

BEFORE THE HON'BLE SUPERINTENDENT OF LAND

RECORD

MUMBAI SUBURBAN OFFICE

REVISION APPLICATION NO. OF 2023

In the matter of Revision Application

u/s 257 of Maharashtra Land

Revenue Code, 1966

And

In the Matter of order dated

07.08.2025 passed by the

Respondent No. 3 i.e. The

Superintendent of Land Record

Mumbai Suburban Office, Bandra

And

In the Matter of the order dated

12.09.2023 passed by the Ld. City

Survey Officer, Andheri whereby the

Ld. City Survey Officer has given

sanction to the Mutation Entry No.

579/2023 dated 27.06.2023 in



✓ respect of City Survey No. 75/A, 75/15
to 75/32, Bandivali, Taluka Andheri.

Smt. Rekha Abhishek Singh)

Age: an Adult, Indian Inhabitant of Mumbai)

R/at: Flat No. 306, B Wing, Lily Apartment,)

S.V. Road, Jogeshwari (West),)

Mumbai-400 102.) .. Applicant

Versus

1. Amrita Ravindra Pratapsingh)

Age: an Adult, Indian Inhabitant)

R/at: 401/402, Chandrasagar CHS Ltd.,)

Film City Road, Goregaon (East),)

Mumbai-400 063.)

2. Office of City Survey Officer, Andheri)

Sardar Vallabhai Patel Nagar,)

Swami Samarth Nagar Road, Vesave)

Andheri West, Mumbai 400053)

3. The Superintendent Of Land Record)

Mumbai Suburban Office, Bandra)

New Administrative Building)

Bandra – E, Mumbai- 400 051)



2

4. Shivprakash Rajkishore Singh
Of Mumbai, an adult, Indian inhabitant,)
Cement Chawl (Kapoor Building) No.2,)
Room No.12/13, J. P. Road, Andheri (West),)
Mumbai 400 058)
5. Rajesh Ranbahadur Singh
Of Mumbai, an adult, Indian inhabitant,)
Flat no.23, Evershine Apartment no.1,)
Jai Prakash Road, Andheri (West),)
Mumbai 400 053)
6. Rita Shashiprakash Singh
Of Mumbai, an adult, Indian inhabitant,)
Flat no.11, Triveni Building, Walkeshwar)
Road, Walkeshwar, Mumbai 400 006)
7. Shakit Shashiprakash Singh
Of Mumbai, an adult, Indian inhabitant,)
Flat no.11, Triveni Building,)
Walkeshwar Road, Walkeshwar,)
Mumbai 400 006)
8. Kalpesh omprakash singh
Flat no.102, Evershine Angan,)
S. V. Road, Jawahar Nagar,)



Jogeshwari (W), Mumbai 400 062

9. Sushma Omprakash Singh

Flat no.102, Evershine Angan,

S. V. Road, Jawahar Nagar,

Jogeshwari (W), Mumbai 400 062

10. Rikesh Omprakash Singh

Flat no.102, Evershine Angan,

S. V. Road, Jawahar Nagar,

Jogeshwari (W), Mumbai 400 062

....Respondents

THE HUMBLE REVISION APPLICATION

OF THE APPLICANT ABOVENAMED:-

MAY IT PLEASE YOUR

HONOUR

1. The Applicant by way of the present Revision Application filed under Section 257 of the Maharashtra Land Revenue Code, 1966 inter-alia challenging the order dated 07.08.2025 passed by the Respondent No. 3 i.e. The Superintendent Of Land Record Mumbai Suburban Office, Bandra whereby dismissed the



5

Appeal filed by the Applicant and confirmed the order dated 12.09.2023 passed by the Ld. City Survey Officer, Andheri. By the said order dated 12.09.2023, the Ld. City Survey Officer has given sanction to the Mutation Entry No. 579/2023 dated 27.06.2023 in respect of City Survey No. 75/A, 75/15 to 75/32, Bandivali, Taluka Andheri. Hereto annexed and marked as Exhibit- A is true copy of the order dated 07.08.2025 passed by the Respondent No. 3 i.e. The Superintendent Of Land Record Mumbai Suburban Office, Bandra in Appeal No. C.T.S. NO. 7/ Appeal .S.R/439/2023/2025.

