Y. S. Duduskar
B.com., LL.B.
ADVOCATE HIGH COURT
Correspondence : 101, Nutan Jeevan Apt., 'A' Wing, Tekdi Bunglow, Near Saraswati School, Panchpakhadi, Thane -2. • Mob. : 9322273546

Date: 07.10.2014

TITLE CERTIFICATE

SCHEDULE OF PROPERTIES

All that pieces and parcels of the non agricultural lands, within the local limits of Thane Municipal Corporation (hereinafter referred to as 'SAID CORPORATION') and Registration and Sub-District Thane, owned by the respective owners named in respective Schedules, however possessed by M/s. Ram Developers, a Partnership Firm of Thane with irrevocable rights of the development with rights of the sale of the constructed premises, described as follows:

FIRST PROPERTY: New survey No.99, Hissa No.2 (old survey No.64, Hissa No.2, admeasuring 0-57-3 (H-R-P), equivalent to 5730 sq. meters and new survey No.101, Hissa No.3, (old survey No.63, Hissa No.3, admeasuring 0-34-9 (H-R-P), equivalent to 3490 sq. meters, owned by Abdul Saeed Gulam Ghosh @ Suse, Khurshid Saeed Suse, Jabir Saeed Suse, Aishabi Jabir Suse, Shabir Saeed Suse, Safiya Samad Bhure @ Safiya Gulam Ghosh Suse, Suraiya Hajimiya Suse, Mukhtar Hajimiya Suse, Mohmed Hajimiya Suse, Jaqir Hajimiya Suse, Mohmaddi Hijimiya Suse, Mudsir Hajimiya Suse, Nikahat Hajimiya Suse, Bibi Aishiya Asif Surme, Tarahat Iqbal Surme, Abdul Rashid Gulam Ghosh, Dastgir Rashid Suse, Husain Rashid Suse, Diva Rashid Suse, Gavsiya Rashid Suse, hereinafter collectively referred to as the "SAID FIRST PROPERTY".

SECOND PROPERTY: New survey No.99, Hissa No.4B (old survey No.64, Hissa No.4B, admeasuring 0-26-9 (H-R-P), equivalent to 2690 sq. meters owned by Baban Damodar Bhoir, Shantabai Damodar Bhoir, Devram Damodar Bhoir, Suresh Damodar Bhoir, Pandit Damodar Bhoir, Geetabai Prakash Patil, Indrayani Naresh Bhoir, Ramabai Damodar Bhoir, hereinafter referred to as the "SAID SECOND PROPERTY"

THIRD PROPERTY: New survey No.97, Hissa No.1 (old survey No.67, Hissa No.1, admeasuring 0-42-0 (H-R-P), equivalent to 4200 sq. meters owned by Anant Narayan Patil, Naresh Narayan Patil, Dattaram Narayan Patil, Krishna Narayan Patil and others hereinafter referred to as the "SAID THIRD PROPERTY"

Office : Basement, Sonal Apartment's, New Vaibhav CHS Ltd., Opp. Surya-Joshi Wada, Nr. Janam Hospital, Charai, Thane (W). & : 25399844

FOURTH PROPERTY: New survey No.98, Hissa No.1-B, i.e. old survey No.131, Hissa No.1 (part), admeasuring 0-27-0 (H-R-P), 2700 sq. meters, owned by Baliram Hasha Thakur, Nana Baliram Thakur, Vandana Nana Thakur, Vivek Nana Thakur, Roshni Nana Thakur, Jayabai Rangnath Thakur, Chaitesh Rangnath Thakur, Ravita Rangnath Thakur, Satish Baliram Thakur, Prabhavati Chandrakant Gharat, Narmada Prakash Patil, hereinafter referred to as the "SAID FOURTH PROPERTY"

FIFTH PROPERTY: New survey No.58, Hissa No.1, i.e. old survey No.66, Hissa No.1, admeasuring 1090 sq. mtrs. and New Survey No. 98, Hissa No. 1-A i.e. old Survey No. 131/1(part), admeasuring 2460 sq. mtrs. owned by Laxman Hasha Thakur, Anant Laxman Thakur, Harishchandra Laxman Thakur, Praful Laxman Thakur, Bebibai Vishnu Patil, Kalpana Dilip Gharat, Nirmal Vishvanath Patil, Shobha Kishor Patil, Vidya Anant Patil, Padmavati Dilip Bhoir, hereinafter referred to as the "SAID FIFTH PROPERTY"

