

GOVERNMENT OF MAHARASHTRA



सत्यमेव जयते

TOWN PLANNING SCHEME
BOMBAY CITY No. IV
(Final Scheme)
(MAHIM AREA)
Bombay Town Planning Act, 1954

Sanctioned to take effect from 15th August 1963 under Government Notification, Urban Development and Public Health Department, No. TPS-1963-R, dated the 20th May 1963, published at page 737 in Part I of the "Maharashtra Government Gazette." Bombay Division Supplement, dated the 23rd May 1963.

(Part-I)

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NOTE

This publication is issued in two parts. Part I consists of Text and Part II consists of Plans.

TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME) (MAHIM AREA)

BRIEF HISTORY OF THE SCHEME

This is the Fourth Town Planning Scheme undertaken under the provisions of the Bombay Town Planning Act in the City of Bombay. The area comprised in this Scheme is situated in the northern sector of the City and is bounded by the Western Railway to the east, by the Tilak Bridge, N. C. Kelkar Road and Ranade Road to the north, by the Sea to the west, by the Elphinstone Bridge, the drainage channel and the 50' road to the north of the Government Housing Colony to the south. It is roughly 1½ mile in length and little under a mile in width, has a total area of 623 acres comprising of 1,373 original plots.

This area came into demand for building purposes over 40 years ago when, it appears, the question of preparing a Town Planning Scheme under the provisions of the Bombay Town Planning Act was considered by the Bombay Municipal Corporation. The question was, however, not pursued further and ultimately dropped. Had a Town Planning Scheme been undertaken at that time, the area comprised in this scheme would have been developed on proper lines and with considerably less cost.

During all these years these lands began to be developed in a piece-meal and haphazard manner for all sorts of uses such as residences, factories, shops, mills, etc. This resulted in ribbon development along existing roads without any provision for public sites such as Recreation Grounds, open spaces, etc. Another result was that the interior lands remained undeveloped for want of proper means of access and communication. With the increase in demand for land for building purposes, some of the interior lands began to be developed in a piece-meal and haphazard manner in the absence of a proper comprehensive development plan. The question was further aggravated on account of keen demand for suitable building land due to factors arising out of the war and post-partition period. There was also acute scarcity of housing accommodation with consequent demand for building land. The Municipal Corporation with whatever powers it possessed under the Municipal Act, was making attempts to effect improvements as and when opportunities presented, but

these measures were indeed too inadequate to control the haphazard development that was ever on the increase.

Since the Municipal Act was found to be inadequate to ensure proper development of this area in an orderly manner, the Bombay Municipal Corporation ultimately decided to prepare a Town Planning Scheme of the whole area under the provisions of the Bombay Town Planning Act and declared their intention to make the Town Planning Scheme, Bombay City No. IV, on 25th June 1951 by their Resolution No. 290. The Government of Bombay sanctioned the making of the Scheme under Local Self-Government and Public Health Department Resolution No. 7019/33, dated 19th April 1952. When the Corporation subsequently requested Government to extend the date of publication of the Draft Scheme by six months, it was noticed that through an oversight the Government sanction to the making of the Scheme was not published in the "Official Gazette" as required under the Act. The Government, therefore, issued a fresh formal sanction for the making of the Draft Scheme on 29th May 1953 which was duly published in the "Official Gazette" on 4th June 1953. The Draft Scheme was duly prepared and published by the Bombay Municipal Corporation on 3rd May 1954 which was sanctioned by the Government of Bombay on 3rd January, 1955. On 14th March 1955 Shri G. J. Desai, B.E., F.R.I.C.S., M.T.P.I. (London) (Retired Consulting Surveyor to Government), was appointed as Arbitrator for the Scheme under section 29 of the Bombay Town Planning Act, 1915.

The Final Scheme as now drawn up provides for the construction of new roads for the development of the interior lands with necessary water-supply mains, sewers, storm-water drains, lighting, etc. Certain public sites such as School, Recreation Ground, Market, Hospital, etc., have also been provided at suitable places within the area of the scheme. The boundaries of the original plots have been reconstituted wherever possible in such a way as to render them well

suiting for building purposes. Special building regulations have also been prescribed for the development of the whole area on orderly lines so as to secure proper sanitary conditions, amenity and convenience to the persons living in this area.

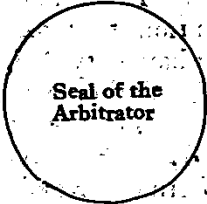
The construction of new roads, the provision of public sites, the reconstitution of the boundaries of the original plots, special building regulations, etc., will, it is expected, provide for the development of this part of this City on proper orderly lines.



Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahish Area).

BOMBAY:

The 28th February 1963.



Seal of the
Arbitrator

BOMBAY TOWN PLANNING ACT No. XXVII OF 1955
TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME)
(MAHIM AREA)

PREAMBLE

WHEREAS, I, GOPALJI JIWANJI DESAI, the Arbitrator, appointed under Government Notification, Local Self-Government and Public Health Department, No. TPB-1354, dated 14th March 1955, in respect of the above Scheme, have done all that is required to be done in that behalf under section 30 of the Bombay Town Planning Act, 1915, and under section 32 of the Bombay Town Planning Act, 1954, which came into force from 1st April 1957, and rules thereunder; and

WHEREAS the Board of Appeal having met, as provided under the Act, have given their decision in all matters arising out of clauses (v), (vi), (viii), (ix), (x) and (xiii) of sub-section (1) of section 32 of the Bombay Town Planning Act, 1954 (No. XXVII of 1955); I hereby draw up the Final Scheme as required by sections 32 (1) (xiv) and 43 (2) of the said Act and thereto affix my hand and seal.

STATEMENT OF WORKS TO BE CONSTRUCTED UNDER THE SCHEME

ROADS

The roads mentioned in the Schedule hereunder and marked on plan numbered 4 shall be constructed according to the description indicated in the abstract of estimate for Roads, etc., annexed to the Scheme.

Serial No.	Road No. marked on plan No. 4	Width of Road in Ft.	Description of road work	Serial No.	Road No. marked on plan No. 4	Width of Road in Ft.	Description of road work
(1)	(2)	(3)	(4)	(1)	(2)	(3)	(4)
SECTION 'A'				SECTION 'A'—cont.			
1	6	8	Concrete road without footpath.	37	10	40	Concrete road carriageway to be 26' and footpath 7' wide.
2	16	10	Do.	38	7	40	Do.
3	1	10	Do.	39	8	40	Do.
4	22-23	10	Do.	40	2	40	Do.
5	61	10	Do.	41	5	40	Do.
6	35	11	Do.	42	20	40	Do.
7	58	11	Do.	43	29-36	40	Do.
8	4	12	Do.	44	41	40	Do.
9	37	12	Do.	45	51	40	Do.
10	15	15	Do.	46	54	40	Do.
11	14	15	Do.	47	55	40	Do.
12	11	15	Do.	48	53	40	Do.
13	17	15	Do.	49	43	40	Do.
14	30	15	Do.	50	45	40	Do.
15	32	15	Do.	51	49	40	Do.
16	28	15	Do.	52	48	40	Do.
17	27	15	Do.	53	47	60	Concrete road carriageway to be 36' and footpath 12' wide.
18	46	15	Do.	54	63	80	Concrete road carriageway to be 48' and footpath 16' wide.
19	50	15	Do.	55	40	80	Do.
20	56	15	Do.	56	52	130	Concrete road with 85' carriageway, 5' central hedge and 20' wide footpath.
21	59	15	Do.	57	18	..	Paving the widened portion of carriageways and/or footpath.
22	13	20	Do.	58	19	..	Do.
23	9	20	Do.	59	57	..	Do.
24	12	20	Do.	60	62	..	Do.
25	25	20	Do.	61	39	..	Do.
26	24	20	Do.	62	..	..	Shifting kerbs and providing new kerbs wherever necessary meeting cambers and levels of old and new road surfaces and re-ignstating surfaces wherever necessary.
27	34	20	Do.				
28	26	20	Do.				
29	38	20	Do.				
30	42	20	Do.				
31	60	20	Do.				
32	44	20	Do.	1	82	8	Concrete road without footpath.
33	3	25	Do.	2	74	10	Do.
34	33	25	Do.	3	83	10	Do.
35	31	25	Do.	4	84	10	Do.
36	21	30	Do.	5	91	10	Do.
				6	64*	12	Do.

