

Office of the Additional Special Land Acquisition Officer,  
Bombay & Bombay Suburban District, Bombay.

Draft General Notes on valuation in respect of the lands  
at Manbudruk village, in South Salsette Taluka, Bombay Suburban  
District, acquired for ~~housing~~ Squatters Colony.

No. & date of Notification under  
section 4 of the Land Acquisition Act 1894  
(1 of 1894)....

Government ~~notification~~  
Notification,  
Revenue Department No.  
L.B.S.14/53/8863 dated  
5th September 1953,  
published on page  
10999 of the Bombay  
Government Gazette (Pt  
I) dated 17th ~~September~~  
September 1953

No & date of Notification under  
section 6 of the Land Acquisition Act  
1894.

Government Notification  
Revenue Department No.  
L.B.S.14/53/76957 dated  
11th August 1954,  
published on page 26184  
~~of~~ of the Bombay  
Government Gazette (Pt I  
dated 19th August 1954.

Lands;- District; Bombay Suburban District  
Taluka;- South Salsette, Village ; - Manbudruk.

| Survey No. | Hissa No. | Area<br>A. G. A.  |
|------------|-----------|-------------------|
| 52 pt      |           | 0-29-0            |
| 53 pt      |           | 1-13-0            |
| 58         |           | <del>4-35-0</del> |
| Total area |           | <del>6-36-0</del> |

Introduction.

A compact area of about 50 acres was acquired  
by the Bombay Municipal Corporation for housing squatters of the  
city. This area was later on found to be insufficient for the purpose  
and the Municipal Commissioner, Bombay Municipal Corporation, moved  
the Collector, Bombay Suburban District, to requisition additional  
land admeasuring 6 acres and 38 gunthas out of survey nos. 52, 53 and  
58 of Manbudruk. The land was accordingly requisitioned by the  
Collector, Bombay Suburban District, under his order No. B.L.R.A.10  
dated 22nd November 1952.

Subsequently the Municipal Corporation and the

the Improvement Committee authorised the Municipal Commissioner to move Government to acquire these lands. He, therefore, addressed the Government in the Revenue Department to acquire these lands under the amended ~~xxx~~ Land Acquisition Act/1948 .

by Government

Lands as detailed below ~~xx~~ were accordingly notified/under section 4 of the Land Acquisition Act 1894 under ~~xxxxxxxxxx~~ Revenue Department, Notification No. L.B.S.14-53/8863, dated 5th September 1953:-

Village :- Manbudruk.

| Survey No.             | Hissa No. | Area<br>A. G. A.            |
|------------------------|-----------|-----------------------------|
| <del>52</del><br>52 pt | --        | 0-29-0                      |
| 53 pt                  |           | 1-15-0                      |
| <del>58</del><br>58 -- |           | <del>4-36-0</del><br>4-36-0 |

The above detailed lands were finally notified under section 6 of the Land Acquisition Act under ~~xxxxxxxxxx~~ Revenue Department, Notification No. L.B.S.14-53/7957 dated 11th August 1954 . Under this Notification the Additional Special Land Acquisition Officer, Bombay & Bombay Suburban District, was appointed under clause(c) of section 3 of the Land Acquisition Act to perform the functions of a Collector for all subsequent acquisition proceedings in respect thereof. ~~xxx~~.

Description and Situation of the land.

The land is situated to the South of the Sion Trombay Road where it passes through the limits of the Manbudruk village. The whole block of land under acquisition forms part of two estates belonging to two parties. Survey No.58 forms the Southern portion of a holding comprising ~~xx~~ Survey Nos. 63, 102 and 58 and Survey No.60 Hissa No.1 of Deonar. This whole property has a frontage of about 120' on the Sion-Trombay Road. Survey Nos.52 and 53 forms part of a very big holding having a frontage of about ~~20x~~ 300' on the Sion-Trombay Road on the North and abutting on a 33' road off the Trompay Road to Manale village. The land is partly kharip and partly varkas. *It is fairly level within the road.*

Claim and Evidence in support thereof ..

Survey nos 52/and 53/are owned jointly by Shri. A.J.Patel and his wife. They have claimed land value at Rs.3-8-0 per square yard, and a solatium of 15 ~~xx~~ per cent. The total claim is

is for Rs.39,936 for 9922 sq.yds. of land . They have claimed interest at 4% on this amount from the date ~~xx~~ possession/~~to~~ the date of payment of compensation.

Survey No.58 is owned by Shri. P.M.Patel and he has claimed compensation at Rs.4 per square yard. In support of ~~xx~~ his claim Shri. Patel has stated that his land is ~~xxxxxxxxxxxx~~ better than the adjoining land, of Shri. A.J.Patel, and ~~that~~ <sup>as against</sup> he should get Rs.4 per square yard, ~~when xxxxxxxxxxxxxxxxxxxxxxxxxx~~ <sup>claimed by Shri A.J.Patel</sup> Rs.3-8-0 per square yard/for his land.

<sup>A.J.</sup> Thus In this case Shri /Patel and his wife have based their claim on the valuation report filed by M/s.Sykes ,Patker & Divecha, in respect of their lands which were previously acquired. In this report these valuers have pointed out that the land under acquisition forms a compact plot of land from the claimants' property. The entire land owned by the ~~xx~~ claimants has a frontage on the Sion-Trombay Road. It has been argued that from the year ~~xx~~ 1944 ,the prices ~~xx~~ of land in Bombay began to soar ~~xx~~. In 1947, there was the partition of India and ~~xxx~~ people from outside migrated to Bombay, . These persons were in need of land for buildings . This brought about a further rise in the price of land in order to enable these displaced persons to obtain housing accommodation, Government adopted the policy of constructing buildings on vacant lands and of granting ~~xxxx~~ loans to private Co-operative Societies, for purchasing lands for building purposes. They have also stated that there was a considerable demand for land for factory sites and also for godowns. During this period cinema ~~xx~~ studios, factories, housing colonies, schools etc. were established in Chembur Trombay. In 1951, it was decided to establish Oil Refineries in this area and this ~~xxx~~ resulted in a great <sup>demand</sup> land for land and consequently the values of ~~xxx~~ land in Chembur Trombay have further gone up.

