

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-bearing no. MAHSUL/K1/TE-1/NAP/SR 100/2005 dated September 20, 2005 and thereby permitted non-agricultural use of First Property and several other properties for the terms and conditions mentioned therein.

3.1.15 It appears from the perusal of **mutation entry no. 4338 dated 08/02/2016** that after marriage of Noorjahan Gulam Gaus Suse, her name is changed to Noorjahan Abdul Vahab Patel.

3.2 Land bearing **Survey No. 99/4B (old 64/4B) (Second Property):**

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract that, the Second Property is owned by Baban Damodar Bhoir and others.

In respect of 6 D Mutation Entries:

3.2.1 It appears from the perusal of **mutation entry no. 546 dated 03/11/1955** that in accordance with the Hissa form no. 12, the name of Damodar Undrya Bhoir was recorded as Possession Holder in respect of the Second Property.

3.2.2 It appears from the perusal of **mutation entry no. 1944 dated 01/01/1988** that Shripat alias Damodar Undrya Bhoir demised on May 21, 1987 leaving behind him his legal heirs his wife Shantibai Damodar Bhoir, 4 sons 1) Baban Damodar Bhoir, 2) Devram Damodar Bhoir, 3) Suresh Damodar Bhoir, 4) Pandit Damodar Bhoir and 3 daughters 1) Smt. Geetabai Prakash Patil, 2) Smt. Indrayani Naresh Bhoir and 3) Smt. Ramabai Damodar Bhoir alias Ramabai Nakul Patil.

3.2.3 It appears from the perusal of **mutation entry no. 4097 dated 07/08/2012** that Shantibai Damodar Bhoir demised on June 28, 2012 leaving behind her legal heirs, 4 sons 1) Baban Damodar Bhoir, 2) Devram Damodar Bhoir, 3) Suresh Damodar Bhoir, 4) Pandit Damodar Bhoir and 3 daughters 1) Smt. Geetabai Prakash Patil, 2)



Smt. Indrayani Naresh Bhoir and 3) Smt. Ramabai Damodar Bhoir alias Ramabai Nakul Patil.

3.2.4 It appears from the perusal of **mutation entry no. 4113 dated 07/08/2012** that the Hon'ble Collector of Thane has passed order-bearing no. MAHSUL/K1/TE-1/NAP/SR 100/2005 dated September 20, 2005 and thereby permitted non-agricultural use of Second Property and several other properties for the terms and conditions mentioned therein.

3.3 Land bearing **Survey No. 97/1** (old 67/1) **(Third Property):**

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract that, the Third Property is owned by Mr. Anant Narayan Patil and others.

3.3.1 It appears from the perusal of **mutation entry no. 464 dated 07/07/1951** that the Third Property was declared as Tukda (Fragment) in accordance with the provisions of Prevention of Fragmentation and Consolidation of Holdings Act, 1947.

3.3.2 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 Anant Ramkrushna Takle and others was recorded as Occupant, the name of Ganpat Vithu was recorded as Protected Tenant and the name of Chandar Ganpat Vaity was recorded as Simple Tenant in respect of Third Property.

3.3.3 It appears from the perusal of **mutation entry no. 660 dated 29/06/1957** that the name of Protected Tenant i.e. Ganpat Vithu was removed from the record of rights as he was not cultivating the Third Property.

3.3.4 It appears from the **mutation entry no. 1044 dated 15/10/1963** that as per the order of Agricultural Land Tribunal and Sub Divisional Officer, Thane, the Third Property was sold, conveyed and transferred in favour of Chandar Ganpat Vaity. The names of Anant Ramkrushna

Takle and Gokul Ramkrushna Takle were recorded in the other rights column of the record of rights.

3.3.5 It appears from the **mutation entry no. 1468 dated 22/09/1975** that on payment of Purchase price determined under the section 32 G of Maharashtra (Bombay) Tenancy and Agricultural Lands Act, 1948 (MTAL Act), Purchase certificate was issued in the name of Chandar Ganpat Vaity under section M of MTAL Act.

3.3.6 It appears from the **mutation entry no. 1810 dated 26/03/1985** that in pursuance of order bearing no. Te. TD/VI/SR 142/84 dated October 22, 1984 of Sub Divisional Officer, Thane and order bearing no. ULC/TA/F-10/7/84/86 dated July 11, 1984 of Competent Authority of Thane Urban Agglomeration, 1) Anant Narayan Patil, 2) Naresh Narayan Patil, 3) Dattaram Narayan Patil and 4) Krushna Narayan Patil have purchased the Third Property from Chandar Ganpat Vaity on March 25, 1985.

3.3.7 It appears from the **mutation entry no. 2671 dated 10/10/2005** that Dattaram Narayan Patil demised on August 31, 2005 leaving behind him his legal heirs wife Shobha Dattaram Patil, 2 Sons 1) Mohanish Dattaram Patil and 2) Aniket Dattaram Patil.

3.3.8 It appears from the **mutation entry no. 4113 dated 07/08/2012** that the Hon'ble Collector of Thane has passed order-bearing no. MAHSUL/K1/TE-1/NAP/SR 100/2005 dated September 20, 2005 and thereby permitted non-agricultural use of Third Property and several other properties for the terms and conditions mentioned therein.

