

**PROPERTY SITUATED ON PLOT  
BEARING CTS NO. 864A OF  
VILLAGE AMBIVALI, J.P. ROAD,  
ANDHERI WEST, MUMBAI.**

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## **DETAILS OF THE PLOT**

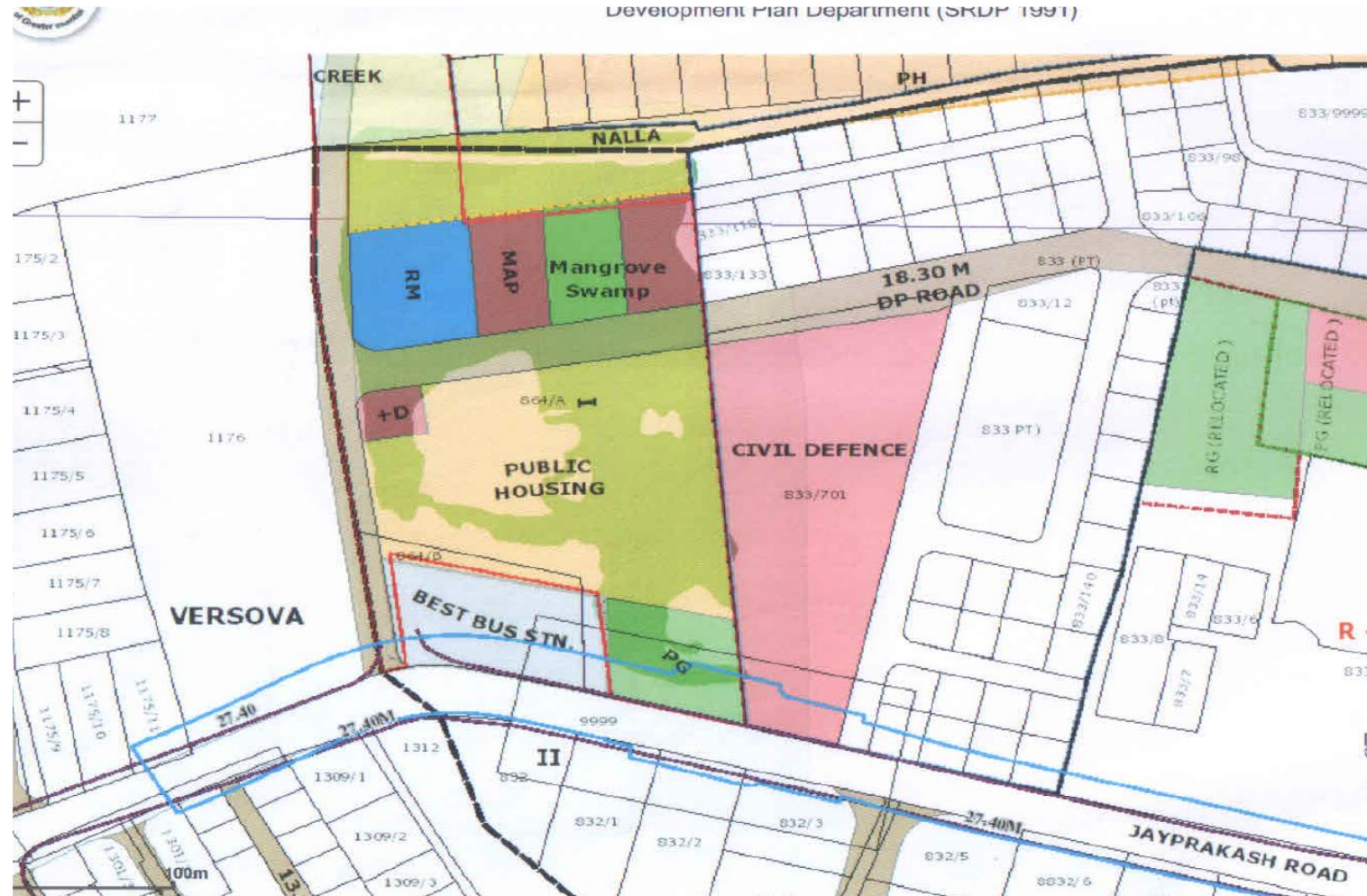
- C.T.S. NO.: 864 A
- SURVEY NO: 141 B
- VILLAGE: AMBIVALI
- WARD: K/WEST WARD
- ABUTTED ROAD: JAY PRAKASH ROAD
- AREA OF THE PLOT: 73200 SQ.M.
- ORIGINAL OWNER: RUSTOMJI. D PATEL
- RESERVATIONS AS PER 2034 D.P.: NATURAL AREA (N.A.)
- RESERVATION AS PER 1991 D.P.: PLAY GROUND, PUBLIC HOUSING, RETAIL MARKET, MUNICIPAL PRIMARY SCHOOL, DISPENSARY, 18.30 METER D.P. ROAD