*For pedestrians only

ROADS—contd.

Serial No.	Road No. marked on plan No. 4	Width of Road in Ft.	Description of road work	Serial No.	Road No. marked on plan No. 4	Width of Road in Ft.	Description of road work
(1)	(2)	(3)	(4)	(1)	(2)	(3)	(4)
<i>SECTION 'B'—cont.</i>				<i>SECTION 'B'—cont.</i>			
7	114	12	Concrete road without footpath.	59	68	60	Concrete road with 36' carriageway and 12' footpath.
8	73	12	Do.	60	102	80	Concrete road with 48' carriageway and 16' footpath.
9	122	12	Do.	61	98	80	Do.
10	72	15	Do.	62	117	130	Concrete road with 85' carriageway, 5' central hedge and 20' footpath.
11	88	15	Do.	63	119	..	Paving the widened portions of carriageways and/or footpath.
12	81	15	Do.	64	90	..	Do.
13	97	15	Do.	65	95	..	Do.
14	112	15	Do.	66	..	..	Shifting kerbs and providing new kerbs wherever necessary meeting cambers and levels of old and new road surfaces and re-instating surfaces wherever necessary.
15	113	15	Do.				
16	104	15	Do.				
17	116	15	Do.				
18	118	15	Do.				
19	126	15	Do.				
20	65	20	Do.				
21	77	20	Do.				
22	80	20	Do.				
23	109	20	Do.				
24	110	20	Do.				
25	108	20	Do.				
26	99	20	Do.				
27	100	20	Do.				
28	101	20	Do.				
29	103	20	Do.				
30	105	20	Do.	1	131	10	Concrete road without footpath.
31	106	20	Do.	2	145	10	Do.
32	93	25	Do.	3	140	11	Do.
33	66	30	Do.	4	134	15	Do.
34	69	30	Do.	5	146	15	Do.
35	87	30	Do.	6	143	15	Do.
36	67	40	Concrete road, carriageway to be 26' and paved footpath 7' wide.	7	130	20	Do.
37	71	40	Do.	8	133	20	Do.
38	70	40	Do.	9	132	20	Do.
39	78	40	Do.	10	141	20	Do.
40	79	40	Do.	11	129	25	Do.
41	76	40	Do.	12	135	40	Concrete road carriageway to be 26' and paved footpath 7' wide.
42	75	40	Do.	13	136	40	Do.
43	89	40	Do.	14	137	40	Do.
44	86	40	Do.	15	138	40	Do.
45	85	40	Do.	16	139	40	Do.
46	92	40	Do.	17	144	40	Do.
47	94	40	Do.	18	147	40	Do.
48	96	40	Do.	19	148	40	Do.
49	111	40	Do.	20	149	40	Do.
50	107	40	Do.	21	150	40	Do.
51	115	40	Do.	22	142	50	Concrete road with carriageway to be 30' and paved footpath 10'.
52	127	40	Do.				
53	128	40	Do.	23	151	70	Concrete road carriageway 42' wide and footpath 14' wide.
54	120	40	Do.				
55	125	40	Do.	24	..	..	Shifting kerbs and providing new kerbs wherever necessary meeting cambers and levels of old and new road surfaces and re-instating surfaces wherever necessary.
56	124	40	Do.				
57	123	40	Do.				
58	121	50	Concrete road carriageway to be 30' and paved footpath to be 10' wide.				

DRAINAGE

Provision is made for laying Storm Water Drains and Sewers with water entrances, man-holes, etc., complete. These are indicated in columns 8 and 9 of the Abstract of Estimates for Roads, Drains and Sewers.

WATER SUPPLY AND DISTRIBUTION

New water-mains complete in all respects will be laid where necessary in the Scheme area.

LIGHTING

Electric lights along the roads are provided where necessary in the Scheme area.

MISCELLANEOUS

A total provision of Rs. 4,21,500 is made to meet the cost of shifting and diverting where necessary of Electric Cables, Gas Mains, Telephone Cables and for replacement where necessary of house connections to drains, water mains and other utility services in the whole area of the Scheme.

All the works referred to above shall be carried out according to the specifications of the Local Authority and completed within four years from the date on which the Final Scheme comes into force.

ALLOTMENTS OR RESERVATIONS OF SITES FOR PUBLIC OR MUNICIPAL PURPOSES

The plots enumerated in the schedule hereunder are allotted for the purposes shown against them and shall vest in the Local Authority:—

Serial No.	F. P. No.	Area Sq. Yds.	Purpose
(1)	(2)	(3)	(4)

Plots wholly beneficial to owners or residents within the area of the Scheme.

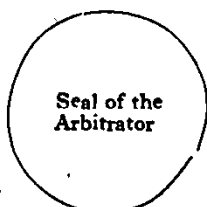
Section 'A'			
1	24	419	Recreation Ground.
2	66	2,308	School.
3	133	648	Recreation Ground.
4	353	1,808	School.
5	357	1,233	Recreation Ground.
6	359	3	Cross.
7	370	44-40	Cross.
8	390	226-47	Vyayamshala.
9	422	1,458	Recreation Ground.
10	444	1,675	School.
11	455	1,343	Welfare Centre.
12	458	4,145	Recreation Ground.
13	458A	24	Urinal.
14	540*	1,722	Housing.
15	569*	11,604	Housing.
16	570A*	1,147	Housing.
Section 'B'			
17	883	2,975	School.
18	937	1,856	Recreation Ground.
19	939	2,059	School.
20	983	1,413	Maternity Home.
21	990	2,246	Recreation Ground.
22	998	3,139	School.
23	999	1,448	Recreation Ground.
24	1092	404	Vyayamshala and Sanitary Convenience.
25	1,097*	5,552	Housing
Section 'C'			
26	1,209	200	Chowky.

Plots partly beneficial to owners or residents within the area of the Scheme and partly to the General Public

Section 'A'			
27	144	2,303	School.
28	162	2,410	School.
29	267	3,645	School.
30	286	2,900	Market.
31	554	1,769	Parking.
Section 'B'			
32	708	3,251	Recreation Ground.
33	736	5,193	School.
34	746	5,588	Municipal Theatre.
35	773	3,764	School.
36	776	6,385	Recreation Ground.
37	843	8,415	Market.
38	1,088	6,845	Dhobi-Ghat.
39	1,108	3,675	School and Recreation Ground.

BOMBAY:

The 28th February 1963.



Serial No.	F. P. No.	Area Sq. Yds.	Purpose
(1)	(2)	(3)	(4)

Plots partly beneficial to owners or residents within the area of the Scheme and partly to the General Public—cont.

Section 'C'			
40	1,195	8,843	Hospital.

F. P. No. 570 in Section A admeasuring 1,438 sq. yds. is allotted for a Cattle-pound and shall vest in the Government of Maharashtra, Police Department. F. P. No. 1100 in Section B admeasuring 272 sq. yds. is allotted for the B.E.S.T. Undertaking.

In addition to the above sites allotted for Public or Municipal purposes strips of land in Final Plot Nos. 241, 326, 471, 488, 498, 506, 524, 530, 543, 545, 590 and 601 of Section 'A'; 801, 838, 914, 1032, 1033, 1063, 1064, 1065, 1066, 1068, 1069, 1070 and 1071 of Section 'B'; 1176 and 1218 of Section 'C' marked in red dotted lines on Plan Nos. 3 and 4 accompanying the Scheme are reserved for future widening of roads for a period of 20 years. The land so reserved shall remain in the ownership of the respective owners till they are taken over by the Local Authority, but no additions or alterations to the existing structures thereon (except the usual annual repairs) shall be allowed. The Local Authority, when it desires to take up the construction of roads for which land is so reserved, may take possession of the strips of land by giving one month's notice in writing to the owner or owners concerned. The compensation to be paid shall be fixed by mutual agreement or under the provisions of the Land Acquisition Act of 1894.