Shri. Divecha has valued the land at Rs.3-8-0 per square yard relying mainly on the instances of sale of land as detailed below;-

Sale No.1- Survey No.84 Hissa No. 2 admeasuring 1 acre and

p.t.o.

and 19 gunthas (7139 square yards) was sold on 7-9-1946 for a consideration of Rs. 30,000/- by one Manekbai Dady Cavasaji Pande to Hirji Dinshaw Bilimoria. The sale was registered on 26-8-1946 at 3996 No. at Bombay. The sale price works out to Rs. 4-3-3 per square yard.

Sale No. 2.

S. Nos. ~~86 and 84~~ 86 and 84 admeasuring 8 acres and 34 gunthas (42034 square yards) were sold on 7-8-1946 by Dinbai Sorabji Darukhanwala and others to Manekbai Dady Cavasaji Pande for a consideration of Rs. 90000/- which gives a sale value of Rs. 2-1-9 per square yard. The sale was registered on 15-8-1946 at No. 3831 at Bombay.

Sale No. 3.

S. Nos. 22, ~~23/2~~ 23/2 and 24/13 admeasuring 6 acres and 19 1/2 gunthas (31369 sq. yds) were sold on 15-3-1946 by Gamania Dadabhai & others to Kantilal Natilal Shah for a consideration of Rs. 77,000 which gives a sale value of Rs. 2-7-3 per sq. yd. The sale was registered on 1-12-1947 at No. 1173 at Bombay.

Instance No. 4.

S. Nos. 79 pt, 76 & 78pt admeasuring in all 7 acres and 14 gunthas (35,574 sq. yds) were sold for a consideration of Rs. 1,17,200 on 26-4-1948 by Maryambai Chand Hira and others to Atmaram Prabhudayal, which gives a sale value of Rs. 3-4-8 per sq. yd. The sale was registered on 1-5-1948 at No. 1768 at Bombay.

Instance No. 5

S. No. 27-E-H.N. 4, S. No. 34 H. Nos. 13, 2, 18, 15 S. No. 35 H.N. 1 admeasuring in all 45823 sq. yds. sold for a consideration of Rs. 90000/- on 28-11-1950 by Jamnadas Vasanji & others to India National Pictures. The sale was registered on 22-1-1951 at No. 458 at Bombay. Sale price works out to Rs. 1-15-5 per sq. yd.

Instance No. 6

S. No. 19 H. Nos. 5, 6, 7, 10, 12, 15, 17 and 18 and part of S. No. 27-D/2 admeasuring 18356 sq. yds were sold on 2-5-1951 for a consideration of Rs. 59,657 by Karson Karim and others to Vikas Co-operative Housing Society Ltd. The sale was registered on 1-6-1951 at No. 539 at Bandra. This gives a value of Rs. 3-4-0 per sq. yd.

Instance No. 7 .

S. Nos. 83 pt and 84 pt admeasuring in all

all 35723 sq.yds were sold for a consideration of Rs.324636/ on 9-5-1951 by Hirjibhai Dinshaw Bilimoria to Lady Nawajbai Ratan Tata and others. The sale was registered on 7.1.1952 at No. 3061 at Bombay. The sale price works out to Rs.9-1-4 per sq.yd. <sup>the ~~he~~ ~~has~~ ~~have~~</sup> ~~they~~ <sup>have</sup> further stated that there <sup>are</sup> no instances of sales of land in the village of Manbudruk.

Further at the time of hearing it was argued that the Municipality is charging rent at Rs.5/- p.m. for a plot -- admeasuring 20' X 20' and on the basis of the rent ~~realised~~ realised for the plots on the land under acquisition, the value of the land works out to Rs.27/- per sq.yd on 5 per cent basis.

Evidence led by the Acquiring Body:- It has been pointed out on behalf of the Bombay Municipality that the claimants own a plot of land admeasuring 190 Acres 24 gunthas and 12 annas with a frontage of about 800' on the Sion-Trombay road and a depth of about 5500'. The land has been valued by the Municipality at Rs.0-8-0 per Sq.Yd. or Rs.2400/- per acre. The Municipality has referred to the sales instances as detailed in appendix 'A'.

Instance No.1 & 2:- are for a plot of bagayat land in Devnar. In 1945 the price realised for this plot <sup>was</sup> at Rs.3-3-0 per Sq.Yd. and in February 1950 <sup>was</sup> at Rs.5/- per Sq.Yd. <sup>instances</sup>

The ~~instances~~ at S.Nos.3 to 10 are for lands far away from the land under acquisition and in a different village. Moreover the lands covered by them ~~are~~ <sup>the</sup> either abut ~~xxxx~~ <sup>are</sup> on/Sion-Trombay road or <sup>are</sup> nearer/Gaithan and Scheme area and Railway lines

The lands covered by instances Nos.12 & 13 are for lands abutting on the Sion-Trombay road. Instance No.14 is for a scheme plot. Instance No.15 is for lease of a plot of land. Instance 16 gives a price of Rs.0-2-6 per Sq.Yd. on 21-12-1949 and instance 17, a price of Rs.0-5-3 per Sq.Yd. on 7-8-1944.

It has been further stated by the Municipality that the claimants purchased the land admeasuring 190 acres for Rs.1,30,000/- in 1944. This gives a rate of Rs.0-2-3 per Sq.Yd. An offer was received in 1950 for these lands at Rs.10/- lacs. The Municipality has argued that the prices of land in this

area have risen since 1944 and if a 100 per cent increase is taken in this case it will be reasonable. It has also been stated that looking to instance No.2, the price realised for bagayat land in 1950 was Rs.5/- per Sq. Id. which was nearly double the price in 1944. Out of the entire land owned by the claimants 21 $\frac{1}{2}$  acres form an orchard land. There is also a small house with a well situated thereon. Therefore taking Rs.5/- per Sq. Id. as the value of the orchard land, the value of the remaining land will come to Rs.0-8-0 per Sq. Id. If the offer of Rs.10 lacs is considered for the entire property of *Shri A. J. Patel and his wife*.