# PROJECT COST

- Ready reckoner rate of land for the year 2020 = 124700/- sq.m.
- Plot area in the name of Government of Maharashtra = 50364 sq.m.
- 25 % Cost of premium to be paid to government = 157.00 cr.
- Plot value as per ready reckoner =  $124700 \times 73200 \text{ sqm} = 912.80 \text{ cr.}$
- The total consideration required 1000 crores(Approx) which included cost of conveyance, title, possession, settlement of claim of Samarth Development corporation and BPML and clear 50364sq.m. land from Government by paying premiums. along with court discharge fee, RBI Noc, clearance of N.A. in DP 2034



# DEVELOPMENT PLAN ACCRODING TO 1991



C.T.S.No 864 A and 864 B of Ambivali Village

K/W

PUBLIC HOUSING (FORMING PART OF RESERVATION), MUNICIPAL DISPENSARY, MUNICIPAL PRIMARY SCHOOL, PLAY GROUND (2Nos), RETAIL MARKET AND SECONDARY SCHOOL, BEST BUS STATION

# GOOGLE LOCATION

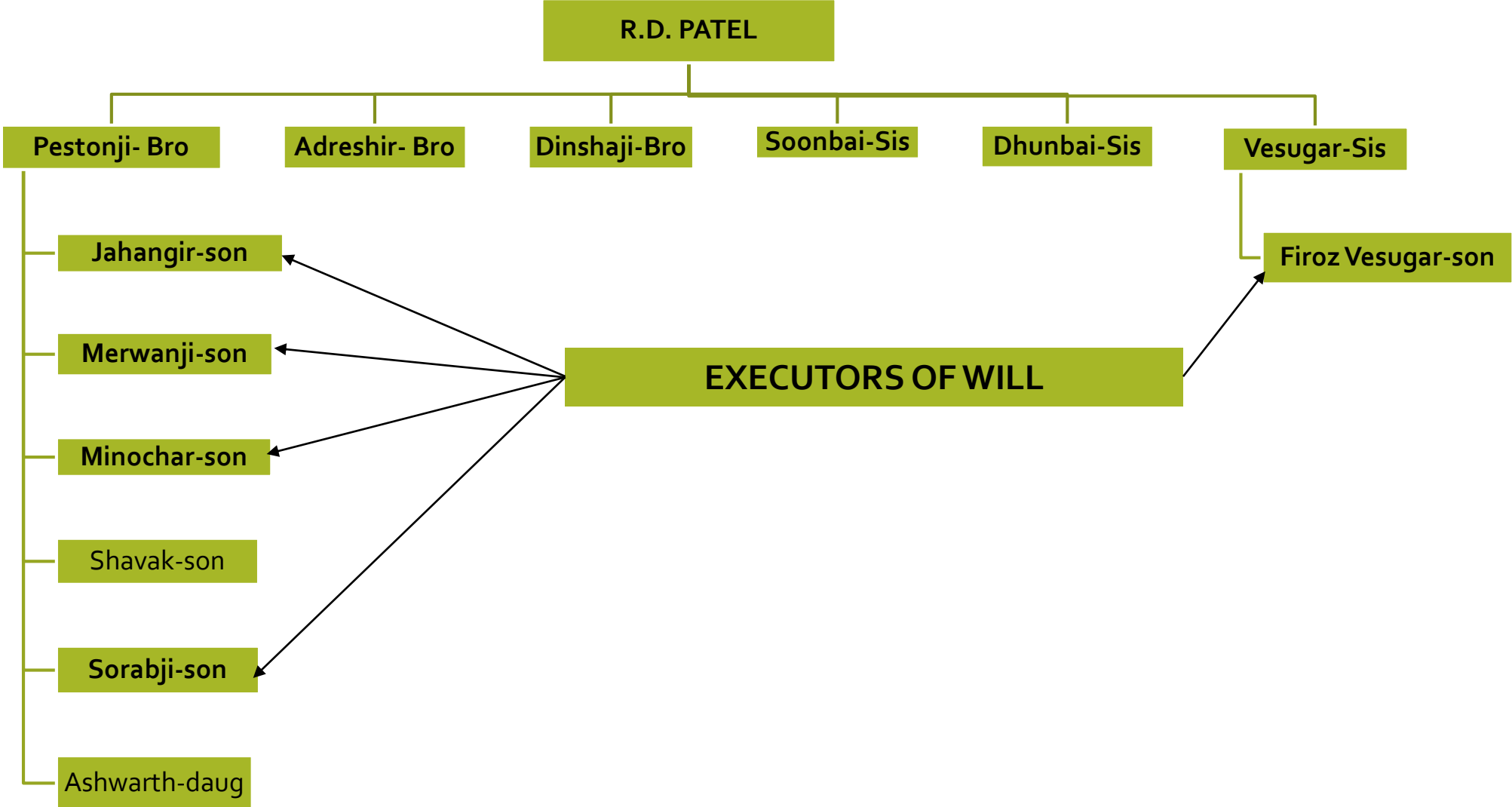








# CHRONOLOGICAL DEVELOPMENT.....





# **CHRONOLOGICAL DEVELOPMENT**

- **1937**
- **R.D. Patel purchased land from Saklatwala on 13.10.1936 and mutation entry formed vide 323 dated 25<sup>th</sup> January 1937**
- **1939**
- **R.D. Patel expired on 13<sup>th</sup> February 1939 leaving behind his will which was probated on 10<sup>th</sup> August 1939 after his death.**
- **1941**
