

TITLE REPORT**TO WHOMSOEVER IT MAY CONCERN**

1. Name of the Owners : Pigments and Dyestuffs Pvt. Ltd. & others
- 2.1 Name of the Developers : Luxora Realtors Pvt. Ltd.
- 2.2 Name of the Erstwhile
Developers : M/s. Goldminar Developers Pvt. Ltd.

3 Description of the Said Entire Property:

All that pieces and parcels of land bearing 1) Survey No. 67, Hissa No. 1A admeasuring 1700 Square Meters (First Property), 2) Survey No. 67, Hissa No. 1B, admeasuring 2200 Square Meters (Second Property), 3) Survey No. 67, Hissa No. 2A admeasuring 1850 Square Meters (Third Property), 4) Survey No. 67, Hissa No. 2B, admeasuring 1440 Square Meters (Fourth Property), 5) Survey No. 67, Hissa No. 3, admeasuring 3890 (Fifth Property), 6) Survey No. 69, Hissa No. 1, admeasuring 200 Square Meters (Sixth Property), 7) Survey No. 69, Hissa No. 2, admeasuring 1870 Square Meters (Seventh Property), 8) Survey No. 69, Hissa No. 3, admeasuring 8200 Square Meters (Eighth Property), 9) Survey No. 69, Hissa No. 4, admeasuring 230 Square Meters (Ninth Property), 10) Survey No. 59A, Hissa No. 30/2/1, admeasuring 160 Square Meters (Tenth Property), 11) Survey No. 59A, Hissa No. 30/2/2, admeasuring 1260 Square Meters (Eleventh Property), 12) Survey No. 59A, Hissa No. 30/2/3, admeasuring 7000 Square Meters (Twelfth Property), (First to Twelfth property are hereinafter referred to as "Pigment Property"), 13) Survey No. 64, Hissa No. 1, admeasuring 9770 Square Meters (Thirteenth Property), 14) Survey No. 64, Hissa No. 2, admeasuring 730 Square Meters (Fourteenth Property), 15) Survey No. 64, Hissa No. 3/1, admeasuring 4290 Square Meters (Fifteenth Property), 16) Survey No. 64, Hissa No. 3/2, admeasuring 1170 Square Meters (Sixteenth Property), (Thirteenth to Sixteenth property are hereinafter referred to as

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Prasanna Mate & Associates

"Patil Property", 17) Survey No. 68, Hissa No. 1/A, admeasuring 5093 Square Meters (Seventeenth Property), 18) Survey No. 68, Hissa No. 3/A, admeasuring 2735 Square Meters (Eighteenth Property), Seventeenth and Eighteenth Property are hereinafter referred to as "Kailash Property", 19) Survey No. 68, Hissa No. 1/B, admeasuring 3203 Square Meters (Nineteenth Property), 20) Survey No. 68, Hissa No. 2/C, admeasuring 3943 Square Meters (Twentieth Property), 21) Survey No. 68, Hissa No. 3/B, admeasuring 5181 Square Meters (Twenty-first Property), 22) Survey No. 68, Hissa No. 3D, admeasuring 439.67 square meters out of 1319 Square Meters (Twenty-Second Property), (Nineteenth to Twenty-Second Property are hereinafter referred to as "Ashok Property"), lying, being and situate at Village - Chitalsar, Manpada, Taluka and District Thane, within the Registration District and Sub-District Thane and also within the limits of Thane Municipal Corporation, Maharashtra State. All the above-mentioned Twenty-two Properties are admeasuring in aggregate 66554.67 square meters and hereinafter collectively referred to as the **"Said Entire Property"**.

3.1 Description of Said Property:

The First Property, Fifth Property, Sixth Property, Eighth Property, Twelfth Property to Fifteenth Property, Seventeenth Property to Twenty-Second Property admeasuring in aggregate 58224.67 square meters is collectively referred to as **"Said Property"**.