Valuation.

Round about the land under acquisition, it is noticed that the area near the junction of the road from the Wankhurd Railway Station with the Sion-Trombay Road and the area near the junction of Deonar Road and the Sion Trombay Road are developed. The area on the South of the Sion Trombay Road where it passes by the properties of the claimants is comparatively less developed. There is some development on the main road upto the depth of about 300' to 400'. The portion under acquisition is more than 400' deep from the main road but both these pieces of land have got access to the Sion Trombay Road through the ~~xxxx~~ remaining estates of the respective claimants.

The analysis of the sale instances of land referred to by the Municipality is as under ;-

Sale at serial No. 1

This sale refers to a plot of land in Deonar. It has a frontage on Sion Trombay Road. The consideration included the cost of the structures which were standing on the site. This property was resold in 1949 at a rate of Rs.3-9-0 per sq.yd. (instance No.2). This ~~xxxxxxxxxxxx~~ property is situated to the North of the Sion Trombay Road where there is development. Sale No.3 refers to ~~the~~ two separate plots of land situated on either side of the Sion Trombay Road and is at a distance of about 3 furlongs to the East of the property covered by instances Nos.1 & 2. This sale reflects a value of Rs.2-1-0 in 1946. One of these <sup>two</sup> plots on the south of the road was resold at a price of Rs.4-14-0 (instance No.4)

(instance No.4) . Instance No.5 shows that a block of land of about 6 acres on the North of the Sion Trombay Road ~~reflected~~ fetched a price of Rs.3-2-6 in 1946. This block of land is midway between the lands covered by instances Nos.1 & 3. Instance No.6 refers to a plot of land of about 6½ acres having a frontage on the Sion-Trombay Road to the East of the lands referred to in instance No.5 . In this case the land value as reflected is about Rs.2-7-0 per sq.yd. Thus looking to the sale instances for 1946 it appears that the value of the lands having<sup>a</sup> frontage on the Sion Trombay Road varied from Rs.2-1-0 to Rs.4-14-0 per sq.yd. in that year.

Instance No.7 refers to the land <sup>the</sup> near/Ga<sup>a</sup>than and the Kurla Mankhurd Railway Lines . This is the only sale instance in 1947.

Instance No.8 refers to a built up plot having<sup>a</sup> frontage on the Road. The consideration included the value of ~~the~~ structures consisting of a bungalow , servants' quarters and garage. Similarly the land covered by instance No.9 is a built up plot and <sup>the</sup> consideration included the value of structures.

Instance at S.No.10 which has been referred to by the Bombay Municipality is not an instance of sale. The document is a mortgage document and as such I do not think it is necessary to comment on it. ~~It~~ It also refers to the land ~~at~~ on the North of the Mankhurd Railway Lines. The lands covered by instance No.11 are to the North of the Sion-Trombay Road and nearer to the Railway line. The agreement was made in 1946 and the price reflected comes to Rs.1-14-0 per sq.yd.

~~Instance~~ Instance No.12 refers to the land on the junction of the Road from Borla. This land has a good frontage on the Sion-Trombay Road. The consideration included the value of two disused wells. This is a sale of 1951. All these 12 instances refer to the lands of Deonar which are at some distance from the land under acquisition and situated in a developed area.

Instance No.13 refers to the land at Mankhurd. The plot was Non-agricultural one having an area of 789 sq.yds abutting on the Sion Trombay Road near the Children Home. Instance No.14 also refers to a scheme plot which was built up. Instance No.15 is a

a lease and refers to land abutting on the Sion Trombay Road. It is situated ~~xxx~~ at some distance from the land under acquisition ~~and~~. I do not think it is necessary to comment on ~~itx~~ this instance.

Instance No.16 refers to lands which are situated on the interior and on the East of the road leading to Nanale . In this case a big property of about  $52\frac{3}{4}$  acres was sold for Rs.40,000/- in March 1945.

Instance No.17 refers to the property situated ~~xxxxxxx~~ on the North of the land under acquisition. The entire property has a small frontage on the Sion Trombay Road.

Thus according to the claim the land under acquisition has been valued at Rs.3-8-0 per sq.yd on the basis of sales of lands in Deonar which are better situated than the land under acquisition. As the lands covered by the instances referred to on behalf of the claimants are not similar to the lands under acquisition from <sup>the</sup> point of situation and development, I do not consider <sup>that</sup> they are helpful in assessing the market value of the land under acquisition.

On a scrutiny of the sale instances at serial nos.15 & 14 of the statement it appears that both the plots are building plots on the main road and near the developed area. The land under acquisition being at some distance from the main road cannot be considered <sup>to be</sup> similar to these two plots.

Instance No.16 shows that a big plot of interior lands realised a price of Rs.2-6 per sq.yd in ~~1xx~~ 1944. This land has a frontage on the Sion Trombay Road and is nearer to the road than the land under acquisition. <sup>and</sup> ~~The land under xxxxxx acquisition has however a frontage on a road which meets a the main road, thus it is better situated than the land covered by instance no.16.~~

In September ~~19xx~~ 1944 Shri. A.J.Patel and another purchased land as under admeasuring in all about 390 acres for a consideration of Rs.1,30,000 :-

| Village.      | A. G. A.         |
|---------------|------------------|
| Manbudruk ;-- | 323- 17 -8       |
| Mankhurd ;--  | 50- 24- 0        |
| Mandala ;--   | 12- 19- 0        |
| Nanale ;--    | 3- 12- 0         |
|               | <hr/> 389- 32- 8 |

This transaction was for lands in four different villages and the



the consideration ~~xxx~~ paid included the cost of structures wells, etc. on the land. The land ~~under~~ acquisition was included in this transaction.