- **As per will of R.D. Patel and probate in high court the executors name 1. Mionchar Pestonji Patel 2. Sorabji Pestonji Patel. 3. Jahabgir Pestonji Patel. 4. Merwanji Pestonji Patel. 5. Phiroz Vesugar were brought on land record as owner as per Mutation entry no. 449 of 12<sup>th</sup> November 1943.**
- **Plot area: 73200.40 sq.m.**

# CHRONOLOGICAL DEVELOPMENT


## हक्काचे पत्रक (नमुना नं. ६)

मौजे - आंधिकेली  
 तालुका - अंधेरी

नोंदीचा अनु. नं	हक्काचा प्रकार	फेरफार झालेले स.न.व.हि.नं.	तपासणी अनंलदाराची सही किंवा शेव
४४९	स.न.व.हि.नं. १२/११/१२ रस्त्यामज्जी धनजीप्राई पटेल हे स.न.व.हि.नं. १३/२/१९३९ रोजी मयत झाले अखुण मुंबई एकोटिकटिड स.न.व.हि.नं. १०/१/१९३९ चे प्रोपट मयत ०१ मी.नोचर पेल्लमज्जी पटेल (२) सोरावजी पेल्लमज्जी (३) नवांगीर पेल्लमज्जी (४) महेशबाळजी पेल्लमज्जी (५) फीरोज्जा नरपोरजी वेदुगार आंधिकेली नावे एन्डीव्युटरी मयत दारपाळ कुटुंबी लगाम मो.डु.नं. ११५३२ ३१६ २३/६/४३	१११ अ १३५ - ० १३६ - ५ १४१ - ६	शेरा इन्कॉर्पो स.न.व.हि.नं. ६.११ २/११/४३
	टिप :- कारणा पुरावा झाला दिवा मयत स.न.व.हि.नं. ११५३२ ३१६	मयत ११५३२ ३१६	

बल बरहुकुम खरी नक्कल असे. तयार -

दि. १२/१०/१९६६

  
 बलाडी सहायी असोका  
 धारुण-अंधेरी

## **CHRONOLOGICAL DEVELOPMENT.....**

- **As on now Executors on Revenue record:**
- **1. Mionchar Pestonji Patel – Direct Share**
- **2. Merwanji Pestonji Patel**
- **3. Jahabgir Pestonji Patel**
  