3.2 Description of Said Reserved Property:

The Developers or their predecessors in title/rights have surrendered reserved portion of the Said Entire Property admeasuring in aggregate 8330 square meters for various public purposes as enlisted herein:

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Gut No.	Description of Property	Area (in square meters)	Nature of Reservation
67/1B	Second Property	2200	60 meters wide Road
67/2B	Fourth Property	1440	60 meters wide Road
69/2	Seventh Property	1870	60 meters wide Road and 30 meters wide Road
69/4	Ninth Property	230	Police Station
59A/30/2/1	Tenth Property	160	Park
59A/30/2/2	Eleventh Property	1260	Police Station
64/3/2	Sixteenth Property	1170	Amenity and Road
Total		8330	

4. List of Documents perused:

- a. Current 7/12 extracts.
- b. All relevant Mutation entries.
- c. Search Report.
- d. Owners/Developers Title Deeds.
- e. Antecedent Title Deeds.
- f. N.A. Order
- g. ULC Order.
- h. Development Permission.
- i. Commencement Certificate.
- j. Occupancy Certificate.
- k. Environment Clearance Certificate.
- l. Litigation Records.

m. Public Notice dated January 31, 2017 published in Marathi newspaper namely Lok Satta and published in English newspaper dated February 01, 2017 namely Free Press Journal in respect of Said Entire Property.

5. Observations in respect of Revenue Records:

5.1 Observations in respect of Land bearing 1) Gut No. 67, Hissa No. 1A (First Property), 2) Gut No. 67, Hissa No. 1B, (Second Property), 3) Gut No. 67, Hissa No. 2A Square Meters (Third Property), 4) Gut No. 67, Hissa No. 2B, (Fourth Property), 5) Gut No. 67, Hissa No. 3, (Fifth Property), 6) Gut No. 69, Hissa No. 1, (Sixth Property), 7) Gut No. 69, Hissa No. 2, (Seventh Property), 8) Gut No. 69, Hissa No. 3, (Eighth Property), 9) Gut No. 69, Hissa No. 4, (Ninth Property), 10) Gut No. 59A, Hissa No. 30/2/1, (Tenth Property), 11) Gut No. 59A, Hissa No. 30/2/2, (Eleventh Property), 12) Gut No. 59A, Hissa No. 30/2/3, (Twelfth Property), (First to Twelfth Property are hereinafter referred to as "Pigment Property"):

Observations in respect of 7/12 extract:

It appears from perusal of recent 7/12 extracts, that the First Property, Third Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property and Twelfth Property are owned by M/s. Pigments and Dyestuffs Pvt. Ltd. and Second Property, Fourth Property, Ninth Property, Tenth Property and Eleventh Property are owned by Thane Municipal Corporation.

Observations in respect of 6 D Mutation Entries:

5.1.1 It appears from the mutation entry no. 68 dated 01/08/1944 that the said mutation entry is not relevant to the Seventh Property, however, erroneously reflected in the 7/12 extract.



- 5.1.2 It appears from the **mutation entry no. 124 dated 25/10/1950** that the said mutation entry is not relevant to the First Property, however, erroneously reflected in the 7/12 extract.
- 5.1.3 It appears from the **mutation entry no. 125 dated 07/06/1951** that the said mutation entry is not relevant to the Third Property, however, erroneously reflected in the 7/12 extract.
- 5.1.4 It appears from the **mutation entry no. 126** that the Fifth Property was declared as Tukda (Fragment) in accordance with the provisions of Prevention of Fragmentation and Consolidation of Holdings Act, 1947.
- 5.1.5 It appears from the **mutation entry no. 138 dated 6/05/1956** that the said mutation entry is not relevant in respect of Sixth Property.
- 5.1.6 It appears that **mutation entry no. 149** is not available with the Revenue Department as the same is torn and mutilated. The Talathi, Majiwade Village, Thane, has accordingly issued letter dated July 11, 2000.
- 5.1.7 It appears from the **mutation entry no. 172 dated 15/05/1958** that Lilabai Chango was not cultivating the Third Property continuously for a period of two years, therefore her name was removed from the Record of rights as protected tenant and the name of Ramchandra Chango was recorded in the Record of rights with respect to Third Property.
- 5.1.8 It appears from the **mutation entry no. 182 dated 14/07/1959** that as per Order bearing no. T.N.C.S.R. 327 dated May 15, 1959, name of Mr. Chango Shingya was recorded as tenant on the land of Mr. Ramchandra Chango and Mr. Vinayak Chango. Since, Mr. Chango Shingya demised, his name was removed as Protected Tenant from the Records of Rights with respect to Seventh Property.