Strips of road land in front of Final Plot Nos. 1084 and 1085 of Section 'B' and Final Plot No. 1140 of Section 'C' marked in red dotted lines on Plan Nos. 3 and 4 accompanying the Scheme may be sold by the Local Authority to the respective owners for being amalgamated with their plots.

G. J. Desai

Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme).
(Mahim Area).

*To be used for housing those dishoused in the scheme as far as possible.

TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME)
(MAHIM AREA)

**REGULATIONS CONTROLLING THE DEVELOPMENT WITHIN THE
AREA OF THE SCHEME**

In addition to the existing Regulations and Byelaws framed by the Local Authority under the provisions of the City of Bombay Municipal Act of 1888, as amended up-to-date, and such other Building Regulations or Byelaws as may in future be made or amended by the Local Authority from time to time, the following special regulations shall hold good within the area of this Scheme after the Final Scheme comes into force in respect of works described in sections 337 and 342 of the Bombay Municipal Corporation Act, provided that in any case in which any of the undermentioned regulations is in conflict with the abovementioned Building Regulations and/or Byelaws or with any other Laws or Byelaws by any authority made, except by an Act of the Central Legislature of the Union of India, the provisions of the undermentioned regulations shall prevail:—

1. (a) Final Plot Nos. 488 (Part), 489, 505, 506, 508, 509, 511, 512, 531, 532, 533, 541 to 544, 552, 553, 555 to 558, 581, 582, 586, 590 to 592, 613, 909 to 911, 951 to 959, 1024, 1025, 1028 to 1032, 1034, 1040 to 1043, 1045 to 1050, 1052 to 1056, 1058, 1074 to 1080, 1082 to 1087, 1089 to 1091, 1096 (Part), 1163, 1208, 1210, 1211, 1215, 1216 (Part), 1217 to 1223, 1225, 1236 to 1239, 1243 to 1251, 1264 to 1269 and 1273 to 1275 shall be used for "Industrial Purposes" only:

Provided that residence for staff who are required to stay on the site as a part of their duty, canteens and similar provisions for the welfare of the employees shall be permitted on these plots.

(b) Final Plot Nos. 35, 223, 510, 575 (Part), 706, 766, 857 (Part), 881, 1136 (Part) and 1261 (Part) shall be used for "Service Industries" only.

On these plot, one or more of such type of Industries mentioned in Appendix 'A' to these regulations shall be established, which the Municipal Commissioner may deem necessary in the interests of the residents of the area. The floor area to be occupied by a single Industry in such a case shall not exceed 1,200 sq. ft. of which the storage area incidental to the Industry shall not exceed 20 per cent:

Provided, however, that the area may be increased at the discretion of the Municipal Commissioner by not more than 10 per cent.

NOTE.—In the above regulation No. 1 (a) and (b) where 'parts' of Final Plots are mentioned, the precise 'Parts' are indicated on Plan No. 4 accompanying the Scheme.

(c) Final Plot Nos. 50 pt. (fronting the Ranade Road—as indicated by dotted line on plan), 227, 507, 780 and 936 shall be used for Cinema and/or Theatre. Final Plot No. 746 shall be used as a Municipal Theatre. These plots shall be subject to the condition that no part of the plot is used for residential purposes except for the residence of a Watchman and a Canteen.

(d) A Petrol Pump and Service Station will be permitted on Final Plot Nos. 178, 578, 783, 807, 841 and 900 pt. (Southern portion—as indicated by dotted line on plan).

Petrol Pumps and Service Stations may be permitted hereafter in the area of the Scheme as the Municipal Commissioner may deem necessary.

(e) Final Plot No. 570 shall be used for a "Cattle-pound".

(f) Dhobi Ghat, Laundry and residence of the workers will be permitted on Final Plot No. 1088.

(g) Final Plot No. 823 shall be used for the construction of a Maternity Home and a Dispensary open to all communities and creeds.

(h) Final Plot No. 1260 shall be used for the construction of a School.

(i) Final Plot Nos. 848 and 1121 shall continue to be used for the Film Laboratories and Kodak Ltd., respectively, as at present. Their development shall be regulated as in the case of plots for "Residential Purposes".

In the event of these users discontinuing for one reason or another, the plots shall be used for "Residential Purposes" only.

(j) Final Plot No. 616 is permitted to be used for a Central Garage and Incineration Plant of the Bombay Municipal Corporation.

(k) The whole of Final Plot No. 47 is permitted to be used for shops (Kirtikar Market) and residences as at present.

(l) In addition to the Public Sites—Final Plot Nos. 540, 569, 570-A and 1097, Final Plot Nos. 867, 1078, 1246, 1256 and 1269 allotted to

the Local Authority in lieu of the land held by them in the Scheme shall be used for providing accommodation for those dishoused in the Scheme as far as possible.

(m) Final Plot No. 861 shall be used as a Recreation Ground.

(n) All the remaining plots, except those allotted for "Public Purposes" shall be used for "Residential Purposes":

Provided that Final Plot Nos. 178, 578, 783, 807, 841, 900 (Part) and 570 may be used for "Residential Purposes" if they are not used for the purpose indicated hereinbefore in 1 (d) and (e) above.

NOTE.—The term "RESIDENTIAL PURPOSES" shall include the following users:—

- (a) Customary incidental home occupation;
- (b) Professional offices or studios of a resident of the premises and incidental to such residential use;
- (c) Medical and dental offices and group medical centre;
- (d) Boarding or lodging houses with the written permission of the Municipal Commissioner;
- (e) Educational buildings, religious buildings and community centres;
- (f) Club houses not conducted primarily as a business;
- (g) Charitable, correctional or mental institutions for children, the aged and widows, sanatoria and hospitals (except veterinary hospitals) with the written permission of the Commissioner;
- (h) Telephone Exchange, Electric Sub-stations, Fire Stations, Municipal Offices, Posts and Telegraphs Offices and Police Stations.

(o) Subject to the marginal open spaces prescribed under these regulations, shops will be permitted along the frontage of plots enumerated in the accompanying Appendix 'B' and abutting the following roads and streets:—

- (1) N. C. Kelkar Road.
- (2) Gokhale Road (North and South).
- (3) Hansali Tank Road (Part).
- (4) Library Street.
- (5) Chhabildas Road (Part).
- (6) Ranade Road (Part).
- (7) Tulsi Pipe Line Road.
- (8) Dr. D'Silva Road.
- (9) Dadar Road.

- (10) Ash Lane (Part).
- (11) Portuguese Church Street.
- (12) Bhavanishankar Road.
- (13) Elphinstone Road.
- (14) Sayani Road.
- (15) Proposed 80' Road from Gokhale Road to Dr. Anne Beasant Road.
- (16) Cadell Road—between Sayani Road and Dr. Anne Beasant Road.
- (17) New Probhadevi Road from Cadell Road to proposed 80' Road.

(18) Ranade Road Extension:

Provided that—

- (i) No shop shall be less than 10 feet in width or depth and less than 150 sq. ft. in clear superficial area;
- (ii) The loft or mezzanine floor in a shop, if any, shall be at a height not less than 7'—6" from the floor of the shop and its area shall not exceed $\frac{1}{3}$ rd the area of the shop;
- (iii) No display of any merchandise or goods shall be permitted outside the shops;
- (iv) The open space in the front of shops shall be paved and shall be at the same level as that of the adjoining footpath.

Provided further that, in the case of plots earmarked for "Industrial Purposes" abutting the roads where shops are generally provided, one shop purely in respect of the articles of the particular industry may be permitted at the discretion of the Municipal Commissioner. The building set-back line in such a case shall be 15 feet as in the case of principal building.

NOTE.—The term "Shop" in addition to its usual meaning, shall include the following users:—

- (a) Flour mills using not more than 10 H. P. in the shops permitted only in the side open spaces under Regulation No. 6 (a).