According to this document of 1944, the parties were (1) Ghanshyamdas S. Poddar for himself (2) his sons Shyamsundar and Mahadev Prasad ~~†~~ and (3) his wife Ganpatibai ~~†~~ and (4) A. J. Patel confirming party and A. J. Patel and his wife as purchasers. -- Subsequently there was an arbitration for the division of the property covered by this document between Shri. A. J. Patel and his wife on one part and (1) ~~Shri. A. J. Patel~~ <sup>Balkrishna Keshvadas</sup> Shrinivasdas Keshvadas (2) B. K. (3) ~~Raghunath~~ <sup>Radhakisan</sup> Raghunath Prasad <sup>and</sup> Radhakisan (4) Janki Prasad <sup>and</sup> Laxmi Prasad <sup>and</sup> the other. According to the award, a partition of the property was effected on 24-11-1951 and Shri. A. J. Patel and his wife got 17/32 share of the property covered by the document of 1944. Thus by this partition the present claimants became the owners of the lands of Manbudruk admeasuring 198 acres and 15-1/5 gts. and of Mankhurd admeasuring 7 Acres 4 1/2 gts. The lands under acquisition are included in <sup>the</sup> schedule of lands that came to the share of the claimants. Thus the ~~xxx~~ purchase price of about ~~205x~~ 205 1/2 acres of land comes to Rs. 1,30,000.

Shri. P. M. Patel the claimant of S. No. 58 purchased the ~~land~~ following lands from Dr. Jehangir G. ~~Uambara~~ under an indenture executed on 7-8-1944.

| Village | S.No. | H.No. | Pot No. | Area            |
|---------|-------|-------|---------|-----------------|
|         |       |       |         | A. G. A         |
| Deonar  | 60    | 1     |         | 3- 16-8         |
|         | 63    | -     | 1- 2    | 6 - 9-4         |
|         | 63    |       | F.1     | 0-10-12         |
|         | 102   |       | P. 1    | <u>4- 33- 8</u> |
|         |       |       |         | 14- 30          |

| Manbudruk;- | S.No. | Pot No. & F.N. | Area                      |
|-------------|-------|----------------|---------------------------|
|             |       |                | A. G. A                   |
|             | 58    | 1 - 1          | 4-36 -                    |
|             | 59    | Pot 1, 2, 3, 4 | 6-20                      |
|             | 60    | Pot 1, 2       | 5-26-8                    |
|             | 61    | Pot 1          | <u>0-38-4</u><br>18-00-12 |

The agreement for the purchase of the above lands was made on 5-5-1944 and the consideration was Rs. 53,000. The price per acre comes to about Rs. 1650/-.

It is thus quite clear that the price paid for the lands under acquisition in 1944 is known. The next question for consideration is about the rise in ~~xxxx~~land values in this area after 1944 till the date of notification under section 4 of the Land Acquisition Act 1894 (1 of 1894) or 1-1-1948. There are no instances of sale of similar lands in Mankhurd during this period so that ~~xxxxxxxxxxxxxxxx~~ a comparison of market values of land in 1944 and in 1948 or ~~xxx~~ in 1953 can be made.

It may be mentioned that the adjoining land admeasuring 46 acres -~~xxx~~ 2 gts. 12-as owned by Smt. A. J. Patel and his wife was acquired for the same purpose as the one under ~~xx~~ reference viz Housing of Squatters under Government Revenue Department Notification No. L. B. S. 1453/~~xx/xxxx~~ 95961 dated 5-9-1953. In this case the -- compensation was ~~x~~ awarded at annas 12 per sq. yd.

It has been contended by the claimants that the provisions of the Land Acquisition (Bombay Amendment) Act, 1948, are not applicable to the present case because <sup>the</sup> sanction of the State Government has not been obtained by the Bombay Municipality prior to the date of notification under section 4 of the Land Acquisition Act. It was further **contended** that according to the ~~xxxx~~ wording of section 2 of the Act of 1948 it is necessary that the scheme should first be approved by Government prior to the application for acquisition of ~~xxxx~~ land for such scheme and if the scheme was not so approved prior to the application for acquisition of land the provision of this Act ~~xxxxxx~~ cannot apply. The Bombay Municipality has pointed out that Government were pleased to accord their sanction to the acquisition of the original site admeasuring 51 acres and 21 gts. 12 as. under the provisions of the Act of 1948. In the case under reference Government while approaching for acquisition of <sup>the</sup> land had been requested to acquire ~~xx~~ the land under the Land Acquisition (Bombay Amendment) Act, 1948 as it was required for Housing of Squatters.

On a perusal of the original proposal for the acquisition of the land under reference it appears that the Municipal Commissioner mentioned therein that the Improvement Committee

Committee had authorised him to move Government to acquire the land <sup>the</sup> under/amended Land Acquisition Act of 1948 as the land was required for housing of squatters. It was on this proposal that the Government notified the land under reference for acquisition.

Thus it appears that the very fact that Government notified the land for acquisition for housing of squatters indicate, that ~~xxx~~ Government approved the scheme for housing of squatters before they considered the ~~question~~ question of acquiring land for that purpose. I therefore consider that the provisions of the Land Acquisition (Bombay Amendment) Act, 1948, are applicable in this case.

Thus the market value of the land under acquisition is to be fixed as on 1-1-1948 or on 5-9-1953 whichever is less. It appears that Shri. P.M. Patel has paid a higher price for his land than ~~xxxx~~ was paid by Shri. A.J. Patel and his wife for their land. But in the latter case the area is considerably more than in the former case, and I think that the land under ~~xxxxxx~~ acquisition even though owned by two separate persons is a contiguous block of land and **practically** similar. I therefore, consider that the fair market value of land of S.No.s 52pt, 53 pt and P.No.58 on the relevant date should be the same, and I think ~~that~~ <sup>would</sup> the rate of ~~xxxxx~~ annas 12 per sq.yd ~~xxxx~~ be the fair market value.

