



मुंबई पोर्टन प्राधिकरण
Mumbai Port Authority

No. EM/U-8/Plot-95/IV/ 2251

14 OCT 2025

To,
Smt. Hafiza Muhammad Husain Lokhandwala,
7A-402 and 403,
PMGP Colony, Sion,
Mumbai 400 017.

ORDER NO. 02 OF 2025-26

WHEREAS, Smt. Hafiza Muhammad Husain Lokhandwala, had preferred an application dated 18.08.2025 under the Right to Information Act, 2005 to the Central Public Information Officer of the Estate Division of Mumbai Port Authority, which was received in Estate Division on 20.08.2025.

2. AND WHEREAS, Smt. Hafiza Muhammad Husain Lokhandwala by her application dated 18.08.2025 had sought information regarding a shop at Plot no.95, Darukhana, Mazgaon Reclamation (South) as under:

(1) Kindly provide the complete lease and the status of the shop in question, including:

- Name of the registered lessee as per your record.
- Date of commencement and expiry of the lease.
- Current status of lease (active/terminated/expire/in litigation).
- Whether the lease is renewable or has been renewed.

(2) Kindly share all the payments made year wise and the dues of the respected shop.

(3) A detailed inspection and investigation of the entire file/records maintained by the Mumbai Port Authority related to this shop, including lease agreements, transfer requests, applications, site reports, official notes, and any other correspondence.

3. AND WHEREAS, The Central Public Information Officer of the Estate Division of Mumbai Port Authority replied on 10.09.2025 to the RTI applicant as under:

As Regard No. (1) :-

MbPA had let out Plot no.95 at Darukhana on 15 Monthly Lease basis. The details of the said plot are as follows:

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- Shri Yusufbhai Oomerbhai and Shri Mohd. Hussein Oomerbhai (as joint tenants) Trading as M/s Suleman Brothers
- 01.04.1961
- The 15 Monthly lease was terminated on account of breaches and LE&C 395/450 of 1985 was filed against Shri Yusufbhai Oomerbhai and Shri Mohd. Hussein Oomerbhai (as joint tenants) Trading as M/s Suleman Brothers. The suit was decreed and Execution application was filed and matter is pending in the Court.
- Not applicable, as no renewal clause in the Fifteen Monthly lease

As Regard No. (2) and (3) :-

Further, regarding the information sought at Para (2) and (3), it is to state that MbPA's Plot 95 at Darukhana was let out to the 15 Monthly lessee as per above details. It is also to state that as per this office record no shop is existing on the said plot and hence the information sought by you is not available in this office record and thus cannot be furnished.

4. **AND WHEREAS**, Smt. Hafiza Muhammad Husain Lokhandwala, has preferred an Appeal dated 13.09.2025 received in this office on 16.09.2025. The said appeal interalia states as under:

(1) Non-disclosure of payment details (Para 2 of RTI) :-

The response received stated that 'no shop is existing on the said plot' and hence information is not available. However, the request clearly sought year-wise payment details and any dues from the official lease records for Plot 95, regardless of the current shop status. Lease and financial transaction details should be on record, as a lease has existed for the plot and is under court proceedings.

(2) Denial of Physical Inspection (Para 3 & 4 of RTI) :-

Request for inspection of all records and files pertaining to Plot 95, including site reports, lease agreements, applications, correspondence, and other documents, was neither addressed nor facilitated. Under Section 2(j) of the RTI Act, the right to inspect relevant records is explicitly guaranteed. The response did not offer any dated or process for inspection.

(3) Prayer :-

- Kindly direct the PIO to provide year-wise payment details and outstanding dues for Plot 95, Darukhana, from the official record.

- Kindly allow physical inspection of the file/ records maintained in connection with the lease, litigation, and related correspondence for Plot 95, to comply with the provisions of the RTI Act.

The ground for Appeal is refused access to information requested.

5. **AND WHEREAS**, the undersigned has gone through the RTI application dated 18.08.2025 and the reply dated 10.09.2025 by CPIO of Estate Division and points made in Appeal as well as the comments of CPIO, Estate Division thereon.

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Mumbai Port Authority

At the outset it is observed in RTI application dated 18.08.2025 the information sought is regarding shop located at Plot no.95, 2nd Cross Street, Darukhana, Mazgaon Reclamation (South) and not regarding Plot 95 as stated in the Appeal and the information sought in RTI Appeal dated 13.09.2025 is regarding Plot 95. Thus both the information sought are for different subject.

However, CPIO is hereby directed to furnish the year-wise payment details and outstanding dues for Plot 95, Darukhana and inspection of the handfiles of Plot No. 95 may also be granted to the Appellant on payment of charges as applicable under RTI Act.

6. **NOW, THEREFORE**, based on the above observations the Appeal is disposed off.

Mumbai, dated 14 October 2025

D.A. Format of Second Appeal

RTI शिर्सट १३/१०/२५
(G.A. SHIRSAT)
ESTATE MANAGER and
FIRST APPELLATE AUTHORITY
ESTATE DIVISION
MUMBAI PORT AUTHORITY

No. --- do ---

c.c. to Shri J.Bose, Dy. Estate Manager & CPIO, Estate Division
-for information.

*जे.बी.ए.
14.10.2025
(CPIO & Dy. Estate Manager)*

c.c. to AS(General)

c.c. to AS(CD)

-for information and necessary action.

*Recd. till
14/10/25
(G.A.)
ASCD
14/10/25*

14/10/2025
(M.S.Mohite)
Sr.Asstt. Estate Manager
Central Division

*14.10.25
SA
14/10/2025
A.G.M.*