



SANDEEP L. SALUNKE
BSL. LL.B
ADVOCATE, HIGH COURT

302, Parvati CHS, Laxmi Baug, Ganeshwadi, Kalyan E

TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN

NAME OF OWNERS

- 1) Rashid Gulam Gaus Suse and others.
- 2) Baban Damodar Bhoir and others.
- 3) Anant Narayan Patil and others
- 4) Laxman Hasha Thakur
- 5) Namdev Ambo Bhoir and others
- 6) Baliram Hasha Thakur
- 7) Datta Dama Mukadam
- 8) Pandurang Hira Thakur and others
- 9) Budhibai Trimbak Thakur and others
- 10) Gajanan Kamlya Patil and others

NAME OF DEVELOPERS
/PROMOTERS

M/S. RAM DEVELOPERS

Through Partners 1) Mr. Mohan Shinde
and 2) Mr. _____

Office: Pushpanjali Residency, Opp.
Puranik City, Village Owale, Ghodbunder
Road, Thane.

1. DESCRIPTION OF THE PROPERTY:



The Developers are the sole and exclusive developers of the pieces and parcels of land lying, being and situate at Village Owale, Taluka and District Thane, within the Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation (TMC). The properties mentioned in the table are hereinafter referred to as the **"Said Entire Property"**.

The particulars of all the pieces and parcels of Said Entire Property are summarized below:

Sr. No.	Survey No.		Hissa No.	Abbreviated Reference of property	Area (square meters)
	New	Old			
1	99	64	2	First Property	5720
2	101	63	3		3490
3	99	64	4B	Second Property	2690
4	97	67	1	Third Property	4200
5	98	131(p)	1A	Fourth Property	2460
6	58	66	1	Fifth Property	1090
7	98	131(p)	1B	Sixth Property	2700
8	99	64	6	Seventh Property	1540
9	59	65	1A		600
10	58	66	5A		130
11	99	64	4A	Eighth Property	1010
12	59	65	2	Ninth Property	400
13	97	67	3/3	Tenth Property	1770
14	99	64	3	Eleventh Property	4650
				Total	32450

Area of the Said Entire Property as per TILR is 32,299.57 square meters, out of which the 1) area admeasuring 591.95 square meters is

not in possession, 2) the area admeasuring 50 square meters is a deduction for difference in area in P.O.A., 3) the area of Sub Plot B is 420.78 square meters, 4) the area under 30 meters wide D.P. Road is 2038.43 square meters and 5) the area deducted for amenity plot is 1459.92 square meters. The balance area out of the Said Entire Property is admeasuring 27,738.49 square meters is hereinafter referred to as the **"Said Property"**

2. LIST OF DOCUMENTS PERUSED:

- a. Current 7/12 extracts.
- b. All relevant Mutation entries.
- c. Search Report.
- d. Permissions and Sanctions
- e. Developers Title Deeds.
- f. Antecedents Title Deeds.
- g. Public Notices dated July 02, 2014 published in Marathi newspaper namely Thane Vaibhav.

3. OBSERVATIONS IN RESPECT OF REVENUE RECORD:

- 3.1 Land bearing Survey No. 99/2 (old 64/2) and Survey No. 101/3 (old 63/3) (First Property):**

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract that, the First Property is owned by **Rashid Gulam Gaus Suse and others.**

In respect of 6 D Mutation Entries:

- 3.1.1** It appears from the perusal of **mutation entry no. 439 dated 29/08/1950** that as per the Taluka order bearing no. RTS 1428 dated August 28, 1950, the name of tenants i.e. Bhiva Kanagya, Shankar Vinya and Hashya Somvarya were removed from the record

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of rights and the name of Alisaheb Gulam Mohammad was recorded as tenant in respect of the First Property.

3.1.2 It appears from the perusal of **mutation entry no. 591 dated 08/08/1956** that as per the Taluka order bearing no. TNC 8113 dated January 14, 1956, the name of Ratanshi Premji Charitable Trust was recorded as Occupant and the name of Alisaheb Gulam Mohammad was recorded as Simple Tenant in respect of First Property.

3.1.3 It appears from the perusal of **mutation entry no. 817 dated 20/07/1958** that Dwarkadas Ratanshi executed Trust Deed dated January 24, 1958 in respect of First Property and several other properties and thereby created trust in the name and style of "Ratanshi Premji Dharmday Trust" and 1) Rasiklal Karsandas 2) Narottam Keshavji, 3) Mohanlal Vishram Thakkar, 4) Govardhandas Govindji and 5) Manik Vinayak Pathare were appointed as trustees for the said Trust.

3.1.4 It appears from the perusal of **mutation entry no. 827 dated 05/08/1959** that as per order bearing no. RTS 709 dated August 05, 1959, the name of Mohanlal Vishram Thakkar was removed from the record of rights and the names of other trustees viz. 1) Rasiklal Karsandas 2) Narottam Keshavji, 3) Vasanji Purushottam, 4) Govardhandas Govindji and 5) Manik Vinayak Pathare were remained unaffected in respect of the First Property and several other properties.