2. The Applicant states and submits that the Respondent No. 1 i.e. Smt. Amrita Ravindrapratap Singh had filed an application before the Ld. City Survey Officer, Andheri for inserting her name in the record of rights of properties situated at City Survey No. 75/A, 75/15 to 75/32, Kunj Nivas, Sahakar Road, Jogeshwari (West), Village Bandivali, District Mumbai Suburban, Mumbai-400102 (Hereinafter referred to as "the said properties" for the sake of convenience) in place of deceased Abhijeet Ramprakash Singh who has expired on 29.04.2023. Along with the



6 said application, the Respondent No. 1 had filed an Affidavit cum Declaration dated 16.05.2023 wherein it was falsely stated that except Respondent No. 1 there are no other legal heirs of deceased Abhijeet Singh. The Respondent No.2 and 3 are the authorities who have confirmed Mutation Entry No. 579/2023 dated 27.06.2023 in respect of City Survey No. 75/A, 75/15 to 75/32, Bandivali, Taluka Andheri by the Impugned orders. The Respondent no. 4 to 10 have made an Application before the office of Superintendent Of Land Record Mumbai Suburban Office, Bandra and same was allowed. Therefore they have joined as party Respondents in the Present Revision Application.

3. The few facts of the present Revision Application are as under:-

- a. The Respondent No.1 i.e. Smt. Amrita Ravindrapratap Singh had filed an application before the Ld. City Survey Officer, Andheri for inserting her name in the record of rights of properties situated at City Survey No. 75/A, 75/15



7

to 75/32, Kunj Nivas, Sahakar Road, Jogeshwari (West), Village Bandivali, District Mumbai Suburban, Mumbai-400102 (Hereinafter referred to as "the said properties" for the sake of convenience) in place of deceased Abhijeet Ramprakash Singh who has expired on 29.04.2023. Along with the said application, the Respondent No. 1 had filed an Affidavit cum Declaration dated 16.05.2023 wherein it was falsely stated that except Respondent No. 1 there are no other legal heirs of deceased Abhijeet Singh. Hereto annexed and marked as **EXHIBIT** "B" is the copy of the said application dated 16.05.2023.

b. The Applicant states and submits that, the entire land was having total area of 6382.10 sq. mtrs including the structures standing thereon was originally belonging to Ram Kishor Singh (50%) and Raj Kishor Singh (50%). The Applicant and the Respondent No. 1 is claiming rights in the said properties through Raj Kishore Singh, who was having 50% right, title and interest in the



of
said properties. After the death of Raj Kishore Singh, his share was divided among his two sons i.e. Ramprakash Singh (26.5%) and Shivprakash Singh (23.5%). It is pertinent to note that, the wife and daughters of Raj Kishore Singh had released and relinquished their right, title and interest in the said properties by registered Release Deed. The Applicant states that after the death of Ramprakash Singh his share was divided among his wife Neera R. Singh, Son Abhishek R. Singh and Son Abhijeet R. Singh. The Daughter of Ramprakash Singh i.e. the Respondent No. 1 had released and relinquished her right, title and interest in the said properties by registered Release Deed. Since, the Respondent No. 1 has already released, relinquished and renounced all her rights and shares in the said properties, the present Applicant is having exclusive right, title and interest in the said properties after the death of-Neera R. Singh, Abhishek R. Singh and Abhijeet R. Singh. Hereto annexed and marked as **EXHIBIT "C"** is the copy of the Family Tree.



9

c. The Applicant states and submits that, the
Applicant opposed the application filed by the
Respondent No. 1 before the Ld. City Survey
Officer by filing an Affidavit in Reply dated
06.07.2023. Hereto annexed and marked as

EXHIBIT "D" is the copy of the said reply dated
06.07.2023.

d. The Applicant states and submits that, during
lifetime of Neera R. Singh a dispute arose in
respect of said entire property and therefore, a
suit No. 64 of 2011 came to be filed before the
Hon'ble Bombay High Court by Shivprakash R.
Singh, Neera R. Singh, Abhishek R. Singh and
Abhijeet R. Singh. The legal heirs and
representatives of Ram Kishor Singh were also
impleaded as Party Defendants in the said suit.
The said suit was filed for a declaration that the
Conveyance Deed dated 07.07.2020 executed by
Byramjee Jeejibhoy Pvt. Ltd in favor of Fairmont
Constructions Pvt. Ltd in respect of the suit land

bearing C.T.S no. 75, 75(1 to 5), (8 to 9), (11 to 34)
corresponding to Survey no.22, Hissa no. 1,