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- 5.1.9 It appears from the **mutation entry no. 202 dated 15/06/1960** that, the name of Ramchandra Chango, Lilabai Chango was wrongly recorded as Protected Tenant in respect of the land owned by Mathurabai Mohan and Mr. Girdhar Bhagwan Teli through guardian Mathurabai Mohan by the order bearing no. T.N.C Case 13 dated June 3, 1960, the names of the Tenants were removed from the Record of Rights of Third Property, Fourth Property and Fifth Property.
- 5.1.10 It appears from the **mutation entry no. 245 dated 25/08/1960** that Mr. Ramchandra Chango Chaudhari and Vinayak Chango Chaudhari sold, transferred and conveyed the Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, Eleventh Property and Twelfth Property in favour of Pigments and Dyestuffs Pvt. Ltd. by Sale Deed dated August 18, 1960.
- 5.1.11 It appears from the **mutation entry no. 246 dated 25/08/1960** that Mathurabai Mohan Pardesi and Girdhar Bhagwan Teli through his guardian Mathurabai Mohan Pardesi transferred and conveyed the First Property, Second Property, Third Property, Fourth Property and Fifth Property in favour of M/s. Pigments and Dyestuffs Pvt. Ltd by executing Sale Deed dated August 18, 1960.
- 5.1.12 It appears from the **mutation entry no. 410 dated 28/12/1972** that area and assessment of the Pigment Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.
- 5.1.13 It appears from the **mutation entry no. 638 dated 17/12/1999** that, Taluka Inspector of Land Records passed Kami Jasta Patra no. 5/99 dated 24/3/1999 and pursuant thereto Tahsildar, Thane vide letter no. MAHSUL/ KAKSH - 1/ TE.3/HAKKANOND/VASHI 7349 dated 26/11/99 passed an order to carry out corrections in the Revenue Record in accordance with



the said Order and accordingly certain corrections were made in the Records of Rights with respect to Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, Eleventh Property and Twelfth Property.

- 5.1.14** It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Pigment Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.
- 5.1.15** It appears from the **mutation entry no. 989 dated 09/06/2014** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 5352/3266 dated 07/06/2014 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Du. li/Kavi-21/Pot-Hissa/MO.R. No. 1355/260/Mouje Chitalsar Manpada/Thane dated 07/02/2014 sub-divided the property bearing Gut no. 69 into pot-hissa 69/1(Sixth Property), 69/2 (Seventh Property), 69/3 (Eighth Property) and 69/4 (Ninth Property) as per the Form no. 12.
- 5.1.16** It appears from the **mutation entry no. 990 dated 09/06/2014** that, by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 5351/3279 dated 07/06/2014 and order of Deputy Superintendent of Land Records bearing no. Pot Hissa/MO.R. 1341/259/Mouje Chitalsar Manpada/Thane dated 07/02/2014 sub-divided the properties bearing the Gut no. 67/1 into Pot Hissa i.e. 67/1A (First Property) and 67/1B (Second Property), Gut no. 67/2 into Pot Hissa i.e. 67/2A (Third Property) and 67/2B (Fourth Property) and Survey No. 59A/30 into Pot Hissa i.e 59A/ 30/2/1 (Tenth Property), 59A/ 30/2/2 (Eleventh Property), 59A/ 30/2/3 (Twelfth Property) as per Form No.12.
- 5.1.17** It appears from the **mutation entry no. 991 dated 09/06/2014** that, by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 5350/3279 dated 07/06/2014 and order of Deputy Superintendent of Land Records bearing no. Patra

Kra./Du. li/Kavi 19/Pot Hissa/MO.R. 1353/258/Mouje Chitalsar Manpada/Thane dated 07/02/2014 sub-divided the property bearing Gut no. 59A, Hissa no. 30/2 into pot-hissa no. 59A/30/2/1 (Tenth Property), 59A/30/2/2 (Eleventh Property), 59A/30/2/3 (Twelfth Property) as per the Form no. 12.

