(43)

No. 18059/ AAI/SBI loan/ WR/ 2022 Date : 24rd May, 2022

To,

Shri Siddartha Karnani - Partner of KING STUBB & KASIVA
Advocates& Attorneys, Unit No.61,
5th Floor, Atlanta Building, Jamanalal Bajaj Road,
Nariman Point, Mumbai – 400 021.

Subject : SBI- Airports Authority of India - List of Additional documents - Borrowing of INR 1000 Crores (Rupees One Thousand Crores only) in the form of Term Loan to fund Capital Expenditure Schemes of AAI as a secured facility.

Sir,

In continuation to this office letter of even number dated 01.03.2022, 22.03.2022 and 01.04.2022, the following additional desired documents which have been obtained from the concerned authority are attached for information and necessary action :

Sr. No.	SBI loan document requirements as per email dated 11.05.2022	Status of Documents
1)	**CTS No.1568 – Dahisar Property Documents**	
1)	Document evidencing change of survey number to city survey number (for land bearing City survey no. 1556, 1558, 1559 and 1560 pertaining to Dahisar property.	Verified as per True copy, is attached.
2)	As per Board Resolution, we understand that AAI is willing to mortgage 45.17 Acres of Dahisar property. However, provided properties measuring about 44.9396 Acres. Kindly provide details of other land measuring about 0.2304 Acre.	
3)	Approved plan	
4)	Original / Certified copy of order bearing reference no. LQ-3 and 3A passed by land acquisition officer dated 15th march 1960 (presently only photo copy provided)	
5)	Original / certified copy of final allotment order passed by Govt. of Maharashtra dated 28th march, 1974 (presently only photo copy provided)	
6)	Original / certified copy of mutation entry no. 519, 520 and 521 dated 09.10.2006 (presently only photo copy provided).	
7)	Original / certified copy of mutation entry no. 848, 849 and 850 dated 25.10.2020 (presently only photo copy provided).	
8)	Original / certified copy of mutation entry no. 1254 and 1255 dated 13.02.2015 (presently only photo copy provided).	
9)	Original / certified copy of mutation entry no. 1299 dated 15.12.2015 (presently only photo copy provided).	Verified as per True copy is attached.

Contd. on Pg. 2.

10)	Original / certified copy of letter issued by Airport Authority of India to City Survey Officer, Borivali dated 16.01.2017	
11)	Original / certified copy of document evidencing corresponding earlier survey nos. to the land bearing City Survey Nos 1554, 1556, 1559 and 1560	
12)	Original / certified copy of mutation entry no. 520 amended on 13.10.2006 (we are provided with mutation entry no. 09.10.2006 bearing no. 520 and same is silent about survey no.1556.)	
13)	As per search conducted at the Office of Sub-Registar of Borivali, we find that there is Notice of Lis pendency dated 22.07.2017, registered by M/s Sun Corp through partner Mr. Saurabh Prakash Sheth. Details of same required, please provide certified copy of for above mentioned litigation and copy of final order, and	
14)	Also advice, how the proposed land to be offered as security would be demarcated for clear identification.	
15)	**Vile Parle Documents**	Not to scale verified layout plan of tentative 25 Acres of land of New Airport Colony, Vile Parle East comprising of Revenue Village – Vile Parle CTS No. 2085 pt. and Village – Chakala CTS No. 623pt. is attached.
1)	Approved Plan (As per AAI board resolution, 25 acre of mutated land is to be provided as security, however, land documents provided are for 174.699 Acres. Without layout plan identification of 25 acre of land is not possible).	
2)	Original/ certified copy required for lease deed dated 5th June, 2002 registered before the sub-registrar office Andheri under Sr. No. BDR-1/2992/2002 for the Area 30047.12 square meters for 29 years between Airports Authority of India in favour of Batra Hospitality Pvt. Ltd. Mutation Entry No. 79 dated 18.08.2005;	Requested document does not comes under 25 Acres of New Airport colony, Vile Parle East, hence information would not be provided.
3)	Mortgage deed created by Sahara Hospitality Pvt ltd. on the Scheduled property in favour of Housing and Urban Development Corporation ltd and Union Bank of India (copy of mortgage deed dated 25.02.202005, registered as document no. 1872, in the office of sub-registrar at Andheri 2, executed by M/s. Sahara Hospitality Ltd. through officer Mr. Vivek Kumat in favour of M/s. Housing and Urban Development Corporation Ltd. through Mr. G.R. Pille pertaining to Vile Parle property; copy of mortgage deed dated 07.05.2010, registered as document no. 4383, in the office of sub-registrar at Andheri 2, executed by M/s. Sahara Hospitality Ltd. through officer Mr. Vivek Kumat in favour of M/s. Housing and Urban	

contd. on pg 3...

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	Development Corporation Ltd. through Mr. G.R. Pille pertaining to Vile Parle property; copy of mortgage deed dated 13.02.2013, registered as document no. 1790, in the office of sub-registrar at Andheri 1, executed by M/s. Sahara Hospitality Ltd. through officer Mr. Vivek Kumat in favour of Union Bank of India through Chief Manager Mr. Omkar Sharma pertaining to Vile Parle property;	Requested document does not comes under 25 Acres of New Airport colony, Vile Parle East, hence information would not be provided.
4)	Whether AAI is a borrower/ co-borrower/ Guarantor in this transaction or has granted any NOC for such mortgage? Details be provided.	Requested document does not comes under 25 Acres of New Airport colony, Vile Parle East, hence information would not be provided.
5)	No objection Certificate to create mortgage in favour of State Bank of India from Housing and Urban Development Corporation Ltd. and Union Bank of India (as there is a prior mortgage created by Sahara Hospitality Pvt. Ltd. on the Scheduled property);	
6)	Also advise, how the proposed land to be offered as security would be demarcated for clear identification (approved plan is required for demarcation of area);	
7)	Document evidencing change of final plot no. to City Survey number 2085.	

In continuation to above, it is stated that the 25 Acres of New Airport Colony, Vile Parle East land proposed for mortgage consists of two Revenue villages namely; Vile Parle CTS No.2085 part admeasuring 29848.27 Sqmts. and Chakala CTS No. 623 part admeasuring 84045.32 Sqmts. Accordingly, the verified copy of respective Property Card bearing CTS No. 2085 part and 623 part alongwith layout plan is also enclosed for ready reference.

It is requested to kindly acknowledge the receipt of this letter.

Yours faithfully,

(Surender Pal)
Sr. Manager (LM)-WR

Encl. : As stated above.

CC :
NOO

1) The Executive Director (LM), AAI, RGB, SAP, New Delhi – 03.
2) The Regional Executive Director, AAI, WR, Mumbai – 99.
3) The GM (F&A)- CHQ { Sh. K.S. Sivakumar }, AAI, RGB, SAP, New Delhi – 03.
4) The GM (Law) – WR, AAI, Mumbai – 99.
5) The GM (F&A) – WR, AAI, Mumbai – 99.

24/05/2022.

(Surender Pal)
Sr. Manager (LM)-WR

For Prashant
24/5/2022
King Stubb & Kasiva
Senior Litigation Associate
[Mobile No. 9820987022]

24/5/22

ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT, BOMBAY

Name : DINGRANI PRASHANT SURESH
Residence : ANDHERI, Dist. MUMBAI
Roll No. : MAH/[illegible]/2015
Enrolled On : 07-08-2015
Date Of Birth : 16-09-1985

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[illegible]

[illegible] OF MAHARASHTRA & GOA

[illegible]

(370)

भारतीय विमानपत्तन प्राधिकरण
पश्चिमी क्षेत्र मुख्यालय

AIRPORTS AUTHORITY OF INDIA
WESTERN REGION HQRS.

057

No.18014/AAI/LM/Dahisar Land/WR/ 482-482

Dated : 16.01.2017

To,

The City Survey Officer - Borivali,
4th floor, Dr. N.R.Karode Marg (Natakwalla lane),
S.V.Road, Shimpoli Signal, Borivali (West),
Mumbai - 400 092.

The Tehsildar - Borivali,
2nd floor, Dr.N.R.Karode Marg
(Natakwalla Lane), S.V.Road,
Shimpoli Signal, Borivali (West),
Mumbai - 400 092.

Sub. : Mutation of Remote Receiving Station land in the name of Airports Authority of India.

Sir,

With reference to above subject, please refer this office letter of even number dated 13.10.2015, 13.07.2016, 14.10.2016, 21.10.2016, 25.11.2016, 30.11.2016 & 06.12.2016, wherein it has been continuously stressed upon to mutate the land record acquired for public purpose namely **"Remote Receiving Station"** in the name of **"Airports Authority of India (AAI)"**.

Till date, the mutation of 1,74,735.00 Sqmts. (43.17 Acres) of land has been done in the Property Card bearing CTS No.1568 based on Notification u/s 4 &6 & Award dated 28.03.1974. It is pertinent to mention here that, this office is not aware that which & how many survey number/s are being amalgamated to form one CTS i.e. 1568. Further, for the remaining land i.e. 20.83 Acres, what is the status of mutation viz-a-viz survey number and it's corresponding CTS number, for which the mutation is yet pending with City Survey Office - Borivali.

In the meanwhile, as you might be aware that Urban Development Dept. vide Maharashtra Govt. Gazette Notification (Extra-ordinary No. 61) dated 29.12.2016 has scheduled to delete the reservation of Remote Receiving Station and reserved for Metro/ Mono Car Depot, allied users and Commercial for the land bearing CTS No.1444,1445,1455B,1554 to 1568 of Village - Dahisar admeasuring about 23.45 Heactares i.e. 57.92 Acres.

In view of above, City Survey Officer is requested to furnish the corresponding Survey Number of CTS No.1444, 1445, 1455B, 1554 to 1568 including mutated Property Card in the name of AAI & Tehsildar - Borivali is requested to mutate the entire acquired Survey Number (as per the attached Annexure - A) in the name of Airports Authority of India, for perusal of Secretary, Ministry of Civil Aviation, Govt. of India, accordingly.

16/01/17

[Dy. General Manager (LM)/WR]

O/C

Encl.: A/a.

CC:

1) PS to RED/WR, AAI, Mumbai. ... for information.

17/1/17

(6) to (7)

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)	आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टवार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)	४)	५)	६)
५१९	८/१०/२००८	सेज दुरुस्ती प्रमाणे मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. सी/कार्या-२क/मे.दु./एस आर. २९८८ दिनांक ३०/६/२००८ अन्वये न.भू.क्र. २०२८ चे क्षेत्र ४५८६.६ चौ.मि. ऐवजी ६०५८.० चौ.मि. असे क्षेत्र दुरुस्त केले. (सही)	२०२८	पूर्वी प्रमाणे कायम	(सही) नगर भूमापन अधिकारी बोरीवली ८/१०/०८
५२०	८/१०/२००८	मा. अपर जिल्हाधिकारी व सक्षम अधिकारी (ना.ज.क.म.) बृहन्मुंबई यांचे कडील क्र. सी/यु.एल.सी./डे-१३/नभूअ. सुचना/३५० दिनांक २८/८/२००५ व अपर जिल्हाधिकारी व सक्षम अधिकारी (ना.ज.क.म.) बृहन्मुंबई यांचे कडील क्र. सी/युएलसी/डे-५/६०७/एस आर. १८/७२५, ७३/३८७ दिनांक १८/८/२००६ नुसार नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम १९७६ च्या कलम १० पोटकलम (३) प्रमाणे अधिसूचना दिनांक १०/८/२००६ अन्वये खालील न.भू.क्र. च्या जमिनी दिनांक २५/८/२००५ पासुन महाराष्ट्र शासनाने संपादीत केल्या असल्याने ती उक्त तारखे पासुन सर्व भारापासुन मुक्त आहे महाराष्ट्र शासनाकडे निहीत झाली आहे	न.भू.क्र. १५०७ पै १५२४/१ १५७५ अ/२ १५८२ व १५८२ क १५५८ पै १५८६ पै १५५८ ज १५५८ ज १५५८ क १५५३५ पै १५५८/१	धारक - महाराष्ट्र शासन	प्रमाणित प्रतिलिपी अधिकार अभिलेख २००५ नगर भूमापन अधिकारी बोरीवली यांचे कार्यालयाकडून देण्यात आलेली प्रत अर्ज. क्र. ९०५ दिनांक ८/३/२२

जमिनि बाबत कोणताही व्यवहार मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे पुर्व परवानगी शिवाय करता येणार नाही.

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१५०४ पै.	३०५-५
१८८२अ/१	५७५२-०
१८८२/अ/२	१६००-०
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१८८२ क	२५५८-१
१८७१ पै.	१८६७-०
१८७८ अ पै.	८५५-९
१८७६ अ	२५६६-०
१८७६ ब	७५४-०
१८७६ क	८३-६
१८७३ अ पै.	२७८४-०
१८५८/१	५२६२-१
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१८५८/४अ	१६०४-०
१८५८/४ब	३२२३-०
१८५८/४क	१८५५-०
१८५८/४ड	१०७७-०
१८५८/८	७०५-१
१८५८/९	४६८-५
१८६३ अ	५९०-७
१८६३ ब	४२७-४
१८३२ अ	६७९-१
१८३२ ब	३४६-०
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१८५८/३
१८५८/२अ
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१८५८/८
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१८५३ अ
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१८३२ क
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१८०३/१
१८०३/२

माहितीचा अधिकार अधिनियम २००५
अन्वये प्रमाणित प्रत ...
... कार्यालयाकडून देण्यात आलेली प्रत
अर्ज क्र. ९०५ दिनांक ८/३/२२

(कृपया मागे पहा)

180

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)		आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टवार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)		४)	५)	६)
चाकु फे.आर्ज. ५२०	८/१०/२००६	न.भू.क्र.	क्षेत्र चौ.मी.	न.भू.क्र.		
		१८१५ पै.	२१५२-०	१८०३/३	———	
		१८१५ अ	१०५९-३	१८०३/४		
		१८१५ क	१५९-४	१८०३/५		
		१८१५ ड	३५०-६	१८०३/६		
		१८१५ ई	६-५	१८०३/७		
		१८१८ फ	२२२४-७	१८०३/८		
		१८१५ कु पै.	२०८-६	१८०३/९		
		१८२९ पै.	१८२३-३	१८०३/१०		
		१८०२१	४०५-०	१८०३/११		
		१८०३/१	३२७-३२	१८०३/१२		
		१८०३/२	४६९-१२	१८०३/१३		
		१८०३/३	३६५-०	१८०३/१४		
		१८०३/४	330-0	१८०३/१५		
		१८०३/५	330-0	१८०३/१६		
		१८०३/६	322-20	१८०३/१७		
		१८०३/७	330-0	१८०३/१८		
		१८०३/८	330-0	१८०३/१९		
		१८०३/९	330-0	१८०३/२०		
		१८०३/१०	330-0	१८०३/२१		
		१८०३/११	330-0			
		१८०३/१२	330-0			
		१८०३/१३	330-0			
		१८०३/१४	330-0			
		१८०३/१५	330-0			
		१८०३/१६	330-0			
		१८०३/१७	330-0			
		१८०३/१८	330-0			
		१८०३/१९	330-0			

माहितीचा अधिकार अधिनियम २००५ अन्वये नक्कल मागणी अधिकारी जारी केली माहिती यांचे कार्यालयाकडून देण्यात आलेली माहिती
अर्ज क्र. ७०५ दिनांक ८/३/१२

१४०३/२०	६७०-०	९४०३/२२
१४०३/२१	३३६-८७	९४०३/२३
१४०३/२२	३३०-५३	९४०३/२४
१४०३/२३	३६३-५०	९४०३/२५
१४०३/२४	३४५-५	९४०३/२६
१४०३/२५	४२८-०	९४०३/२७
१४०३/२६	३३०-०	९४०३/२८
१४०३/२७	३३०-०	९४०३/२९
१४०३/२८	३३०-०	९४०३/३०
१४०३/२९	४६२-७५	९४०३/३१
१४०३/३०	४३०-२५	९४०३/३२
१४०३/३१	३००-०	९४०३/३३
१४०३/३२	४६२-५	९४०३/३४
१४०३/३३	३६७-७५	९४०३/३५
१४०३/३४	३३०-०	९४०३/३६
१४०३/३५	३३०-०	९४०३/३७
१४०३/३६	३८५-०	९४०३/३८
१४०३/३७	३८५-०	९४०३/३९
१४०३/३८	४९३-०	९४०३/४०
१४०३/३९	४७६-१२	९४०३/४१
१४०३/४०	४००-००	९४०३/४२
१४०३/४१	३८६-५०	९४०३/४३
१४०३/४२	५११-३७	९४०३/४४
१४०३/४३	८८७-५	९४०३/४५
१४०३/४४	१६३९-०	९४०३/४६
१४०३/४५	६२३-६५	९४०३/४७
१४०३/४६	२१८८-०	९४०३/४८
१४०३/४७अ	११२-५	९४०३/४९
१४०३/४७ब	११२-५	९४०३/५०
१४०३/४७क	२२००-०	९४०३/५१अ
१४०३/४७ड	[redacted] ६	९४०३/५१ब
१४०३/४७ई	११७-४	९४०३/५१क
१४०१ब	७१८३-०	९४०३/५१ड
१४००अ	१०१२-४	९४०३/५१ई
१४००ब	६६५-४	९४०१
१४००क	२३३-८	९४००अ ९४००ब ९४००क

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नगर भूमापन अधिकारी यांचे कार्यालयाकडून देण्यात आलेली माहिती
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फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)		आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टवार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)		४)	५)	६)
चालु फे.क्र.नं. ५२०	८/१०/२००५	न.भू.क्र.	क्षेत्र चौ.मी.	न-भू.क्र		
		१४०० इ	२७१४-३	१४००५	—	
		१४०० ई	१०२०-७	१४०० ई		
		१४०२ अ	२०६६-२	१४०२ अ		
		१४०२ ब	१३७९-२	१४०२ ब		
	नोंदकमी	१५०६ ५/४	४७१२-०	१५०६ ५/४		
		१४२९ अ	१८६०-४	१४२९ अ		
		१४२९ क	८८४-१	१४२९ क		
		१४२९ ड	१४-०	१४२९ ड		
		१५११	१२८८-७	१४२९ ५		
	नोंदकमी	१५१५	७०२८-०	१५११		
		१४५७ अ	५५२४-७	१५१५		
	नोंदकमी	१४५७ ब	६०५-३	१४५७ अ		
		१४५७ क	१०१०-००	१४५७ ब		
	नोंदकमी	१४५४ अ ५/४	७५३७-०	१४५७ क		
		१५५२ ५/४	८०९-०	१४५४ अ ५/४		
		१५५४	६३५-०	१५५३ ५/४		
		१५६० ५/४	१६६९-०	१५५४		
		१५५६ ५/४	~~१५६६~~ १५६६-०	१५६० ५/४		
		१५५९	६५१-८	१५५९		
		१५५७ ५/४	५४६३-०	१५५७		
	नोंदकमी	१४७१ ५/४	३६४६-०	१५५७ ५/४		
		२८३८	४४०६-४	१४७१ ५/४		
		१४३०अ/१	७३७-५	२८३८		
		१४३०अ/२	८०५-७	१४३०अ/१	माहितीचा अधिकार अधिनियम २००५ अन्वये नगर भूमापन अधिकारी बोरीवली यांच कार्यालयाकडून देण्यात आलेली माहिती अर्ज क्र. ९०५ दिनांक २/३/२२	
		१४३०अ/३	१६३७-६	१४३०अ/२		
		१४३०अ/४	~~[illegible]~~ ५६३-६	१४३०अ/३		
		१४३०ब/१	६६८-८	१४३०ब/४		
		१४३०ब/२	४१५-०	१४३०ब/१		
				१४३० ब/१		