10

Bandivali village, Taluka - Andheri, Jogeshwari (west), Mumbai 400 102 together with structures thereon is illegal, bad in law, null and void and not binding upon the plaintiffs and liable to be cancelled and for other reliefs. The said suit came to be disposed off in view of the Consent Terms dated 06.09.2012 and right, title and interest of legal heirs of Ram Kishor Singh and Raj Kishor Singh has been finalized by the said consent terms.

e. The Applicant states and submits that by the said consent terms, the entire property having an area 6382.10 sq.mtrs was divided into two parts i.e Property "A" and Property "B". It was mutually decided by the parties that property "A" admeasuring 3596.10 sq.mtrs will belongs to the Plaintiff and Defendant Nos. 3 to 7 therein as mentioned in the said suit and Property "B" admeasuring 2786 sq.mtrs will belongs to the Defendant No. 2 i.e. Fairmont Construction Pvt. Ltd. Therefore, the present dispute is in respect of Property "A" having an area of 3596 sq. mtrs.



f. The relevant clause of the consent terms filed in suit No. 64 of 2011 are as under:

"It is further agreed, admitted, declared and confirmed by Plaintiffs and Defendant Nos. 3 to 7 that;

a. By duly registered separate Deeds of Release

executed by Mrs. Gulabidevi Rajkishor Singh.

Mrs. Vidyavati Rajendra Singh, Mrs. Asha

Narendra Singh, Mrs. Amrita Ravindra

Singh, Mr. Ranbahadur Singh, Mr. Devesh

Ranbahadur Singh, Smt. Devika Ranbahadur

Singh and Smt. Sushma Omprakash Singh,

each of them released, relinquished and

renounced all their respective undivided

shares, right, title and interest in the larger

property and the structures standing thereon

in favour of the persons named therein. Thus,

Mrs. Gulabidevi Rajkishor Singh, Mrs.

Vidyavati Rajendra Singh, Mrs. Asha

Narendra Singh, Mrs. Amrita Ravindra

Singh, Mr. Ranbahadur Singh, Mrs. Geeta



12

Vijay Singh, Mr. Yogesh Ranbahadur Singh,

Mr. Devesh Ranbahadur Singh, Smt. Devika

Ranbahadur Singh and Smt. Sushma

Omprakash Singh ceased to have any right,
title, interest, claim, demand of any nature
whatsoever in the larger property and the
structures standing thereon or any part
thereof and."

g. The Applicant states and submits that, the Respondent No. 1 was very well aware about the consent terms filed before the Hon'ble Bombay High Court and further she was also aware about the fact that she has already permanently released and relinquished her rights in the said properties, despite that the Respondent No. 1 filed application for inserting her name in the record of rights in the said properties after the death of Abhijeet R. Singh without disclosing the aforesaid facts to the Ld. City Survey Officer.

h. The Applicant states and submits that, the Respondent No.1 filed Affidavit in Reply dated 14.07.2023 to the Affidavit filed by the Applicant.



It was the contention of the Respondent No. 1 that after death of Abhijeet R. Singh who died as a Bachelor on 29.04.2023 and as per the provisions of section 8, 9, 10 and 11 of the Hindu Succession Act, 1956, the Respondent No. 1 being Class II heir is only legal heir and represent Identified by me Advocate for the Applicant and representative of the said deceased Abhijeet R. Singh. Hereto annexed and marked as EXHIBIT E is the copy of the Affidavit in Reply dated 14.07.2023.

- i. The Applicant states and submits that the Applicant filed Affidavit in Rejoinder dated 27.07.2023 and denied all the contentions and averments made by the Respondent No. 1 in Affidavit in Reply. The Applicant states that the provision of section 8, 9, 10 and 11 of Hindu Succession Act, 1956 are not applicable to the present case as the Respondent No. 1 has already permanently released, relinquished, renounced, right, title and interest in the said property by registered Release Deed. It was also the



14

contention of the Applicant that after the death of Smt. Neera R. Singh, name of the respondent no.1 was illegally recorded in the Mutation Entry no.374. The respondent no.1 had executed registered Release Deed in the year 2009 and thereafter consent terms in the Hon'ble Bombay High Court were filed on 06.09.2012 and in view of the same, the respondent no.1 was not having any right and share in the said properties. However, the said fact was not disclosed to the revenue authorities and the said M.E.no.374 came to be recorded illegally. Hereto annexed and marked as **EXHIBIT "F"** is the copy of the Affidavit in Rejoinder dated 27.07.2023.