5.2 Observations in respect of Land bearing Gut No. 64 Hissa No. 1 (Thirteenth Property), Gut No. 64 Hissa No. 2 (Fourteenth Property), Gut No. 64, Hissa No. 3/1, (Fifteenth Property), and Gut No. 64, Hissa No. 3/2 (Sixteenth Property). (Thirteenth to Sixteenth Property are hereinafter referred to as "Patil Property"):

5.2.1 Observations in respect of Land bearing Gut No. 64 Hissa No. 1 (Thirteenth Property) admeasuring 9770 square meters and Gut No. 64 Hissa No. 2 admeasuring 730 Square Meters (Fourteenth Property):

Observations in respect of 7/12 extract:

It appears from perusal of recent 7/12 extract, that the Thirteenth Property and Fourteenth Property is owned by Mr. Narayan Ambo Patil and Mr. Shreedhar Rajaram Patil. It appears from perusal of 7/12 extract for the period between year 1956 to 1980, that the Thirteenth Property and Fourteenth Property is originally owned by Mr. Rajaram Patil and Narayan Ambo Patil,

Observations in respect of 6 D Mutation Entries:

- 5.2.1.1** It appears from mutation entry no. 119 dated 10/10/1946 that the said mutation entry is not relevant to the Thirteenth Property.
- 5.2.1.2** It appears from mutation entry no. 120 dated 10/11/1948 that the said mutation entry is not relevant to the Fourteenth Property.



- 5.2.1.3 It appears that **mutation entry no. 149** is not available with the Revenue Department as the same is torn and mutilated. The Talathi Majiwade Village, Thane, has accordingly issued letter dated July 11, 2000.
- 5.2.1.4 It appears from the **mutation entry no. 410 dated 28/12/1972** that area and assessment of the Patil Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.
- 5.2.1.5 It appears from the **mutation entry no. 599 dated 21/07/1992** that, Mr. Rajaram Ambo Patil demised on June 11, 1992 leaving behind him his legal heirs son Mr. Shreedhar Rajaram Patil and married daughter Mrs. Pushpa Dayanand Bhoir, which was duly recorded in the Record of Rights of Thirteenth Property, Fourteenth Property, Fifteenth Property, and Sixteenth Property.
- 5.2.1.6 It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of the Thirteenth and Fourteenth Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.
- 5.2.2 Observations in respect of Land bearing Gut No. 64, Hissa No. 3/1 admeasuring 4290 square meters (Fifteenth Property) and Gut No. 64, Hissa No. 3/2 (Sixteenth Property) admeasuring 1170 square meters:

Observations in respect of 7/12 extract:

It appears from perusal of recent 7/12 extract, that the Fifteenth Property is owned by Mr. Narayan Ambo Patil and Mr. Shreedhar Rajaram Patil. It appears from perusal of 7/12 extract for the

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period between year 1956 to 1980 that the Fifteenth Property is originally owned by Mr. Rajaram Ambo Patil and Narayan Ambo Patil. It appears from perusal of recent 7/12 extract, that the Sixteenth Property is owned by Thane Municipal Corporation. It appears from perusal of 7/12 extract for the period between year 1956 to 1980 that the Sixteenth Property is originally owned by Mr. Rajaram Ambo Patil and Narayan Ambo Patil.

Observations in respect of 6 D Mutation Entries:

- 5.2.2.1 It appears from **mutation entry no. 121 dated 10/11/1948** that the said mutation entry is not relevant to the Fifteenth Property.
- 5.2.2.2 It appears that **mutation entry no. 149** is not available with the Revenue Department as the same is torn and mutilated. The Talathi Majiwade Village, Thane, has accordingly issued letter dated July 11, 2000,
- 5.2.2.3 It appears from the **mutation entry no. 168 dated 15/05/1958** that Mr. Ladkya Godlya was not cultivating the Fifteenth Property, therefore his name was removed from the Record of Rights as protected tenant and the name of Mr. Raj Ladkya and Mr. Gajanan Kathade was recorded as tenant in the Record of rights of Fifteenth Property.
- 5.2.2.4 It appears from the **mutation entry no. 410 dated 28/12/1972** that area and assessment of the Fifteenth property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.
- 5.2.2.5 It appears from the **mutation entry no. 547 dated 18/03/1987** that the Additional Tahsildar and Agricultural Land Tribunal,



Thane, passed an order under section 70 B of Maharashtra (Mumbai) Tenancy and Agricultural Lands Act, 1947 and thereby declared that Mr. Gajanan Kathod Patil or his legal heir viz., Mrs. Kamla Gajanan Patil were not tenants of the Fifteenth Property.