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)		आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टदार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)		४)	५)	६)
चालु फे.भा.नं. ५२०	८/१०/२००५	न.भू.क्र.	क्षेत्र चौ.मी.	न.भू.क्र.	—	
		३०८४/२	१४-२	३०८४/२		
		३०८४/२	१८-८	३०८४/३		
		३०८५ ब	१५६-०	३०८५ ब		
		~~[illegible]~~		३०८९		
		३०८९	५८७-४	३०८९/१		
		३०८९/१	२१-२	~~३०८२~~		
		३०८२	५०३-६	३०८२/१		
		३०८२/१	२६-१	३०८२/२		
		३०८२/२	३०-१	३०८२/३		
		३०८२/३	१०-१	१०७०		
		१०४७	५२०-५	१०७०/१		
		१०४७/१	१३-०	१०७०/२		
		१०४७/२	१२-१	१०७०/३		
		१०४७/३	२१-५	१०७५		
		१०४५	६६३-३	१०७५/१		
		१०४५/१	१८-२	१०७५/२		
		१०४५/२	२६-०	१०७५/३		
		१०४५/३	१४-४	१०७५/४		
		१०४५/४	१५-६	१०७५/५		
		१०४५/५	३३-६	१०७५/६		
		१०४५/६	१५-६	१०७५/७		
		१०४५/७	१६-६	१०७५/८		
		१०४५/८	१८-२	१०७५/९		
		१०४५/९	१०-८	१०७५/१०		
		१०४५/१०	२७-७	१०७५/११		
		१०४५/११	३०-०	१०७५/१२		माहितीचा अधिकार अधिनियम २००५ अन्वये नगर भूमापन अधिकारी बोरीवली यांचे कार्यालयाकडून देण्यात आलेली माहिती अर्ज क्र. ....१०५....दिनांक ८/३/२२

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१०८४/१३	१६-६	१०७४/१३
१०८४/१४	१४-४	१०७४/१४
१०८४/१५	१०-१	१०७४/१५
१०८४/१६	८-४	१०७४/१६
१०८४/१७	१४-७	१०७४/१७
१०८४/१८	१६-२	१०७४/१८
१४१२	४०८६-०	१४१२
२४६८	८५३-०	२४६८
२६०३	५०३४-०	२६०३
१८८३अ/१	२६५-१	१८८३अ
२०६०	७०३-१	२०६०
१४६४	१४६-०	१४६४
२६७५	८१२-६	२६७५
२६७५/१	८-४	२६७५/१
२६७५/२	८-४	२६७५/२
२६७५/३	१०-३	२६७५/३
२६७५/४	१८-१	२६७५/४
२६७५/५	५-६	२६७५/५
२६७५/६	७-०	२६७५/६
२६७५/७	१४-३	२६७५/७
२६७५/८	५-६	२६७५/८
२६७५/९	७-०	२६७५/९
२६७५/१०	५-०	२६७५/१०
२६७५/११	६-५	२६७५/११
२६७५/१२	१२-२	२६७५/१२
२६७५/१३	७-१	२६७५/१३
२६७५/१४	५-६	२६७५/१४
२६७५/१५	१६-८	२६७५/१५
२६७५/१६	५-०	२६७५/१६
२६७५/१७	७-१	२६७५/१७
२६७५/१८	७-५	२६७५/१८
२६७५/१९	३५-३	२६७५/१९
२६७५/२०	२१-४	२६७५/२०

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)		आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टवार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)		४)	५)	६)
चालु पु.फा.नं. ५२०	९/१०/२००६	न.भू.क्र.	क्षेत्र चौ.मी.	न.भू.क्र.	—	
		२६७५/२१	३-४	२६७५/२१		
		२६७५/२२	३-१	२६७५/२२		
		२६७५/२३	१५-५	२६७५/२३		
		२६७५/२४	९-२	२६७५/२४		
		२६७५/२५	३१-०	२६७५/२५		
		२६७५/२६	८-५	२६७५/२६		
		२६७५/२७	८-७	२६७५/२७		
		२६७५/२८	८-५	२६७५/२८		
		२६७५/२९	८-७	२६७५/२९		
		२६७५/३०	८-५	२६७५/३०		
		२६७५/३१	८-६	२६७५/३१		
		२६७५/३२	८-५	२६७५/३२		
		२६७५/३३	८-०	२६७५/३३		
		२६७५/३४	६-९	२६७५/३४		
		२६२२	४०२-३	२६२२		
		२६२२/१	१५-०	२६२२/१		
		२६२३	१४५-१	२६२३/१		
		२६२३/१	८-६	२६२३/१		
		२६२३/२	३१-४	२६२३/२		
		२६२३/३	६-०	२६२३/३		
		२६२३/४	१२-९	२६२३/४		
		२६२३/५	१५-४	२६२३/५		माहिती अधिकार अधिनियम २००५ ... अधिकारी ... माहिती ... जा. क्र. ७०५ दिनांक ८/३/२२
		२६२३/६	९३-३	२६२३/६		
		२६२३/७	१७-०	२६२३/७		
		२६२३/८	६-९	२६२३/८		
		२६२३/९	७-१	२६२३/९		

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२६२०/१	१२-५	२६२०/१
२६२०/२	१७-२	२६२०/२
२६२०/३	१२-५	२६२०/३
२६२०/४	११-९	२६२०/४
२६२०/५	११-५	२६२०/५
२६२०/६	११-५	२६२०/६
२६२०/७	११-५	२६२०/७
२६२०/८	११-५	२६२०/८
२६२५	१०६-०	२६२५
२६२५/१	१५-५	२६२५/१
२६२५/२	११-५	२६२५/२
२६२५/३	११-५	२६२५/३
२६२५/४	११-५	२६२५/४
२६२५/५	११-५	२६२५/५
२६२५/६	३९-३	२६२५/६
२६२५/७	९-५	२६२५/७
२६२५/८	९-२	२६२५/८
२६२५/९	९-५	२६२५/९
२६२५/१०	१२-७	२६२५/१०
२६३०	२९२-६	२६३०
२६२९	४३८-२	२६२९
२६२९/१	२६-१	२६२९/१
२६२९/२	२२-२	२६२९/२
२६२९/३	२०-९	२६२९/३
२६३०/१	२५-७	२६३०/१
२६३०/२	१-३	२६३०/२
२६३०/३	१०-०	२६३०/३
२६३०/४	४-४	२६३०/४
२६३०/५	६१-४	२६३०/५
१६६२	१४०-५	१६६२
१६६२/१	१६-४	१६६२/१
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... कार्यालयाकडून प्राप्त आलेली माहिती
आ. क्र. ९६५ दिनांक २/३/२२

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)		आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टवार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)		४)	५)	६)
चालु नोंद क्र. ५२०	९/१०/२००६	न.भू.क्र.	क्षेत्र चौ.मि.	न.भू.क्र.	—	
		२९९२/३	१०-०	२९९०/३		
		२९९२/४	८-०	२९९०/४		
		२९९२/५	७-५	२९९०/५		
		२९९२/६	९-२	२९९०/६		
		२९९२/७	६-३	२९९०/७		
		२९९४	३२७-८	२९९४		
		२९९४/१	२५-५	२९९४/१		
		२९९४/२	११-२	२९९४/२		
		२९९४/३	७-५	२९९४/३		
		२९९४/४	६-७	२९९४/४		
		२९९४/५	४-५	२९९४/५		
		१७२४	६७-४	१७२४		
		१७२३/१	८३-६	१७२४/१		
		१७२४/२	२५-८	१७२४/२		
		१७२४/३	८-२	१७२४/३		
		१७२६	७२-२	१७२५		
		१७२६/१	१२-४	१७२५/१		
		१७२६/२	१२-४	१७२५/२		
		१७२६/३	१२-४	१७२५/३		
		१७२६/४	१२-४	१७२५/४		
		१७२६/५	१२-४	१७२५/५		
		१७२६/६	१२-४	१७२५/६		
		२०५७	७६९-५.	२०५७		
				२०५७/१		
				२०५७/२		

महाराष्ट्र माहिती अधिकार अधिनियम २००५
... माहिती अधिकारी यांचेकडे
... अर्जास आलेली माहिती
अर्ज क्र. १०५ दिनांक ८/३/२२

२०५७/२	१३-८	२०५८/४
२०५७/३	११-७	२०५८/५
२०५७/४	११-७	२०५८/६
२०५७/५	११-७	२०५८/७
२०५७/६	११-७	२०५८/८
२०५७/७	११-७	२०५८/९
२०५७/८	११-७	२०५८/१०
२०५७/९	११-७	२०५८/११
२०५७/१०	११-७	२०५८/१२
२०५७/११	१३-८	२०५८/१३
२०५७/१२	११-७	२०५८/१४
२०५७/१३	१३-८	२०५८/१५
२०५७/१४	१३-८	२०५८/१६
२०५७/१५	६-२	२०५८/१७
२०५७/१६	१३-८	२०५८/१८
२०५७/१७	१३-८	२०५८/१९
२०५७/१८	१२-७	२०५८/२०
२०५७/१९	१२-७	२०५८/२१
२०५७/२०	१२-७	२०५८/२२
२०५७/२१	१२-७	२०५८/२३
२०५७/२२	१२-७	२०५८/२४
२०५७/२३	१२-७	२०५८/२५
२०५७/२४	१२-७	२०५८/२६
२०५७/२५	१२-७	२०५८/२७
२०५७/२६	१२-७	२०५८/२८
~~२०५७/२७~~	~~१२-७~~	२०५८/२९
२०५७/२७	१२-७	२०५८/३०
२०५७/२८	१२-७	२०५८/३१
२०५७/२९	१२-७	२०५८/३२
२०५७/३०	१३-८	
२०५७/३१	१३-८	

(बाँकी पर)

... अधिनियम २०६४
... जोरोवाले
... भालेली ...
अर्ज नं. ९०५ दिनांक ८/३/२२

(आगे पर)

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)		आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टवार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)		४)	५)	६)
चालु फे.फार ५२०	८/१०/२००६	न.भू.क्र	क्षेत्र चौ.मी.	न.भू.क्र		
		१०३० ब	३३५०-१	९९८		
		९९८	२४७६-४ पुरते	९९७	—	
		९९७	२१९६-५	९९७/१		
		९९७/१	२७-०	९९७/२		
		९९७/२	३७-२	९९७/३		
		९९७/३	३०-१	९९७/४		
		९९७/४	३०-१	१००१		
		१००१	२८८७-०	१००१/१		
		१००१/१	११-०	१००१/२		
		१००१/२	११-०	१००१/३		
		१००१/३	८-६	१००१/४		
		१००१/४	१०-५	१००१/५		
		१००१/५	१३-१	१००१/६		
		१००१/६	२१-७	१००१/७		
		१००१/७	२८-७	१००१/८		
		१००१/८	१०-१	१००१/९		
		१००१/९	३७-६	१००१/१०		
		१००१/१०	१९-१	१००१/११		
		१००१/११	२३-७	१००१/१२		अधिनियम २००५
		१००१/१२	१५-१	१००१/१३		अंतर्गत माहिती
		१००१/१३	५५५-१	५५४		क्र. १०५ दिनांक ८/३/२२
तौर कमी		पुरक	१२५८.३ कमी	९३८		
		९३८	११३३-४	१४०३		
		१४०३	२०९-७			
		१४०७	१९८८-०			
		१४७ क	२७-३			

९२८/२८	९-७	
९२८/२९	६-२	
९२८/२६	६-२	
९२८/२७	५-७	
९२८/२८	१५-०	
९९९ ०	३२४९-०	पुरते
७१७	१३६-७	
७१५/१	१७-५	
७१५/२	१६-९	
७१५/३	१७-२	
७१५/४	१५-६	
७१७/५	१६-	
७१५/६	१६-९	
७३३	२७०-०	
७३३/१	९-०	
७३३/२	२९-३	
७३३/३	३-०	
७३३/४	५-२	
७३३/५	१४-६	
७३३/६	८०	
७३३/७	१२-०	
७३३/८	३९-६	
७३३/९	१४-७	
१४६	७१२०२-७	पुरते
११६	४११-०	पुरते
११८	३२५-०	पुरते
९८२	४४०५	
९८२/१	७.०	
९८२/२	[illegible]	

९२८/२१
९२८/२२
९२८/२३
९२८/२४
९२८/२५
९२८/२६
९२८/२७
९२८/२८
९९९
७१७
७१५/१
७१५/२
७१५/३
७१५/५
७१५/६
७३३
७३३/१
७३३/२
७३३/३
७३३/४
७३३/५
७३३/६
७३३/७
७३३/८
७३३/९
१४६
११६
११८
९८२
९८२/१
९८२/२

प्रोमोलगेटर (signature)

... अधिनियम २००१
... अधिकारी गोरेगाव
... अहिरे
अ.क्र. ९०५ दिनांक (3)

८३६	६६०-२	१,५०
		५५ × ५
८३६/१	७-५	८३६
८३६/२	७-५	८३५/२
८३६/३	७-९	८३५/३
८३५	~~३३-९०~~ पुरते	८३४
नोंदकमी ८३४	२७१५-२	८३४
८३३	३१८-४	८३३
८३२	१७७-१ पुरते	८३२
८३१	३२९-३	८३१
८३१/१	१५-६	८३१/१
८३१/२	१५-६	८३१/२
८३१/३	१५-६	८३१/३
८३१/४	१५-६	८३१/४
८३१/५	१५-६	८३१/४
८३१/६	१८-६	८३१/५
८३१/७	१८-६	८३१/६
८३०	५३१-०	८३१/७
८२९	११२२-२	८३०
८२९/१	१८-७	८२९/१
८२९/२	७-५	८२९/२
८२९/३	११-२	८२९/३
८२९/४	११-७	८२९/४
८२९/५	११-८	८२९/५
८२९/६	११-४	[illegible]
८२९/७	१४-०	८२९/७
८२९/८	११-२	८२९/८
८२९/९	११-२	८२९/९
८२९/१०	१६-८	८२९/१०
८२९/११	१६-८	८२९/११
८२९/१२	१६-८	८२९/१२
८२९/१३	१६-८	८२९/१३
	(कुणपत्र)	

[illegible] अधिनियम २००५
... माहिती अधिकारी ...
... मिळालेली माहिती
अर्ज क्र. १०५ दिनांक ८/३/२२

08

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)		आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टदार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)		४)	५)	६)
न्याय फे.क्र. ५२०	९/१०/२००६	न.भू.क्र.	क्षेत्र चौ.मी.	न.भू.क्र.	—	
		९२८	१५५९-८ कच्ची	९२८		
		९२८/१	८६-२	९२८/१		
		९२८/२	९०-७	९२८/२		
		९२८/३	२६-६	९२८/३		
		९२८/४	१३४-८	९२८/४		
		९२८/५	१२५-६	९२८/५		
		९२८/६	६२५-०	९२८/६		
		९२८/७	४१-८	९२८/७		
		९२८/८	३१-५	९२८/८		
		९२८/९	१५-१	९२८/९		
		९२८/१०	१५-०	९२८/१०		
		९२८/११	१६-२	९२८/११		
		९२८/१२	९०	९२८/१२		
		९२८/१३	९-०	९२८/१३		
		९२८/१४	१२-०	९२८/१४		
		९२८/१५	१६-०	९२८/१५		
		९२८/१६	१५-५	९२८/१६		
		९२८/१७	१४-०	९२८/१७		
		९२८/१८	८-०	९२८/१८	माहिती अधिकार अधिनियम २००५ अंतर्गत ... अधिकारी बोरीवली यांचे कार्यालयाकडून देण्यात आलेली माहिती अनु. क्र. ९०५ दिनांक ८/३/२२	
		९२८/१९	५-०	९२८/१९		
		९२८/२०	३-०	९२८/२०		
		९२८/२१	४-५			
		९२८/२२	४-५			
		९२८/२३	८-१			

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)	आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टेदार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)	४)	५)	६)
५२९	८/१०/२००६	अधिसूचने प्रमाणे मा. अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना. के. क.) मुंबई यांचे कडील पत्र क्र. सी/यूएलसी/डि-१३/ज क्र. अ.सुचना/३५० दि. २५/१/२००६ व प्रकरण क्र. सी/यू.एल.सी./एस. कार/१३/५५३ दिनांक ११/५/२००६ कान्वये नागरी जमिन कमाल मर्यादा व विनियमन अधिनियम १९७६ चा कलम १० पोट कलम (३) प्रमाणे अधिसूचना दिनांक ५/१०/२००६ अन्वये खालील नमूद केलेले न.भू.क्र. ५/१०/२००६ पासून महाराष्ट्र शासनाने संपादित केली असल्याने व ती उक्त धारके धारक सर्व भारापासून मुक्त अशी महाराष्ट्र शासनाकडे निहित झाली. सदर जमिनी बाबत कोणताही व्यवहार मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे पूर्व परवानगी शिवाय करता येणार नाही. (धा) महाराष्ट्र शासन न.भू.क्र. — क्षेत्र चौ.मी. १०८ पै — ५१०-० पुरते १०६ पै — ५३१-० पुरते ११५८ पै — २०५५-० पुरते १८५२२७ — ९२३८-३	न.भू.क्र. १०८ पै १०६ पै ११५८ पै १८५२२७ एका आलेखात	(धा) 'महाराष्ट्र शासन' न.भू.क्र. — क्षेत्र चौ.मी. १०८ पै — ५१०-० पुरते १०६ पै — ५३१-० पुरते ११५८ पै — २०५५-० पुरते	... अधिनियम २००... अधिकारी जोरोवरी ... उतारा ... जावक क्र. ९०५ दिनांक ८/३/२२ १३/१० उपअधीक्षक भूमापन अधिकारी