As the provisions of the Land Acquisition (Bombay Amendment) Act, 1948 are applicable in this case no solatium under section 23(2) of the Land Acquisition Act is admissible.

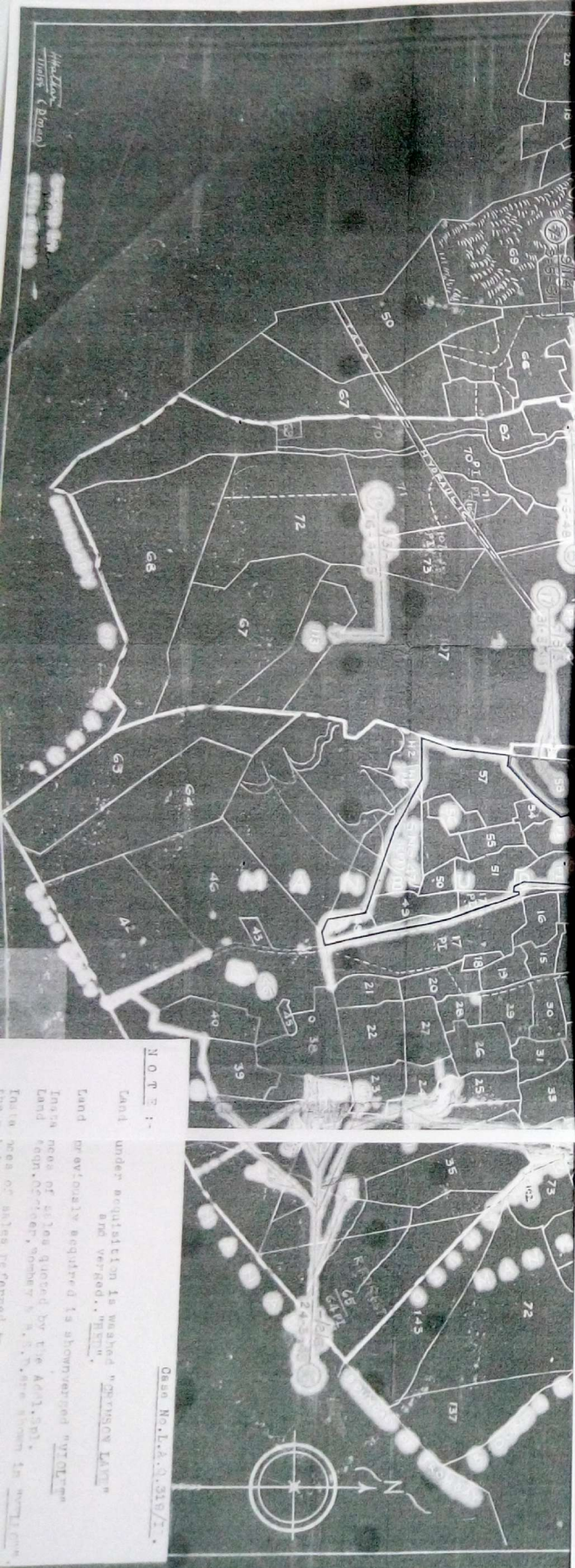
Statement of sales of lands in case No. L.A.Q. 319(II)

| Serial No.         | Survey No.   | Hissa No. | Area<br>A. G. A.                                   | Vendor's name.   | Purchaser's name.                                     | No. & date of conveyance. | Consi-derati-on.         | Rate per sq.yd. or R. A. P. | Open or built-up                  | Date of agree-ment. | Remarks   |
|--------------------|--|-----------|--|--|---|---------------------------|--------------------------|-----------------------------|-----------------------------------|---------------------|---|
| Village -- Deonar. |  |           |  |  |   |                           |                          |                             |                                   |                     |   |
| 1.                 | 55/3, 56/1pt, 57/5,;<br>58/3, pt; 52/9, 6<br>61/1, 84/1, 92/4,<br>113...       |           | 6-16-4as.  | Smt. Muljibai total area as Mansukhrao per documents) Trivedi.. comes to - )<br>8-27-12. | Shri. Shantaram- 1818<br>Rajaram-<br>Varkunde..       | 16-4-1945.                | Rs. 1,00,100;            | 3-3-0                       | with buildings.                   | 15-12-44            | Except creek land..<br>Correct rate comes to Rs. 2-6-0 per sq.yd. |
| 2.                 | 55/3; 56/1pt, 57/5;<br>58/3,<br><br>61----                                     |           | 6-14-4.<br><br>0-39-4                              | Shri. V. Shantaram ;<br>Rajaram..  | Shri. Ganesh<br>Balkrishna<br>Vandir..                | 724<br>20-2-1950          | Rs. 1,50,000;            | Rs. 5/-                     | With buildings & dwelling houses. | (19-8-49)           | Correct rate - Rs. 3-9-0 per sq.yd.                               |
| 3.                 | 52/9pt, 6,<br><br>86/1; <del>84/2</del><br>84/2-----                           |           | 1-12-0<br>8-27-8<br><br>7-15-0<br>1-19-0<br>8-34-0 | Smt. Damabai Sorabji )<br>Darukhanwalla..  | Mrs. Manekbai )<br>Dady--Shri.<br>Cowasji Panday.     | 3831<br>7-8-1946.         | Rs. 90,000,<br>Rs. 2-1-0 | Open.                       | 12-2-1946.                        |                     |   |
| 4.                 | 84/2---  |           | 1-19-0   | Mrs. Manekbai Dady )<br>Shri. Cowasji Panday.  | (Mrs. Haji Danhaw )<br>(Bilimoria..                   | 3996<br>7-8-46,           | Rs. 30,000;              | Rs. 4-14;                   | Open.                             |                     |   |
| 5.                 | 38, 79/3; 100, 101;  |           | 5-39-8   | Mrs. Aminabai Gulam-<br>Husseini Abdulla,  | (M/s. Indian<br>National Pictures<br>Ltd..            | 4623<br>10-10-46          | Rs. 92,500/-             | Rs. 3-2-6,                  | Open.                             | 4-2-46              | On the south of S.No. 38 there is a public road..                 |
| 6.                 | 22; <del>23x2</del> ; <del>23x2</del> ;<br><del>23x2</del> ; 23/2<br>24/13; .. |           | 4-37-0<br>1-10-4<br>0-12-4<br>6-19-8               | Miss. Gaimal D/O<br>Dadabhai R. Karanjia<br>& others..                                   | Mr. Ramjibhai<br>(Karanjia &<br>Mr. Kantilal R. Shah. | 1773<br>15-3-47           | Rs. 77,000.              | Rs. 2-7.                    | Open.                             | 29-7-46.            | On south there is Trombay Road.                                   |
| 7.                 | 15/1; 16/2; 17/2, 3, 6;<br>27-A/3; 27/C-6                                      |           | 4-14-8   | Mrs. Laxmibai Purushottam;<br>(Shri. Vasudeo<br>Ramchandra Bhide                         |   | 6062<br>10-12-47;         | Rs. 22,425               | Rs. 1-1-0                   | Open.                             | 7-7-47              |   |
| 8.                 | 88, 83/Fx1 1 pt  |           | 5324 sq.yds  | Donald Reginald;<br>Shri. Indrajit C.  |   | 2221                      | Rs. 90,000;              | Rs. 16-15-0                 | (Bungalow.                        |                     | On south  |