- 5.2.2.6 It appears from the **mutation entry no. 599 dated 21/07/1992** that Mr. Rajaram Ambo Patil demised on June 11, 1992 leaving behind him his legal heirs, his son Mr. Shreedhar Rajaram Patil and daughter Mrs. Pushpa Dayanand Bhoir, which was duly recorded in the Record of Rights in respect of Fifteenth Property and Sixteenth Property.
- 5.2.2.7 It appears from the **mutation entry no. 617 dated 19/06/1995** that late Mr. Gajanan Kathod Patil through his legal heir Mrs. Kamlabai Gajanan Patil had filed Remand Case before Tahsildar and Agricultural Land Tribunal wherein order was passed in favour of the landowners and accordingly name of Tenant was removed from the Records of Rights by Order bearing no. Tenancy Case no. 70B/Chitalsar Manpada/114/21 Remand No. 17/81 dated 16/05/1995 removed names of Tenant from other rights column in respect of Fifteenth Property.
- 5.2.2.8 It appears from the **mutation entry no. 768 dated 03/05/2007** that Superintendent of Land Revenue sub-divided the property bearing Gut no. 64 Hissa no.3 into Pot Hissa i.e. 64/3/1 (Fifteenth Property) and 64/3/2 (Sixteenth Property) as per the Form no. 12.
- 5.2.2.9 It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Fifteenth Property and Sixteenth Property by issuing order no. Revenue/Kra.1/Tc-2/NAP/SR-206/2010 dated May 23, 2011.

5.3 Observations in respect of Land bearing Gut No. 68, Hissa No. 1A (Seventeenth Property) and Gut No. 68, Hissa No. 3A (Eighteenth Property), hereinafter collectively referred to as "Kailash Property":

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract, that the Seventeenth Property is owned by Mr. B. D. Joshi, owner of M/s. Kailash Plastics and 1) Mr. Shivram Bapu Palekar, 2) Mr. Navnath Shivram Palekar, 3) Mr. Pravin Shivram Palekar and 4) Mrs. Manisha Anil Nikam are recorded as the Occupants of Eighteenth Property. It appears from perusal of 7/12 extract for the period between year 1963 to 1982 that the Seventeenth Property and Eighteenth Property is originally owned by Mr. B. D. Joshi, owner of M/s. Kailash Plastics.

Observations in respect of 6 D Mutation Entries:

- 5.3.1** It appears from the mutation entry no. 128 dated 20/10/1951 that the said mutation entry is not relevant to Kailash Property.
- 5.3.2** It appears from the mutation entry no. 311 dated 17/11/1963 that, owner Mr. Vasudev Vishnu Kulkarni conveyed and transferred the Seventeenth Property vide Sale Deed dated September 16, 1963, in favour of Mr. B. D. Joshi, owner of M/s. Kailash Plastics, and the same was confirmed by M/s. Ashok Iron Works through Mr. Nandlal Nevandram and owners of Expanded Metal Manufacturing Company viz., 1) Mr. Ghanshyamdas Kundandas, 2) Mr. Laxmichand Jethanand, 3) Mr. Narayandas Kundandas, 4) Mr. Hariram Hemraj.
- 5.3.3** It appears from the mutation entry no. 410 dated 28/12/1972 that area and assessment of the Kailash Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.