		ROD ५.७२			
		आदेशाने			
८४	२३-१०-१०	मा. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी बृहन्मुंबई यांचेकडील आदेश क्र/यू.एल.सी/डी-सी/६(१) एस आर XII/३१७ दि ६-३-२०१० अन्वये न.भू. दहिसर येथील न.भू.क्र १२७५इ क्षेत्र ४९१४.३२, न.भू.क्र ५६१/१ क्षेत्र २०.८, न.भू.क्र १३६१अ क्षेत्र १८८.४, न.भू.क्र १३६१ब क्षेत्र ६६६.६ ह्या मिळकत पत्रकावरील २२-११-०६ ने दाखल केलेली महाराष्ट्र शासनाची नोंद कमी करणेत आलेली असून धारक व सत्ता प्रकार पूर्वी प्रमाणे कायम करणेत आली	न.भू.क्र १२७५इ ५६१/१ १३६१अ १३६१ब.	धारक व सत्ता प्रकार पूर्वी प्रमाणे कायम	नगर भूमापन अधिकारी, बोरीवली
		प.भू.-८	५७०४ ट.		नोंदमंजूर
		आदेशानुसार			
८८	२३-१०-१०	मा. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.ज.क.म.) बृहन्मुंबई यांचेकडील आदेश क्र यु.एल.सी/यु.एल.सी ६(१) एस आर XIII - ५०३/	न.भू.क्र १०६ १५५८	...अधिनियम २००५ ... अधिकारी बोरीवली ... यात आलेली माहिती अर्ज. क्र. ७०५ दिनांक ८/३/२२ धारक व सत्ता प्रकार पूर्वीप्रमाणे.	नगर भूमापन अधिकारी बोरीवली

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाराचे स्वरूप)	आलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धारक (धा) पट्टवार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)	४)	५)	६)
८२८		३०-८-१० अन्वये न.भू.दहिसर येथील न.भू.क्र.१०६ क्षेत्र १३१= न.भू.क्र. १५५८ क्षेत्र २१७१= या मिळकतीविषयी १३-१०-०६ने दाखल केलेली महाराष्ट्र शासनाची नोंद कमी करण्यात आलेली असून धारक व सत्ता प्रकार पूर्वीप्रमाणे कायम करणेत आले			नोंद मंजूर उप अधीक्षक भूमापन अधिकारी बोरीवली
८५०	२८/१०/२०१०	एकत्रीकरण/पोटविभाजन ~~मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र. सी/कार्या-७३/पोटवि/ एस. आर. बी/ ४४५ दिनांक १५/६/२०१० व उपविभाग अनाधिकृत पोटवि. आदेश ३९४/१० न.भू.क्र. १९५ चे क्षेत्र ५४१-३० चौ.मी.मध्ये न.भू.क्र. १९६, १९७, १९८, १९८/१ ते २ १९६, १९९/१ ते ६, २०० ते २५ चे क्षेत्र~~	न.भू.क्र. ३० १९५ अ १९५ ब १९५ क १९५ ड १९५ इ १९५ फ		

माहिती अधिकार अधिनियम २००५ अन्वये भूमापन अधिकारी बोरीवली यांचेकडून देण्यात आलेली माहिती अर्ज क्र. ...१११... दिनांक ...८/३/१२...

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाऱ्याचे स्वरुप)	अलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धाकर (धा) पट्टेवार (प) इतर भार (भा)	शेरा
१)	२)	३)	४)	५)	६)
१२५४	१३/०५/२०१५	निवाडा पुणे. मुंबई शासन कडील दि. १५/०७/१९५८ दि. १६/०२/१९६५ दि. ६/०८/१९६९ दि. १२/११/१९५५ ~~अधिसूचना आणि~~ शासन कडील मंजूर निवाडा कLAQ ३०० दि. २८/३/७० नुसार कायदा दाखल केलेला मिळकतीवर भारतीय विमान पत्तन प्राधिकरण यांचे नांव दाखल केले	१५६८	पत्तन ~~भारतीय विमान प्राधिकरण~~	[illegible] नोंद मंजूर नगर भूमापन अधिकारी, बोरीवली
१२५५	२८/५/२०१५	~~मानिव खरेदी दस्तान्वये सह दुय्यम निबंधक बोरीवली क्र.५ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत मानिव खरेदी दस्तान्वये बरल-५/१९६८/२०१५ दि. ५/५/२०१५ मोबदला २३.०/- व सूची क्र. II अन्वये न.भू.क्र. २५७१ क या मिळकतीचे क्षेत्र ७७२८.० चौ.मी. पैकी १३६०.५१ चौ.मी. या क्षेत्रावर श्रीमती इंदिराबाई दत्तात्रय पटेल व इतर १) यांनी खरेदी दिली खरेदी घेणार द्वारकेश (२) को. ऑ. हौ. सो. लि. यांचे नाव १३६०.५१~~	न.भू.क्र. २५७१/क	धारक द्वारकेश (२) को. ऑ. हौ. सो. लि. (१३६०.५१ चौ. मी)	धारणाधिकार, DDR आदेश आणि indemnity प्रमाणे नोंद घेणे

माहितीचा अधिकार अधिनियम २००५ अन्वये नगर भूमापन अधिकारी बोरीवली यांचे कार्यालयाकडून मिळालेली माहिती अर्ज क्र. १०५५ दिनांक ८/३/२२

नगर भूमापन अधिकारी

गट क्र./स.नं. ११५५अ ११५८अ १२०१/१ १२७०/२अ ११८३अ/१ १२२८अ, १२२०अ/२, १२२०अ/१अ, १४०५ १४२८/११ १५९०अ १६३९अ

१५/१२/२०१५

मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्रमांक [illegible] नोंद./२०१५ पुणे दि. १६/१२/२०१५ व [illegible] यांचे आदेशान्वये [illegible] अधिकार [illegible] करणेत आली.

१००८/१ १०११, १०१४, १०२१, १०२५, १०३१, १०४०, १०६५, १०७२, १०७३, १०७७, १०८४, १०८८, १०९९ ते १०९२ १०९४, ११११, १११५, १११५, ११२३, ११२४, ११३०, ११३२, ११४१ ११५६, ११५८, ११६१ ११६०, ११६१, १२००, १२०८, १२११, १२१४ १२२०, १२२३ ते १२२६, १२३०, १२३२, १२३३, १२३४, १२४३, १२४८, १२५१, १२६५, १२६५, १२८८, १३४१, १३५५, १३५६ १३५८, १३६६, १३६३, १४०१, १४०२, १४१० ते १४४३ १४१५ १४२३, १४२८, १४४४ ते १४४२, १४५१, १४५३, १४६४, १४७१ १४५८, १४८०, १४८१ १४८३ ते १४९२, १४९४ ते १५६२ १५६५ ते १५६६, १५५१, १५६३ १५७७, १५८३, १५८८ १५८७, १५८८ १५९०, १५९२, १५९३ १५९३, १५९५, १५९७ ते १६०२, १६०२ १६०७ ते १६१०, १६१५ १६१९, १६२५, १६२८, १६२९, १६३२, १६३३, १६३६, १६३८ १६३९, १६४१ १६४४, १६५६ ते १६६२ १६६६, १६६७, १६६९ १६७१ ते १६८७ २६३३, २६३४ २६३६ ते २६४०, २६४७, २६५० ते २६५२, २६५४ ते २६५८, २६६०, २६७४ ते २६७६, २६७८, २६८०, २६८१, २६८३ २६८४, २६८७, २६९० २६९२, २६९३, २६९६ ते २६९९ २७०३ २७१७, २७२१, २७२४, २७२५, २७७७, २७९६, २७९८, २८२० २८२४, २८२८, २८२८, २८२९, २८६१, २८८२, २८८३, २८८५ २९२९, २९३२, २९३४, २९६१, २९७७, २९७९, २९८८, २९५० २९९९, २९९८ २९९० २९७७, २९८०, २९९३, २९९५. २९९९ ३००३ ३०२३ ३०२९, ३०३६, ३०७१, ३०७२ ३०७३, ३०७७, १०३६/५ ३०५५ १०१८/१ १०३४/१ १०३४/२ १०३४/२ १०३५/३ १०३६/४, ३०५२ १०४५/१ १०४६/१ १०४६/२ १०४६/२८ १०४६/३, १०४८/१८, १०४८/५५ १०५८/१, १०५८/२ १०६५/१ १०६५/२ १०६५/४ १०६५/३ १०७१/१ १०७१/२ १०७१/३ १०७१/४ १०७३/१ १०७३/१६

१५७

माहितीचा अधिकार अधिनियम २००५ अंतर्गत जन माहिती अधिकारी जोरीवली यांचे कार्यालयाकडून देण्यात आलेली माहिती जा.क्र. ९०५ दिनांक ८/३/२२

नगर भूमापन अधिकारी

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाऱ्याचे स्वरुप)	अलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धाकर (धा) पट्टेवार (प) इतर भार (भा)	शेरा व दिनांकित अधिकारी
१)	२)	३)	४)	५)	६)
१२८८	११/१२/२०१५	... नोंदा अभिलेख अधिनियम ... अन्वये ... अधिकारी ... कार्यालयाकडील ... आलेली माहिती अज. क्र. ९०५ दिनांक ८/३/२२	१०८३।११, १०८३।१२ १०८३।१२ १०८३।१३ १०८३।१४ १०८३।१५ १०८३।८ १०८२।१३, १०८२।१४ १०८३।१० १०८३।१२ १०८३।५ १०८३।६ १०८३।७ १०८३।३ १०८३।४ १०८३।५ १०८२।८, ११०२।१ ११०२।१ १०८२।६ ११०२।६ ११९५।२, ११९५।३ ११२५।४ ११२५।१ ११२५।५, ११५९।१ ११६५।३ ११६५।४ ११८८।१०, ११८८।१०२ ११८८।१०६ ११८८।१०७ ११८८।१११, ११८८।११२ ११८८।११६, ११८८।१२० ११८८।१२, ११८८।१२१ ११८८।१२४, ११८८।१२६ ११८८।१७, ११८८।१३० ११८८।१४८, ११८८।१४ ११८८।२८ ११८८।२० ११८८।७० ११८८।८४ ११८८।३४ ११८८।८५ ११८८।१२ ११८८।१३	११८३।१३, १०८३।१३, १०८३।१४ १०८३।१४, १०८३।१४ १०८३।१५ १०८३।१६ १०८३।९, १०८३।१३, १०८२।१०, १०८२।१२ १०८२।५ १०८२।६, १०८२।८ १०८३।८, १०८३।३ १०८३।४, १०८३।५ १०८३।६ १०८२।६ १०८३।६ १०८२।१ १०८२।२ १०८२।५ १०८२।६ ११०२।५ ११०२।६ ११०२।२ ११०२।३, ११०२।४ ११०२।८ ११०२।८ ११०२।३ ११९५।१ ११९५।४, ११२३।१, ११२३।१, ११२३।२ ११२५।२, ११२५।३ ११२५।४, ११२५।५ ११६५।२ ११५९।३ ११२३।३, ११६५।२ ११६५।५ ११६५।६ ११६५।७, ११८८।१ ११८८।१०३, ११८८।१०४, ११८८।१०५ , ११८८।१०८, ११८८।११३, ११८८।११ ११८८।१०८, ११८८।११४, ११८८।११५ ११८८।११८, ११८८।११९, ११८८।१२ ११८८।१२२ ११८८।१२३, ११८८।१२४ ११८८।१२७, ११८८।१२८ ११८८।१२६ ११८८।१३१, ११८८।१३२ ११८८।१३३ ११८८।१६, ११८८।१६ ११८८।१६० ११८८।२८, ११८८।३०, ११८८।२६ ११८८।८६, ११८८।८८, ११८८।८८ ११८०।१ ११८०।२ ११८९।१० ११८९।११ ११८९।१४, ११८९।१४ ११८९।१५ ११८९।१६	३००

नगर भूमापन अधिकारी शिरोळ 063

११९१।१ ११९१।२	११९१।३ ११९१।४ ११९१।५ ११९१।६
१२००।१, १२००।१०	१२००।११ १२००।१३ १२००।१२, १२००।१४
१२००।१५. १२००।१६	१२००।१७, १२००।१८ १२००।१२ ते १२००।१८
१२९९।१, १२९९।१०	१२९९।११, १२९९।१२, १२९९।१३ १२९९।१४
१२९९।५ १२९९।६	१२९९।७ १२९९।९ १२९९।१७ १२९९।८
१२९९।९, १२२५।१	१२२५।२, १२२७।१ १२२७।२, १२२७।३
१२२७।४, १२२७।५	१२३१।१ १२३१।२, १२३१।३, १२३१।४
१२३१।५ १२४५।२,	१२४५।३ १२४५।४ १२७८।१, १२४५।६
१२४५।७ १२४५।५.	१२७७।२ १५७७।१ १५७७।२ १५७७।३
१५८९।१ १५८९।१०,	१५८९।११ १५८९।१२, १५८९।१३
१५८८।४. १५८८।३	१५८८।५ १५८८।४ १५८८।६
१५८८।२ १५८८।२	१५७०।१ १५७०।२ १५७०।३
१५८९।१. १५८९।६	१५८९।११ १५८९।१२, १५८९।१३
१५८९।४ १५८९।२	१५८९।३ १५८९।४, १५८९।५ १५८९।१०
१५८९।७. १५८९।८	१५८९।९ १५९०।१ १५९०।२
१५९०।३ १५९०।४	१५९०।४ १५९०।५ ते १५९०।९ १५९३।१
१५९३।१० ते १५९३।१२	१५९३।१२ ते १५९३।९ १५९८।१ ते
१५९८।३ १५९८।१	१५९८।१ १५९८।१० ते १५९८।१४
१५९८।१०. १५९८।२	ते १५९८ ते १५९८।९ १६०९।१ ते
१६०९।४ १६१०।१० ते	१६१०।१५ १६०९।५ ते १६०९।१६
१६०२।१ ते १६०२।५	१६१०।१ ते १६१०।६ १६३२।१ ते
१६३२, १६३६।१ ते	१६३६।२ १६३७।१ १६३७।१० ते
१६३७।१९ १६३७।२	ते १६३७।९ १६४१।१२ ते १६४१।२८
१६४२।१३, १६४२।१४	१६७३।१ १६४२।१६ १६४२।१७
१६४२।७, १६४२।८	१६७२।१ १६७२।२ १६४२।१५
१६७३।२. १६७४।१	ते १६७४।४ १६७५।१ १६७६।१ ते
१६७६।४ १६७७।१	ते १६७७।७ १६७८।१ ते १६७८।३
१६८०।१, १६८०।२	१६८२।१ ते १६८२।३ १६८३।१ ते
१६८३।४ १६८४।१	ते १६८४।७ १६८५।१ ते १६८५।४
१६८६।१ ते १६८८।४	१६९७।१ २६२३।१ ते २६२३।५
२६२३।८ २६३७।१	२६५५।१ ते २६५५।५ २६५५।१
२६५५।११ २६५५।१२	२६५५।१२ २६५५।२० २६५५।२१

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माहितीचा अधिकार अधिनियम २००५
जन माहिती अधिकारी तहसील
... सत्यप्रत
अ.क्र. २०४ दिनांक ८/३/२२

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाऱ्याचे स्वरुप)	अलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धाकर (धा) पट्टेवार (प) इतर भार (भा)	शेरा व साक्षांकित अधिकारी
१)	२)	३)	४)	५)	६)
१२९००	१५/१२/२०१५		[illegible]	[illegible]	आदेशाने नोंद मंजूर.
१३००	१५/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. न.भू.१/मिळकतपत्रिका अ.धारी नोंद/२०१५ पुणे दि. १५/५/२०१५ व न.भू.अ. बोरिवली / यांचे आदेशान्वये मिळकतपत्रिकेवर अ.धारी यांची नोंद घेतली -	[illegible]	[illegible]	नगर भूमापन अधिकारी, बोरीवली

मालकीच्या ... नगर भूमापन अधिकारी बोरीवली ... ध्यान आली

फेरफार क्रमांक	दिनांक	व्यवहार (संपादीत केलेल्या अधिकाऱ्याचे स्वरुप)	अलेख क्रमांक भाग क्र. न. भू. क्र.	नविन धाकर (धा) पट्टेवार (प) इतर भार (भा)	शेरा व दिनांकित स्वाक्षरी
१)	२)	३)	४)	५)	
७५५४	११/५/१८	आदेशान्वये मा. भारतीय विमानपत्तन प्राधिकरण दि. २६/३/१८ च्या पत्रान्वये [illegible] मा. विशेष भूसंपादन अधिकारी क्र. ५ मुंबई आणि [illegible] यांच्याकडील [illegible] ३५ दि. १५/३/१९६० व [illegible] कॉर्पोरेशन ऑफ इंडिया मुंबई यांच्या ताब्यात दि. २८/१०/२००७ अन्वये न. भू. क्र. १५५४, १५५६, १५५८, १५५९, १५६० या मिळकतीवर भारतीय विमानपत्तन प्राधिकरण यांचे नाव दाखल केले.	१५५४ १५५६ १५५८ १५५९ १५६०	'धारक' भारतीय विमानपत्तन प्राधिकरण	दि० ११/५/१८ चे आदेशाने नोंद मंजूर नगर भूमापन अधिकारी, बोरीवली
७५५५	१६/५/१८	[illegible] मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. [illegible] बोरीवली [illegible] २८/१२/२३०६ दि. २/०/२०१२ व [illegible] दिनांक [illegible] अन्वये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम २५५(३) अन्वये [illegible] आदेश [illegible] दि. १६/५/२०१० अन्वये [illegible] व [illegible] दि. ३१/०/२०१५ [illegible] व धारक [illegible] [illegible] नाव [illegible] नोंद [illegible]	[illegible] १५५९ १५५८/१ते१० स्थूल अकृष भाग		दि० १६/५/१८ चे आदेशाने नोंद मंजूर नगरभूमापन अधिकारी बोरीवली

[दि. २१-४-६५]

पत्रक—गाव

१ भूमापन क्रमांक	२ हिस्सा क्रमांक	३ कोणत्या पोट खराब फाळणी क्रमांकापैकी संख्या	४ जमिनीचा प्रकार	५ एकूण क्षेत्र	६ खराब वर्ग १ व २	७ निव्वळ लागवडीलायक जमीन हेक्टर	८ दर	९ कमा आकार	१०	११	१२	१३	१४
१			[illegible]										
२			[illegible]										
३			[illegible]										
४													
५													