- **1974**
- **Jahangir P. Patel and Merwanji P. Patel executed MOU with Reserve Bank of India to give excess land for their staff quarters.**

# CHRONOLOGICAL DEVELOPMENT.....

गा. न. नं. ७, ७-अ व १२

स. नं. १४७ बडिस्ता नं. पेकी		काबखेवार	
क्षेत्र सावणी सायक	ए.	गुं.	३२६ ३२३ ४२२
पोट खराबा	१२६	५१११	मिनोचर पेस्तमजी पटेल ४४९
एकूण	१२६	५१११	जहागिर पेस्तमजी पटेल मेहरबान पेस्तमजी पटेल
आकार .....	रूपये	पैसे	४४९ १५३२ १६८१
पुडी अचसा .....	e	१०	
जादा आकार .....	-	-	
पाणी .....	-	-	

गाव :- आंबिवली  
तालुका - अंधेरी  
इतर हक्क -  
१५२४  
अतिरीक्षण  
ता १२/१/८८

# CHRONOLOGICAL DEVELOPMENT.....

गाव नमुना सात

अधिकार अभिलेख पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,  
१९७१ यातील नियम ३, ५, ६ आणि ७ )

गाव :- आंबिवली      तालुका :- अंधेरी      जिल्हा :- मुंबई उपनगर जिल्हा      दिनांक:- 30/12/2016 पर्यंत अद्यावत

गट क्रमांक व भुधारणा पद्धती उपविभाग 141/बी भोगवटदार वर्ग -1	भोगवटदाराचे नांव		
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे दे	पो.ख. फे.फा	खाते क्रमांक
क्षेत्र हे.आर.धो.मी एकक	जिनोथर पेस्तमजी पटेल. ✓ जहांगीर पेस्तमजी पटेल. ✓ मेहरबान पेस्तमजी पटेल. ✓	9.10 7.34.25(1532) (1532) (1532)	122 कळाचे नाव इतर अधिकार इतर
बागायत -	सामाईक क्षेत्र	0.00,009.10      7.34.25	अतिरीक्त .(1584) ✓
तरी -			
थरकस -			
इतर -			
एकूण -			
क्षेत्र			
पोटखराब (सागवडीस अयोग्य)			
वर्ग (अ) 7.34.25 ✓			
वर्ग (ब) - ✓			
एकूण पो 7.34.25 ख			
आकारणी 9.10			
जूडी किवा- विशेष आकारणी			
	(323),(326),(422),(449),(1681),(1710),(1811)		

दि-१५/०२/२०१७

तलाठी राजा बसोबा  
ता.अ.अंधेरी 5/02/2017

[https://10.187.203.30/odu2Beta/pg712\\_view.aspx](https://10.187.203.30/odu2Beta/pg712_view.aspx)

## **CHRONOLOGICAL DEVELOPMENT.....**

- **1977**
- **8(4) Order was obtained from competent authority and 11 more beneficiaries were added so as to get ULC benefit of 500 sq.m. each. Thereby 9043 sq.m. of land has been exempted as within ceiling limit to be retained by Executors/ Owners.**
- **1982**
- **Reserve Bank of India got ULC under section 20(i) for 50364.20 sq.m. of undivided surplus land and 9043 sq.m. of land has been omitted from RBI agreement and left out as a retainable land for executors/ beneficiaries under ULC act.**
- **1983**
- **On 15.09.1983 the agreement which was executed with RBI was challenged by Late Mrs. Dhun Dhara Patel with her two sons Adi Dhara and Kawas Dhara and filed suit no. 2345 of 1983 requesting the court that the agreement with RBI be treated as void and non-effective since no body was taken into confidence.**