SIXTH PROPERTY: New survey No.99, Hissa No.6, i.e. old survey No.64, Hissa No.6, admeasuring 0-15-4 (H-R-P), 1540 sq. meters, new survey No.59, Hissa No.1A, i.e. old survey No.65, Hissa No.1(P), admeasuring 0-06-0 (H-R-P), 600 sq. meters, and new survey No.58, Hissa No.5A, i.e. old survey No.66, Hissa No.5-A, admeasuring 0-01-3 (H-R-P), 130 sq. meters, by Laxmibai Ramdas Patil, Sundar Tukaram Bhoir, Raibai Mahadev Dhumal, Pandhari savalaram Patil, Ram Pandhari Patil, Sangeeta Jaywant Gharat, Vasanti Pandhari Patil, hereinafter collectively referred to as the "SAID SIXTH PROPERTY"

SEVENTH PROPERTY: New survey No.99, Hissa No.4A, i.e. old survey No.64, Hissa No.4A, admeasuring 0-09-6 (H-R-P), 960 sq. meters, by Datta Dama Mukadum hereinafter referred to as the "SAID SEVENTH PROPERTY"

EIGHTH PROPERTY: New survey No.59, Hissa No.2, i.e. old survey No.65, Hissa No.2, admeasuring 0-04-0 (H-R-P), 400 sq. meters, by Naresh Trambak Thakur, Pandurang Hira Thakur, Pundalik Hira Thakur, Droupadi Waman Thakur, Anil Waman Thakur, Kishor Waman Thakur, Nivruti Waman Thakur, Nandini Santaji Madvi, Mathurabai Kamlya Bhoir, Sakhubai Madhukar Patil, Budhibai Trimbak Thakur, Changuna Pandharinath Gharat, Usha Ravindra Ture, Jayshree Jaganath Patil. hereinafter referred to as the "SAID EIGHTH PROPERTY"

NINETH PROPERTY: The area of 0-17-7 (H-R-P) i.e. 1770 sq.mtrs out of New survey No.97, Hissa No.3/3, i.e. old survey No.67, Hissa No.3/3, totally admeasuring 0-82-0 (H-R-P), 8200 sq. meters, owned by Naresh Trimbak Thakur, Changuna Pandharinath Gharat, Shashi Vasudev Patil, Usha Ravindra Ture, Jayshree Jaganath Patil, Budhibai Pandurang @ Trambak Thakur, Changuna Pandharinath Gharat,

Shashi Vasudeo Patil, Usha Ravindra Ture, Jayshree Jagannath Patil and others hereinafter referred to as the "SAID NINETH PROPERTY"

TENTH PROPERTY: New survey No.99, Hissa No.3, i.e. old survey No.64, Hissa No.3, totally admeasuring 0-46-5 (H-R-P), 4650 sq. meters, out of which 0-23-2.5 (H-R-P), 2320.5 sq. meters, by Thakubai Maruti Patil, Gajibai Laxman Divekar, Barkubai Ramchandra Thakur, Kashibai Govind Patil, Kalpana Motiram Patil, Vinayak Tukaram Bhoir, Pandhari Tukaram Bhoir, Chaya Vishwas Thakur, Soma Jana Patil, Sandeep Soma Patil, Dayanand Soma Patil, Raj Soma Patil, Bhaskar Jana Patil, Sanjay Bhaskar Patil, Nandakumar Bhaskar Patil, Sachin Bhaskar Patil, Janardhan Jana Patil, Nitin Janardhan Patil Nikhil Janardhan Patil, Yashoda Bharat Thakur, Gajanan Kamlya Patil, Anant Kamlya Patil, Bhiwa Kamlya Patil, Dwarkabai Hendar Bhoir, Hasubai Janardhan Thankur, Kusum Arvind Mhatre, Dattu Kamlya Patil, Vithabai Bhiwa Patil, Dinesh Bhiwa Patil, Karuna Bhiwa Patil, Atish Bhiwa Patil, Vandana Hemant Patil, Ashwini Kemal Thakur hereinafter referred to as the "SAID TENTH PROPERTY"

I have caused the search to be taken in respect of the said entire property, i.e. in respect of each individual property, in the office of Sub-registrar Thane and Concerned Revenue Authorities through Searcher Shri Sanjay Shinde since 1985 to 2010. I have also gone through the revenue records, various orders and permissions pertaining to the said property.