The following activities using electric motive power not exceeding 1 H. P.—

- (b) Tailoring.
- (c) Button hole making.
- (d) Optical glass grinding.
- (e) Coffee grinding.
- (f) Cane and fruit juice crushing.
- (g) Milk bars.
- (h) Goldsmithy, wire drawing and engraving.

- (i) Battery charging.
- (j) Bicycle repairs and vulcanizing.
- (k) Radio repairs.
- (l) Wet masala grinding in hotels.
- (m) Such other activity using Electric Motive power not exceeding $\frac{1}{2}$ H. P. at the discretion of the Municipal Commissioner.

2. The built-up area of a plot shall not exceed $\frac{1}{3}$ rd the total area of the plot:

Provided that—

- (a) On plots designated for Industrial Purposes, Service Industries and Market, the built-up area shall not exceed 60 per cent of the total area of the plot;
- (b) The area covered by compound walls, open steps, open ottas not more than 1 ft. above ground-level, storage tanks, pump houses not more than 7 feet in height, permissible gallery or balcony projections, weather-shades, eaves, entrance canopies and permissible garages will be allowed in excess of the permissible built-up area;
- (c) On plot whereon shops are permissible with a setback of 5 feet from a street, the area of the building between the 5 feet and 10 feet setbacks from the street as also the area of the ground floor shops wherever permissible within the 15 feet side open spaces will be allowed in excess of the permissible built-up area.

3. No building shall exceed ground and three upper floors and 50 feet in height which may be relaxed up to 52 feet in the case of buildings such as Colleges, Schools, Hospitals, and 60 feet in the case of buildings for Industrial Users which require a higher height of each floor.

NOTE.—The height prescribed above is exclusive of the parapet wall, if any, over the terrace.

4. A room over the lift-well and a staircase room above the height of a building permissible under these regulations may be permitted provided that in the case of the latter, its area does not exceed the area required to enclose the staircase and landing not exceeding 3'—6".

NOTE.—An exception may be made by the Municipal Commissioner as he may deem necessary in regulation No. 4 in the case of structures such as Storage Tanks, Chimney Tower, Minarets and other architectural features.

5. There shall be a building setback line on every plot and such setback line shall not be less than 10 feet from any and every street or passage on which the plot abuts:

Provided that—

- (a) On plots where shops are permissible such setback line shall be 5 feet.
- (b) For public buildings, such as theatres, assembly halls, schools, hospitals, places of religious worship, etc., and for buildings for warehouses, service industries and other industrial purposes the setback from the street or passage shall not be less than 15 feet.

6. In addition to the setback lines as provided in the regulation No. 5 above, there shall be an open space of 15 feet from each of the other remaining boundaries of the plot.

On plots enumerated in the accompanying Appendix 'B' abutting the roads and streets mentioned in regulation No. 1 (o) hereinbefore, the side open spaces along that road, may be allowed to be built-up for shops on ground floor only to a depth not exceeding 20 feet.

NOTE.—In the case of plots of irregular shapes or oblique boundaries an average open space subject to a minimum of 12 feet should be considered for the purpose of regulation Nos. 5 and 6.

7. In the case of plots having an average width and/or depth of less than 60 feet the marginal open spaces may be reduced at the discretion of the Municipal Commissioner:

Provided that the above reduction shall be granted in such a way as not to exceed the built-up area of the plot permissible under these regulations.

8. Sanitary Blocks in marginal open spaces or over the existing ones may be permitted where genuine hardship would result if such a permission were not granted.

9. A Watchman's cabin not exceeding 5' x 5' may be permitted in front near the gate in the marginal open space where the provision for such a cabin is found necessary.

10. Private garages may be permitted on compulsory open spaces provided that—

- (a) The total area covered by the garage does not exceed 10 per cent of the area of the plot;
- (b) The height of the garage does not ordinarily exceed 9 feet above the surrounding ground-level;

- (c) There is a minimum open space of 5 feet between the main building and the garage where the marginal open space is 15 feet. In the case of lesser marginal open spaces, this space of 5 feet may be relaxed at the discretion of the Municipal Commissioner.
- (d) No garage is erected within 25 feet of any street from which it takes access.
- (e) Access from the garage to the street, the width of which shall not be less than 10 feet, is paved and drained to the satisfaction of the Municipal Commissioner.

11. In the case of plots with existing buildings, the Municipal Commissioner may relax the application of regulation Nos. 2, 5 and 6 as he may deem necessary in respect of a new building or an extension to an existing building on the plot and additional floors in view of the constructional or genuine difficulties:

Provided that the above relaxation in the built-up area and open spaces shall be granted in such a way as not to exceed the total floor space of the building permissible on the plot under these regulations:

Provided further that the floor space referred to in the above proviso may be increased to some extent not exceeding 10 per cent of the area of the plot in exceptional cases where genuine hardship would result if such a concession in the floor space were not granted.

12. Where there are two or more buildings on a plot, the common open space between the buildings shall not be less than 30 feet, provided, however, that this space may be reduced up to 20 feet in cases where genuine hardship would result if the 30 feet space were insisted upon.

In the case of plots permitted to be used for Industrial Purposes a covered passage of suitable width between any two buildings may be permitted over the above open space.

13. (a) The open spaces to be left under these regulations shall be deemed to be 'Common Open Spaces' as per the Bombay Municipal Building Regulations and Byelaws.

(b) All compulsory open spaces shall be kept unbuilt upon and open to sky excepting construction of compound walls, open steps, open ottas not more than one foot above ground-level, storage tanks, pump houses not more than 7 feet in height, electric cabins and similar structures and permissible projections, garages and shops.

A-1493-2-A.

(c) Such of the open spaces as may be directed by the Municipal Commissioner shall be paved and drained to his satisfaction.

14. (a) No internal chowk either for a purpose of lighting and ventilation of any part of a building or for its drainage shall be permitted in any building.

(b) No dimension of a chowk open on one side shall be less than 10 feet.

(c) If the wings or sides of a building containing a kitchen or kitchens, derive their light and ventilation from a chowk open on one side, such chowk shall be of a width not less than half the height of the taller wing or side abutting the chowk.

(d) In the case of non-residential buildings, however, a closed chowk may be permitted provided that no side of it is less than 30 feet and its area is not less than 150 sq. yds.

(e) The Municipal Commissioner may relax the application of regulation Nos. 14 (a) to (c) as he may deem necessary in the case of additions to existing buildings.

15. No residential building shall exceed 100 feet in any direction excluding the length of shops permissible in side open spaces provided, however, that this limit may be allowed to be exceeded up to a length of 105 feet in suitable cases.

16. No plot shall be sub-divided and no two or more contiguous plots shall be amalgamated without the previous written permission of the Municipal Commissioner. In the case of the sub-division of a plot, each of the sub-divided plots shall be provided with a means of access as may be determined by the Municipal Commissioner. Such a sub-divided plot, if less than 60' in width, shall not be entitled to provisions of regulation No. 7.

17. No sitting out place shall be permitted on the terrace of any building.

18. No basement floors, cellars, vaults and underground rooms either under or as a part of a building shall be constructed except with the written permission of the Municipal Commissioner.

19. The space below the staircase may be enclosed for the purpose of housing electric meter and/or store, but for no other purpose.

20. Except in the case of plots permitted to be used for industrial purposes, no compound wall or fence to be erected or re-erected along the boundary of a plot on its sides and rear

shall be of a height greater than 6 feet above the ground-level of the plot.

Such a compound wall on a side or sides abutting on to a road or public passage, shall not exceed 5 feet in height of which not more than 3 feet shall be a dwarf wall and the remaining upper portion shall be of railings, balustrades or parapet of a perforated design, etc.

All gates in a compound wall shall open inwards.