# **CHRONOLOGICAL DEVELOPMENT.....**

- **1983**
- **The group of 11 beneficiaries given POA to Mr. Vinod Parshuram Mahajan on 2<sup>nd</sup> April 1983 for a period of 10 years.**
- **1984**
- **Court receiver was appointed on 19<sup>th</sup> October 1984.**
- **Thereafter RBI files an Appeal no. 740/83, for possession of the plot, however their appeal was dismissed.**
- **1995**
- **During the April 1995, the rights, title and interest of four executors except Minochar Patel were sold to Bharat Pulverising Mill Ltd (BPML).**
- **The rights of Minochar Patel are still unsold.( i.e.20% share)**
- **1987**
- **Involvement of Samarth Development Corporation- Vinod Parshuram Mahajan substituted the POA to Shri Kamlakarpant Walawalkar in 1987 by relinquishing his right. Mr. Walawalkar expired in 1996. Late Mrs. Dhun Dhara Patel and her two sons are “Plaintiff” in suit no. 2345/83**

## **CHRONOLOGICAL DEVELOPMENT.....**

- **2007**

- **Government of Maharashtra has sold 5000 sqm of land to one educational institute by taking ex. Parte decision without intimation to the owners and court receiver and without following the acquisition procedure under ULC.**

- **2009**

- **The owners have taken objection officially and plaintiff have files writ petition no. 1468 of 2009, which was heard on 13.01.2010, the court ordered status quo to be maintained.**
- **Then GOM and collector have filed chamber summons no. 1898 of 2009 in suit no. 2345/83 for ratifying act of taking possession of the property on 28<sup>th</sup> March 2007.**

- **2010**

- **On 5<sup>th</sup> May 2010 the learned single judge D.G. Karnik dismissed the said chamber summons no.1898 of 2009 and passed an order for issuing notice of contempt against competent authority and other officer of State Government.**

## **CHRONOLOGICAL DEVELOPMENT.....**

- **Now the Government of Maharashtra has files an Appeal no.411 of 2010 against the said order.**
- **The said appeal has been admitted by an order dated 13.08.2010.**
- **Order dated 13.08.2010 was challenged before Hon'able Supreme court in special leave petition no. 27245-27246/2010 and the said SLP was dismissed vide order 4.10.2010 with a direction that the suit no 2345/83 be disposed within 6 months.**
- **2013**
- **Vide judgment dated 18<sup>th</sup> March 2013 in the Bombay city civil court in BCCC Suit no. 7480 of 1983 and High court no 2345 of 1983, the court receiver has been directed to hand over possession of suit property to the plaintiff and decedents. The suit has been decreed and RBI's claim has been made invalid and inoperative.**