j. The Respondent no.1 then filed Affidavit in Reply to the Affidavit in Rejoinder filed by the Applicant dated 27.07.2023. Hereto annexed and marked as **EXHIBIT "G"** is the copy of the Affidavit in Reply dated 28.07.2023.

k. The Applicant states and submits that thereafter both the parties filed their written arguments in the matter. Hereto annexed and marked as



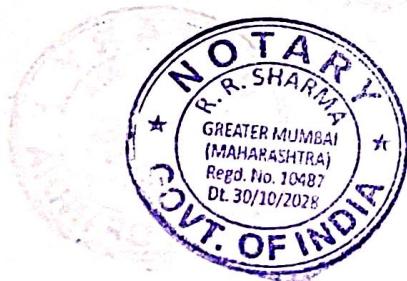
15

EXHIBIT "H" is the copy of the written argument of Applicant and **EXHIBIT "I"** is the copy of the written argument of Respondent No.

1.

l. The Applicant states and submits that after hearing both the parties the Ld. City Survey Officer, Andheri by order dated 12.09.2023 allowed the application filed by the Respondent No. 1 and sanctioned Mutation Entry No. 579 of 2023 dated 27.06.2023 in favour of Respondent No. 1 in respect of the said property whereby the Ld. City Survey Officer has given sanction to the Mutation Entry No. 579/2023 dated 27.06.2023 in respect of City Survey No. 75/A, 75/15 to 75/32, Bandivali, Taluka Andheri. Hereto annexed and marked as **EXHIBIT "J"** is the copy of the Order dated 12.09.2023.

m. The Applicant states that being aggrieved and dissatisfied by the order dated 12.09.2023 passed by the Ld. City Survey Officer, Andheri, granting sanction to the Mutation Entry No. 579-2023 dated 27.06.2023 in respect of City Survey No.



16

75/A, 75/15 to 75/32, Taluka Andheri, the
Applicant filed the Appeal bearing No. C.T.S.
NO. 7/ Appeal .S.R/439/2023/2025. Hereto
annexed and marked as Exhibit- K is true copy
of the Appeal Memo filed before the Respondent
No. 3 i.e. The Superintendent Of Land Record
Mumbai Suburban Office, Bandra.

n. The Respondent No.1 filed the reply through the
constituted attorney Holder Namely Respondent
No.4 herein and denied the contents of the said
Appeal and relied upon the various provision of
Hindu Succession Act and also stated that she
has filed the Mis. Petition Id. No. 29363 of 2023
for Heirship which was allowed by order dated
26th February, 2024 wherein the Hon'ble court
declare the Respondent No. 1 as sole legal heirs
and Representative of deceased Abhijit
Ramprakash Singh. Hereto annexed and marked
as Exhibit- L is true copy of the Reply filed by
the Respondent No.1 herein and Exhibit-M is
true copy of order dated 26.02.2024 and legal
heirs Certificate issued by the court.



o. The Applicant has filed her Re-Joinder whereby deny the content of the said Reply and stated that a suit No. 64 of 2011 came to be filed before the Hon'ble Bombay High Court by Shivprakash R. Singh, Neera R. Singh, Abhishek R. Singh and Abhijeet R. Singh. The legal heirs and representatives of Ram Kishor Singh were also impleaded as Party Defendants in the said suit. The said suit was filed for a declaration that the Conveyance Deed dated 07.07.2010 executed by Byramjee Jeejibhoy Pvt. Ltd in favor of Fairmont Constructions Pvt. Ltd in respect of the suit land bearing C.T.S no. 75, 75(1 to 5), (8 to 9), (11 to 34) corresponding to Andheri, Survey no.22, Hissa no. 1, Bandivali village, Taluka Jogeshwari (west), Mumbai-400 102 together with structures thereon is illegal, bad in law, null and void and not binding upon the plaintiffs and liable to be cancelled and for other reliefs. The said suit came to be disposed off in view of the Consent Terms dated 06.09.2012 and right, title and interest of legal heirs of Ram Kishor Singh and Raj Kishor