૫	ક્યારી	૧-૨૪-૦ / ૫૬૩	૦-૧૦-૦ / ૨૯૨	૧-૪-૦ / ૩૫૨	૪-૦૦ / ૨-૦ ૫૮	૫	૧૧૫૫	૮૧૯૬	૧૦૧૨	૫૯૦૬		૨-૦૦
૮	ક્યારી	૦-૨૧-૯-૦ / ૨૧૫૫	૦-૩-૯-૦ / ૩૪૫	૦-૧૬-૪-૦ / ૧૯૨૯	૦-૧૩-૬	૮	૧૫૫૯	૨૩૦૨-૯	૩૫૪	૧૯૪૯-૦		૦-૬૪
		૫-૦-૦-૦ / ૨૯૩૨	૧-૧૦-૦-૦ / ૫૫૫૯	૧-૩૦-૦-૦ / ૨૩૨૯	૧૦-૯-૦ / ૧૦-૫૦			૨૯૩૯૦-૧	૧૨૦	૨૩૩૩૯-૧		૧૯૫૦
૧	ક્યારી	૦-૨૯-૧૨ / ૨૦-૦૯	૦-૦-૫૬-૦ / ૫૬	૦-૨૦-૦ / ૨૩૩	૧-૧૦-૦ / ૧૯૨ ૩૨૯	૧						
૨	ક્યારી	૧-૩૯-૦ / ૭૭૦૦	૦-૧-૯૦ / ૧૫૨	૧-૨-૦ / ૨૨૨	૨-૫-૦ / ૨-૫૮	૨						
૩	ક્યારી	૧-૩૪-૦ / ૯૪૫૯	૦-૧-૦ / ૧૦૧	૧-૩૩-૦ / ૯૩૯	૫-૨૪-૫૮	૩						
૪	ક્યારી		—			૪						
૫	ક્યારી	૩૨૩૫	૦-૦૭૨ / ૫૮	૦-૩૨ / ૩૨૩૫ / ૦-૧૪૦ / ૨૫૦	૫૮	૫						
૬	ક્યારી	૧-૨૨-૦ / ૯૨૫૩	૦-૧-૦ / ૧૦૧	૧-૨૦-૦ / ૬૧૬	૫૮	૬						
		૬-૧૯-૦૬ / ૨૦૫૦૦	૦-૫-૦ / ૫૯૬	૬-૧૨								

૨૯૯

ભાગ ૧ પુષ્ઠ ૫૬૦ મુજબ ચકાસણી

મામલતદાર

(२२)

अर्ज क्र. ११८८

नक्कल अर्ज दाखल तारीख २५/४/२२ एकूण नोंदी / नकाशा

नक्कल तयार [illegible] २८/४/२२ नकलेचे शुल्क १०० —

29 APR 2022

[illegible]

नक्कल तयार [illegible] २९-४-२२

29 APR 2022

नक्कल [illegible] कागद शुल्क १० —

पृ. क्र. ६

एकूण शुल्क ११० —

प्रमुख लिपीक
नगर भूमापन अधिकारी
बोरीवली

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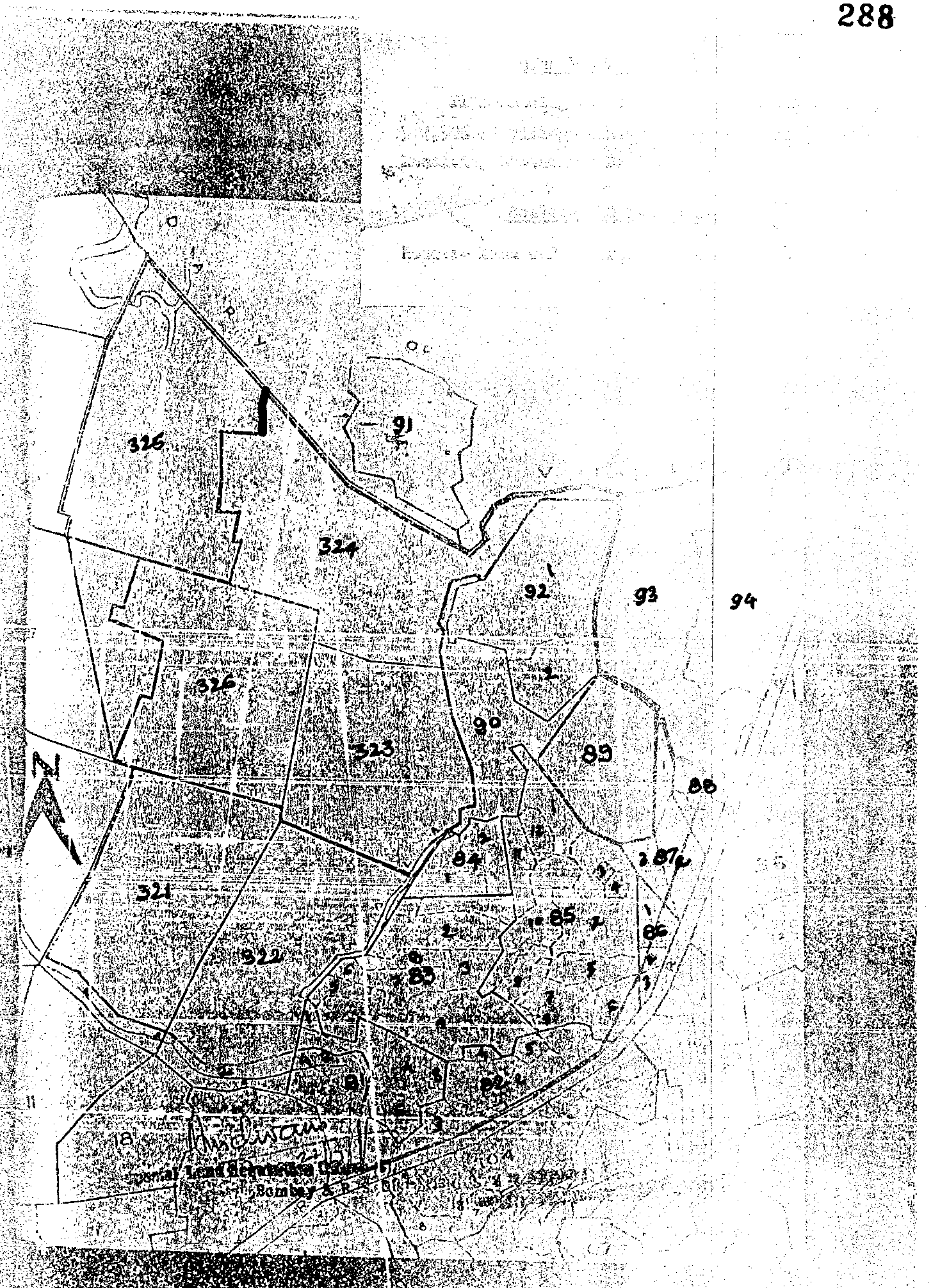

(5) CASE NO-LAQ/300 86

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ACQUISITION OF LANDS OUT OF VILLAGE DAHISAR FOR A PUBLIC PURPOSE VIZ. FOR REMOTE RECEIVING STATION AT DAHISAR.

No. and date of publication of notification under section 4 of the Land Acquisition Act.	Government notification Revenue Department No.LBS 1058/87887,-H dated 9.7.1958, and published in the Bombay Government Gazette, Part-I, dated 17th July 1958 at pages 2016,
No. and date of publication of notification under section 4 of the Land Acquisition Act.	Government notification Revenue Department No.LBS-1058/87887-H, dt.9.7.1958, and published in the Bombay Government Gazette, Part-I, dated 17th July 1958 at pages 2017.
No. and date of publication of declaration of notification under section 6 of the Land Acquisition Act.	Government notification Revenue Department Nos.LBS-1058/10894(a)-H, and LBS-1058/10894(b)-H, both dated 7.2.1959, published in the Bombay Government Gazette Part-I, dated 19.2.1959, at pages 525-26.

BOMBAY S S S SPECIAL LAND ACQUISITION OFFICER (2)

LANDS: Survey Nos.321, Part, 322 Part, 325, and 327 Part. of Village Dahisar, Bombay Suburban District.

REASONS FOR AWARD.

1. Introduction:- The executive Engineer, Bombay Aviation Division No.1 Central Public Works Department under his letter No.1178/79W.J, 12, dated 19.1.1957, requested the Collector of Thana for acquisition of lands at village Dahisar for public purpose viz. for Remote Receiving Station. The Dahisar Village came under the jurisdiction of the Collector, Bombay Suburban District, Bombay from 1.2.1957 and accordingly the case was transferred to the Collector, Bombay Suburban District, Bombay in the month of March 1957. The acquiring body has requested to acquire waste and available lands with urgency clause. After completion of the preliminary enquiry land in Survey Nos.321, 325 & 327 was notified under section 4 of the Land Acquisition Act on 9.7.1958. The enquiry under section 5A was suspended as these lands were notified under section 17(4) of the Land Acquisition Act. The land comprising S.No.322 pt. was notified under section-4,

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of the Land Acquisition Act on 9.7.1958 without urgency clause. The Declaration under section 6 of the Land Acquisition Act was issued on 7.2.1959. The acquiring body however, decided to take possession after the declaration of the Award.

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The aforesaid notifications covered several lands including lands covered by this Award. Awards for all lands except land comprising S.Nos.89, 321 to 326 and 327 pt. were declared on 15.3.1960. The possession of those lands was handed over after declaration of Awards. The award for S.Nos.89, 323, 324 and 326 was declared on 27.2.1965 and possession handed over to Acquiring Body on 23.3.1965 and 10.4.1965. This award is the last award for remaining lands i.e. for S.Nos.321 part, 322 part, 325 and 327 part. The delay in declaration of the awards for these lands is due to reason that these lands were declared as vesting in the Government. However it was decided that all lands vest in Ex khot of Dahisar for whom the court receiver, Bombay High Court acts for all purpose.

2. Notices and Ownership. The requisite notices both under section 9 and 10 of the Land Acquisition Act were pasted on site and served upon all persons believed to be interested. These lands stand in the Records of Rights in the name of Shri.Haji Ali Mohammed, the ex-Khot of village Dahisar. After the death of said Shri.Haji Ali Mohammed there was despute amongst his heirs. Under the orders of the High Court, Bombay in ordinary original civil jurisdiction suit No.3415 of 1947, the Court Receiver, Bombay High Court, was appointed for Administration and management of the Estate of the late Shri.Haji Ali Mohammed.

The Court Receiver had filed a special Suit No.46 of 1953 in the Civil Judge's court at Thana and challenged the validity of the salsette estates(Land Revenue Exemption Abolition) Act 1951. This suit was subsequently transferred to the Bombay High Court and was re-numbered as 246 of 1957. The said suit was dismissed with costs on 30th June 1961. The court receiver thereafter filed an appeal No. 58 of 1961 on 23.8.1961 and this was dismissed by the appealate

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High Court on 21.6.1963. Thereafter, the enquiry under section 37(2) of the Bombay Land Revenue Code 1879 was undertaken by the Special Mamlatdar to decide whether the properties have been vested in the state Government or otherwise under section 4 of the Salsette Estates(Land Revenue Exemption Abolition) Act 1951. He gave his judgement deciding certain lands vesting in khot of Dahisar. In the revision application, the Additional Collector, Bombay Suburban District, decided that the Lands comprising S.Nos.89, 323, 324 and 326 of village Dahisar vest in the Court Receiver who was the Receiver in Suit No.3415 of 1947 for the estates of ex-khot Shri.Haji Ali.Mohammed. He also decided that land comprising S.Nos.321, 322, 325 and 327 pt. vest in the Government. It is learnt that fresh enquiry was conducted by the Tahasildar Borivli, who under his order dated 19.4.1969 ordered these lands also vesting in the khot. No appeal was filed against this order. The Government Records have been corrected and these lands stand in the Records of Rights in the name of Mr.Haji Ali Mohammed.

The court Receiver had held an auction on 27th March 1962, i.e. before the decision of the appellant court in appeal No.58 of 1961 and sold all lands except that in S.No.321 and 322 measuring about 644 acres at Dahisar to one Shri.K.Lalchand for a sum of Rs.13,50,000/- Shri.Khiamal Lalchand Nanwani is one of the Directors of M/s.Veekeyalal Investment Co. Pvt. Ltd. Shri.P.R.Patel, constituted atterny for M/s. Veekaylal Investment Co.Pvt. Ltd. along with Shri.H.S.Purohit Advocate for him have appeared before me. Shri.purohit has stated that the documentry evidence in support of title is already produced in this office. It appears that one Shri.A.T.Chandiramani, Director of M/s.Veekaylal Investment Co.Pvt. Ltd. had produced some documents in the year 1964-65. He had produced true copies of payment receipts dated 28.3.1962 and 29.3.1962. He had also produced a true copy of possession receipt dated 26.11.1962. Shri. A.T.Chandiramani and Shri.P.R.Patel have stated that they were aware of the acquisition for remote receiving station prior to the purchase of these lands in public auction.

Shri.P.N.Sule, Court Clerk, authorised representative of the Court Receiver, has also appeared in this acquisition matter. He has said that land in S.Nos.321 and 322 vest with the court receiver. This is confirmed by Shri.H.S.Purohit, advocate for Shri.P.R.Patel.

The notices under section 9 & 10 are served upon cltivators and or tenants of the lands under acquisition. Their names and details of lands cultivated by them are given in appendix "A".

These tenants have claimed the ownership of entire land by virtue of their provisions under the B. T. & A. L. Act.1948, and/or the tenancy Act 1939. It is stated by them that the enquiry under section 32 of the Bombay Tenancy and Agricultural Lands Act 1948, is still not complet-ed by the Tahsildar Borivli, and hence no documentry evidence in support of title could be produced. However they have produced extract from Records of Rights, showing their names and tenants/cultivators as given in statement "A". Some of these tenants/cultivators ~~xx xi~~ have appeared personally and some of them are represented by Shri.M.S.Shaikh, Advocate duly authorised by them.

Shri.H.S.Purohit,Advocate for Shri.P.R.Patel C.A. for M/s.Vekaylal Investment Co.Pvt.Ltd. has objected to the interest of cultivators/tenants whose names are mentioned in the Records of Rights. He has siad that there is not a single tenants(protected or cultivetor) in the land under acquisition. He further states that mere entry in the record of Rights does not confirm any right either as tenant or as cultivator. He says that none of them should be paid compensation out of the amount payable for the lands under acquisition.

3. Area and Tenure: The areas of lands under acquisition and as notified under section 6 of the Land Acquisition Act are as under

Sr.No.	Area notified under section 6 of the Land Acqn.Act.
	A. G. As.
321Part	5-34- 8
322Part	6-14- 0
325	7- 0- 0
327Part	2- 1- 0
Total	21- 9- 8

These areas are verified by the District Inspector of Land Records

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Bombay and Bombay Suburban District, Shri.P.R.Patel, C.A. for M/s.Veekay-lal Investment Pvt.Ltd. has objected to the area as mentioned in the ~~xxxxxxxxxx~~ notice under section 9 and 10 and that mentioned in the notification under section 6 of the Land Acquisition Act. He has however failed to give the correct area statement. I, therefore, discard his objection on the correctness of the area under acquisition. The acquiring body, the court receiver and the tenants have not disputed the area under acquisition. I therefore, accept the area A.21, Gs.9, As.8, as true area and adopt it for the purpose of my award.

Dahisar is an ex-khotivillage. Rights of khot are extinguished under the Salsette Estates (Land Revenue exemption abolition) Act 1951.

4. <u>Description and Situation</u>:- The lands under acquisition enblock are situate midway between Dahisar and Mira Road Railway Station, on the Western Railway. One has to reach these lands either via Dahisar station or Borivli Station. The distance from Dahisar Station will be about 8 furlongs and that from Borivli station about 2½ miles. The State Transport plys buses from Borivli station to Thana station on the Ghod-Bunder Road. The B.E.S.T. have also introduced regular bus service between Borivli Station and Dahisr Remote Receiving Station much after the date of notification under section 6 of the Land Acquisition Act. ~~The lands under section 6 of the Land Acquisition Act.~~ The lands enblock are situate to the west of Ghodbunder Road and are without access.

There is a nalla which runs along S.Ns.321, 322 & 81. This is about 50' in width and with maximum depth of 12'. The portions of S.Nos.321 & 322 covered by this nalla are excluded from acquisition. This nalla runs towards north-west end goes in zig-zag manner near S. No.330 and further meets the creek. It also touches S.No.325. Sea water during high tides rushes in this nalla and over-floods it with the ~~xxxxl~~ result that lands round about nalla get affected and the cultivation thereby damaged. Even the soil of these lands has been spoiled by the sea water. As a result of this major part of lands under acquisition is not suitable for cultivation.

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The lands have natural slope towards west and these lands are 5' to 12' below the road level.

Dahisar village was included within the territorial limits of Greater Bombay on 1.2.1957. It is since then that village has gained some importance. In 1958 there was only ribben development along Ghodbunder Road. There were a few facteries viz. Novelty Silk Mills, National Dying & Printing Works, Lion Pencils and Shuddy Yarn and wool Mills. The lands under acquisition being far away from the development and without access had little building potentiality. The potentiality, if any, is reffected in the sales available in the vicinity.

There are two temporary old structures on the land comprising S.No.322. The structural condition is very poor. The details of measurements and matterials used in each of structure are as under.

<u>Structure No.1.</u> It is owned by Shri.Padman Babaji Pusekar. The Plinth area is 1035 sq.feet. Plinth level is 2'-3" above ground level and height is about 10 feet. The external brick walls are 9" thick in mud. The structure is sub-divided into 7 equal parts. The partition walls are also of brick in mud. The flooring is paved with mud. There is wooden loft at av. height of 7 feet. The roof is of mangalore tiles over jungali bamboos and battems. It is occupied by seven families.

<u>Structure No.2.</u> This is partly used as house and partly as stable. The plinth area is about 324 sq.feet. The walls are partly in 9" brick work with mud and partly uncovered. The flooring is paved with mud and roof is of mangalore tiles, over jungli bamboos and battems. It is in a poor structural condition and owned by Shri.Shankar Padman Pusekar.

5. <u>Claims:</u> The Court Receiver had claimed the land value at the rate of Rs.2.50 per sq.Yard. However it is revised to Rs.22/-per sq.yard. Shri.P.R.Patel, constituted Attorny for M/s.V.K.Lal, Investment Co. Pvt.Ltd. has claimed market value of land at Rs.22/-per sq.yd. The protected tenants have claimed the ownership of land and valued the land at Rs.5/-, Rs.12/- & Rs.20/- per.sq.yd. Besides market value

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~~Besides market value~~ of land they have claimed compensation on vari-ous other accounts, details of which are given in statement "B".

6. <u>Evidence in support of claim</u>: In support of claim at Rs.2.50 per sq.yard, the Court Receiver had relied on the valuation report filed by M/s. Parelkar and Dallas, Chartered Architects. They had cited five instances of sales (Sr.No.1 to 5). Similarly M/s. Veekaylal Investment Co.Pvt. Ltd. have cited one instance (Sr.No.6) and tenants have cited four instances of sales (6 to 9). All these instances are given in appendix "C" and described here below.