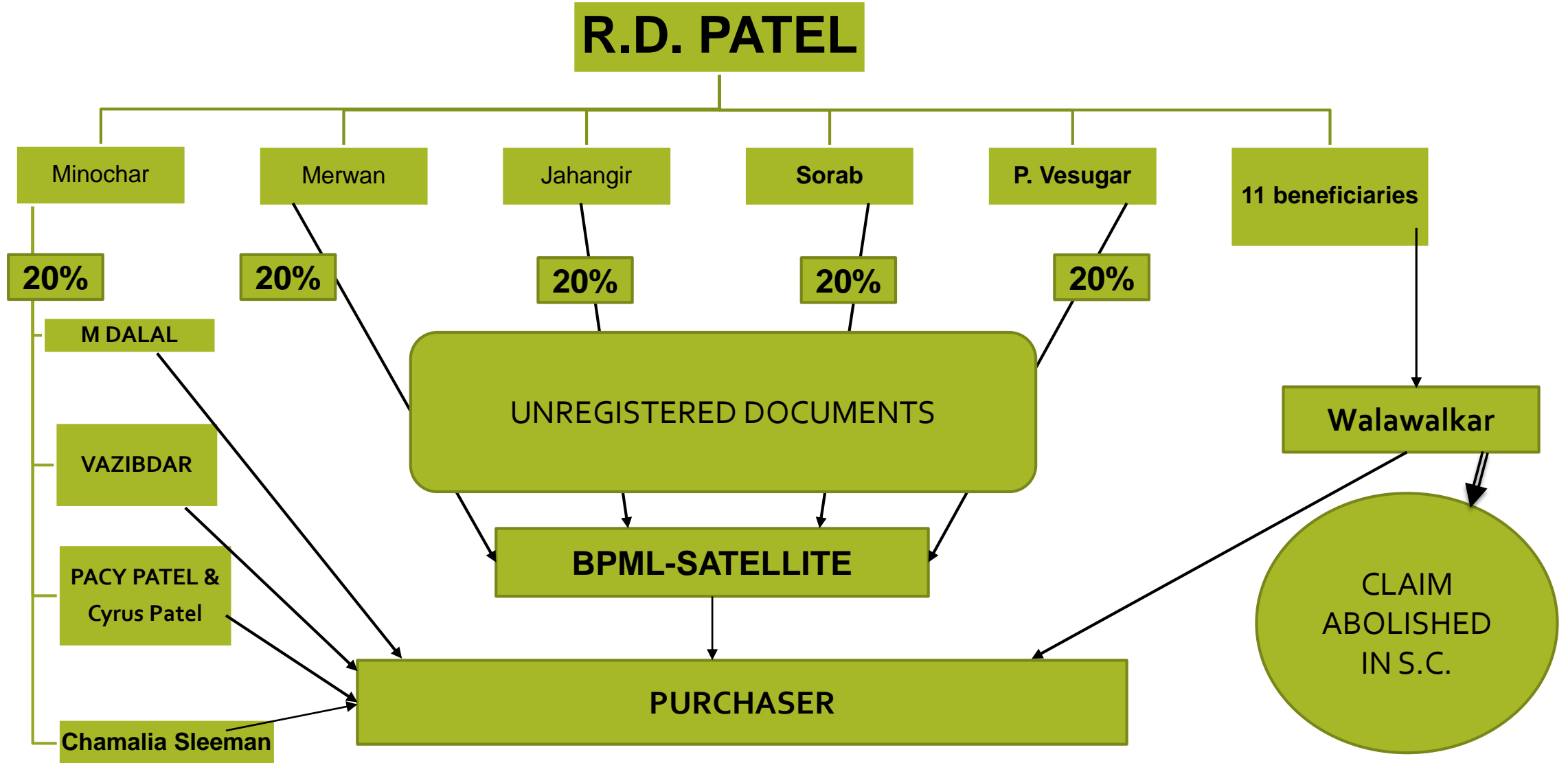
## **CHRONOLOGICAL DEVELOPMENT.....**

- **2016**
- **Vide judgment dated 22.04.2016 in WP no. 1468/2009 passed by the High Court Bombay the right, title and interest of petitioners Adi Dara, Kawas Dara and Vikas Walawalkar have been treated void and non operative along with notice of motion no. 336/2010**
- **Vide judgment dt. 12.05.2016 in SLP no. 13895/2016 by the Supreme Court of India, the SLP has been dismissed confirming the judgment of HC Bombay again.**
- **Thus Adi Dara's, Kawas Dara's and also Walawalkar's claim have abolished.**
- **June 2016**
- **Now vide judgment Government has acquired and taken possession of 50364 sq.m. leaving 23000 sqm to the owners.**

## **TILTLE OF THE PROPERTY**

- **Minochar Petonji Patel has given powers in favour of Mr. B.V. Bhogale for dealing with the said land property through Pesi Shavak Patel, the executors of Miochar P Patel vide letter of administration from High court. And Mr. Bhogale has requested G.V. Ranade to deal in the matter by giving verbal mandate.**
- **There are only four three beneficiaries of R.D. Patel & two administrator**
- **1. Manek A.S. Dalal**
- **2. Phiroz Jenhangir Vazifdar**
- **3. Chamalia Sleeman**
- **4. Pesi Shavak Patel**
- **5. Cyrus Shavak Patel**
- **The four executors 1. Sorabji Pestonji Patel. 2. Jahabgir Pestonji Patel. 3. Merwanji Pestonji Patel. 4. Phiroz Vesugar sold their share, title and interest with BPML. However the registered conveyance deed could not executed.**

# Transfer of Rights, Title, & interest



# **PROCEDURE**

## **MOU will be executed between following parties**

- **Pacy Shavak Patel- Administrtor-1**
- **Cyrus Shavak Patel- Administrator-2**
- **B.V. Bhogale- Power of attorney holder**
- **Purchaser: \_\_\_\_\_**
- **Facilitator cum coordinator : \_\_\_\_\_**

**Agreement for sale will be registered and power of attorney also will be registered in the name of Facilitator cum coordinator for obtaining various NOCS,Orders, etc.**

**Sale deed.**

**THANK YOU**