south of  
S.No.38 there is  
a public road..

6. 22; ~~22/2/23/8~~;----- 4-37-0 Miss.Gaimai D/O Mr. Ramjibhai  
~~23/2~~ 23/2 1-10-4 Dadabhai R.Karanja (Karanja & 1773 Rs.77,000. Rs.2-7. Open. 29-7-46. On south  
24/13;.. 0-12-4 & others.. Mr.Kantilal R.Shah. 15-3-47 there is Trombay Road.  
6-19-8
7. 15/1;16/2;17/2,3,6; 4-14-8 Mrs.Laxmibai Purushottam;) 6062 Rs.22,425 Rs.1-1-0 Open. 7-7-47  
27-A/3;27/C-6 (Shri.Vasudeo 10-12-47;  
Ramchandra Bhide
8. 88,83/Fat 1 pt 5324 sq.yds Donald Reginald; Shri.Indrajit C. 2221 Rs.90,000; Rs.16-15-0 (Bungalow, On south  
Parekh.. 1-6-48 servants' quarters there  
& garage.. 23-4-48. is a  
road..
9. 79/F-1;76/1(pot) 1) 0-39-8 Meriambai Chand Pira (Atmaram Prabhudayal 1768 Rs.1,17,200 With- 23-1-46  
76/1 pt 0-10-0 & Bai Hasoo Hussan & Anandas Atmaram( 26-4-48 Rs.17-15-0  
0-4-8 Nathoo. 26-4-48 bungalow &  
1-14-0 outhouses.
10. 115; 150 (Menkhurd) A G A 46-~~22~~-31-4-0 M/s.Cewasji Shri.Bangderao 1038  
Jehangir & Coy Swamirao 24-2-50 --- --- --- Mortgage deed.
11. 27/E-4.. 0-36-0 Shri.Jamaldas M/s.Indian 458 Rs.90,000 Rs.1-14-0 with  
34/13 0-6-4 Vasanji Pictures Ltd.. 28-8-51.. tenements. 17-1-48  
34/2 1-35-4 Tpakker..  
34/18 0-6-0  
34/15 0-8-12  
55/1-- 6-20-18  
9-32-0
12. 83pt. 84pt. 55780 sq.yds Shri.H.rjibhoy Lady Navajogai Retan 0061 Rs.3,24,636-~~11~~ Rs.5-15-0 22-2-1951..  
with two disused D.Bilimoria.. Jehangir H rmusji Tata 9-5-51
- 13.. N.A.No.104.B 789 sq.yds Shri.F.P.Mody N.Agarwalla 240 Rs.3,000 Rs.3-12-0 Open. 31-12-45  
17-1-46
14. Plot 3-B Dev 5-8-12 or Mrs.Daverbai (Mrs.Mayadevi- 5375 Rs.75,776-14-3 With 11-9-46 (On south  
Scheme -- 25258 $\frac{3}{4}$  sq.yds(Dhanji Shivji Mujamuddin.. 7-12-46 dwelling there is  
house Trombay Road.
15. 50/1; 51/1;52/1; 13-15-8 Manhordas- Govindji N. 412 Rs. 9-Rent  
53/1;55/1;57/1; Tribhovandas. Mehta.. 21-12-49 Rs.2000 p.a. ---Wrong document..  
58/1; 62/2;
- 16.. 23 pt2; 24/P.2; 52-32-8 Hormusji Manekji (Hirjibhoy 1696 Rs.40,000 Rs.0-2-6 Open.  
25/P-4;34/P-1; Shroff. D.Bilimoria. 24-5-48  
36; 37/3,5,7,8;  
41/1,2(Manbudruk..)
- 17... 60/1..... 3-14-4