<u>Instance No.1</u>: A large area of 18,876 sq.yards bearing S.No. 213/1 was sold for Rs.37,752/- giving a rate of land value at Rs.2/-per sq.yard in April 1951. This land is situated in interior far away from lands under acquisition and is near Borivli station. It is of older date and does not bear any compansation with the lands under Acquisition.

<u>Instance No.2</u>: Land out of S.No.213/4 part farming a plot out of Shri.Ramkrishna Co-op.Housing Society admeasuring 609.00 sq.yards was sold for Rs.3,750/- i.e. at a rate of Rs.6.12 per sq.yard. in February 1958. This is a sale in respect of a small building plot from a well laid out Co.-op. Housing Society. It is situated near Borivli Station and is far away from lands under acquisition.

<u>Instance No.3</u>: Land in S.No.264/1B & 3 pt. to-gether admeasuring 781.00 sq.yards was sold for Rs.2,733.50 giving a rate of land value at Rs.3.50 per sq.yard. in July 1956. It is situated near Dahisar Railway Station and bears no comparision with lands under acquisition. It is a regular building plot.

<u>Instance No.4</u>: Lands in S.No.276/5 & 6 to gether admeasuring 450.00 sq.yards was sold for Rs.2,925/- giving a rate of land value at Rs.6.50 per sq.yd. in April 1954. This land is situated near the Gaothan and Dahisar Railway Station. It is a levelled building plot.

<u>Instance No.5</u>: An area of 3152 sq.yards out of S.No.31/4,was purchased for Rs.10,000/- i.e. at a rate of Rs.3.25 per sq.yard. ~~in~~

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in April 1954. It is situated near Dahisar Railway Station and is away from lands under acquisition. It is a levelled plot. It gets approach from a passage taking off from Bharucha Road.

Instance No.6: It refers to a purchase of a very large piece of land in S.Nos.95,97 and 98 to-gether admeasuring 20388.50 sq.yds. for Rs.71359.75 i.e. at a rate of Rs.3.50 per sq.yd. in March 1960. The land gets frontage on the Ghodbunder Road. This is a post dated sale.

Instance No.7: Land in S.No.121/1 and 122/1 to-gether admeasuring 8500 sq.yards is sold for Rs.21,000/- i.e. at a rate of Rs.2.47 per sq.yd. in July 1960, i.e. two years after the date of notification under section 4 of the Land Acquisition Act. It is a post dated sale.

Instance No.8: About 1000.00 sq.yds in S.No.371 and 374/1 are sold for Rs.3090/- giving a rate of land value at Rs.3/-per sq.yd. in June 1959. It is also a post dated sale. The land is situated far away from land under acquisition.

Instance No.9: It refers to sale of lands in S.No.125/3, admeasuring 4477-00 sq.yards at Rs.4/-per sq.yard in Nevermber 1959. The land is situated away from lands under acquisition. It is also a post dated sale.

7. Evidence led by the Acquiring Body.: The acquiring body viz. the Central Public Works Department has adduced no evidence whatsoever regarding valuation of lands under acquisition.

8. Instances of sales cited from this office record:- Two instances of sales of comparable lands and available in very locality are given in appendix "D" attached herewith and briefly described as under:-

Instance No.1: It refers to a sale of vacant land bearing S.No. 113/6,10,12, and 114/4 to-gether admeasuring 8984.25 sq.yds. for Rs.1,900/- giving a rate of land value at Rs.0.21 paise per sq.yd. in June 1955. i.e. about 3 years prior to the date of notification under section 4 of the Land Acquisition Act. The lands are situated in the ~~xxxxxx xxx~~ interior and are low-lying. It is a sale in respect of an isolated pieces and not the contigeous holding.

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Instance No.2:- The land in S.No.79/3, 77/2 and 8 to-gether admeasuring 5626.50 sq.yds.for Rs.1,500/- i.e. at a rate of land value at Rs.0.25 paise per sq.yard in March 1956. The land are in the interior on west of Ghodbunder Road. These lands also do not from contigeous holding. These can be approached from a cart track off Ghodbunder Road.

9. Valuation:- The claimants have cited 9 instances of sales, in support of their land value. So these instances are briefly described in para 5 above.

Instance Nos.1 & 2 giving a rate of land value at Rs.2/-p.sq.yd. and Rs.6.12 per sq.yd. during year 1951 and 1958 are situated far away from lands under acquisition, near Borivli Railway Station. The locality near Borivli Station is far superior and bears no comparision with lands under acquisition. Instances 3 & 4 are sales in respect of lands situated on the West of Railway lines and would not be relevant from point of view of their locality and situation. Instance No.5 is in respect of level plot of land approachable from a passage off Bharucha Road. It is very near to Dahisar Railway Station and is in a good developed area. This plot admeasures 3152.00 sq.yds. and necessary amenities of life like water supply, electricity etc. are readily availabe in this locality. It gives a rate of Rs.3.25 per sq.yard in April 1954, i.e.about 4 years prior to the date of notification under section 4 of the Land Acquisition Act. Instance No.6, 7, 8 & 9 all are post dated instances and hence not relevant from the valuation point of view.

Instance No.1 cited from this office record is in respect of four isolated pieces of land situated in the interior giving a rate of land value at Rs.0.21 paise per sq.yard, in June 1955. All these lands to-gether admeasure 8984.25 sq.yard. These lands are comparable with lands under acquisition subject to allowance being made for size trend of prices from 1955 to 1958 and other physical features of lands. Instance No.2 in respect of three isolated pieces of lands together admeasuring 5626.50 sq.yards gives a rate of 25 paise per sq.yards,in March 1956.i.e. about two years prior to the date of notification under section 4.These

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lands are also situated in the interior and are without any access from any public road. These lands are in level with surrounding lands but are 3' to 4' below the road level. It is also comparable with lands under acquisition subject to allownace being made for trend of land values between March 1956 and July 1958 and other relevant factors affecting the land values. It is true that contigeous holding is more economical and easily marketable than the lands in three or four pieces. This factor has also been kept in mind while valuing land under acquisition.

The lands under acquisition are in the interior without any access whatsoever. These lands are badly affected by sea water. During high tides and in the monsoon the nallas running along the southern and western boundaries over floods the land under acquisition. There would be restricted number of buyers in the property market for such large holdings. Accounting for all these factors and instances Nos. 1 & 2 cited from this office record, the Market value of these lands can fairly be fixed at Rs.800/- per acre on an average.

All protected tenants and cultivators have claimed ownership of these lands. The Court Reciever and M/s. Veekaylal Investment Co. (Pvt.) Ltd. have not even accepted their tenancy rights. As the ownership is disputed by the protected tenents I propose to deposit the amount of compensation under section 30 of the Land Acquisition Act.

M/s. Veekaylal Investment Co. (Pvt.) Ltd. and protected tenants have claimed seperate compensation for (i) crops (ii) injurious affection of their other properties (iii) for loss of business (iv) damages for severence of land (v) damages for dimunetion of profites, and expences for shifting of accommodation/place of business. It is stated that M/s. Veekaylal Investment Co. (Pvt.) Ltd. have adduced no evidence in support of various claims amounting to Rs. 1,43,000/-. They have suffered no loss on any account as mentioned in their claim statement. I, therefore, discard their entire claim for Rs. 1,43,000.00.

... 11.

All protected tenants have claimed ownership of land in their possession. They can not claim the compensation for loss of income from the produce etc. and also the market value of the land under acquisition. The value of agriculture produce is reflected in the instances of sale of similer lands on the basis of which the Market Value is worked out. All tenants have claimed compensation for income for fish which according to them they get from the land under acquisition. I have my-self inspected lands under acquisition in presence of cultivators, but they could not show me any evidence of catching fish on the land under acquisition. It was argued that during high tide when the water enters in their fields, the fish also comes and it is caught by putting the nets etc. Actually the nalas are passing along the boundaries of lands under acquisition, and these persons are catching fish from these nallas which are excluded from acquisition. Even if it is assumed that they are catching any fish, they can get the same even after acquisition as nallas are not acquired. I, therefore, discard their claim on this account. They have claimed compensation for incidential expences due to change of residence or place of work. Except shri.Padman Babaji Pusekar and Shankar Padman Pusekar, none of the claiment stays on the land under acquisition. Shri.Padman Babaji and Shri. Shankar P.Pusekar are awarded Rs.50/- each as compensation for change of residence. No other claiment ~~is~~ is required to shift due to this acquisition and as such their claim is discarded. They have also claimed compensation for severence of their ~~ix~~ land and dameges for part acquisition of their property. Since they have aduced no evidence in support of their claim, I discard their claim on ~~evidence~~ this account also. The protected tenents have claim their interest in the land as owners of land. I have already stated that the ownership is claimed by the Court Receiver for S.No.321 and 322 and M/s.Veekaylal Investment Co.(Pvt.)Ltd. for S.Nos.325 & 327. The compensation for land is therefore, deposited in the Court under section 30 of the Land Acquisition Act. The compensation on remaining items of claims are disallowed as aforesaid.

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Shri.Padman Babaji Pusekar and Shri.Shankar Padman Pusekar have claimed Rs.12,500/- for two structures. The plinth area of two structures is 1035.00 sq.feet and 324 sq.ft. Considering the material used and the type of construction, future life of structure etc. I feel it would be fair to value these structures on the basis of cost of material less cost of demolition. The larger structure is valued at Rs.2,000/- and smaller one at Rs.400/- lump sum. These amount are awarded to them.

Besides the market value of land, I award 15% solatium on the market value of land as per provision of section 23(2) of the Land ~~under~~ Acquisition Act.

The possession of lands under acquisition is not taken over either by the aquiring body or under section 17 of the Land Acquisition Act. It will be taken over under section 16 of the Land Acquisition Act.

Old Custom House Yard,
Fort, Bombay-400001.
Dated 28th March 1974.

Special Land Acquisition Officer(3),
Bombay and Bombay Suburban District.

True Copy

(R. M. Deshpande)
Special Land Acquisition Officer (3)
Bombay and Bombay Suburban District

LAQ 300/1.

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10 The Details of valuation:-

(a) Land in S.Nos.321 part & 322 part together admeasuring A. G. As. 12- 8- 8

at Rs.800/-per Acre.

A. G. As. 12- 8- 8 x Rs.800/-	Rs. 9,770.00
15% solatium	Rs. 1,465.50
Total.	Rs. 11,235.50
Say....	Rs. 11,236.00

(b) Compensation payable to Shri.Padman Babaji Pusekar

(i) for structure No.1....	Rs.2,000.00	
(ii) for incidential damages for shifting of residence.	Rs. 50.00	
	Rs. 2,050.00	
		Rs. 2,050.00

(c) Compensation payable to shri.Shankar Padman Pusekar

(i) for structure No.2....	Rs. 400.00	
(ii) for incidential damages for change of residence.	Rs. 50.00	
	Rs. 450.00	
		Rs. 450.00

Total amount of compensation payable to be (a + b + c) ---------- Rs. 13,736.00

11. Award:- I therefore, declare that:

(i) the true area of the land under acquisition to be 12 acres 8 gunthas and 8 annas.

(ii) the total amount of compensation payable to be Rupees Thirteen thousand seven hundred and thirty-six only.. Rs. 13,736.00

(iii) to be paid to:-

1. The court Receiver............... (Receiver in suit No.3415 of 1947) 2. Smt. Jankibai Sukur. 3. Shri.Kashinath M.Patil 4. Shri.Francis K.Rodricks. 5. Shri.Padman Babaji Pusekar. 6. Shri.Gopal Kini. 7. Shri.Damodar Dharman Patil. 8. Shri.Narotam G.Patil. 9. Shri.Shankar Padman Pusekar.	Rs. 11,236.00 (But to be deposited in the Court under section 30 of the Land Acquisition Act between claiments at Sr.No.1 to 9.
10. Shri.Padman Babaji Pusekar.........	Rs. 2050.00
11. Shri.Shankar Padman Pusekar........	Rs. 450.00

Old Custom House Yard,
Fort, Bombay-400001.
Dated March 1978.

Special Land Acquisition Officer(3),
Bombay and Bombay Suburban District.

True Copy

(G. M. Deshpande)
Special Land Acquisition Officer (3)
Bombay and Bombay Suburban District

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CASE NO. LAQ 300/2.

10. The details of valuation;-

Land in S.Nos.325 and 327 pt.
to gether admeasuring A. G. As.
9 - 1 - 0

at Rs.800/- per acre.
A. G. As.
9 - 1 - 0 x 800/- .... Rs. 7,220.00

15% Solatium .... Rs. 1,083.00

. . Total amount of compensation
payable to be .... Rs. 8,303.00

11. Award:-

I therefore, declare that:-

(a) the true area of the land under Acquisition to be A. G. As.
9,- 1 - 0

(b) the total amount of compensation payable to be rupees eight thousand three hundred and three only.......... Rs. 8,303.00

(c) to be paid to:-

1. M/s. Veekaylal Investment Co.(Pvt.)Ltd.
2. Shri. Kashinath M.Patil.
3. Shri.Damodar Dharman Patil.
4. Shri.Krishna Gopal
5. Shri.Daindya Joma Mhatre.
6. Shri.Motiram Gopal Boridkar.
7. Shri.Damu S.Mhatre.
8. Sakharam D.Mhatre.
9. Shri.Ramchandra Ramji Patil
10. Shri.Kashinath Ramji Patil.
11. Shrimati.Manibai Narain.
12. Shri.Marya Govinda Varki.
13. Shri.Bhikya Dharman Patil.

Rs. 8,303.00
But to be deposited in the court under section 30 of the Land Acqn. Act between claiment at Sr.No.1 to 13.

Special Land Acqn.Officer(3),
Bombay and Bombay Sub. Dist.

Old Custom House Yard,
Fort, Bombay-400001.
Dated 28th March 1974.

SPECIAL LAND ACQUISITION OFFICER (3) BOMBAY AND BOMBAY SUBURBAN DISTRICT

D. 14.3.74.

True Copy
(C. H. Deshpande)
Special Land Acquisition Officer (3)
Bombay and Bombay Suburban District

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Appendix "A".
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Case No.LAQ/300

Sr. No.	Name of the person.	Protected Tenant or Cultivator.	Sr.No./ H.No.	Total Area as per R.R. A. G. As.	Nature of crops.
1.	2.	3.	4.	5.	6.
1.	Smt.Jankibai Sukar.	Both.	321/1	0 -31- 0	Uncultivatable
2.	Shri.Kashinath M.Patil.	Both	321/2	0 -15- 4	Uncultivatable
			327/7	0 -18- 0	Grass
3.	Shri.Francis Kaitan Rodricks	Both	321/3	2-15- 12	Khara Bhat.
			322/3	0 - 7- 0	and Grass.
4.	Shri.Padman Babaji Pusekar.	Both	321/4	1 -36- 8	Khara Bath
			322/4	2 -36- 0	and Grass.
5.	Shri.Gopal Kini.	Both	321/5	0 -18- 0	Khara Bhat.
6.	Shri.Damodar Dharman Patil.	Both	321/6	0 -19- 8	Khara Bhat and Grass.
		No cultivation without Govt.permission.	325/1	1- 28- 0	Khara Bhat and/Creak.
7.	Shri.Narotam G.Patil.	Protected Tenant and cultivator	322/1	1 - 9- 0	-do-
8.	Shri.Shankar Padman Pusekar	-do-	322/2	2 - 0- 0	-do-
9.	Krishna Gopal.	No cultivation without Govt. permission.	325/2	2 -15-12	Grass.
10.	Shri.Daindya Joma Mhatre	-do-	325/3	0 - 9- 4	Khara Bhat.
11.	Shri.Motiram Gopal Boridkar	-do-	325/4	0- 16- 8	Grass.
			325/5	0- 15- 8	Grass.
12.	Shri.Damu S.Mhatre.	-do-	325/6	0- 9- 8	Khara Bhat
13.	Smt.Manibai Narain.	-do-	325/7	1- 14- 0	-do-
14.	Shri. Sakharam D.Mhatre	-do-	325/8	0- 21- 8	-do-
15.	Shri.Ramchandra Rambhaji Patil	Cultivator protected tenant.	327/1pt.	1- 6- 0	Grass and Khara Bhat
16.	Shri.Kashinath Ramji Patil.	-do-	327/2pt.	1 - 5- 0	-do-
17.	Shri.Marya Govind Varli.	-do-	327/3pt.	2-10-8	-do-
18.	Shri.Bhikya Dharman Patil.	-do-	327/6pt.	0-14 - 0	-do-

Old Custom House Yard, Fort,
Bombay-dt.28th March, 1974.

Pednekar.15.3.74.

Special Land Acquisition Officer(3),
Bombay and Bombay Suburban District.

SPECIAL LAND ACQUISITION OFFICER (3) BOMBAY AND BOMBAY SUBURBAN DISTRICT

True Copy

Special Land Acquisition Officer (3)
Bombay and Bombay Suburban District

Case No.300 Appendix "B"

Claim Statement.

Sr. No.	Name of the claimant.	S.No. H.No.	Rate per sq.Yard.	Claim for other items.
1.	2.	3.	4.	5.
1.	The Court Receiver.	321 pt. 322 pt.	Original rate Rs.2.50 & revised rate Rs.22/-	-N I L-
2.	M/s.Veckaylal Investment Co.(Pvt.) Ltd.	325 pt. 327 pt.	Rs.22/-p.s. yard	Rs.10,000/-for crops, Rs.15,000/-for injurious affection of their other properties, Rs.1,00,000/- for injuriously affecting their other incomes,Rs.3,000/- for expences incidential to change of residence, Rs.5,000/- for damages due to serverance of lands Rs.10,000/- for damages on account of dimnation of propfits.
3.	Smt.Jankibai Sukur.	321/1	Rs.12/-	Rs.1,000/- for crops, vegetable and fish, Rs.10,000/- for loss of income, Rs.250/-for change of place, Rs.250/- damages on account of saverance, and Rs.500/-for dimunation of profits.
4.	Kashinath Mukund Patil.	321/2 327/7	Rs.20/-	Rs.1,000/- for loss of crops and fish, Rs.5,000/- for loss of income, Rs.500/- for change of place and Rs.750/- for ~~dimu~~nation of profits.
5.	Shri.Francis Kaitan Rodricks.	321/3 322/3	Rs.12/-	Rs.3,000/- for paddy and grass, Rs.30,000/- for injuriously affection of income, Rs.500/- for change or residence, Rs.500/- for damages on account of severance, Rs.10,000/- for damages on account of diminution of profits .
6.	Shri.Padman Babaji and	321/4 322/4 322/2	Rs.5/-	Rs.12,500/- for two structures, annual income from crops Rs.2,100/-
7.	Shri.Shankar Padman Pusekar.			
8.	Krishna Gopal Kini(Dead) Tarabai wd/o Gopal Kini and three minors.	321/5 325/2	Rs.20/-	Rs.2,500/-for crops & fish. Rs.25,000/-for loss of income; Rs.750/-for change of place, and Rs.1,500/- for dimunition of profits.
9.	Shri. Damodhar Dharman Patil	321/6 325/1	Rs.12/-	S.No.327/5 claimed by him is not under acquisition. Rs.3,000/- for crops paddy vegetables & fish. Rs.3,000/- for loss of income, Rs.500/- for change of place or change of occupation, Rs.500/- for severence and Rs.1,000/- for dimunition of profits.
10.	Shri.Narotam G.Patil.	322/1	Rs.20/-	Rs.1,500/- for crops, vegitables fish, Rs.10,000/- for loss of income. Rs.350/- for change of residence and Rs.750/- for dimunition of profits.
11.	Shri.D.Joma Mhatre	-	-	No claim filed.
12.	Motiram Gopal Boridkar(Dead) Claim is filed by Laxmikant M.B.Sitabai wd/o M.B. Dayanand M.B. & Sunda M.B. Minors.	325/4 325/5	Rs.20/-	Rs.1,500/- for crops and fish, Rs.10,000/- loss of income, Rs.400/- for change of place, Rs.8,00/- for dimunation profits.