18

Singh has been finalized by the said consent terms. It is also stated that by the said consent terms, the entire property having an area 6382.10 sq.mtrs was divided into two parts i.e Property "A" and Property "B". It was mutually decided by the parties that property "A" admeasuring 3596.10 sq.mtrs will belongs to the Plaintiff and Defendant Nos. 3 to 7 mentioned in the said suit and Property "B" admeasuring 2786 sq. mtrs will belongs to the Defendant NO. 2 i.e. Fairmont Construction Pvt. Ltd. The present dispute is in respect of Property "A" having an area of 3596 sq. mtrs. That as per the Indian law, legal heir is someone who is legally entitled to inherit the assets and liabilities of the deceased person. Herein the present case, in view of the execution of Release Deed dated 28.04.2008 and Affidavit dated 10.04.2008 and Consent Terms filed before the Hon'ble High Court, the Respondent no.1 is not entitled to claim herself as legal heir of deceased Ramprakash Singh and she is also not legal heir of deceased Abhijeet R. Singh. It is also



stated that vide registered Released Deed dated 28.04.2008, the respondent no.1 has already permanently released, relinquished and renounced all her rights and share in the said properties in favor of her mother. Therefore, after the death of her mother, only 2 brothers i.e. Abhishek R. Singh and Abhijeet R. Singh will have right, title and interest in the said properties. The Applicant herein is the widow of the Abhishek R. Singh. The mother in law of the Applicant i.e. Neera R. Singh died on 28.12.2013 and the husband of the Applicant i.e. Abhishek R. Singh died on 01.01.2021. The other brother i.e. Abhijeet R. Singh died on 29.04.2023 as bachelor. Therefore, the present Applicant is the only beneficiary for the estate left behind by the deceased Ramprakash R. Singh. The Respondent no.1 though daughter of the deceased Ramprakash R. Singh, but, she is not entitled for right, title and interest in the said properties in view of the execution of Release Deed dated 28.02.2008 and Affidavit dated 10.04.2004 and consent terms



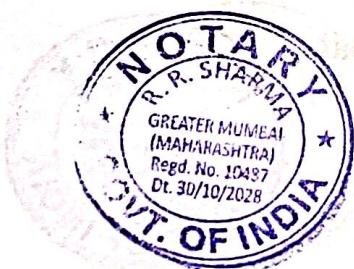
20
filed before the Hon'ble High Court. I say that the contention of the Respondent no.1 that after the death of her mother, she has again got her rights and share in the said properties has no force in the eyes of law. I say that it is also recorded in the Consent Terms filed in the Hon'ble High Court that the Respondent no. 1 has no right, title and interest in the said properties. Therefore, I deny that rights surrendered by the Respondent no.1 cannot be construed to be right surrendered in perpetuity and all right that may accrue to the party in future also. It is also stated that Consent Terms came to be filed in Suit no. 64 of 2011 wherein Neera R Singh, Abhishek R. Singh and Abhijeet R. Singh were party and their rights and shares in the said properties were also finalized by the Hon'ble High Court. The present Respondent No. 1 was not party to the said proceedings as she was not having any right, title and interest in the said properties. The share of the Respondent no.1 is also not mentioned in the said consent terms as she had permanently



21

released her rights in favor of her mother and released 50% right, title and interest in the properties inherited through Rajkishor Singh by Affidavit dated 10.04.2008 which was executed along with the Release Deed dated 28.04.2008.

Therefore, only other legal heirs of Raj kishor Singh will have right, title and interest in the said properties. It is also stated that after the death of Neera R. Singh, the respondent no.1 illegally and fraudulently recorded M.E. No. 374 dated 29.10.2014 by which the Respondent no.1 was allotted 3% share of her mother. It is pertinent to note that once the Respondent no.1 has permanently released her rights and share in the said properties by registered Released Deed, then, it is not permissible in law that the said rights and shares will be again given to the respondent no.1. Therefore, the said M.E. No. 374 which was recorded fraudulently is required to be cancelled. I say that the said entry came to be recorded without disclosing the consent terms and Released Deed and Affidavit dated



V
10.04.2008 to the authorities below. Hereto annexed and marked as Exhibit- N is true copy of the Rejoinder filed by the Applicant to reply filed by the Respondent no.1 herein before the Respondent No. 3 i.e. The Superintendent Of Land Record Mumbai Suburban Office, Bandra.