| Serial No. | Survey No.<br>H.N. | Area.<br>A.G.A.      | Vendor's name.  | Purchaser's name.  | No & date of<br>conveyance. (Consideration. | Rate per Sq. yd. | Open or<br>built-up; (agreement | Date of | Remarks                                      |     |
|------------|--------------------|----------------------|-----------------|--------------------|---|------------------|---------------------------------|---------|--|-----|
| 1.         | 2.                 | 3.                   | 4.              | 5.                 | 6.  | 7.               | 8.                              | 9.      | 10.  | 11. |
|            |                    | A. G. A.             |                 |                    |   |                  |                                 |         |  |     |
| 17..       | 60/1.              | 3-14-4               |                 |                    |   |                  |                                 |         |  |     |
|            |                    | 0-2-4(K)             |                 |                    |   |                  |                                 |         |  |     |
|            | 63..               | 6-4-12.              |                 | Deonar..           |   |                  |                                 |         |  |     |
|            |                    | 0-4-8 (K)            |                 |                    |   |                  |                                 |         |  |     |
|            | 65...              | 0-10-0               |                 |                    |   |                  |                                 |         |  |     |
|            |                    | 0-0-12(K)            |                 |                    |   |                  |                                 |         |  |     |
|            | 162..              | 4-52-8               | Dr. Jehangir K. | Shri. Pranmikhilal | 4218  | Rs. 53,000       | Rs. 0-5-5                       | 5-5-44  |  |     |
|            | 58....             | 0-1-0(K)             | Kambatta.       | Manilal Patel..    | 31-8-44                                     |                  |                                 |         | Together with<br>plinth standing<br>thereon. |     |
|            |                    | 14-30-0              |                 |                    |   |                  |                                 |         |  |     |
|            | 58                 | 4-30-8(0-5-8-K)      |                 |                    |   |                  |                                 |         |  |     |
|            | 59..               | 6-8 15-4(0-4-12-K)   |                 |                    |   |                  |                                 |         |  |     |
|            | 60                 | 5-21-12. (0-4-12- K) |                 |                    |   |                  |                                 |         |  |     |
|            | 61..               | 0-38-4               |                 |                    |   |                  |                                 |         |  |     |
|            |                    | 18-0-12              |                 |                    |   |                  |                                 |         |  |     |
|            |                    | 38-30-12..           |                 |                    |   |                  |                                 |         |  |     |