1.	2.	3.	4.	5.
13.	Shri.Damu S.Mhatre.	325/6	Rs.12/-	He has claimed compensation for land in S.No.327/4 which is not under acquisition, Rs.1,000/- for crops paddy vegetable and fish. Rs.10,000/- for loss of income Rs.250/- for change of residence or change of place of occupation Rs.250/-for severance and Rs.Rs 500/- for dimunition of profits.
14.	Smt.Manibai N.Mhatre	325/7	Rs.20/-	Rs.2,000/- for grass,paddy and fish, Rs.10,000/- for loss of income, Rs.500/- for change of place and Rs.1,000/- for dimunition of profits.
15.	Shri.Sakharam D.Mhatre	325/8	Rs.12/-	Rs.1,000/- for crops, fish and paddy, Rs.10,000/- loss or income, Rs.250/- for change of place or occupation, Rs.250/- for severance and Rs.500/- for dimunition of profits.
16.	Shri.Ramchandra Ramji Patil.	327/1	Rs.12/-	Rs.1,000/- for crops, paddy & fish, Rs.10,000/- for loss of income; Rs.250/- for change of residence or change of place or occupation Rs.250/- for severance and Rs.500/- for dimunition of profits.
17.	Kashinath Ramji Patil	327/2	Rs.12/-	Rs.2,000/- for crops, paddy, wegitable and fish Rs.20,000/- for loss of income, Rs.500/- for change of place, Rs.500/- demeges for severance & Rs.1,000/- for dimunition of profits.
18.	Shri.Marya Govind Varli	327/3	Rs.12/-	Rs.1,000/- for crops. Rs.10,000/- loss of income, Rs.250/- for change of place and occupation, Rs.250/- on account of sevarance and Rs.500/- for dimunition of profits.
19.	Shri.Bhikaya Dharman, Patil.	327/6	-	He has filed no written claim. However he was present on site and he claimed the ownership of land.

Old Custom House Yard,Fort,
Bombay-400001.Dt.28th March 1974.

Special Land Acquisition Officer(3),
Bombay and Bombay Suburban District.

SPECIAL LAND ACQUISITION OFFICER (3) BOMBAY SUBURBAN DISTRICT

Pednekar.15.3.74.

True Copy

(G.M. Deshpande)
Special Land Acquisition Officer (3)
Bombay and Bombay Suburban District

Case No. LAQ/300 — Appendix - "C"

District: Bombay Sububban District. — TOWN PLANNING AND VALUATION DEPARTMENT.
Taluka: Borivli.
Name of Village: Dahisar.

Date of publication of notification under section 4 of the Land Acquisition Act.... 17.7.1958

Instances of sales cited by the claimants.

Sr. No.	Survey No.	Name of Vendor.	Name of purchaser.	Area Sq.Yd.	Consideration Rs.	Built over or open.	Rate per sq.Yard.	Date of sale.	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1.	213/1	Laxmibai Dharamji Mhatre	Shamalji Wahaoji.	18,876	37,752/-	open.	2/-	14.4.1951	338/26.6.51
2.	213/4	Ganpatrao Balwant Bhosle (Assignor)	Balkrishna Hari Sawant (Assignee)	609	3,750/-	-	6.12	4.2.58	274/1958
3.	264/1B 264/3Pt.	Vishnu Narayn Hegde	Ganesh Sitaram Dhuri.	781	2733.50	-	3.50	26.7.56	490/56
4.	276/5 and 6	Sarwajanibai Waman Thakur.	Mahadeo Abaji Thakur.	450	2925/-	--	6.50	29.4.54	190/7.3.56
5.	31/4Pt.	Shri. Mohd. Umar. Shaikhmiya	Kulsumbai Gulammohd. and Other.	3152	10000/-	-	3.25	31.4.54	6685/1.10.56
6.	95/1&2 97/2 98/2 & 8	Dolutbanur Maherban	Golden Chemicals Pvt. Ltd.	20388.50	71359.75	-	3.50	17.3.60	2413/1960
7.	121/1pt 122/1	K.B. Mhatre.	Govardhanbhai Chotabhai Patel and others.	8500	21000/-	-	2.47	13.7.60	1407/1960
8.	371 374/1pt.	Bihari Narabha Bhivankar and Others.	Giarsing Mansing.	1000	3000/-	-	3.00	15.6.59	1096/1959.
9.	125/3	Narayan Pandurang.	Krishna Gopal and other.	4477	17908/-	-	4.00	19.11.59	954/18.7.60

Old Custom House Yard, Fort,
Bombay-1. Dt. 28th March 1974.

SPECIAL LAND ACQUISITION OFFICER (3) BOMBAY SUBURBAN DISTRICT

True Copy

Special Land Acquisition Officer (3)
Bombay and Bombay Suburban District

Special Land Acquisition Officer(3),
Bombay and Bombay Suburban District.

F.15.3.74.

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Case No. LAQ/300

Appendix "D"

District: Bombay Sub. Dist.
Taluka: Kurla
Name of village: Dahisar.

TOWN PLANNING AND VALUATION DEPARTMENT.

Date of notification under section-4 of the Land Acquisition Act........ 17.7.1958.

Instances of sales cited from this office records.

Sr. No.	Survey No.	Name of Vendor.	Name of Purchaser.	Area.Sq.Yd.	Conside-ration Rs.	Built over or open.	Rate per sq.yard.	Date of sale.	Remarks.
1.	113/6,10,12 114/4	Albert Francis Ghosal	Gopinath Damraji Patil.	8984.25	1900/-	-	0.21 Paise	6.6.55	451
2.	79/3,77/2 & 8	Maiton Anton Ghosal	Somya Govind Moir	5626.50	1500/-	-	0.25 paise	14.3.56	208

Old Custom House Yard, Fort,
Bombay. Dt. 28th March 1974.

Special Land Acquisition Officer(3),
Bombay and Bomb ay Suburban District.

P.15.3.74.

SPECIAL LAND ACQUISITION OFFICER (3) BOMBAY SUBURBAN DISTRICT

SPECIAL LAND ACQUISITION OFFICER BOMBAY & B. S. DISTRICT

True Copy

(G.M. Deshpande)
Special Land Acquisition Officer (3)
Bombay and Bombay Suburban District

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CASE NO.LAQ/300.

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Ammendment of Award under section 12A(1), of the Land Acquisition Act, in Award No.LAQ/300/1, declared on 28th March 1974.

ORDER.

The Award for land comprising S.Nos.321 Part and 322 Part of village Dahisar to-gether admeasuring $\frac{A.\ G.\ As.}{12-\ 8-\ 0}$ is declared on 28.3.1974. The total amount of compensation awarded is Rs.13,736.00 and this amount is proposed to be deposited under section 30 of the Land Acquisition Act among nine persons whose names are given in para II(iii) of the Award.

The area of each Survey No. mentioned in the Award is as under:-

S.No.	Area A. G. As.
321 Part	5-34- 8
322 Part	6-14- 0

The area of 321 part is correctly shown, while the area notified under section 6 of the Land Acquisition Act for S.No.322 part is $\frac{A.\ G.\ As.}{5-14-\ 0}$ and not $\frac{A.\ G.\ As.}{6-14-\ 0}$ as mentioned, through mistake, in the Award. The amount of compensation payable for these lands will be as under.

Land in S.Nos.321 Part and 322 Part.
to-gether admeasuring A. Gs. As.
11- 8- 8

at Rs.800/-per Acre.

11- 8- 8 x Rs.800/-	Rs. 8,970.00
15% solatium	Rs. 1,345.50
Total.	Rs.10,315.50
Say..	Rs.10,316.00

The total amount of compensation awarded will be:-

Rs.10,316.00 + Rs.2,500/- = Rs.12,816.00

In view of above correction in the area and the amount of compensation awarded as per Award dated 28.3.1974, I order that the Award dated 28.3.1974 stands amended to that extent only and the para 11 of the said award should be read as under:-

11.Award:- I, therefore, declared that:-

(I) the true area of the land under acquisition to be 11 acres 8 gunthas and 8 annas.

(II) the total amount of compensation payable to be rupees Twelve thousand eight hundred and sixteen only.............. Rs. 12,816.00

(III) to be paid to:-

(III) to be paid to:-

1. The Court Receiver High Court Bombay, (Receiver in suit No.3415 of 1947)
2. Smt. Jankibai Sukur.
3. Shri.Kashinath M.Patil
4. Shri.Francis K.Godricks.
5. Shri.Padman Babaji Pusekar.
6. Shri.Gopal Mini.
7. Shri.Damodar Dharman Patil.
8. Shri.Narotam G. Patil.
9. Shri.Shankar Padman Pusekar.

Rs.10,316.00, But to be deposited in the Court, under sec.30, of the Land Acqn.Act. between claiments at Sr.No.1 to 9.

10. Shri.Padman Babaji Pusekar. Rs.2050.00
11. Shri.Shankar Padman Pusekar. .... Rs. 450.00

The Award statement No.175 dated 23.3.1974 is corrected accordingly.

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Special Land Acquisition Officer(3), Bombay & B.S.Di.

..ld Custom House Yard, Fort, Bombay-400001. Dt.9.5.1974.

TRUE COPY

Special Land Acquisition Officer (3)
Mumbai and Mumbai Suburban District
Mumbai.

..onekor.

(21)

CASE NOS.L.A.Q/3 and 3-A.

ACQUISITION OF LANDS AT VILLAGE DAHISAR FOR A PUBLIC PURPOSE VIZ. FOR REMOTE RECEIVING STATION AT DAHISAR.

No. and date of publication of Notification under - section 4 of the Land Acquisition Act.	Government Notification, Revenue Department, Nos. LBS.1058/87887, dated 9.7.1958, published in Bombay Government Gazette, Part I, dated 17.7.1958 at pages 2016 and 2017.
Read with :-	Government in Revenue Department's Erratum No. LBS-1058/10894-H, dated 7.2.1959, published in Bombay - Government Gazette, dated 19.2.1959 at page 526.
	Government Notification, Revenue Department, No. LBS.1058/101407-H, dated 24.7.1959, published in the Bombay Government Gazette, Part I, dated 6.8.1959 at page 2113.
No. and date of declaration of Notifications under - section 6 of the Land Acquisition Act.	Government Notifications, Revenue Department, Nos. LBS.1058/10894(a)-H, and LBS.1058/10894(b)-H, both dated 7.2.1959, published in the Bombay Government Gazette, Part I, dated 19.2.1959 at pages 525-526.
Read with :-	Commissioner, Bombay Division's Notification No. LAQ-B/847, dated - 26.10.1959, published in the Bombay Government Gazette, Part I, dated 12.11.1959 at page 3258.

LANDS:- Survey Nos. 81/1,2 part, 3 part, 4,5,6 part and 8; 82/1 part, 2,3,4 and 5; 83/1,2,3,4,5,6, 7 and 8; 84/1 and 2; 85/1,2,3,4,5,6 part, 7, 8,9,10,11 and 12; 86/1 part and 2 part; 87/1, 2 part and 3 part; 88/2 part, 3 and 4 part; 89; 90; 92/1 and 2; 321 part; 322 part; 323; 324; 325; 326 and 327 part, all of Village Dahisar.

GENERAL NOTES ON REASONS FOR AWARD.

(1) INTRODUCTION:- The Executive Engineer, Bombay Aviation Division No.I, Central Public Works Department, Vile Parle (East) Bombay-24, under his letter No. 1178/79/W.J.12, dated 19.1.1957, requested the Collector of Thana, for acquisition of lands at village Dahisar for Remote Receiving Station. Since 1-2-1957 this ~~office~~ village came under ~~the~~ jurisdiction of the Collector of Bombay Suburban District and this case was transferred to the Collector, Bombay Suburban District's office in March 1957. The Assistant Engineer, Aviation Sub-Division No.IV, Central Public Works Department, under his letter No.173-75, dated - 14.1.1958, further requested that ~~the~~ waste and arable lands may be notified with urgency clause and the remaining lands

with - 2

with structures may be notified without urgency clause. After necessary preliminary enquiries, these lands were accordingly notified for acquisition under section 4 with and without provisions of section 17(4) of the Land Acquisition Act on 9.7.1958 for a public purpose viz. for Remote Receiving Station at Dahisar. The area of S.Nos. 82/1 and 83/1 were incorrectly notified under section 4, necessary erratum was therefore issued by Government on 7.2.1959. After issue of notices under section 4(1) and making enquiries under section 5-A, all these lands, barring S.Nos. 90 and 85/4 were finally notified for acquisition under section 6 with and without the provisions of section 17(1) on 7.2.1959. Lands bearing S.Nos.85/4 and 90 abandoned from acquisition on 7.2.1959 due to some technical reasons were notified for acquisition under section 4 afresh on 24.7.1959 and were subsequently notified for acquisition under section 6 on 26.10.1959. The possession of lands notified for acquisition with provisions of section 17(1) of the Land Acquisition Act is not taken as the Acquiring Body viz. Central Public Works Department subsequently decided to take over possession of all these lands after declaration of award under section 11 of the Land Acquisition Act.

(2) NOTICES AND OWNERSHIP:- Requisite notices, both under sections 9 and 10 of the Land Acquisition Act, have been posted on site and served on the persons known to be interested. The various persons claiming interest in the lands under acquisition have appeared before me either personally or through their architects and advocates duly authorised by them. Their statements, both written and oral, are duly recorded. The ownership as to title and nature of interest in land of each owner will be discussed in details in their respective indigidual awards.

(3) TENURE AND AREAS:- Dahisar is an ex-Khoti village. Rights of Khot are extinguished under the Salsette Estates (Land Revenue-Exemption Abolition) Act, 1951. Areas of lands as notified for acquisition under section 6 and verified by the District Inspector of Land Records, are as under :-

Surv ... 3

Survey No.	Hissa No.	Area A.	g.	a.	Area Sq. Yards.	Assessment Rs.	As.	Ps.
81	1	0-	4-	0	484.00	0-	3-	3
	2 part	0-	4-	8	544.50		--262	
	3 "	0-	11-	4	1,361.25	0-	9-	0
	4	0-	17-	0	2,057.00	0-	13-	9
	5	0-	11-	0	1,331.00	0-	8-	9
	6 part	0-	1-	8	181.50	0-	1-	3
	8	0-	3-	0	363.00	0-	2-	6
82	1 part	0-	16-	8	1,996.50	3-	4-	9
	2	0-	38-	8	4,658.50	6-	12-	0
	3	0-	26-	0	3,146.00	3-	3-	0
	4	0-	2-	4	272.25	0-	1-	3
	5	0-	4-	0	484.00	0-	13-	6
83	1	0-	17-	4	2,087.25	1-	6-	0
	2	0-	32-	12	3,962.75	3-	4-	0
	3	0-	11-	0	1,331.00	1-	2-	0
	4	1-	33-	12	8,923.75	13-	14-	0
	5	0-	8-	0	968.00	0-	13-	0
	6	0-	3-	0	363.00	0-	5-	0
	7	0-	16-	4	1,966.25	2-	2-	
	8	0-	13-	0	1,573.00	1-	4-	
84	1	0-	29-	4	3,539.25	2-	6-	0
	2	0-	19-	8	2,359.50	1-	9-	0
85	1	0-	24-	12	2,994.75	4-	15-	0
	2	1-	4-	0	5,324.00	9-	8-	0
	3	0-	2-	4	272.25	0-	9-	6
	4	0-	4-	12	574.75	0-	13-	6
	5	0-	20-	4	2,450.25	4-	13-	0
	6 part	0-	12-	4	1,482.25	2-	4-	0
	7	0-	20-	12	2,510.75	4-	8-	0
	8	0-	1-	4	151.25	0-	0-	0
	9	0-	9-	4	1,119.25	1-	14-	0
	10	0-	26-	4	3,176.25		- -	
	11	0-	17-	0	2,057.00	3-	6-	0
	12	0-	8-	0	968.00	1-	11-	0

Survey No.	Hissa No.	Area A. g. a.	Area Sq. Yards.	Assessment Rs. As. Ps.
86	1 part	0- 10- 4	1,240.25	0- 4- 3
	2 "	0- 2- 12	332.75	0- 1- 3
87	1	0- 14- 0	1,694.00	0- 5- 6
	2 part	0- 14- 0	1,694.00	0- 8- 0
	3 "	0- 8- 12	1,058.75	0- 3- 6
88	2 part	0- 3- 12	453.75	0- 3- 0
	3	0- 6- 12	816.75	1- 1- 0
	4 part	0- 3- 8	423.75	0- 9-6
89	--	2- 20- 12	12,190.75	6-15- 0
90	--	2- 16- 0	11,616.00	1-12- 0
92	1	3- 13- 8	16,153.50	25- 5- 0
	2	0- 30- 0	3,630.00	3- 4- 0
321 part	--	5- 34- 8	28,374.50	11- 6- 6
322 part	--	5- 14- 0	25,894.00	16- 3- 6
323	--	5- 30- 0	27,830.00	13- 7- 0
324	--	7- 7- 0	34,727.00	15-15- 0
325	--	7- 0- 0	33,880.00	10- 8- 0
326	--	6- 16- 0	30,976.00	14-11- 0
327 part	--	2- 1- 0	9,801.00	3-14- 0

None of the claimants of these lands under acquisition have disputed these areas. I, therefore, accept the said areas ascertained by the District Inspector of Land Records, Bombay Suburban District, to be correct and would adopt the same for the purpose of respective individual awards.