3.4 Land bearing **Survey No. 98/1A** (old 131/1p) (**Fourth Property**):

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract that, the Fourth Property is owned by Laxman Hasha Thakur.



3.4.1 It appears from the **mutation entry no. 536 dated 04/04/1955** that as per the Taluka Order bearing no. RTS SR 733 dated February 03, 1955, Putalabai Ramchandra Paralkar demised on November 01, 1948 leaving behind her 4 sons 1) Anandrao Ramchandra Paralkar, 2) Shridhar Ramchandra Paralkar, 3) Gajanan Ramchandra Paralkar and 4) Vasant Ramchandra Paralkar.

3.4.2 It appears from the **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 Anandrao Ramchandra Paralkar was recorded as Occupant and the name of Hasha Somvar Thakur was recorded as Simple Tenant in respect of Fourth Property.

3.4.3 It appears from the **mutation entry no. 1604 dated 05/11/1976** that The Additional Tahasildar and the Agricultural Lands Tribunal fixed the price under section 32G of MTAL Act in respect of the Fourth Property. Hasha Somvar Thakur had deposited the requisite amount and the Agricultural Lands Tribunal, Thane duly issued certificate bearing No. VR/Owale/624-1899 on June 26, 1975 under section 32M of MTAL Act in the name of Hasha Somvar Thakur.

3.4.4 It appears from the **Mutation Entry No. 2097 dated 07/06/1990** that Hasha Somvar Thakur demised in the year 1972 leaving behind him 4 sons 1) Laxman Hasha Thakur, 2) Baliram Hasha Thakur, 3) Shankar Hasha Thakur, 4) Kacher Hasha Thakur as his legal heirs. Kacher Hasha Thakur also demised leaving behind him wife Motibai Kacher Thakur, 4 sons 1) Ramesh Kacher Thakur, 2) Ramshiv Kacher Thakur, 3) Vitthal Kacher Thakur and 4) Smit Kacher Thakur as his legal heirs.

3.4.5 It appears from the **Mutation Entry No. 2099 dated 23/06/1990** that the Fourth Property and several other properties were partitioned amongst the members of the Thakur Family. The Fourth Property was apportioned to Baliram Hasha Thakur.

3.4.6 It appears from the **mutation entry no. 2921 dated 02/06/2009** that the Competent Authority Thane Urban Agglomeration has passed

order under section 8 (4) of ULC Act and thereby declared the portion admeasuring 2460 square meters from and out of Fourth Property as excess land. Pursuant to the application for sanction of scheme, Additional Collector and Competent Authority, Thane has sanctioned scheme by order bearing no. ULC/TA/WSHS 20/SR 1826 dated October 18, 2007.

3.4.7 It appears from the **mutation entry no. 2974 dated 29/04/2010** that the Sub Divisional Officer, Thane has passed order bearing no. TD/Te. 6/KUV/VIP/SR/480/2009 dated March 05, 2010 and thereby granted permission for development and sale in respect of Fourth 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.

3.4.8 It appears from the **mutation entry no. 4129 dated 07/08/2012** that, Collector of Thane passed orders bearing number MAHSUL/K1/Te-1/NAP/SR 104/2010 dated September 01, 2010 and MAHSUL/K1/TE-1/NAP/SR 125/2010 dated February 28, 2011 and thereby permitted non-agricultural use of Fourth Property for the terms and conditions mentioned therein.

3.5 Land bearing **Survey No. 58/1** (old 66/1) (**Fifth Property**):

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract that, name of Laxman Hasha Thakur is presently removed from the record of rights and name of Namdev Ambo Bhoir is recorded as occupant. The Developer shall be required to initiate appropriate proceedings for recording name of Laxman Hasha Thakur as occupant of the said Fifth Property.

3.5.1 It appears from the **mutation entry no. 464 dated 07/07/1951** that the Fifth Property was declared as Tukda (Fragment) in accordance with the provisions of Prevention of Fragmentation and Consolidation of Holdings Act, 1947.



3.5.2 It appears from the **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 Ambo Rama Bhoir was recorded as Simple Tenant in respect of Fifth Property.

3.5.3 It appears from the **mutation entry no. 817 dated 20/07/1958** that Dwarkadas Ratanshi executed Trust Deed dated January 24, 1958 in respect of Fifth Property and several other properties and thereby created trust in the name and style of "Late Ratanshi Premji Dharmday Trust". 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.

3.5.4 It appears from the **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) Govardhandas Govindji and 4) Manik Vinayak Pathare were remained unaffected as Trustees in respect of the Fifth Property and several other properties.

3.5.5 It appears from the **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) Yesumati Dwarkadas, 2) Vasantji Govindji and 3) Chandrakant Manik were recorded in the record of rights in respect of the Fifth Property and several other properties. The said entry was passed based on the application given by the Managing Trustee viz. Manik Vinayak Pathare.

3.5.6 It appears from the **Mutation entry no. 1375 dated 20/12/1971** that Tahsildar and Agricultural Land Tribunal, Thane has passed order bearing no. Owala/14/1-63 dated January 24, 1963 under