The Applicant states that being aggrieved by order dated 26.02.2024 and legal heirs Certificate issued by the court, the Applicant has filed the Revocation Petition Ld. bearing No. 19519 of 2024 in Mis. Petition No. 126 of 2024. The said Petition was pending for adjudication. During the pending of the said Petition for Revocation, by order dated 07.08.2025 passed by the Respondent No. 3 i.e. The Superintendent Of Land Record Mumbai Suburban Office, Bandra whereby dismissed the Appeal and hold that the said decision is subject to result of the Revocation petitioner Ld. No. 19519 of 2024. Exhibit- A hereto is copy of the order dated 07.08.2025 passed by the Respondent No. 3 i.e. The Superintendent of Land Record Mumbai



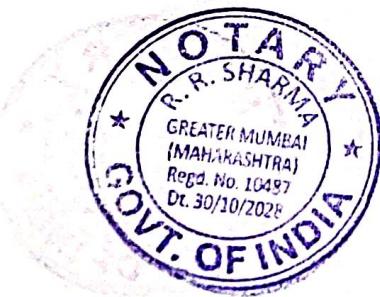
23

Suburban Office, Bandra in Appeal No. C.T.S.

NO. 7/ Appeal/S.R/439/2023/2025.

q. The Applicant states that after passing of the above order by the Respondent No. 3 herein, the Hon'ble High court by order dated 12/09/2025 disposed of said Testamentary Petition for Revocation with following observation which is reproduced as under:-

"5. It is an admitted position that Petitioner before me is not the legal heir of the deceased. She is the wife of his deceased brother. Be that as it may, no parties would be governed by their substantive rights in the immovable properties belonging to the deceased either as agreed by them or by operation of law. Grant of Legal Heirship Certificate in favour of Respondent in no manner determines that she has been conferred title to the said immovable properties. For establishing title, parties will have to approach the Civil Court having original jurisdiction and obtain appropriate declaration. If it is the contention of Petitioner that Consent Terms filed in Civil Suit No. 64 of 2011 in



24
this Court govern the rights of the parties, the aggrieved party may approach the appropriate Court for execution of the said Consent Terms. For that purpose revocation of Grant is not the solution.

By virtue of issuing Legal Heirship Certificate, all that Court has done is determined the heirs of the deceased only and it needs to be clarified time and again that grant of Legal Heirship Certificate is not reflective of title and entitlement of the legal heirs stated in the Grant to the immovable properties of the deceased.

6. In view of the above observations and findings, leaving all contentions of the Petitioner expressly open to approach the appropriate Civil Court for agitating her rights rather her substantial rights in respect of the said immovable properties, the Petition is dismissed."

Hereto annexed and marked as **Exhibit- O** is true copy of the



25

order dated 12th September, 2025 passed by the Hon'ble High court in Revocation Petition Ld. Bearing No. 19519 of 2024 in Mis. Petition No. 126 of 2024.

4. Being aggrieved by the order dated 07.08.2025 passed by the Respondent No. 3 i.e. The Superintendent of Land Record Mumbai Suburban Office, Bandra and the order dated 12.09.2023 passed by the Ld. City Survey Officer, Andheri. By the said order, the Ld. City Survey Officer has given sanction to the Mutation Entry No. 579/2023 dated 27.06.2023 in respect of City Survey No. 75/A, 75/15 to 75/32, Bandivali, Taluka Andheri, the Applicant by way of the present Revision Application filed under Section 257 of the Maharashtra Land Revenue Code, 1966 inter-alia challenging on the various grounds amongst others which are without prejudice to each other, viz.: -

GROUND

- a. That the Respondent No. 2 and 3 Authorities failed to appreciate that the fact in correct perspective and came to wrong conclusion.



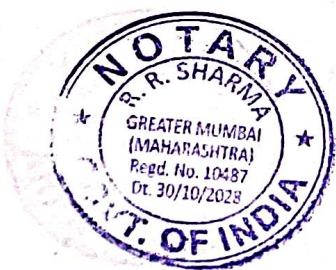
- N*
- b. That the Respondent No. 2 and 3 Authorities have not properly considered the Pleading of the Applicant to the in the entire proceeding and also provision of law.
 - c. That the Respondent No. 2 and 3 Authorities failed to consider the settle position of law that the interest of minor is paramount consideration. The impugned orders are not at all in the interest of minor.
 - d. That the Respondent No. 2 and 3 Authorities failed to consider that the arrangement is going to cause disturbance in the normal life of the minor.
 - e. That the Respondent No. 2 and 3 Authorities have not recorded any reasoning while passing impugned orders.
 - f. That the Respondent No. 2 and 3 Authorities while passing the impugned orders shows total lack of application of mind.
 - g. That the Respondent No. 2 and 3 Authorities failed to consider that the Respondent No. 1 has already permanently released, relinquished and



27

renounced all her right, title and interest in the subject properties by registered Release Deed and the said fact is confirmed in the consent terms dated 06.09.2012 filed in Suit NO. 64 of 2011 and therefore, on that ground alone the application filed by the Respondent no. 1 ought to have been rejected.