(4) DESCRIPTION AND SITUATION:- The lands under acquisition enblock are situated somewhere midway between Dahisar Railway Station and Mira Railway Station on the Western Railway. It is to the east of Railway lines and west of Ghodbunder Road. The nearest point of the block of lands under acquisition is about 7 furlongs from Dahisar Railway Station and 2½ miles from Borivili Railway Station. There is 20 feet wide - ashphalted road taking off from Ghodbunder Road leading to Dahisar Station. It is known as Bharucha Road. There is a small kucha passage taking off from Bharucha Road leading to

S.Nos.46 to 49, on which there is fairly a good development. There are two village cart tracks taking off from Ghod Bunder Road running east west, to the north of S.Nos.50 and 52 and 54,55 leading to the Railway lines. There is a proposal of making 200' wide Bandra Borivli Relief Road which touches the northern point of S.No.82 on Ghodbunder Road. Portions of S.Nos.85, 86, 87, 88, 93, 94 are included within the alignment of this road and these lands are notified for acquisition under section 4 in October 1958 for that purpose.

The block of lands under acquisition approachable from Dahisar Railway Station is situated on Ghod Bunder Road and has fairly a large frontage on it. It can also be approached from Borivli Railway Station via. S.T.Bus which is plying between Thana and Borivli. To the south of this block runs a wide nalla running east-west. This nalla is 50' in width and is about 12 feet deep. Portions of S.Nos.321, 322, 81 are covered by this nalla and are mostly excluded from boundary of acquisition. Lands in S.Nos. 82/1, 2, 3; 85/6; 86/1, 2; 87/2 and 88/2 are situated on Ghod Bunder Road and have frontages on this road. Lands in S.No. 81/4, 5, 6 and 8 are owned by owner of S.No. 82/2 and 3. These lands, therefore, form one holding with frontage on Ghod Bunder Road. Similarly lands in S.Nos. 86/1 and 2; 85/2; 87/1 and 3 are owned by one owner and S.Nos.87/2 and 88/3 are also owned by one owner, therefore, form two holdings with frontages on Ghod Bunder Road. Barring these Numbers, remaining lands under acquisition have no access whatsoever except usual agricultural access i.e. on the common boundary of the holding.

The aforesaid nalla to the south of S.Nos. 81, 321 and 322, runs towards north west and goes in zig zag manner near S.No.330 and further meets the creek. It also touches S.No.325. Sea water during high tides rushes in this nalla and over floods it with the result that lands round about this nalla get affected and the cultivation thereby damaged. Even the soil of some of these lands has been spoiled by the sea water. As a result of this, lands under acquisition bearing S.Nos.321, 322, 323, 324, 325, 326, 327 are mostly not suitable for ... cultivation. There are two more nallas one running along the western boundary of S.Nos., 83 and 84 and other along northern western boundary of S.No.92.

ABS 265 Most of the lands under acquisition are lying vacant and barring a few farm houses and some trees on S.Nos. 81/4, 83/4, 85/4, 89, 90 and 322 part, there is no tree or well or structure on the lands under acquisition. The farm houses are purely temporary, sheds either of zavli or bamboo and country and or manglore tiled roof. There are pits on S.Nos. 86/1, 87/2 and 3 and 89. The pit in S.No.86/1 covers an area of about 2 gunthas and is 15 feet deep. Similarly pit in S.No.87/2 and 3 covers an area of about 5 gunthas and is 15' deep. Pit in S.No.89 covers an area of about 6 gunthas and is about 10 feet deep.

Lands under acquisition are about 4 feet to 5 feet below the road level, barring S.No. 81/3, 4 and 8, which are slightly above the road level. All these lands slope towards the west and lands in S.Nos.325, 327 are about 12 feet below the road level.

Dahisar village was included within the territorial limits of Bombay Suburban District on 1.2.1957. It is since then that this village has gained some importance. The another relevant factor to be borne in mind is that of proposed Bandra Borivli Relief Road passing through this village. The nature and density of development, type of buildings, etc. to the south of Bharucha Road along Gnod Bunder Road is altogether different in character and far superior to that, towards the north of this road along the Gnod Bunder Road. To the north of Bharucha Road there is some development along the passage and along the Gnod Bunder Road upto S.Nos. 49 and 52, beyond which there is only a ribbon type development along the Gnod Bunder Road upto Novelty Silk Mills and National Dying and Printing Works. Further to the north along this road the development is scarce except that there are two factories Viz. Lion Pencils Ltd., and Messrs. Snuddy Yarn & Wool Mills further to the north of the lands under acqui--sition in village Mira. There is also one small house and mango grove on S.No.93. The development along the portion of Ghod Bunder Road between S.Nos. 52/to 94 is extending to a depth of about 150 feet. There are ample lands abutting on Ghod Bunder Road yet lying vacant and development near the lands under - acquisition is very scarce or practically negligable.

From the description and developments stated hereinabove, it may be seen that lands under acquisition abutting on Ghod - Bunder Road have building potentiality while those situated in the interior without access have practically no or negligible building potentiality. Any way whatever building potentiality these lands have, it would be reflected in the sales available in the vicinity.

(b) CLAIMS AND EVIDENCE LED IN SUPPORT OF CLAIM:- It may be stated at the out set that, since these General Notes on Reasons for Award deal with bare land values only, I am not discussing herein claims in respect of buildings, trees and wells, value of which will be determined on merits of each case in their - respective individual awards. Land values claimed in this case vary between Rs.2/8/- per square yard to Rs.15/8/- per square yard as per the details given in para 8 below. Barring an owner of S.Nos.87/2 part and 88/3 part, all the other claimants have put in their claims through their Architects.

Owner of S.Nos.89, 321 part, 322 part, 323, 324, 325, 326 and 327 part has been represented by Shri. Dallas of Messrs.- Paralkar & Dallas, Architects and Engineers, while Shri. Bhat of Messrs. Kore & Bhat, Architects, appeared on behalf of Shri. - Haridas Dhanji, owner of S.Nos.82/1 part and 88/2 part. Shri. -- Motafram, Architect & Engineer, appeared on behalf of Shrimati. Jerbai F. Mehta, owner of S.Nos.81/4, 5, 6 part, 8 and 82/2 and 3. The rest of the owners were represented by Shri. Bendre, Architect & Valuer. Shri. J.C.Bhat, Counsel, appeared before me on behalf of the Court Receiver, Khot of Dahisar, while Shri. Wadhwa, an Advocate, appeared on behalf of the protected tenants claiming interest in Khot's e lands. The written and oral statements of owners, their Architects and advocates are duly recorded.

INSTANCES OF SALES CITED BY THE CLAIMANTS:-

Instances of sales cited by claimants or by their architects, appearing before me on their behalf, are shown in a statement form marked as an Appendix 'A' attached herewith and are briefly described as under :-

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INSTANCE NO.1:- A large area of 18,876 square yards bearing S.No.213/1 was sold for Rs.37,752/-, giving a rate of land value at Rs.2/- per square yard in April 1951. This land is far away from lands under acquisition near Borivli Railway Station. This land is in the interior. The sale is of older date. It bears no comparison whatsoever with the lands under acquisition.

INSTANCE NO.2:-Land out of S.No.213/4 part forming a plot out of Shri. Ramkrishna Co-operative Housing Society admeasuring 609 square yards was sold for Rs.3,750/- i.e. at a rate of land value of Rs.6.12 nPs. per square yard in February 1958. This is a sale in respect of a small building plot from a well laid out co-operative Housing Society viz. Shri. Krishna Co-operative Housing Society. It is near Borivli Railway Station far away from the lands under acquisition.

INSTANCE NO.3:- A plot admeasuring 460 square yards from Shri. Krishna Co-operative Housing Society bearing S.No.213/7 part was sold for Rs.2,850/- i.e. at at a rate of land value at Rs.6.20 nPs. per square yard in February 1958. Its situation and locality are similar to those of instance No.2 above.

INSTANCE NO.4:- Another plot admeasuring 609 square yards from the same Cooperative Housing Society bearing S.No.213/4 part was sold for Rs.3,750/-, giving a rate of land value at Rs.6.15 nPs. per square yard in February 1958. The locality and situation are similar to those of instance No.2 above.

INSTANCE NO.5:- Fairly large area admeasuring 15,102.75 square yards comprising of S.Nos.213/4 part, 202 part and 203/3 part was purchased by one Shri. R.S.Irani for Rs.45,306/- i.e. at a rate of land value at Rs.3/- per square yard in August 1950 i.e. 8 years prior to the date of Notification. This land is in a better developed locality and near to Borivli Railway Station.

INSTANCE NO.6:- A vacant land in S.No.182/11 part - admeasuring 540 square yards was sold for Rs.810/- i.e. at a rate of Rs.1.50 nPs. per square yard in August 1956. This land is in the interior away from the lands under acquisition. This is a sale in respect of a very small building plot which does not require any filling.

INSTANCE NO.7:- An area of 1,400 square yards out of S.No.243/2 part was sold for Rs.7,400/-, giving a rate of land value at Rs.5.28 nPs, per square yards in June 1959 i.e. about one year after the date of Notification under section 4 of the Land Acquisition Act. The land gets an access from a side passage off Ghodbunder Road. It is situated in better developed locality, where factories have sprung up. It is a level plot nearer to Dahisar Railway Station.

INSTANCE NO.8:- An area of 1,201.00 square yards out of S.Nos.264/1 part, 3 part; 267/1/8 part and 267/2/6 part was sold for Rs.3,000/-, giving a rate of land value at Rs.2.50 nPs. per square yard in April 1955. The land is near Dahisar Railway Station on its west side in a better developed locality. It is a level plot.

INSTANCE NO.9:- Land in S.No.264/1-B and 3 part, together admeasuring 781 square yards was sold for Rs.2,733.50 nPs., giving a rate of land value at Rs.3/8/- per square yards in July 1956. This land is situated near Dahisar Railway Station on the western of the Railway lines and bears no comparison whatsoever with the lands under acquisition. It is a ready made building plot.

INSTANCE NO.10:-Land in S.No.276/5, 6, together admeasuring 450 square yards was sold for Rs.2,925/-, giving a rate of land value at Rs.6/8/- per square yard in April 1954. This land is situated near the Gaothan and Dahisar Railway Station on west side of Railway lines. It is a level building plot.

Instance — 10

INSTANCE NO.11:- An area of 3,152 square yards out of S.No.31/4 part was purchased for Rs.10,000/- i.e. at a rate of Rs.3.25 per square yard in April 1954. This land is near Dahisar Railway Station and away from the lands under

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acquisition in much developed locality. It is a level plot ready for development. It is approachable from a passage taking off from Bharucha Road.

INSTANCE NO.12:- The land in S.No.31/8 part admeasuring 516 square yards was sold for Rs.2,000/- i.e. at a rate of land value at Rs.3.88 per square yard in December 1958 i.e. about 5 months after the date of Notification under section 4 of the Land Acquisition Act. The land is in a developed locality near Marahata Colony and Dahisar Railway Station. It is a level piece of land needs now filling. It has a frontage on the passage taking off from Bharucha Road.

INSTANCE NO.13:- One Shri. Sakharam Pandurang Tare sold a plot of 600 square yards out of S.Nos.49/2 part for Rs.1,800/- i.e. at a rate of Rs.3/- per square yard in December 1949. This is in a developed locality where electricity and water supply are available. These lands are approachable from the passage taking off from Bharucha Road. This is a ready made small building plot.

INSTANCE NO.14:- The Vendor in instance No.13 sold another plot of S.No.49/2 part admeasuring 600 square yards at the same rate of Rs.3/- per square yard in December 1949. Its situation and locality are similar to those in instance No.13.

INSTANCE NO.15:- Vendor in instance No.13 above sold another plot admeasuring 600 square yards of the same S.No.49/2 part at the same rate of Rs.3/- per square yard in December 1949. Its situation and locality are similar to instance No.13 above.

INSTANCE NO.16:- Vendor in instance No.13 above sold another plot ~~mm~~ admeasuring 500 square yards out of the same S.No.49/2 part at the same rate of Rs.3/- per square yard in December 1949.

INSTANCE NO.17:- Vendor in instance No.13 above sold another plot admeasuring 500 square yards out of same S.No.49/2 - part at the same rate of Rs.3/- per square yard in December 1949.

INSTANCE NO.18:- The Vendor in instance No.13 above sold another plot admeasuring 400 square yards out of S.No.49/8 part for Rs.1,600/-, giving a rate of land value at Rs.4/- per square yard in May 1950. 270

INSTANCE NO.19:-Land in S.No.49/8 part with structure thereon and admeasuring 1,525 square yards was sold for Rs.11,000/- at overall rate of Rs.7.25 per square yard in July 1957. The claimants' architect has adduced no evidence about the value of structures. This plot is a level plot approachable from a passage off Bharucha Road. There is a good deal of development in this area.

INSTANCE NO.20:- Land in S.No.149/8 and 151/8, together admeasuring 14,883 square yards was sold by Vendor in instance No.13 above for Rs.2,512/8 i.e., at a rate of land value at - Rs.0.18 nPs. per square yard in June 1950. The land is in the interior and low lying.

INSTANCE NO.21:- Area of 3,055.25 square yards comprising of S.Nos.111/1, 120/2, 3, 4 and 5 and 136/3 was sold for - Rs.2,291/4, giving a rate of land value at As.-/12/- per square yard in December 1953. An Architect, on behalf of the claimant, has wrongly quoted this sale. The lands are in the interior. These lands have been purchased by the Novelty Silk Mill, owner, who, it is likely purchased this land to consolidate their holdi[ngs]

(6) EVIDENCE LED BY THE ACQUIRING BODY:-The Acquiring Body i.e. Central Public Works Department has adduced no evidence whatso-ever regarding valuation of lands under acquisition :-

(7) INSTANCES OF SALES QUOTED FROM THIS OFFICE RECORD:- A few more instances of sales are available in this locality which are given in Appendix 'B' attached herewith and are briefly - described as under :-

INSTANCE NO.1:-It refers to a sale of vacant land bearing S.No.113/6, 10, 12 and 114/4, together admeasuring 8,984.25 - square yards for Rs.1,900/-, giving a rate of land value at -

Rs.0.21 nPs. per square yard in June 1955 i.e. 3 years prior to the date of notification under section 4 of the Land Acquisition Act. The lands are situated in the interior and are low lying. This is a sale in respect of isolated pieces and not the contiguous holding.

271 INSTANCE NO.2:- The land in S.No. 79/3, 77/2 and 8, together admeasuring 5,626.50 square yards for Rs.1,500/-, i.e. at a rate of land value at Rs.0.25 nPs. per square yard in March 1956. The lands are in the interior on west of Gnod Bunder Road. These lands also do not form contiguous holding. These can be approached from a cart track off Gaud Bunder Road.

INSTANCE NO.3:- An area of 2,662.00 square yards bearing S.No.125/6, was sold for Rs.786/-, giving a rate of land value at Rs.0.30 nPs. per square yard in December 1954. This land is at the foot of hill on east of the Gaod Bunder Road. It is situated in the interior.

INSTANCE NO.4:-A fairly large area of 12,886.50 square yards comprising of S.Nos.125/9, 126/1-A, 2-A, 2-B and 131/2B, was purchased by one Shri Ratilal Gokuldas Shah for Rs.7,101/-, at a rate of Rs.0.55 nPs. per square yard in April 1954. This land is to the east of hill in S.No.179. It is situated in the interior and has no access whatsoever.

INSTANCE NO.5:- The purchaser in instance No.4 above purchased land in S.No.139/6 admeasuring 2,783 square yards for Rs.271/- giving a rate of land value at Rs.0.10 nPs. per square yard in July 1954 i.e. 4 years prior to the date of Notification under section 4 of the Land Acquisition Act viz. July 1958. The land is in the interior without any access and low lying.

INSTANCE NO.6:- It refers to a sale in S.No.158/6 admeasuring 3,055.25 square yards for Rs.850/- at a rate of land value at Rs.0.28 NPs. per square yard in February 1955. This land is in the interior away from the lands under acquisition on east of Gaod Bunder Road. It is low lying.

INSTANCE NO.7:- An area of 4,235.00 square yards

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bearing S.No.279/1, was sold for Rs.2,999/-, giving a rate of land value at Rs.0.70 nPs. per square yard in December 1952 i.e. about six years prior to the date of Notification under section 4. This land is on west of the Rwailway lines and away from the land under acquisition in a better locality.

INSTANCE NO.8:- A small area of 750 square yards in S.No.268/2-B was sold for Rs.500/- at a rate of Rs.0.66 nPs. per square yard in February 1953. This land is near Dahisar Railway Station on west side of it and in a much developed locality.

INSTANCE NO.9:- A large area of 5411 square yards out of S.No.37/1 part was purchased by one Shri. Jagmohan R. Engineer and has constructed a Bobbin factory there. The land was purchased for Rs.13,527.50, giving a rate of land value at Rs.2.50 nPs. per square yard in March 1956. This land is in a better locality and has a frontage of 150 feet on Ghod Bunder Road. This to the south of Bharucha Road and not away from Dahisar Railway Station. It required filling to the extent of 3 feet to 3½ feet.

INSTANCE NO.10:- It refers to a sale in S.No.59/4, admeasuring 998.25 square yards for Rs.1,500/-, at a rate of Rs.1.50 ~~nP~~ per square yard in July 1957 i.e. one year prior to the date of Notification under section 4 of the Land Acquisition Act. It is in the interior on west of Ghod Bunder Road. It gets access from a cart track off Ghod Bunder Road. It is adjacent to a developed area and is also comparatively nearer the Railway Station.

INSTANCE NO.11:- Messrs. Lion's Ltd. purchased a big area of 22,839 square yards, comprising of S.Nos. 93/1 to 25; 94/1 and 96/1 in village Mira for Rs.34,258/8, giving a rate of land value at Rs.1/8 per square yard in July 1952. This land is situated about 1½ to 2 furlongs from the lands under acquisition on east of the Ghod Bunder Road. The village Mira does not lie within the territorial limits of Bombay Suburban District. The owners have erected a Pencil factory there known as Messrs. Lion's Factory Private Ltd. The lands were low lying by 3' to 3½'. These lands have fairly a large frontage on Ghod Bunder Road.