21. Balconies, galleries, weather-shades, eaves or entrance canopies projecting on compulsory open spaces will be permitted on the following conditions:—

- (i) No such gallery or balcony shall be projected on a common open space less than 30 feet.
- (ii) The width of such balcony or gallery shall not exceed 3'—6" clear width provided that balconies or galleries on the side abutting a street or passage not less than 20 feet in width may be allowed up to 4 feet width.
- (iii) Cornice balconies not more than 1'—6" in width may, however, be permitted by the Municipal Commissioner if the common open space is not less than 20 feet provided the regulations hereafter specified except in respect of the width of the balcony, are duly complied with.
- (iv) The length of such balcony or gallery on any side of a building shall not exceed $\frac{1}{3}$ rd the length of that side of the building:

Provided that on the side of the building facing a street not less than 40 feet in width, balcony or gallery not exceeding $\frac{2}{3}$ rd the length of that side of the building may be allowed.

- (v) No balcony or gallery will be allowed in front of water closets, urinals and bathrooms or serve as a passage or entrance lobby to any room or sanitary convenience in the building.
- (vi) Every such balcony or gallery shall be of a cantilever type without any support from the floors below and shall be so designed as to be in keeping with the general architectural features of the building.
- (vii) Every balcony or gallery shall be kept open on sides and shall not be enclosed.

(viii) The width of weather-shades or eaves shall not exceed 3 feet except where these projections including R. C. C. or other chajjas and roof projections are provided for the protection of the galleries and balconies, in which case, their widths shall be restricted to a maximum of 1'—6" beyond that of the respective gallery or balcony.

(ix) The Municipal Commissioner may permit an entrance canopy of not more than 6 feet in width in front of the main entrance to a building.

(x) A cantilever canopy not exceeding 5 feet in width but at a height of not less than 10 feet may be permitted in front of shops at the discretion of the Municipal Commissioner.

22. In the case of plots admeasuring more than 1,000 sq. yds. and with a proposal for construction of more than two buildings, no proposal for an individual building or a group of buildings shall be entertained until a development plan with a proper means of access to each building has been submitted and approved by the Municipal Commissioner.

23. No hut, shed or a structure of mud, leaves, grass, cloth or thatch, wood, corrugated iron sheets or of similar other materials for residential purposes or otherwise, shall be allowed within the area of the Scheme except with the permission of the Municipal Commissioner.

24. If a vacant plot or a plot with temporary structure or structures or a portion thereof is being used for any non-conforming use at the date on which the Final Scheme comes into force, the non-conforming use of such plot shall be stopped within a period of three years from the date on which the Final Scheme comes into force, unless it has been agreed or required under any other enactment to discontinue such use earlier.

25. If a plot with a permanent building or buildings or a portion thereof is being used for any non-conforming use at the date on which the Final Scheme comes into force, the non-conforming use of such plot shall not be called upon to be stopped earlier than a period of 16 years from the date on which the Final Scheme comes into force unless it has been agreed or required under any other enactment to discontinue such use earlier.

NOTE.—'Non-conforming use' as referred to in the above regulation Nos. 24 and 25 means the use which is not in accordance with these regulations.

26. B. E. S. T. Sub-station, where necessary, may be permitted in the marginal open space but within the permissible built-up area if the Municipal Commissioner is satisfied that a separate site for the plot is not available in the vicinity. Such a sub-station shall be at least 5'-0" away from any building and shall have a height not exceeding 10'-0".

27. Theatres, public assembly halls, hospitals and other similar public buildings, offices, markets, factories and buildings of the warehouse class shall be provided with such parking space as may be determined by the Municipal Commissioner.

28. These regulations shall not apply to the buildings existing on the date the Final Scheme

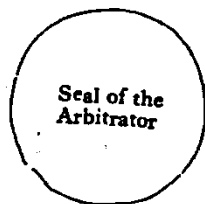
comes into force but shall apply when they are pulled down or a substantial portion of them are reconstructed. (The decision of the Municipal Commissioner as to what is substantial portion shall be final.)

29. Any person contravening any of the aforesaid regulations or any of the provisions of the Scheme, shall on being convicted for such contravention, be liable to a fine which may extend to Rs. 1,000 and in case of continuing contravention of the aforesaid provisions, he shall be liable to an additional fine which may extend to Rs. 10 for each day during which such contravention continues, after conviction for the first such contravention.

G. J. Desai

BOMBAY:
The 28th February 1963

Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area).



APPENDIX 'A'

[Regulation No. 1 (b)]

LISTS OF INDUSTRIES PERMISSIBLE ON PLOTS RESERVED FOR
SERVICE INDUSTRIES

1. Flour Mills with Motive Power not exceeding 10 H. P.
2. Bakeries, Confectionaries, Ice-candy, Ice-cream, Factories with Motive Power not exceeding 10 H.P. and employing not more than 9 persons.
3. Automobile service and repair stations with Motive Power not exceeding 15 H. P. and employing not more than 9 persons.
4. Power Laundries not using a cleaning fluid with petroleum as its base with Motive Power not exceeding 15 H. P. and employing not more than 9 persons.
5. Masala grinding mills with Motive Power not exceeding 10 H. P.
6. Pasteurisation milk, cream and butter with Motive Power not exceeding 10 H. P.
7. Sugarcane crushers for supply of sugarcane juice only with Motive Power not exceeding 5 H. P.
8. Supari grinding with Motive Power not exceeding 10 H. P.
9. Photo process works employing not more than 9 persons.
10. Leather works not employing more than 9 persons.
11. Soda fountain and Aerated Waters with Motive Power not exceeding 10 H. P. and not employing more than 9 persons.
12. Printing, publishing, book-binding, engraving and block-making with Motive Power not exceeding 10 H. P.
13. Goldsmith, locksmith, watch and clock repairs, bicycle repairs, musical instrument repairs, picture framing radio and household appliances repairs, umbrella repairs and upholsters with Motive Power not exceeding 10 H. P. and not employing more than 9 persons.
14. Cloth printing and dyeing works with Motive Power not exceeding 10 H. P. and not employing more than 9 persons.
15. Furniture works with Motive Power not exceeding 10 H. P. Circular saw with more than 1/2 H. P. Motive Power not permissible. Number of workmen not to exceed 9.
16. Umbrella assembly works employing not more than 9 persons.
17. Tools and razor sharpening works employing not more than 9 persons.
18. Paper-box manufacturing including paper cutting and other stationery articles with Motive Power not exceeding 10 H. P. Number of workmen not to exceed 9.
19. Tailoring and embroidery establishments with Motive Power not exceeding 10 H. P. Number of workmen not to exceed 9.
20. Engraving and fine arts works employing not more than 9 persons.
21. Fountainpen manufacture with Motive Power not exceeding 5 H. P. and employing not more than 9 persons.
22. Automatic typewriting employing not more than 9 persons.
23. Mattress-making and cotton cleaning using Electric Motive Power not exceeding 5 H. P.
24. Such other allied repairs, cleaning or light manufacturing shops not employing more than 9 persons and 10 H. P. Motive Power that are not noxious or offensive because of emission of odour, dust, smoke, gas, noise, vibration or otherwise dangerous to the public health and safety, as the Commissioner may deem fit to permit.

BOMBAY:

The 28th February 1963.



A handwritten signature in cursive script, reading "G. J. Desai".

Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area).

