

section 32G of MTAL Act and thereby determined purchase price to be paid by the tenant in respect of Fifth Property. Ambo Rama Bhoir had purchased the Fifth Property.

3.5.7 It appears from the **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 Dwarkas Trust i.e. 1) Rasiklal Karsandas Makhecha, 2) Narottam Keshavji, 3) Mohanlal Vishwas, 4) Govardhandas Govindji, 5) Manik Vinayak Pathare, 6) Yesumati Dwarkadas, 7) Vasantji Govindji and 8) 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.

3.5.8 It appears from the **mutation entry no. 1568 dated 15/10/1975** that Ambo Rama Bhoir paid the purchase price determined under section 32G of MTAL Act and accordingly the Purchase Certificate bearing no. 1692 dated September 23, 1973 was issued in the name of Ambo Rama Bhoir under section 32M of MTAL Act.

3.5.9 It appears from the **mutation entry no. 1668 dated 15/10/1977** that Ambo Rama Bhoir demised in or around the year 1966 leaving behind him wife Aambi Ambo Bhoir, 2 sons 1) Namdev Ambo Bhoir, 2) Manohar Ambo Bhoir and daughter Dhanibai Ambo Bhoir as his legal heirs.

3.5.10 It appears from the **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.

3.5.11 It appears from the **mutation entry no. 2041 dated 23/06/1990** that Agricultural Land Tribunal set aside earlier order under section 32 G and 32 M of MTAL Act and passed order under section 32 G in



favour of Laxman Hasha Thakur. The said order was passed by the Additional Tahsildar and Agricultural Land Tribunal, Thane on October 31, 1988 in Tenancy case No. 32 G/Owale/309-88.

3.5.12 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 508 square meters from and out of Fifth 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.

3.5.13 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 Fifth 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.

3.5.14 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 Fifth Property for the terms and conditions mentioned therein.

3.5.15 It appears from the perusal of **Mutation Entry No. 4326 dated 31/10/2015** that as per the order bearing no. TNC/REV/No. 28/91 of Sub Divisional Officer Thane, Mutation Entry No. 2041 and the order bearing no. 32G/Owale/309/88 dated October 30, 1988 of Additional Tahsildar and Agricultural Land Tribunal, Thane is cancelled.

3.6 Land bearing **Survey No. 98/1/B (old 131/1p) (Sixth Property):**

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract that, the Sixth Property is owned by Shri. Baliram Hashya Thakur.

- 3.6.1** 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.
- 3.6.2** 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 Somvarya Thakur was recorded as Simple Tenant in respect of Sixth Property.
- 3.6.3** It appears from the **mutation entry no. 1604 dated 05/11/1976** that Additional Tahasildar and the Agricultural Lands Tribunal fixed the price under section 32G of MTAL Act in respect of the Sixth 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.
- 3.6.4** 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.
- 3.6.5** It appears from the **Mutation Entry No. 2099 dated 23/06/1990** that the Sixth Property and several other properties were partitioned



amongst the members of the Thakur Family. The Sixth Property was apportioned to Shri. Baliram Hasha Thakur.

3.6.6 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 Sixth 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.

3.6.7 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 Sixth 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.

3.6.8 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 Sixth Property for the terms and conditions mentioned therein.

3.7 Land bearing **1) Survey No. 99/6** (old 64/6), **2) Survey No. 59/1/A** (old 65/1p) and **3) Survey No. 58/5/A** (old 66/5A) (**Seventh Property**):

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract that, the Sixth Property is owned by M/s. Ram Developers through its partner Mohan Baburao Shinde.

- 3.7.1** It appears from the **mutation entry no. 176 dated 10/10/1929** that Damya Kashtya Bhoir demised around the year 1921 leaving behind him his brother Undrya Kashtya Bhoir as his legal heirs.
- 3.7.2** It appears from the **mutation entry no. 215 dated 20/02/1933** that Undrya Kashtya Bhoir and Tulshya Kashtya Bhoir have had executed Conditional _____ deed with respect to seventh property in favour of Devchand Ratanshi
- 3.7.3** It appears from the **mutation entry no. 262 dated 04/12/1936** that, Mekhanji Daruwale have executed Mortgage Deed dated 06/10/1936 with respect to Seventh Property in favour of Devchand Ratanshi
- 3.7.4** It appears from the **mutation entry no. 454 dated 18/05/1951** that as per the Taluka order bearing no. RTS 27 dated February 07, 1950, the name of Devchand Ratanshi was removed and the name of Tulshya Kashtya Bhoir was mutated in the record of rights in respect of the Seventh Property.
- 3.7.5** It appears from the **mutation entry no. 492 dated 01/02/1953** that Undrya Kashtya Bhoir demised in or around the year 1942 leaving behind him legal heirs son Shripat Undrya Bhoir and his name recorded with respect to land bearing **Survey No. 58/5/A** (old 66/5A)
- 3.7.6** It appears from the **mutation entry no. 546 dated 03/11/1955** that as per the Taluka order bearing no. TNC 8113 dated **30/11/1950**, the name was recorded as Simple with respect to land bearing **Survey No. 58/5/A** (old 66/5A).
- 3.7.7** It appears from the **mutation entry no. 2116 dated 17/12/1990** that Tulshya Kashtya Bhoir demised in or around the year 1980 leaving behind him legal heirs son Hira Tulshya Bhoir, 4 daughters 1) Mrs. Laxmibai Ramdas Patil 2) Mrs. Sundarabai Tukaram Bhoir 3) Mrs. Rahibai Mahadu Dhumal and 4) Mrs. Mainavati Pandharinath Patil.



Hira Tulshya Bhoir was also demised in or around the year 1997 leaving behind him wife Asha Hira Bhoir and daughter Savita Hira Bhoir as his legal heirs.

3.7.8 It appears from the **mutation entry no. 2117 dated 17/12/1990** that Pursuant to the oral statements given by 1) Mrs. Laxmibai Ramdas Patil, 2) Mrs. Sundarabai Tukaram Bhoir, 3) Mrs. Rahibai Mahadu Dhumal and 4) Mrs. Mainavati Pandharinath Patil that they have released their rights and interest in respect of the Seventh Property in favour of Asha Hira Bhoir, their names were removed from the record of rights.

3.7.9 It appears from the **mutation entry no. 2775 dated 21/02/2007** that Asha Hira Bhoir and Savita Hira Bhoir alias Savita Naresh Patil have assigned development rights in respect of Seventh Property in favour of Mr. Ashok Bacchubhai Mistry and Mrs. Hansa Ashok Mistry by executing Development Agreement dated May 30, 2006, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. TNN-5/3553/2006.

3.7.10 It appears from the **mutation entry no. 2967 dated 23/03/2010** that Asha Hira Bhoir and Savita Hira Bhoir alias Savita Naresh Patil have conveyed and transferred Seventh Property in favour of Mrs. Hansa Ashok Mistry by executing Deed of Conveyance dated February 06, 2010, which is duly registered with the Sub Registrar of Assurances, Thane at serial no. 1862/2010.

3.7.11 It appears from the **mutation entry no. 3057 dated 28/02/2011** that Mrs. Hansa Ashok Mistry, Mrs. Laxmibai Ramdas Patil and others in confirmation with Baban Bembya Patil and others have conveyed and transferred Seventh Property in favour of M/s. Ram Developers and M/s. Shree Sai Developers by executing Conveyance Deed dated January 20, 2011, which is duly registered