I have also caused a public notice published in Daily Thane Vaibhav dated 2/7/2014 through the undersigned calling upon the public at large to lodge their objections, if any.

It is observed that the said first property i.e. New survey No.99, Hissa No.2 (old survey No.64, Hissa No.2, admeasuring 0-57-3 (H-R-P), equivalent to 5730 sq. meters and new survey No.101, Hissa No.3, (old survey No.63, Hissa No.3, admeasuring 0-34-9 (H-R-P), equivalent to 3490 sq. meters, was originally held by the trust, namely DWARKANATH RATANSI TRUST, and in the said property one Mr Alli Saheb Gulam was the agricultural tenant thereof since before tillers day. Accordingly, the name of Mr Alli Saheb Gulam Suse was recorded in records of rights as tenant vide M.E. No.467 on 1/9/1951.

It is further observed that the proceeding under Sec. 32 (G) of the Bombay Tenancy and Agricultural Act, 1948 came to be initiated and the said property was then purchased by the said Mr Alli Saheb Gulam and certificate under Sec. 32-M and vide Tenancy Order No.TNC/8813 dated 14/1/1956, the name of Mr Alli Saheb

Gulam was recorded in the 7/12 extract of the said first property in other column as Tenant and his name was mutated vide M.E. No.591 dated 8/8/1956.

It is further observed that the said Mr Alli Saheb Gulam died intestate and at the time of his demise, he was having only one daughter by name Aminabi Gulam Gaus Suse.

It is further observed that the said Aminabi Gulam Gaus Suse having only son, i.e. Abdul Hamid Gulam Gaus Suse and the said Abdul Hamid Gualm Gaus Suse expired, leaving behind him, his mother, i.e. said Aminabi Gulam Gaus Suse, children, i.e. Abdul Saeed Gulam Gaus Suse, Noorjaha Abdul Haus Patel, Hajimiya Gulam Gaus Suse, Sakiyabi Gulam Gaus Suse and Abdul Rashid Gulam Gaus Suse; and the names of the said legal heirs were mutated in the records of rights vide M.E. No.1356 dated 20/8/1971; so also the said Aminabi Gulam Gaus Suse expired in the year 1998.

It is further observed that the proceedings under section 32G was initiated in respect of the said properties by ALT, Thane and after payment of the said purchase price, the 32M certificate No.3712 dated 28/10/1985 was issued in favour of Abdul Hamid Gulam Gaus Suse and 4 others. The entry thereof is taken in the records of rights vide M.E. No.1843 dated 15/2/1986.

It is further observed that there was partition was carried out in respect of the properties held by the aforesaid legal heirs and the said first property came to the shares of Abdul Saeed Gulam Gaus Suse, Noorjaha Abdul Gaus Patel, Hajimiya Gulam Gaus Suse, Sakiyabi Gulam Gaus Suse and Abdul Rashid Gulam Gaus Suse and the effect of the said partition was given in the records of rights vide M.E. No.1597 dated 20/8/1988.

It is further observed that Hajimiya Gulam Gaus Suse died on 31/5/2000, leaving behind Suraiya (wife), Mukhtar (son), Mohamed (son), Muddasir (son), Gualm Gaus (son), Jakir (son), Bibiayesha Asif Surme (daughter), Rahat (son), Nikahat (daughter) and Mohamaddi (daughter). Accordingly, their names were recorded in the records of rights vide M.E. No.2494 dated 1/8/2002.

It is further observed that the said Abdul Saeed Gulam Gaus Suse and 4 others including their legal heirs have executed registered development agreement dated 3/10/2003 to and in favour of M/S. RAM PROMOTERS, a partnership firm, having its office at Pushpanjali Residency, Opp. Puranik City, Village Ovale, Ghodbunder Road, THANE (W) – 400 607, hereinafter referred to as 'SAID DEVELOPERS',