- h. That the Respondent No. 2 and 3 Authorities failed to appreciate that the registered Release Deed of the respondent no.1 was not produced before the authorities below and same is required to be consider in proper prospective.
- i. That the Respondent No. 2 and 3 Authorities without going through the contents of the same, the impugned orders came to be passed.
- j. That the Ld. City Survey Officer by the impugned order has gone beyond the terms and conditions of the consent terms dated 06.09.2012 and has modified and altered the said consent terms of the Hon'ble Bombay High Court which is not permissible in the eye of law and same are not binding upon the parties, but also upon the



29
authorities below. Hence both the orders passed by the Respondent No. 2 and 3 Authorities are required to be quashed and set-aside.

- k. That the Respondent No. 2 and 3 Authorities have no power and authority to go beyond the consent terms dated 06.09.2012 and being Revenue officers, they have to follow the terms and conditions mentioned in the said consent terms and same is totally flouted and shown total disrespect to the same by the Both the Authorities herein.
- l. That the Respondent No. 2 and 3 Authorities failed to considered that the provision of Hindu Succession Act, 1956 are not applicable and the benefit of the said provisions cannot be given to the Respondent No. 1 in view of the execution of registered Release Deed and in view of the consent terms dated 06.09.2012.
- m. That the Respondent No. 2 and 3 Authorities failed to appreciate that once the Respondent No. 1 has permanently released, relinquished and renounced all her right, title and interest in the



29

subject properties by registered Release Deed then even after death of other legal heir, the Respondent No. 1 will not again get any right and share in the said property which is already released and confirmed by the consent terms by other parties herein.

- n. That the Respondent No. 2 and 3 Authorities have completely overlooked the Order & Consent Terms passed by the Hon'ble Bombay High Court and by the said order, the rights & shares of all parties having interest in the subject property was crystalized. The said act & conduct of the both Revenue officers shows that they have no regards to the orders passed by the Hon'ble Bombay High Court.
- o. That the Respondent No. 2 and 3 Authorities failed to consider that it is nowhere stated in the said Consent Term that right, title and interest of the respondent no.1 get revived after the death of the party in whose favor the Registered Release Deed is executed by the Respondent no.1.



30
p. That entire proceedings before the both Authorities the proceeding were attended by Shri. Shivprakash Singh who is uncle of the Respondent no. I and it confirm that Shivprakash Singh is having vested interest in the said properties.

q. That immediately after passing of the impugned orders, the name of the Respondent no.1 can to be inserted in the property card on 15.09.2023, on the basis of the order passed the Ld. Revenue Officer No.2 herein. The authorities below did not even wait till the appeal period limitation. In fact, even the impugned order was received by the Applicant on 16.09.2023 and before that name of the respondent no.1 was recorded in the property card. The said act and conduct of the authorities shows that they all are in hand in glove with each other and by all means they all wanted to deprive the Applicant her legal right in the said properties. Hereto annexed and marked as "Exhibit -P" is Copy of the Property Card.



31

- r. That the Mutation Entry no.374 recorded by the revenue authorities in the name of Respondent no.1, after the death of Neera R. Singh was recorded illegally and without considering the Released Deed and Consent Terms of the Hon'ble High Court. The Ld. City Survey Officer failed to cancel the said Mutation Entry.
- s. It should have been appreciated that in view of the order dated 12.09.2025, the Respondent no.1 along with other Respondents are required to be file Civil Suit for established the rights of Respondent no.1, therefore the Respondent name be deleted in view of the said order.
- t. Otherwise also the impugned orders are bad in law and deserves to be quashed and set aside.
5. The Applicant crave leave to add, amend, and alter the grounds mentioned hereinabove.
6. The Applicant states that pursuant to the order dated 12.09.2025 passed by the Hon'ble High Court in Testamentary Petition No. 280 of 2025, the Applicant herein has filed the respective Applications with the office of the Respondent Nos. 2 and 3 to take the



M✓ cognizance of the directions and act accordingly.
Inspite of the receipt of the aforesaid letters, no action
is taken by the authorities. Hereto annexed and marked
as "EXHIBIT - Q COLLY" are the true copies of the
letters dated 26.09.2025 addressed by the Applicant of
the Respondent Nos. 2 and 3.