- 5.3.4 It appears from the **mutation entry no. 678 dated 09/08/2003** that Computerization of records, updating the site of NIC and uniform format of maintaining land records for dividing the Hissa into various sub-hissas of Gut was done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.
- 5.3.5 It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003 sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3C as per Form no. 12.
- 5.3.6 It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Kailash Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.
- 5.3.7 It appears from the **mutation entry no. 1010 dated 23/10/2015** that, Decree has been passed in the Regular Civil Suit No. 773/2012 on July 23, 2013. According to the said Decree passed by Hon'ble Civil Court, Junior Division, Thane, the name of B. D. Joshi, owner of kailash Plastics was removed from the Records of Rights and the name of Mr. Shivram Palekar and others were recorded in the Records of Rights. In pursuance of order of Hon'ble Civil Court, Junior Division, Thane, the said Decree/Award was registered with the Sub-Registrar of Assurances, at Serial no. TNN-2/10177/2015 in respect of Eighteenth Property.

5.4 Land bearing Gut No. 68, Hissa No. 1/B (Nineteenth Property), Gut No. 68, Hissa No. 2/C, (Twentieth Property), Gut No. 68, Hissa No. 3/B, (Twenty-first Property), Gut No. 68, Hissa No. 3/D, (Twenty-Second Property), are hereinafter collectively referred to as "Ashok Property":

5.4.1 Observations in respect of land bearing Gut No. 68, Hissa No. 1B (Nineteenth Property):

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract, that the Nineteenth Property is owned by 1) Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd., 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya N. Parekh. It appears from perusal of 7/12 extract for the period between year 1963 to 1983 that the Nineteenth Property is originally owned by M/s. Ashok Iron Works.

In respect of 6 D Mutation Entries:

5.4.1.1 It appears from the mutation entry no. 313 dated 18/11/1963 that, M/s. Kailash Plastics through owner Mr. B. D. Joshi, 2) M/s. Expanded Manufacturing Company through owner 1) Mr. Ghanshyamdas Kundandas, 2) Mr. Lakshmidhand Jethanand, 3) Mr. Narayandas Kundandas, 4) Mr. Hariram Hemraj and 5) Mr. Vasudev Vishnu Kulkarni sold, transferred and conveyed the Nineteenth Property in favour of M/s. Ashok Iron Works through owner Mr. Nandlal Nevandram vide Sale Deed dated September 16, 1963.



- 5.4.1.2** It appears from the **mutation entry no. 678 dated 09/08/2003** that Computerization of records, updating the site of NIC and uniform format of maintaining land records for divisions and further sub-divisions of Gut was done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.
- 5.4.1.3** It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003, sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3D (Twenty Second) as per Form no. 12.
- 5.4.1.4** It appears from the **mutation entry no. 782 dated 11/12/2007** that M/s. Ashok Iron Works through its partners 1) Mr. Chaturbhuj N. Dedhia, 2) Mr. Bansilal N. Chhabriya, 3) Mr. Ashok kumar N. Chhabriya, 4) Mr. Suresh Kumar N. Chhabriya and 5) Mr Ketan Prakash Nandlal Chhabriya conveyed and transferred the Nineteenth Property in favour of Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd., 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya Parekh by executing Sale Deed dated April 26, 2007, which is duly registered with the sub-registrar of Assurances, Thane at Serial no. 2544/2007.

5.4.1.5 It appears from the mutation entry no. 900 dated 28/06/1999 that Hon. Collector Thane, had granted permission for Non-Agricultural use of Nineteenth Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.

5.4.2 Observations in respect of land bearing Gut No. 68, Hissa No. 2C

(Twentieth Property):

Observations in respect of 7/12 extract:

It appears from perusal of recent 7/12 extract, that the Twentieth Property is owned by 1) by M/s. Ashok Iron Works, 2) Expanded Manufacturing, 3) M/s. Kailash Plastic Works, 4) Mr. Chaitanya Nandlal Parekh, 5) M/s. Concept Commercial Pvt. Ltd., 6) M/s. Goldminar Developers Pvt. Ltd., 7) M/s. Soham Buildcon Pvt. Ltd., 8) M/s. Soham Housing Finance Company Pvt. Ltd., 9) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya N. Parekh. It appears from perusal of 7/12 extract for the period between year 1963 to 1983 that the Twentieth Property was originally owned by M/s. Ashok Iron Works, Expanded Manufacturing and M/s. Kailash Plastic Works.