APPENDIX 'B'

[Regulation No. 1 (o)]

LIST OF FINAL PLOTS ALONG THE FRONTAGE OF WHICH SHOPS
ARE ALLOWED

Final Plot Nos. 2 to 12, 19, 22, 23, 25 to 29, 32 to 34, 36 to 49, 50 (Part) fronting the N. C. Kelkar Road, Dr. D'Silva Road and Ranade Road except the frontage of the portion earmarked for Cinema, 51 to 53, 60 to 64, 68 to 72, 82, 84, 85 to 90, 91, 98 to 100, 103, 104, 105, 107, 122, 123, 139, 169, 170, 173, 174, 177, 179, 189, 190, 191, 192, 201, 208, 209, 215, 216, 217 to 222, 224 to 226, 228 to 235, 239 to 241, 243, 246 to 249, 251 to 255, 268 to 281, 283 to 285, 287 to 290, 292, 294, 306 to 315, 324 to 326, 330 to 334, 369, 372, 373, 388, 389, 391, 392, 398 to 400, 408, 410, 412 to 421, 425, 427, 428, 430 to 434, 445, 452 to 454, 456, 457, 471 to 476, 478 to 480, 482, 483, 485 to 487, 488 (Part), 490, 497, 498, 501, 515, 516, 520 to 522,

525 to 528, 535 to 537, 550, 551, 559 to 561, 567, 568, 572 to 575, 577, 579, 580, 584, 585, 588, 589, 593 to 602, 604, 608, 609, 612, 618 to 624, 691 to 695, 698 to 701, 714 to 718, 782, 784, 788, 789, 792, 795 to 797, 806, 810 to 812, 825, 828 to 831, 843, 844, 846, 847, 850, 853 to 858, 868 to 870, 872, 874 to 876, 879, 880, 887, 890 to 895, 899, 900 (Part) fronting the Old Prabhadevi Road except the frontage of the portion earmarked for Petrol Pump, 903, 906 to 908, 912 to 915, 923 to 926, 931, 933 to 935, 938, 942 to 944, 948 to 950, 960 to 963, 965, 966, 968, 972 to 982, 985, 986, 1006 to 1008, 1022, 1026, 1027, 1093 to 1095, 1102, 1105 to 1107, 1109 to 1111, 1118, 1122, 1123, 1125 to 1133, 1224, 1226, 1227, 1229, 1232, 1235.

G. J. Desai

BOMBAY:
The 28th February 1963.

Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area).

Seal of the
Arbitrator

**TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME)
(MAHIM AREA)**

STATEMENT SHOWING THE DECISIONS IN RESPECT OF PLOTS ALLOTTED OR RESERVED FOR A PUBLIC PURPOSE, OR PURPOSE OF THE LOCAL AUTHORITY UNDER SECTION 32 (1) (iv), (v), (vi) OF THE ACT

Serial No.	Final Plot No.	Purpose	Decision under sub-section (iv) whether wholly or partly beneficial to the owners or residents within the area of the Scheme	Sums payable as compensation under sub-section (v) if the plot is allotted or reserved for a purpose partly beneficial to the local area and partly to the general public	Contribution levied under sub-section (vi) if the plot is allotted or reserved for a purpose partly beneficial to the local area and partly to the general public
(1)	(2)	(3)	(4)	(5)	(6)
Section 'A'					
1	24	Recreation Ground	.. Wholly beneficial to the owners and residents of the Scheme area.	Question does not arise	.. Question does not arise
2	66	School	.. Do.	Do.	Do.
3	133	Recreation Ground	.. Do.	Do.	Do.
4	144	School	.. Half beneficial to the owners and the residents of the scheme area and half to the general public.	Half the amount calculated at the rate of Rs. 35 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 10 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
5	162	School	.. Do.	Half the amount calculated at the rate of Rs. 40 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 7 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.

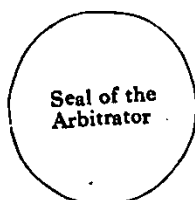
STATEMENT SHOWING THE DECISIONS IN RESPECT OF PLOTS ALLOTTED OR RESERVED FOR A PUBLIC PURPOSE, OR PURPOSE OF THE LOCAL AUTHORITY UNDER SECTION 32 (1) (iv), (v), (vi) OF THE ACT—cont.

Serial No.	Final Plot No.	Purpose	Decision under sub-section (iv) whether wholly or partly beneficial to the owners or residents within the area of the Scheme	Sums payable as compensation under sub-section (v) if the plot is allotted or reserved for a purpose partly beneficial to the local area and partly to the general public	Contribution levied under sub-section (vi) if the plot is allotted or reserved for a purpose partly beneficial to the local area and partly to the general public
(1)	(2)	(3)	(4)	(5)	(6)
Section 'A'—cont.					
6	267	School	Three-fourth beneficial to the owners and the residents of the scheme area and one-fourth to the general public.	One-fourth the amount calculated at the rate of Rs. 35 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 8 per sq. yd. Contribution at one-fourth the percentage rate proposed for the whole scheme.
7	286	Market	Half beneficial to the owners and the residents of the scheme area and half to the general public.	Half the amount calculated at the rate of Rs. 25 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 20 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
8	353	School	Wholly beneficial to the owners and residents of the scheme area.	Question does not arise ..	Question does not arise.
9	357	Recreation Ground ..	Do. ..	Do. ..	Do.
10	359	Cross	Do. ..	Do. ..	Do.
11	370	Cross	Do. ..	Do. ..	Do.
12	390	Vyayamshala	Do. ..	Do. ..	Do.
13	422	Recreation Ground ..	Do. ..	Do. ..	Do.
14	444	School	Do. ..	Do. ..	Do.
15	455	Welfare Centre	Do. ..	Do. ..	Do.
16	458	Recreation Ground ..	Do. ..	Do. ..	Do.
17	458-A	Urinal	Do. ..	Do. ..	Do.
18	540	Housing	Do. ..	Do. ..	Do.
19	554	Parking	Half beneficial to the owners and the residents of the scheme area and half to the general public.	Half the amount calculated at the rate of Rs. 20 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 20 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
20	569	Housing	Wholly beneficial to the owners and residents of the scheme area.	Question does not arise ..	Question does not arise.
21	570-A	Housing	Do. ..	Do. ..	Do.
Section 'B'					
22	708	Recreation Ground ..	Half beneficial to the owners and the residents of the scheme area and half to the general public.	Half the amount calculated at the rate of Rs. 25 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 15 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
23	736	School	Do. ..	Half the amount calculated at the rate of Rs. 25 per sq. yd. for the whole area.	Do.
24	746	Municipal Theatre ..	Do. ..	Half the amount calculated at the rate of Rs. 30 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 20 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
25	773	School	Three-fourth beneficial to the owners and the residents of the scheme area and one-fourth to the general public.	One-fourth the amount calculated at the rate of Rs. 25 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 15 per sq. yd. Contribution at one-fourth the percentage rate proposed for the whole scheme.
26	776	Recreation Ground ..	Do. ..	Do. ..	Do.

STATEMENT SHOWING THE DECISIONS IN RESPECT OF PLOTS ALLOTTED OR RESERVED FOR A PUBLIC PURPOSE OR PURPOSE OF THE LOCAL AUTHORITY UNDER SECTION 32 (1) (iv), (v), (vi) OF THE ACT—cont.

Serial No.	Final Plot No.	Purpose	Decision under sub-section (iv) whether wholly or partly beneficial to the owners or residents within the area of the Scheme	Sums payable as compensation under sub-section (v) if the plot is allotted or reserved for a purpose partly beneficial to the local area and partly to the general public	Contribution levied under sub-section (vi) if the plot is allotted or reserved for a purpose partly beneficial to the local area and partly to the general public
(1)	(2)	(3)	(4)	(5)	(6)
Section 'B'—cont.					
27	843	Market	Half beneficial to the owners and the residents of the scheme area and half to the general public.	Half the amount calculated at the rate of Rs. 35 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 20 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
28	883	School	Wholly beneficial to the owners and the residents of the scheme area	Question does not arise ..	Question does not arise.
29	937	Recreation Ground	Do. ..	Do. ..	Do.
30	939	School	Do. ..	Do. ..	Do.
31	983	Maternity Home	Do. ..	Do. ..	Do.
32	990	Recreation Ground	Do. ..	Do. ..	Do.
33	998	School	Do. ..	Do. ..	Do.
34	999	Recreation Ground	Do. ..	Do. ..	Do.
35	1088	Dhobi Ghat	One-fourth beneficial to the owners and the residents of the scheme area and three-fourth to the general public.	Three-fourth the amount calculated at the rate of Rs. 20 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 15 per sq. yd. Contribution at three-fourth the percentage rate proposed for the whole scheme.
36	1092	Vyayamsnala and sanitary conveniences.	Wholly beneficial to the owners and the residents of the scheme area.	Question does not arise ..	Question does not arise.
37	1097	Housing	Do. ..	Do. ..	Do.
38	1108	School and Recreation Ground.	Half beneficial to the owners and the residents of the scheme area and half to the general public.	Half the amount calculated at the rate of Rs. 35 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 8 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
Section 'C'					
39	1195	Hospital	Do. ..	Half the amount calculated at the rate of Rs. 41 per sq. yd. for the whole area.	Increment on the whole area to be calculated at the rate of Rs. 10 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
40	1209	Chowky	Wholly beneficial to the owners and the residents of the scheme area.	Question does not arise ..	Question does not arise.