(8) VALUATION:- It may be stated at the outset that the claimants in this case have claimed exaggerated rates of land values varying between Rs.2/8/- per square yard to Rs.15/8 per square yard which can be borne out from

273 the various instances of sales discussed hereinabove. It has been argued by the claimants' architects that the factors causing appreciation in land values are - (i) The war boom, (ii) Increase in population of Bombay nearly by 110%, (iii) Influx of Refugees from States due to partition, (iv) Industrial development after Independence, (v) Development of 1st, 2nd and 3rd Five Year Plans, (vi) Encouragement by Government to private owners by way of loans, (vii) Introduction of Master Plan for City of Bombay (1948), (viii) Keen interest in Town Development by the citizens and professional bodies and the proposal to have sub-town unit at Borivli, (ix) Inclusion of Borivli and Dahisar within Greater Bombay Municipal limits. The Architects have further argued that all these lands under acquisition are ripe for development and therefore may be valued as building sites. Shri. V.R.Bendre, one of the architects, in this case has analysed trend of prices for lands, right from 1942 to 1947 and has discussed various factors affecting land values. He has based his arguments on trend of land values on Ghod Bunder Road in Borivli near its station. Shri. Bendre has stated in his report that according to the master plan of Bombay Municipal Corporation lands in Dahisar are reserved for residential purpose while lands further up beyond the limits of Greater Bombay are reserved for Industrial purpose. He has cited two factories located in village Mira viz. Lion Pencil Factory and shuddy Yard and Woolen Mills situated further to north on Ghod Bunder Road.

Shri. Dalias, one of the architects of the claimants, has adopted belting method for valuation of lands under acquisition. For the 1st belt of 330

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330 feet he has taken a rate of Rs.5/- per square yard and beyond this next belt of 400 feet @ Rs.3/12 i.e. 25% less and third belt @ 30% less than the 1st belt and so on. On this basis he has valued claimants' lands in S.Nos.89, 321 part, 322 part, 323, 324, 325, 326 and 327 part @ Rs.2.5 per square yard. Shri. Bendre, an another architect in this case, has also adopted a "belting method" of valuation of these lands. He has taken the 1st belt of 400 feet width and has valued the same @ Rs.5/- per square yard and those beyond 400 feet at Rs.3/8 per square yard. None of these architects have explained on what basis have they taken the depth of 1st belt at 300 feet or 400 feet. They have cited not a single instance of sale in respect of land on Ghod Bunder Road in support of their depth of 1st belt. It is rather interesting to note that Shri. Bendre, on one hand states that Dahisar is a residential area and other hand takes the depth of 1st belt to be 400 feet which might be suitable for an industrial plot. 274

Shri. Dallas, while submitting his 1st report, was not aware whether Dahisar was earmarked for industrial user, he has, however, subsequently written that Corporation has not yet finalized zoning of this area and the City Engineer has been permitting new factories in the vicinity of lands under acquisition.

Shri. Bendre has cited two leases for quarry in respect of S.No.86/1 and 2. On inspection of site it is observed that the lessees have already made use of these lands as quarry and in any case the portions under acquisition have no quarry potentiality. He has also failed to prove that lands in S.No.86/1 and 2 can still be used as quarry. No reliance whatsoever can, therefore, be placed on his mere statements that lands in S.No.86/1 and 2 has quarry value.

The claimants and their architects have cited about 21 instances of sales in support of their land values. Here again some of instances cited by Shri. Dallas pertain to lands of Borivli village and not Dahisar village as stated by him. Barring such sales, the remaining instances of sales have been briefly described in para 5 above.

Instance Nos.1 to 5 of the claimants giving rates of land value at Rs.2/- per square yard to Rs.6.20 per square yard during years 1950 to 1958 are situated further to the
275 south, near Borivli Railway Station in a far better locality and bear no comparison whatsoever with the lands under acquisition. It is contended by Shri. Bendre that instance No.1 admeasuring - 18,876 square yards fetched a rate of land value at Rs.2/- per square yard in April 1951. This land was without access. Subsequently purchaser has constructed culvert and considering the development and its rates realized for small plots - @ Rs.6/2 per square yard in 1958, value of this land in its original condition would have been Rs.4/- per square yard in 1958. How has he arrived at a rate of Rs.4/- per square yard is inapprehensible more ~~xx~~ so when no material whatsoever regarding the improvements done by owner has been made available to me to justify his contention. All these plots are in a predominantly residential area in a far better locality and would not be relevant for a purpose of determining the fair market value of lands under acquisition. Instance No.6 of the claimants refers to a sale of S.No.182/11 admeasuring 540 square yards at a rate of 1.5 per square yard in August 1956. This is a small building plot situated in interior in a better developed locality. It requires no filling and is ready for development. Instance No.7 in respect of small plot in an already developed area gives a rate of Rs.5.28 per square yard in June 1959 i.e. about a year after the date of Notification. It is situated on a passage taking off from Ghod Bunder Road. It is a level plot. Instance Nos. 8, 9 and 10 are sales in respect of lands situated on other side of Railway lines and would not be relevant from point of view of their locality and situation.

Instance No.11 of claimants is a sale in respect of a level plot of land approachable from a passage off Bharucha Road. It is very near to Dahisar Railway Station and is in a good developed area. This plot has an area of 3,152 square yards and necessary amenities of life

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like water supply, electricity etc. can readily be available in this locality. It gives a rate of Rs.3.25 per square yard in April 1954 i.e. about four years prior to the date of Notification. As compared to this instance, instance No.12 in respect of a small plot admeasuring 516 square yards gives a rate of Rs.3.88 per square yard in December 1958 i.e. about five months after the date of Notification under section 4 viz. July 1958. Instance Nos.13 to 18 are of too old dates to have any relevancy from point of time and are in in respect of six small building plots with amenities of water supply and electricity. Instance No.19 quoted by the architects is in respect of land with building thereon, giving an overall rate of Rs.7.25 per square yard in July 1957. None of the architects has attempted to deduce value of land from a sale of Composite property land married with building. Instance No.20 of the claimants, giving a rate of Rs.0.18 nPs. per square yard in June 1950 i.e. 8 years prior to date of Notification pertains to agricultural lands situated far in the interior. Instance No.21 of the claimants gives a rate of Rs.0.75 per square yard in December 1953 i.e. about 5 years prior to the date of Notification viz. July 1953. This land is about 700 feet deep from the road and has been purchased by an owner of adjoining lands. This sale is comparable with the interior lands under acquisition subject to an allowance being made for its size and situation and trend of land prices during the period of December 1953 to July 1958.

Eleven more instances of sales have been cited from this office record. These are briefly described in para 7 above an are given in Appendix 'B' attached. Instance No.1 in respect of four isolated pieces of lands situated in the interior gives a rate of land value at Rs.0.21 nPs. per square yard in June 1955 i.e. about three years prior to the date of Notification under section 4. All these lands together admeasure 8,984.25 square yards. These lands would be comparable with interior lands under acquisition, subject to an allowance being made for size trend of prices from 1955 to 1958 and other physical features of lands. Instance No.2 in respect of three isolated pieces of lands together admeasuring 5,626.50 square yards gives a rate of nP./2

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per square yard in March 1956 i.e. about two years before the date of Notification. It may be stated here that, as compared to three or four isolated pieces of lands one contiguous holding is more economical and easily marketable.
277 Instance No.2 is also situated in the interior has no access from any public road. These lands are in level with surrounding lands but are 3 to 4 feet below the Road level and situated to the north of cart track to the west of Ghod Bunder Road. This instance would also be comparable with the interior lands under acquisition, subject to allowance being made for trend of land values between March 1956 and July 1958 and other relevant factors affecting the land values. Instance Nos.3 and 4 in respect of interior lands to the east of hill give respectively rates at 30 nPs. and 55 nPs. per square yard in December 1954 and April 1954. Instance No.4 is better land than that in instance No.3 from point of its situation for agricultural purposes. These two instances respectively admeasure 2,662 square yards and 12,886 square yards. Instance No.5 at 0.10 nPs. per square yard in 1954 in respect of S.No.139/6 admeasuring 2,783 square yards gives a low rate when compared to instance Nos.3 and 4. Instances of sales giving too low rates or too high rates are as a rule to be discarded. It is reported to be a sale between relatives. Instance No.6 in respect of S.No.168/6 admeasuring 3,055 square yards gives a rate at nPs.28/- per square yard in February 1955. It is situated in the interior and due allowance will have to be made for trend of prices during period February 1955 and July 1958. Instance Nos.7 and 8 are situated on the other side of Railway lines and have been cited to rebutt claimants' instances Nos.8,9 and 10. These instances are not otherwise relevant. Instance No.9 in respect of S.No.37/1 part admeasuring 5,411 square yards gives a rate of Rs.2.50 per square yard in March 1956. This is a regular shaped plot abutting on Ghod Bunder Road with frontage on it. It was 3' to 3½' below the road level. The purchaser has filled up

this land and has constructed a factory building on it, known as Bobbin Factory. This is a sale about 2 years prior to the date of Notification under section 4 of the Land Acquisition Act. It is situated amidst the better developed locality to the south of Bharucha Road, where necessary amenities like water supply and electricity are easily available. It is also very near to Dahisar Railway station. Instance No.10 in respect of S.No.59/4 admeasuring 998.25 square yards gives a rate of Rs.1.5 per square yard in July 1957 i.e. a year prior to the date of Notification. It is nearer developed locality, situated in rear of Temple which is abutting on a kucha village cart track taking off from Ghod Bunder Road. Instance No.11 in respect of a large area of 22,839 square yards comprising ~~of~~ in S.Nos.93/1 to 25, 94/1 and 96/1 of village Mira gives a rate of land value at Rs.1.50 per square yard in July 1952 i.e. six years prior to the date of Notification. This land is situated on Ghod Bunder Road about 1½ to two furlongs from the land under acquisition. The purchaser has filled up some portion of land and has built Pencil Factory. These lands are out of revenue village boundary of Mira out side, the limits of Greater Bombay Municipality. Average filling required for these lands is about 3' to 3½'.

As against various instances of sales cited above lands under acquisition are 4 to 5 feet below the road level except S.No.81/3, 4 and 8 which are on ~~xx~~ high level. The block of lands slope towards the west and lands at western end are about 10' to 12' below the road level although these lands are in level with each other and the surrounding lands. Some of these lands are badl affected by sea water during high tide. Some of the lands contain pits which requir filling etc. Most of these lands are being used for purely agricultural purposes while some of the lands are lying waste.

There are only two sales in respect of lands abutting on Ghod Bunder Road. These are instances Nos.9 and 11 of this office sales. Instance No.9 is about 6 furlongs in south of nearest poin of lands under acquisition while instance No.11 is about ~~2~~ 2 furlongs to the north of lands under acquisition. Instance No.1

is situated out side the Greater Bombay limits in revenue village Mira. In fact this is at the out skirt of Greater Bombay Municipal limits. Evidently this factory has an advantage of paying less municipal taxes, otherwise as compared to instance No.9, it is inferior from point of view of its size, situation, locality, etc. Instance Nos.9 and 11 both are about 3' to 3½' below the road level and give respectively rates of Rs.2.50 per square yards in March 1956 and Rs.1.5 per square yards in July 1952. Generally speaking there has been some appreciation in land prices during the period 1952 to July 1958 and March 1956 to July 1958 but there is no evidence regarding the trend of land values during this period in village Dahisar to substatiate this contention. Rise in land value cannot there be taken on same footing as that in Borivli as contended by the claimants' architect. Moreover, onus lies on claimants to lead necessary evidence to prove rise in land values in the locality in question. Lands bearing S.No.82/2 and 3 abut on Ghod Bunder Road and have fairly large frontage on it. These lands are about 6 feet on an average below the road level ~~x~~ but ~~thex~~ these are in level with surrounding lands. Owner of these lands also owns S.No.81/4,5,6 and 8 out of which Hissa Nos.4 and 8 are above the road level. S.Nos.81/4, 5, 6 and 8 and 82/2 and 3 thus form one contigeous holding admeasuring 11,737 square yards. Comparing these lands with instance Nos.9 and 11, I think it would be reasonable to value these lands in S.Nos.81/4, 5, 6 and 8 and 82/2 and 3 at Rs.1/6 per square yard. Hissa No.1 of S.No.82 is abutting on Ghod Bunder Road with frontage on it. It is low lying to the extent of 6 feet. It is a small holding. Its value at Rs.1/8 per square yard would be fair. Hissa No.5 of S.No.82 ~~is~~ is without access. Its value at Rs.1/-/- per square yard would be reasonable. Hissa Nos.1, 3 of S.No.81, Hissa No.4 of S.No.82, Hissa No.4 of S.No.83 and Hissa No.8 of S.No.85 belongs to one owner and forms one contigeous holding situated in the interior without any access whatsoever. It is further low lying due to natural slope of the lands. Instance Nos.1, 2, 3, 4 and 6 of this office sales and 21 of the / claimants in respect of interior lands give rates @ nP.21 to nP.75 per square yard during 1953 to 1956. Comparing these instances of sales as regards the relevant factors affecting the value of lands such as size, situation, its distance from the Ghod Bunder Road, levels, accessibility, etc. reasonable value of all these lands would be As.-/14/- per square yard. Hissa No.2 of S.No.81 is entirely covered by nalla and as such it will have no market value. A nominal compensation of Rs.20/- for this land would, therefore, be payable. The remaining hissa Nos. of S.No.83, and S.No.84 are further in the interior there is a nalla running by their side. Their reasonable value may be put @ As.-/12/- per square yard. Hissa No.6 of S.No.85 is also abutting on Ghod Bunder Road. It is similar to Hissa No.1 of S.No.82. The value of this land may also be put at Rs.1/8/- per square yard. Hissa Nos.3, 4, 5 and 7 of S.No.85 may be valued at Re.1/- per square yard while Hissa Nos.1, 10 11 and 12 of S.No.85 may be valued at As.-/12/- per square yard. Hissa No.9 of S.No.85 situated in between Hissa Nos.10 and 7 may be valued at As.-/14/- per square yard. S.Nos.86/1, 85/2, 87/3 and 1 belonging to one owner and form one holding. Out of this holding S.No.86/1 is abutting on Ghod Bunder Road with frontage on it. S.No.87/3 is just touching the road. There is a big pit in S.No.86/1 and 87/3 which would require considerabl filling. The entire holding together has an awkward shape. Considering all these facts I would value this holding consist- -ing of all these Nos. viz. 86/1, 85/2, 87/1 and 3 on an average rate of Rs.1/2/- per square yard. Hissa No.2 of S.No.86 is small holding having an area of 0/2/12 abutting on Ghod Bunder Road. Part of it is a pit. By itself, it is not economi- -cal holding its value may be put at Re.1/- per square yard. S.No.87/2 contains pit. Its value at Rs.1/2/- per square yard would be fair. Hissa No.2 of S.No.88 is a small plot abutting on Ghod Bunder Road. It has irregular shape, its value at Rs.1/8/- per square yard would be reasonable. Hissa Nos.3 and

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4 of S,No,88 are interior lands small in area. Re.1/- per square yard would represent their 281 fair market value as on the date of Notification. S.No.89 is a large holding covering an area of 12,190.75 square yards. It contains a big pit. It is situated in the interior without an access. Its value at Re.1200/- per ~~sq~~ acre would be reasonable and fair. S.No.90 is further in the interior it has also a large area of 11,616 square yards and irregular shape. It is affected by sea water in high tides, Value of this also at Rs.1200/- per acre would be quite fair. Hissa No.1 of S.No.92 is also affected by sea water. This contains a large area of 16,153 square yards. It has nalla on its north and west side. Its value may be put in at Rs.1100/- per acre. Hissa No.2 of S.No.92 is a comparatively small holding situated in between S.No.92/1 and 89. Its value at Rs.1400/- per acre would be fair. There remains a large holding of Khot of Dahisar consisting of S.Nos.321, 322, 323, 324, 325, 326 and 327 part, together admeasuring 39-22-8 (A. g. a.). All these lands are situated in the interior without any access whatsoever. These lands are badly affected by sea water in high tides, the nallas running along their southern and western boundary. There would be restricted numbers of buyers in the market for such large holding. Accounting for all these facters, the market value of these lands may be put at Rs.800/- per acre on average. The market value of all these lands under acquisition as on date of Notification under section 4 as against their ~~claimes~~ claims works out as under :-

Survey---- 23

Survey No.	Hissa No.	Rate claimed.	Rate proposed per Square Yard.
81	1	Rs.4/-	Rs.-/14/-
	2 part	" --	Nominal compensation of Rs.20/- lump sum.
	3 "	Rs.4/-	Rs.-/14/-
	4 5 6 part 8	" 6/8/-	" 1/6/-
82	1 part	" 5/-	" 1/8/-
	2	" 6/8	" 1/6/-
	3	" 6/8	" 1/6/-
	4	" 4/-	" -/14/-
	5	" 5/-	Re.1/-
83	1	" 5/-	Rs.-/12/-
	2	" 5/-	" -/12/-
	3	" 5/-	" -/12/-
	4	" 4/-	" -/14/-
	5	" 5/-	" -/12/-
	6	" 5/-	" -/12/-
	7	//	" -/12/-
	8	Rs.5/-	" -/12/-
84	1	" 5/-	" -/12/-
	2	" 5/-	" -/12/-
85	1	" 5/-	" -/18/-
	2	" 5/-	" 1/2/-
	3	" 5/-	Re. 1/-
	4	//	Re.1/-
	5	Rs.5/-	" 1/-
	6 part	" 5/-	Rs.1/8/-
	7	" 5/-	Re.1/-
	8	" 4/-	Rs.-/14/-
	9	" 5/-	" -/14/-
	10	" 5/-	" -/12/-
	11	" 5/-	" -/12/-
	12	" 5/-	" -/12/-
86	1 part	" 15/8	" 1/2/-
	2 "	" 15/8	Re.1/-

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Survey No.	Hissa No.	Rate claimed.	Rate proposed per Square yard.
87	1	Rs.5/-	Rs.1/2/-
	2 part	" 6/-	" 1/2/-
	3 "	" 5/-	" 1/2/-
88	2 part	" 5/-	" 1/8/-
	3	" 6/-	Re.1/-
	4 part	//	" 1/-
89	--	Rs.2/8	"1,200/- per acre.
90	--	//	"1,200/- per acre.
92	1	Rs.3/8	"1,100/- per acre.
	2	//	"1,400/- per acre.
321 part, 322 ", 323, 324, 325, 326, 327	--	Rs.2/8	" 800/- per acre.

30 times the assessment in respect of all these lands would be recovered by the Collector, Bombay Suburban District, Bombay, from the Acquiring Body i.e. Central Public Works Department, Government of India, direct as usual.

Old Custom House Yard, Fort, Special Land Acquisition Officer (3)
Bombay: 15th March 1960. Bombay and Bombay Suburban District.

True Copy

Special Land Acquisition Officer (3)
Bombay and Bombay Suburban District

SPECIAL LAND ACQUISITION OFFICER (3) BOMBAY SUBURBAN DISTRICT

SPECIAL LAND ACQUISITION OFFICER (3) BOMBAY & B. S. DISTRICT