Observations in respect of 6 D Mutation Entries:

5.4.2.1 It appears from the mutation entry no. 314 dated 18/11/1963 that, M/s. Ashok Iron Works through its partner and owner Mr. Nandlal Nevandram purchased the Twentieth Property from 1) M/s. Kailash Plastics through its owner B. D. Joshi and 2) M/s. Expanded Metal Manufacturing Co. through its owner Mr. Ghanshyamdas Kundandas by executing Deed of Conveyance dated June 16, 1963.

5.4.2.2 It appears from the mutation entry no. 678 dated 09/08/2003 that Computerization of records, updating the site of NIC and uniform format of maintaining land records for dividing the Hissa



into various sub-hissas of Gut was done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.

- 5.4.2.3** It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003, sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3D (Twenty Second) as per Form no. 12.
- 5.4.2.4** It appears from the **mutation entry no. 782 dated 11/12/2007** that M/s. Ashok Iron Works through its partners 1) Mr. Chaturbhuj N. Dedhia, 2) Mr. Bansilal N. Chhabriya, 3) Mr. Ashok kumar N. Chhabriya, 4) Mr. Suresh Kumar N. Chhabriya and 5) Mr Ketan Prakash Nandlal Chhabriya conveyed and transferred the Twentieth Property in favour of Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd., 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya Parekh by executing Sale Deed dated April 26, 2007, which is duly registered with the sub-registrar of Assurances, Thane at serial no. 2544/2007.
- 5.4.2.5** It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Twentieth Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.

5.4.3 In respect of land bearing Gut No. 68, Hissa No. 3B (Twenty-First Property):

In respect of 7/12 extract:

It appears from perusal of recent 7/12 extract, that the Twenty-First Property is owned by 1) Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd. and 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director Chaitanya Parekh. It appears from perusal of 7/12 extract for the period between year 1963 to 1979 that the Twenty-First Property is originally owned by M/s. Ashok Iron Works, M/s. Kailash Plastic Works and M/s. Expanded Manufacturing Company.

In respect of 6 D Mutation Entries:

- 5.4.3.1** It appears from the mutation entry no. 133 dated 18/10/1955 that as per Taluka Order bearing no. R.T.S/WS 6757 dated September 03, 1955, that High Court Receiver Mumbai was recorded as Occupant for the property of Mr. Kishorbhai Shayamaldas in respect of the Twenty-First Property.
- 5.4.3.2** It appears from the mutation entry no. 312 dated 18/11/1963 that, 1) M/s. Ashok Iron Works through its owner Mr. Nandlal Nevandram, 2) M/s. Kailash Plastics through its owner B. D. Joshi and 3) Mr. Vasudev Vishnu Kulkarni conveyed and transferred the Twenty-First Property in favour of M/s. Expanded Metal Manufacturing Co. Pvt. Ltd. through its owners Ghanshyamdas Kundandas, 2) Mr. Laxmichand Jethanand, 3) Mr. Narayandas Kundandas and 4) Mr. Hariram Hemraj vide Sale Deed dated September 16, 1963.

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- 5.4.3.3** It appears from the **mutation entry no. 410 dated 28/12/1972** that area and assessment of the Twenty-First Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.
- 5.4.3.4** It appears from the **mutation entry no. 578 dated 09/08/2003** that Computerization of records, updating the site of NIC and uniform format of maintaining land records for dividing the Hissa into various sub-hissas of Gut was done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.
- 5.4.3.5** It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003, sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3D (Twenty Second) as per Form no. 12.
- 5.4.3.6** It appears from the **mutation entry no. 782 dated 11/12/2007** that M/s. Ashok Iron Works through its partners 1) Mr. Chaturbhuj N. Dedhia, 2) Mr. Bansilal N. Chhabriya, 3) Mr. Ashok kumar N. Chhabriya, 4) Mr. Suresh Kumar N. Chhabriya and 5) Mr Ketan Prakash Nandlal Chhabriya conveyed and transferred the Twenty-First Property in favour of Mr. Chaitanya Nandlal Parekh, 2) M/s. Concept Commercial Pvt. Ltd., 3) M/s. Goldminar Developers Pvt. Ltd., 4) M/s. Soham Buildcon Pvt. Ltd., 5) M/s. Soham Housing Finance Company Pvt. Ltd., 5) M/s. Wizard Construction and Finance Pvt. Ltd through Director

Chaitanya Parekh by executing Sale Deed dated April 26, 2007, which is duly registered with the sub-registrar of Assurances, Thane at serial no. 2544/2007.