7. The Applicant states and submits the impugned order was passed on 07.08.2015. No intimation is received. The Applicant then applied certified copy on 04.09.2025 and the same was ready on 15.09.2025 and it was received on 15.09.2025. As per the provisions of the Limitation Act, the time to file Revision Application under Section 257 of the Maharashtra Land Revenue Code, 1966 is 60 days and therefore the present Revision Application is filed within law of limitation and the same is not barred by limitation.
8. The Applicant states and submits that the Applicant is filing present Revision Application under provision of the section 257 of the Maharashtra Land Revenue Code, 1966 and there is no other alternative remedy than to approach this Hon'ble Tribunal.



33

9. The Applicant have not filed any other proceeding arising out of said Impugned orders any court of law and or any other Revenue Authorities.
10. The Applicant have not received any caveat Applicant.
11. The Applicant, therefore prays:
 - a. That record and proceeding in respect of Impugned order dated 07.08.2025 passed by the Respondent No. 3 i.e. The Superintendent Of Land Record Mumbai Suburban Office, Bandra and the order dated 12.09.2023 passed by the Ld. City Survey Officer, Andheri. By the said order, the Ld. City Survey Officer has given sanction to the Mutation Entry No. 579/2023 dated 27.06.2023 in respect of City Survey No. 75/A, 75/15 to 75/32, Bandivali, Taluka Andheri be called for.
 - b. That this Hon'ble Tribunal be pleased to quash and set aside the impugned order dated 07.08.2025 passed by the Respondent No. 3 i.e. The Superintendent Of Land Record Mumbai Suburban Office, Bandra and the order dated 12.09.2023 passed by the Ld. City Survey Officer,



34

Andheri. By the said order, the Ld. City Survey Officer has given sanction to the Mutation Entry No. 579/2023 dated 27.06.2023 in respect of City Survey No. 75/A, 75/15 to 75/32, Bandivali, Taluka Andheri.

- c. That this Hon'ble Tribunal be pleased to quash and set aside granting sanction to the Mutation Entry No. 579/2023 dated 27.06.2023 in respect of City Survey No. 75/A, 75/15 to 75/32, Taluka Andheri and thereafter name of the respondent no. 1 may be deleted from the property card of the said properties;
- d. That this Hon'ble Tribunal be pleased to cancel the Mutation Entry no. 374 recording the name of the respondent no.1 after the death of Smt. Neera R. Singh as the same was recorded illegally and against the provisions of law.
- e. That the name of Applicant i.e. Rekha Abhishek Singh should be recorded in the property card after demise of Abhijeet Singh and name of the Respondent No. 1 be deleted from the Property



35

Card which was recorded illegally vide Mutation
Entry No. 374.

- f. That pending the hearing and final disposal of the present Revision Application, this Hon'ble Tribunal be pleased to stay the operation, implementation and execution of order dated 07.08.2025 passed by the Respondent No. 3 i.e. The Superintendent Of Land Record Mumbai Suburban Office, Bandra and the order dated 12.09.2023 passed by the Ld. City Survey Officer, Andheri. By the said order, the Ld. City Survey Officer has given sanction to the Mutation Entry No. 579/2023 dated 27.06.2023 in respect of City Survey No. 75/A, 75/15 to 75/32, Bandivali, Taluka Andheri.
- g. That pending the hearing and disposal of the present Revision Application this Hon'ble Tribunal be pleased to restrain the Respondent No. 1 from transferring, alienating, disposing off and/or creating any third-party rights in respect of the subject properties.



36

h. For ad-interim reliefs in terms of prayer (e) & (f)

above be granted;

i. Cost of this Revision Application be provided.

j. For such further and other reliefs as this Hon'ble

Court may deem fit and proper be granted.

FOR WHICH ACT OF KINDNESS AND JUSTICE,

THE APPLICANT AS IN DUTY BOUND, SHALL

EVER PRAY.


Advocate for Applicant