BOMBAY:
The 28th February 1963.



G. J. Desai
Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area).

STATEMENT SHOWING THE DECISIONS IN RESPECT OF PLOTS USED FOR A PUBLIC PURPOSE OR PURPOSE OF THE LOCAL AUTHORITY UNDER SECTION 32 (1) (iv), (v), (vi) OF THE ACT

Serial No.	Final Plot No.	Name of reputed owner	Purpose	Decision under sub-section (iv) whether wholly or partly beneficial to the owners or residents within the area of the Scheme	Sums payable as compensation under sub-section (v) if the plot is used for a purpose partly beneficial to the local area and partly to the general public	Contribution levied under sub-section (vi) if the plot is used for a purpose partly beneficial to the local area and partly to the general public
(1)	(2)	(3)	(4)	(5)	(6)	(7)
				Section 'A'		
1	20	1. Smt. Keserbai Chubildas Luloobhai. 2. Janmayjay Chubildas (The surviving Executrix and Executor of the Will of the late Chubildas Luloobhai.) The General Education Institute. (Licensee.)	School ..	Half beneficial to the owners and residents of the scheme area and half to the general public.	Question does not arise.	Increment on the whole area to be calculated at the rate of Rs. 4 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
2	21	The Municipal Corporation for Greater Bombay. (Lessor.) The General Education Institute. (Lessee.)	Do. ..	Do. ..	Do. ..	Do.
3	238	The Trustees of the Will of Antonio DaSilva. (Dr. Antonio DaSilva High School, Dadar).	Do. ..	Do. ..	Do. ..	Increment on the whole area to be calculated at the rate of Rs. 5 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
4	477	The Municipal Corporation for Greater Bombay.	Do. ..	Fully beneficial to the owners and the residents of the scheme area.	Do.	Question does not arise.
				Section 'B'		
5	860	The People's Education Society.	School ..	Half beneficial to the owners and the residents of the scheme area and half to the general public.	Question does not arise.	Increment on the whole area to be calculated at the rate of Rs. 12 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
6	859	The Municipal Corporation for Greater Bombay.	Do. ..	Wholly beneficial to the owners and the residents of the scheme area.	Do. ..	Question does not arise.
7	861	Do.	.. Recreation Ground.	Do. ..	Do. ..	Do.
8	897	The Archbishop of Bombay	School ..	Half beneficial to the owners and the residents of the scheme area and half to the general public.	Do. ..	Increment on the whole area to be calculated at the rate of Rs 8 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.
9	905	The Municipal Corporation for Greater Bombay.	Park .. (Nardulla Park.)	Wholly beneficial to the owners and the residents of the scheme area.	Do. ..	Question does not arise.
				Section 'C'		
10	1167	The Trustees of the Deccan Education Society.	College .. (Kirti College).	Half beneficial to the owners and the residents of the scheme area and half to the general public.	Question does not arise.	Increment on the whole area to be calculated at the rate of Rs. 6 per sq. yd. Contribution at half the percentage rate proposed for the whole scheme.

G. J. Desai

BOMBAY:
The 28th February 1963.

Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area).



STATEMENT SHOWING THE DECISIONS IN RESPECT OF PLOTS EXCLUSIVELY OCCUPIED FOR RELIGIOUS OR CHARITABLE PURPOSES UNDER SECTION 32(1) (vii) OF THE ACT.

Serial No.	F. P. No.	Name of the reputed owner	Purpose	Amount of exemption from the payment of the contribution
(1)	(2)	(3)	(4)	(5)
Section 'A'				
1	48	The Trustees of the Peer Bagdadi Durgah, Dadar Trust	Masjid	Full exemption on $\frac{1}{4}$ area occupied by Masjid.
2	49	The Municipal Corporation for Greater Bombay (Lessor). The Trustees of the Peoples Free Reading Room and Library under a Trust Deed dated 23rd May 1898 (Lessee).	Free Reading Room and Library.	Full exemption on $\frac{1}{4}$ area occupied by Free Reading Room and Library.
3	65	(1) Smt. Sitabai wd/o Sitaram Yeshwant Patil .. (2) Smt. Lilabai <i>alias</i> Pushpabai d/o Sitaram Yeshwant Patil and w/o Yeshwant Gajanan Nakharekar (as Trustee of the Deity of Maruti and the temple thereof).	Temple	Full exemption
4	172	The Trustees of Shri Akkalkot Swami Samarth Maharaja's Math (Mandir).	Do. ..	Do.
5	202	Akhil Bharatiya Kirtan Sanstha	Do ..	Do.
6	236	(1) The Trustee of the Puratan Vatavriksha Shri Hanuman Temple Trust Scheme. (2) Commissioner of Police, Bombay (Police Chowy). (3) Cross (Christians).	Temple and Cross ..	Do.
7	263	(1) Damjibhai Jethabahi (2) Popatlal Narsidas. (3) Babubhai Bhagwanji. (4) Talakchand Nanchand. (5) Deochand Chhaganlal. (6) Santilal Punachand. (7) Damji Padamsi. Trustees of the Trust called Atmakamal Labdhisuriwarji Jain Gyan-Mandir and Paooshadhshala Trust.	Temple and Apasara ..	Full exemption on $\frac{1}{4}$ area occupied by Temple and Apasara.
8	316	The Trustees of the Shantinathaji Maharaj Jain Mandir Trust.	Temple	Full exemption.
9	371	The Vicar and Wardens of the Church of N. S. D'Salvacao.	Church	Full exemption on $\frac{1}{4}$ area occupied by Church.
10	374-A	Dr. Mahadeo Narayan Birje and others Trustees of Shri Puratan Shivlinga Sansthan Temple.	Temple	Full exemption.
11	481	(1) Smt. Sulochanabai wd/o Narayan Moreshwar Padhye. (2) Ramchandra Narayan Padhye. (3) Prabhakar Narayan Padhye. (4) Prakash Narayan Padhye. (5) Anant Vinayak Padhye.	Do. ..	Temple.
12	549	Syed Nurul Hassan (Trustee)	Masjid	Full exemption.
Section 'B'				
13	794	The Trustees of the Social Service League, Bombay ..	Industrial School for Women.	50 per cent exemption.
14	851	(1) Rao Bahadur Sitaram Keshav Bole.. .. (2) Vinayak Ramrao Navalkar. (3) Narayan Deorao Kowli. (4) Dr. Harischandra Pandurang Kowli. (5) Sadanand Trimbak Keny. Trustees of Shri Bhaskar Gawad Maruti Temple Trust	Temple	Full exemption.
15	857	The Vicar and Wardens of the Church of N. S. D'Salvacao.	Cemetery.. ..	Full exemption on 7,732 sq. yds. used and intended for the cemetery.
16	898	The Archbishop of Bombay	Church and Cemetery ..	Full exemption.

STATEMENT SHOWING THE DECISIONS IN RESPECT OF PLOTS EXCLUSIVELY OCCUPIED FOR RELIGIOUS OR CHARITABLE PURPOSES UNDER SECTION 32 (1) (vii) OF THE ACT—cont.

