the coastal zone are included in CRZ management plan. Lands have been mapped as per high tide line and low tide lines on, which has been put up for approval of the government through Remote Sensing Application centre dated 27/11/2007. The zone certificate is subject to the same being approved and on the terms and conditions which may be contained therein. From the north to south boundary there is a Taha and two Tata power lines are passing through the property and there are no mangroves over the property. As per

The zonal certificate the lands in survey nos. 52, 34, 25, 36, 37, 45, 50, 51, 57 and 53 fall in U-1 zone.

XIII. LITIGATION:

The Owner has not provided any other documents or information that would indicate any threatened or pending litigations.

It would be necessary to take appropriate representations with respect to litigations from the Owners.

XIV. PROPERTY TAX AND OTHER LEVIES:

- a. By demand notice dated March 6th 2010 issued by Tahsildar, Bhiwandi to the Owner, calling upon them to pay Rs.1,09,92,625/- as assessment for the property, payable within 7 days in respect of Survey no. 45.
- b. Union Raishi Malde vide letter dated 18/3/2010 has written to the sub divisional officer, Bhiwandi for the cancellation of the invoking of penal provisions for payment of Rs.1,09,92,625/- on the ground that the Tahsildar has gone on the assumption that the said amount is payable as royalty towards extraction of minerals from the property, which is incorrect.
- c. By letter dated 4/2/2010, the Owner has written to the sub divisional officer, Bhiwandi stating that the Talathi of Ranjanoli has prepared a wrong report dated 5/12/2009 in respect of survey no. 49, after visiting the site and finding that 14975 brass of mud has been removed pursuant to which a show cause notice dated 12/12/2009 has issued, to which the applicant could not remain present.
- d. The applicant has paid royalty fee as applicable for removal of mud from the property, in spite of which the applicant has been held as a culprit vide order no.ED/Revenue/1-2/A.U/Vashi-1360 dated January 6th 2010 and liable for penal action, which needs to be stayed till further enquiry.
- e. By receipt dated 23/4/2010, the Owner has paid Rs.15984/- to the Talathi, Bhiwandi in respect of land revenue for the period 2008-2010 in respect of Khata No. 176, which is detailed in the village form no. 8A, wherein the list of survey nos., its area and assessment are mentioned. It would be relevant to ascertain the current status as regards payment of royalty amount of Rs.1,09,92,625/- as it would be treated as a charge over the Property.

XV. PUBLIC NOTICE:

We caused public notices to be issued in Thane Vaibhavi dated 31/8/2010 in Marathi, Navshakti Marathi dated 31/8/2010, Free Press

Journal dated 31/03/2010 English and in response thereto we did not receive any response.

XVI. CONCLUSION:

In light of the above, subject to above and the charge on survey no. 49, the Owner has title to the Property, alongwith right of way over property bearing survey no. 53/13.



DUA ASSOCIATES
4th November, 2010