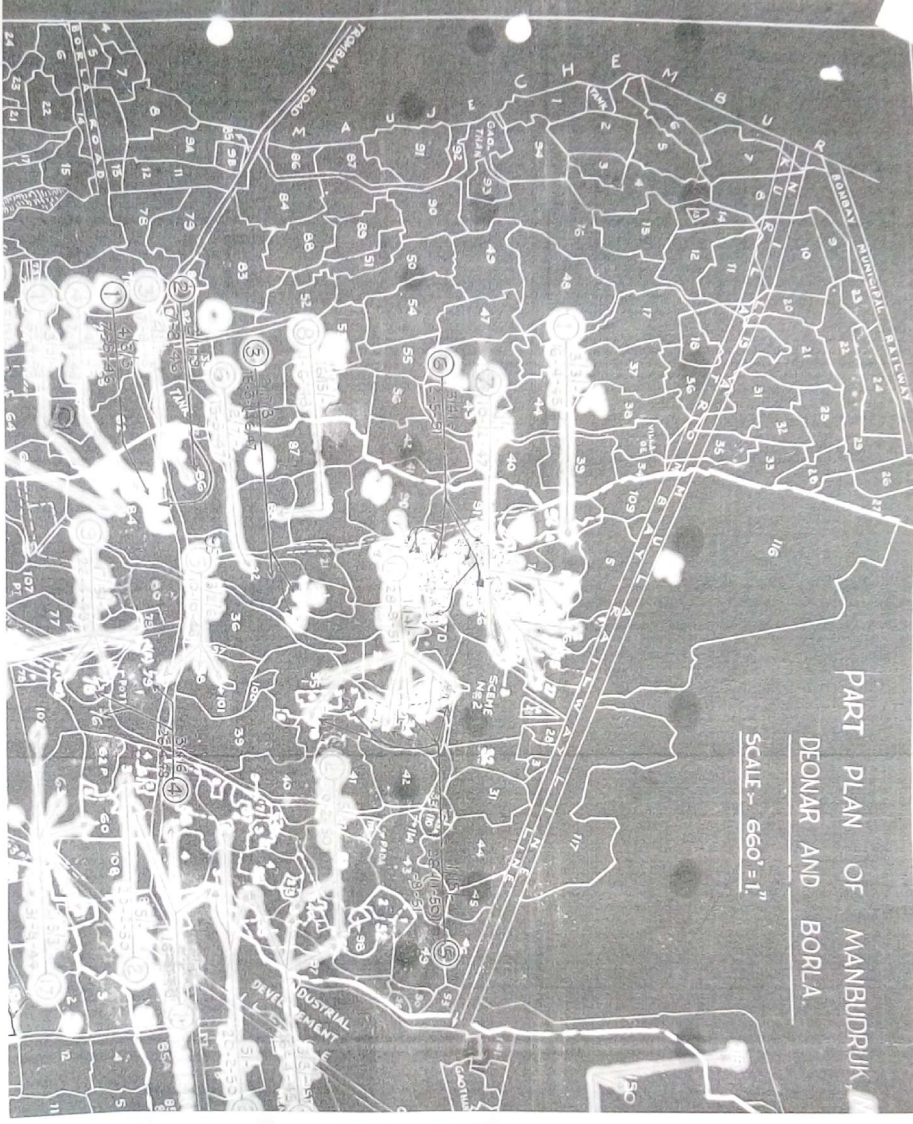


Mr. D. V. Davey  
Surveyor & Engineer

**NOTE :-**

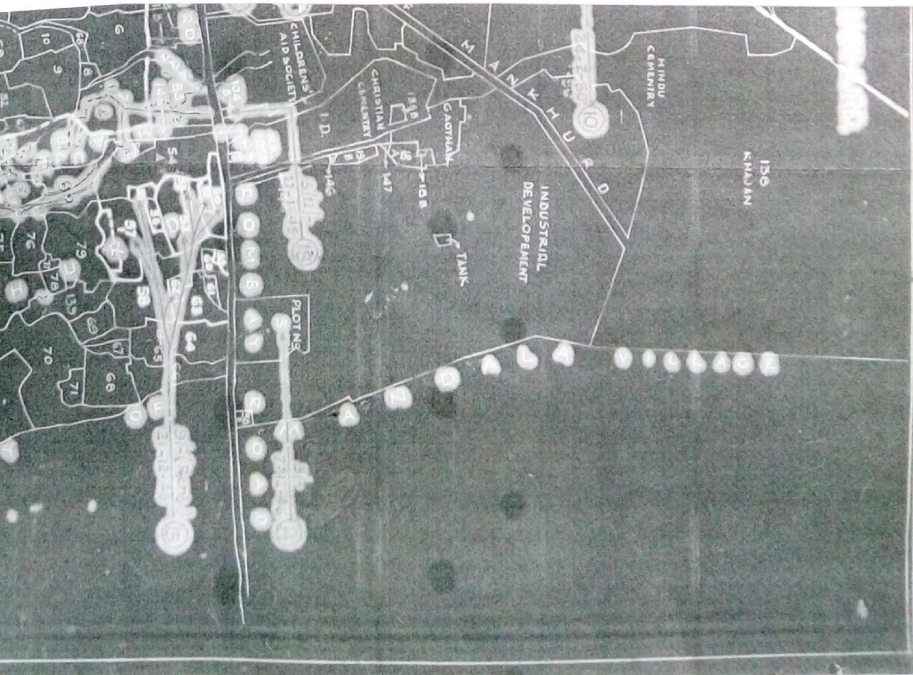
Land under acquisition is marked "GREEN" and verged...  
Land or areas required is shown by dotted lines  
Tanks near of are quoted by the A.C. No.  
Land from Certificate, Number 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

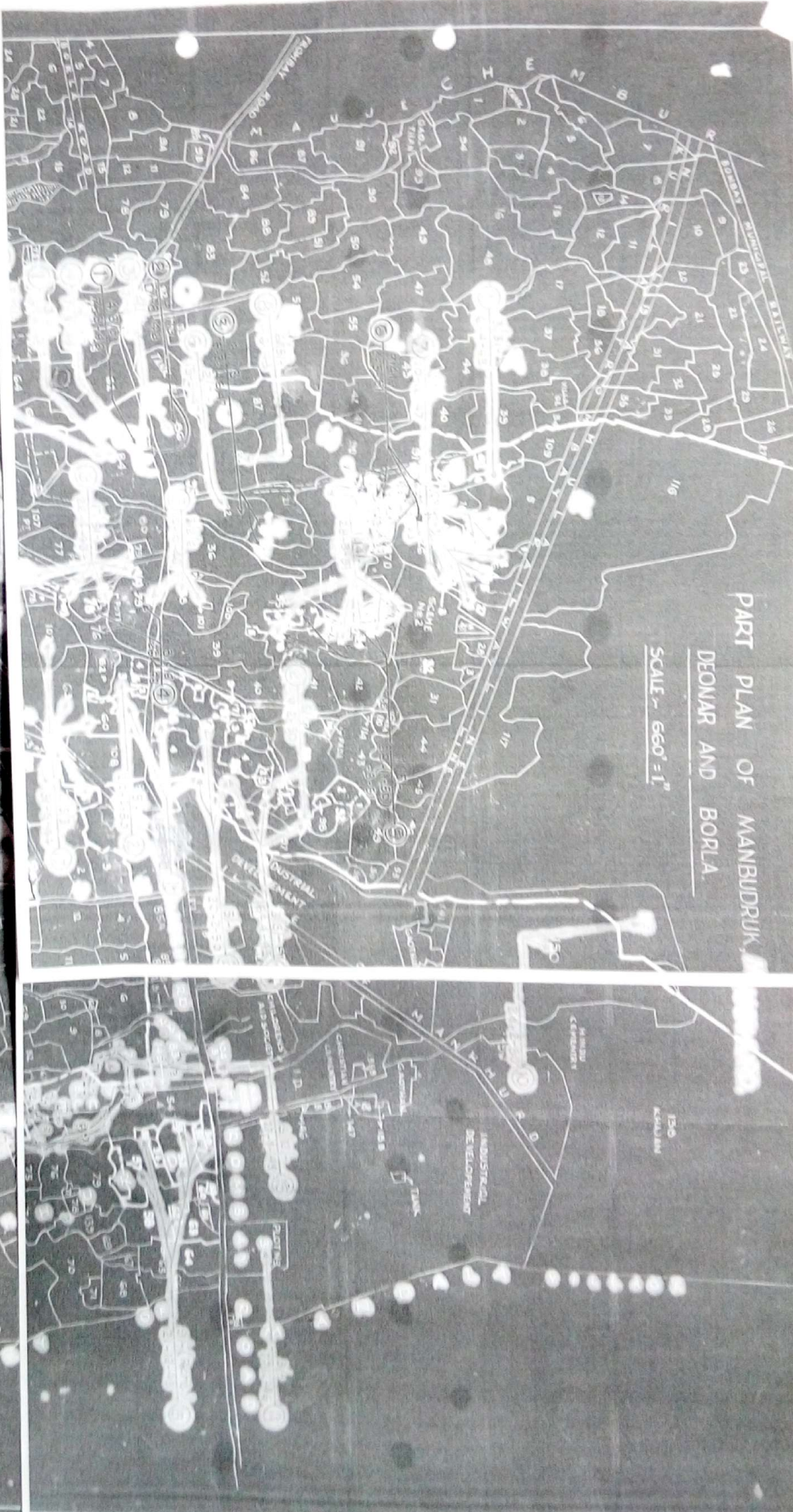
Case No. 1234567



**PART PLAN OF MANBUDRIK  
DEONAR AND BORLA**

SCALE - 660' = 1"





PART PLAN OF MANBUDRUK  
DEONAR AND BORLA

SCALE - 660' = 1"

**NOTE -**

1. All the land shown in this plan is the property of the Government of India.

2. The land shown in this plan is the property of the Government of India.

3. The land shown in this plan is the property of the Government of India.

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