3.1.5 It appears from the perusal of **mutation entry no. 1286 dated 20/10/1967** that a resolution was passed in the meeting held by the Trust on January 12, 1967, whereby names of previous Trustees 1) Rasiklal Karsandas, 2) Narottam Keshavji and 3) Vasantji Purshottam were deleted and the names of new trustees 1) Mrs. Yesumati Dwarkadas, 2) Vasantji Govindji and 3) Chandrakant Manik were recorded in the record of rights in respect of the First Property and several other properties.

- 3.1.6** It appears from the perusal of **Mutation entry no. 1356 dated 20/08/1971** that Alisaheb Gulam Mohammad Suse demised in or around the year 1966 leaving behind only daughter who is Aminabi Gulam Gaus suse also demised in or around the year 1953 leaving behind them legal heir Abdul Hamid Gulam Gaus Suse. The husband of Aminabi Gulam Gaus Suse demised leaving behind him his second wife Aminabi Gulam Gaus suse, 3 sons 1) Abdul Saeed Gulam Gaus Suse, 2) Hajimiya Gulam Gaus Suse, 3) Rashid Gulam Gaus Suse and two daughters 1) Noorjahan Gulam Gaus Suse and 2) Safiyabi Gulam Gaus Suse.
- 3.1.7** It appears from the perusal of **Mutation entry no. 1358 dated 28/08/1971** that the name of 1) Aminabi Gulam Gaus Suse, 2) Noorjahan Gulam Gaus Suse and 3) Safiyabi Gulam Gaus Suse were removed from the record of rights as per their written statement in respect thereof.
- 3.1.8** It appears from the perusal of **mutation entry no. 1431 dated 06/03/1974** that as per order no. 129/1974 dated February 28, 1974 passed by Charity Commissioner, the names of previous Trustees of Late Ratanshi Premji Charitable Trust i.e. 1) Govardhandas Govindji, 2) Manik Vinayak Pathare, 3) Yesumati Dwarkadas, 4) Vasantji Govindji and 5) Chandrakant Manik Pathare were removed and the names of 1) Rasiklal Karsandas Makhecha, 2) Arvind Govardhandas Thakkar, 3) Chandrakant Manik Owalekar and 4) Kantaben Rasiklal Makhecha were recorded as Trustees.
- 3.1.9** It appears from the perusal of **Mutation entry no. 1843 dated 15/02/1986** that Abdul Hamid Gulam Gaus Suse had paid the purchase price determined under section 32G of Maharashtra Tenancy and Agricultural Land Act, 1948 in respect of First Property. In pursuance thereof, the purchase certificate u/s. 32 M bearing no. 3712 dated October 28, 1985 was issued in the name of Abdul Hamid Gulam Gaus Suse.

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- 3.1.10** It appears from the perusal of **mutation entry no. 1873 dated 04/10/1986** that Arvind kumar Govardhandas Thakkar resigned from the board of Trustees of Late Ratanshi Premji Dharmaday Trust and his resignation was accepted by the then managing trustee and other trustees and accordingly name of Arvindkumar Govardhandas Thakkar as trustee was removed from the record of rights.
- 3.1.11** It appears from the perusal of **mutation entry no. 1957 dated 20/04/198__** that the First Property and several other properties were partitioned amongst the members of Suse Family i.e. Abdul Hamid Gulam Gaus Suse, Saeed Gulam Gaus Suse, Hajimiya Gulam Gaus Suse, Rashid Gulam Gaus Suse, Noorjahan Gulam Gaus Suse and Safiya Gulam Gaus Suse. In pursuance of the said partition between the Suse Family, the First Property was apportioned to Saeed Gulam Gaus Suse, Hajimiya Gulam Gaus Suse, Rashid Gulam Gaus Suse, Noorjahan Gulam Gaus Suse, Safiya Gulam Gaus Suse.
- 3.1.12** It appears from the perusal of **mutation entry no. 2494 dated 01/08/2002** that Hajimiya Gulam Gaus Suse demised on May 31, 2000 leaving behind him legal heirs wife Suraiya Hajimiya Suse, 5 sons 1) Mukhtyar Hajimiya Suse, 2) Mohammad Hajimiya Suse, 3) Mudassir Hajimiya Suse, 4) Gulam Gaus Hajimiya Suse, 5) Jakir Hajimiya Suse and 4 daughters 1) Bibi Ayesha Asif Surme, 2) Rahat Ikbal Surme, 3) Nikahat Hajimiya Suse, 4) Mohammadi Hajimiya Suse.
- 3.1.13** It appears from the perusal of **mutation entry no. 2609 dated 05/07/2004** that the Sub Divisional Officer, Thane has passed order-bearing no. TD/Te. 6/KUV/VIP/SR/103/ 2004 dated June 25, 2004 and thereby granted permission for development and sale in respect of First Property in accordance with the provisions of section 43 of Maharashtra (Bombay) Tenancy and Agricultural Lands Act, 1948 subject to the terms and conditions mentioned therein.
- 3.1.14** It appears from the perusal of **mutation entry no. 4113 dated 07/08/2012** that the Hon'ble Collector of Thane has passed order-