5.4.3.7 It appears from the **mutation entry no. 900 dated 28/06/1999** that Hon. Collector Thane, had granted permission for Non-Agricultural use of Twenty-First Property by issuing order no. Revenue/Kra.1/Te-2/NAP/SR-206/2010 dated May 23, 2011.

5.4.4 **Observations in respect of land bearing Gut No. 68, Hissa No. 3D (Twenty-Second Property):**

Observations in respect of 7/12 extract:

It appears from perusal of recent 7/12 extract dated May 07, 2016, that the Twenty-Second Property is owned by 1) M/s Ashok Iron Works 2) M/s. Kailash Plastics, 3) M/s Expanded Manufacturing Company Pvt. Limited, 4) Mr. Chaitanya Nandlal Parekh, 5) M/s. Concept Commercial Pvt. Ltd., 6) M/s. Goldminar Developers Pvt. Ltd., 7) M/s. Soham Buildcon Pvt. Ltd., 8) M/s. Soham Housing Finance Company Pvt. Ltd. and 9) M/s. Wizard Construction and Finance Pvt. Ltd through its Director Mr. Chaitanya Nandlal Parekh. It appears from perusal of 7/12 extract for the period between year 1963 to 1979 that the Twenty-Second Property was originally owned by M/s. Ashok Iron Works, M/s. Kailash Plastic Works and M/s. Expanded Manufacturing Company.

Observations in respect of 6 D Mutation Entries:

5.4.4.1 It appears from the **mutation entry no. 314 dated 18/11/1963** that M/s. Ashok Iron Works through its partner and owner Mr. Nandlal Nevandram purchased the Twenty-Second Property from 1) M/s. Kailash Plastics through its owner B. D. Joshi and 2)



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M/s. Expanded Metal Manufacturing Co. through its owner Mr. Ghanshyamdas Kundandas by executing Deed of Conveyance dated June 16, 1963.

- 5.4.4.2** It appears from the **mutation entry no. 410 dated 28/12/1972** that area and assessment of the Twenty-Second Property was converted into decimal system in accordance with the provisions of Bombay Weights and Measures (Enforcement) Act, 1958 and Indian Coinage Act, 1955.
- 5.4.4.3** It appears from the **mutation entry no. 678 dated 09/08/2003** that Computerization of records, updating the site of NIC and uniform format of maintaining land records for dividing the Hissa into various sub-divisions of Guts were done as per letter no. CLR-2001/PRA. KRA./4/BHAG-1/SALE dated 13/11/2002.
- 5.4.4.4** It appears from the **mutation entry no. 685 dated 7/10/2003** that by virtue of order of Tahsildar bearing no. Mah/k-1/ Hakk Nond-1/ Te-3/ kavi 1833/7642 dated 25/09/2003 and order of Deputy Superintendent of Land Records bearing no. Patra Kra./Dur no. 120/2003/Mouje Chitalsar Manpada/Thane dated 31/07/2003, sub-divided the property bearing Gut no. 68/1 into 68/1A (Seventeenth Property) and 68/1B (Nineteenth Property), Gut no. 68/2 into 68/2A, 68/2B and 68/2C (Twentieth Property) and Gut no. 68/3 into 68/3A (Eighteenth Property), 68/3B (Twenty-First Property) and 68/3C as per Form no. 12.
- 5.4.4.5** It appears from the **mutation entry no. 782 dated 11/12/2007** that, M/s. Ashok Iron Works through its partners 1) Mr. Chaturbhuj N. Dedhia, 2) Mr. Bansilal N. Chhabriya, 3) Mr. Ashok kumar N. Chhabriya, 4) Mr. Suresh Kumar N. Chhabriya and 5) Mr Ketan Prakash Nandlal Chhabriya conveyed and transferred the Ashok Property in favour of Mr. Chaitanya