Serial No.	F. P. No.	Name of the reputed owner	Purpose	Amount of exemption from the payment of the contribution
(1)	(2)	(3)	(4)	(5)
Section ' B '—cont.				
17	904	The Official Trustee of Bombay	Temple	.. Full exemption on $\frac{1}{2}$ area, occupied by Temple.
18	984	The Trustees of Shri Jakhadevi Temple	Do.	.. Full exemption.
19	1004	(1) Dagdooji Mahaduji (2) Maruti Bapuji. (3) Tulsiram Mahanji. (4) Vithal Mahanji. (Common for charitable purpose.)	Do.	.. Do.
20	1051	(1) Manohar Nagnath (2) Prabhakar Nagnath. (Tenants-in-common in equal shares.)	Do.	.. Do.
21	1101	(1) Jayanand Krishnanath Ambarnath Kirtikar (2) Chitrasen Anandrao Jaikar. (3) Mukund Narayan Wazkar. (Trustees of the Deed of Settlement dated 1st October 1958 of J. K. Kirtikar.)	Do.	.. Do.
22	1117	Ramrao Dinanath Naik	Do.	.. Full exemption on $\frac{1}{4}$ area, occupied by Temple.
Section ' C '				
23	1140	The Mahim and Worli Hindu Burning and Burial-grounds Committee.	Burning and Burial-ground.	Full exemption.
24	1192	Umar Hasan Bilwas (Mutavali of the Durgah known as Siddi Bawa):	Durgah	Do.
25	1234	The Trustees of the Worli Gopchar and Bhoys Sansthan	Temple	Do.
26	1291	The Municipal Corporation for Greater Bombay	Burial-ground	Do.
27	1292	The Mahim and Worli Hindu Burning and Burial-grounds Committee.	Do.	Do.

G. J. Desai

*Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area)*

Bombay :
The 28th February 1963.



TOWN PLANNING SCHEME, BOMBAY CITY No. IV
(MAHIM AREA)

REDISTRIBUTION AND VALUATION STATEMENT

FORM B

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TOWN PLANNING SCHEME, BOMBAY CITY NO. IV

(MAHIM AREA)

REDISTRIBUTION AND VALUATION STATEMENT—FORM B

SECTION "A"

(Sr. No. 1 to 663-A)

TOWN PLANNING SCHEME

Redistribution and

Serial No.	Name of Owners	Tenure	ORIGINAL PLOT					VALUE IN RUPEES	
			C. Survey No.	Number	Area in sq. yds.	Without reference to value of structures	Inclusive of structures		
						(6-a)	(6-b)		
(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)		
						Rs.	Rs.	SECTION	
1	The Municipal Corporation for Greater Bombay	.. F. H.	1565	.. 1	3,455	..	..
2	Smt. Shirinbai Aspandiar .. .. .	.. M. L.	1542	} .. 2	707-02	56,562	56,562	+x
	Irani .. .. .	.. Do.	1543					
3	1. Shivilal Fakirbhai Motiram 2. Maganlal Fakirbhai Motiram. 3. Ramanlal Fakirbhai Motiram. 4. Gokuldas Fakirbhai Motiram.	.. M. L.	1518	.. 3	770-37	61,630	61,630	+x	
4	1. Shrimati Noorbai Haji Aboo Joosab 2. Haji Vali Mahomed Haji Aboo. 3. Haji Noormahomed Haji Aboo. (Trustees).	.. P. & T.	1/1518	.. 4	394-44	31,555	31,555	+x	
5	1. Shrimati Sumatibai Vinayak Chintaman Javle 2. Keshav Vinayak Javle.	.. M. L.	1/1517	.. 5	402-22	32,178	32,178	+x	
6	1. Shrimati Manoramabai Moreswar Chintaman Javle 2. Madhav Moreswar Javle.	M. L.	1517	.. 6	402-22	32,178	32,178	+x	
7	Shrimati Jenabai Hassanali Gulamhusein and others, Trustees of the Deed of Settlement, dated 22nd January 1932.	P. & T.	1514	.. 7	897-38	85,251	85,251	+x	
8	1. Dr. P. V. Rath 2. D. V. Rath. 3. Dr. R. V. Rath. 4. M. V. Rath (Trustees of the Deed of Settlement of the late Dr. V. J. Rath.)	.. M. L.	1513	.. 8	816-63	89,829	89,829	+x	
9	1. Sadanand Gajanan Javle 2. Dwarkanath Vasantrao Javle.	.. M. L.	1512	.. 9	809-44	80,944	80,944	+x	
10	1. Shrimati Tarabai Purshottam Bhojne 2. Janardan Ramkrishna Dolas (Trustees of the Indenture of Settlement, dated 19th December 1913.)	.. P. & T.	1515	.. 10	855-74	64,180	64,180	+x	
11	1. Saradkumar Janardhan Deware 2. Nandkumar Janardhan Deware.	.. F. H.	1516	.. 11	414-18	24,851	24,851	+x	
12	Shrimati Champubai Kesharinath Rane .. .. .	.. F. H.	1/1516	.. 12	414-18	24,851	24,851	+x
13	The Trustees of the Kshatriya Union Club .. .. .	.. M. L.	1519	.. 13	1,161	63,855	63,855	+x
14	The Trustees of the Dadar Sarvajanik Vachanalaya and Kashinath Deoji Dhuru Hall Trusts under a deed of Trust, dated 16th April 1930.	M. L.	1508	.. 14	375-33	18,766	18,766	+x	
15	Shrimati Nalinibai Gajanan Purandare .. .. .	.. M. L.	1538	.. 15	361-87	18,093	18,093	+x
16	Dr. Waman Vinayak Dhurandhar .. .. .	.. M. L.	1534	.. 16	486-68	26,767	26,767	+x
17	Krishnaji Atmaram Paradkar .. .. .	.. P. & T.	1533	.. 17	279-00	13,950	13,950	+x
18	Shankar Yeshwant Pradhan .. .. .	.. F. H.	1532	.. 18	527-14	26,357	26,357	+x

BOMBAY CITY No. IV (MAHIM AREA)

Valuation Statement—Form B

Number	Area in sq. yds.	FINAL PLOT				Contribution (+) Compensation (-) under section 67 column (9-b) minus column (6-b) (11)	Increment (section 65) column (10-a) minus column (9-a) (12)	Contribution (section 66) 50 per cent of column (12) (13)	Addition to (+) or deduction from (-) contribution to be made under other sections (14)	Net demand from (+) or by (-) owner being the addition of Cols. (11), (13) and (14) (15)	Remarks
		VALUE IN RUPEES									
		Undeveloped		Developed							
Without reference to value of structures (9-a)	Inclusive of structures (9-b)	Without reference to value of structures (10-a)	Inclusive of structures (10-b)								
(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
'A'											
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	3,455-00	..	..	..	..	..	..	..	..	..	Garden.
2	707-02	56,562	56,562 + x	60,097	..	..	3,535	1,767	..	+1,767	
3	770-37	61,630	61,630 + x	65,481	..	..	3,851	1,925	..	+1,925	
4	394-44	31,555	31,555 + x	33,527	..	..	1,972	986	..	+986	
5	402-22	32,178	32,178 + x	34,189	..	..	2,011	1,005	..	+1,005	
6	402-22	32,178	32,178 + x	34,189	..	..	2,011	1,005	..	+1,005	
7	897-38	85,251	85,251 + x	89,738	..	..	4,487	2,243	..	+2,243	
8	816-63	89,829	89,829 + x	93,912	..	..	4,083	2,041	..	+2,041	
9	809-44	80,941	80,944 + x	84,182	..	..	3,238	1,619	..	+1,619	
10	855-74	64,180	64,180 + x	67,603	..	..	3,423	1,711	..	+1,711	
11	414-18	24,851	24,851 + x	26,508	..	..	1,657	828	..	+828	
12	414-18	24,851	24,851 + x	26,508	..	..	1,657	828	..	+828	
13	1,161-00	63,855	63,855 + x	68,499	..	..	4,644	2,322	..	+2,322	
14	375-33	18,766	18,766 + x	20,268	..	..	1,502	751	..	+751	
15	361-87	18,093	18,093 + x	19,541	..	..	1,448	724	..	+724	
16	486-68	26,767	26,767 + x	28,227	..	..	1,460	730	..	+730	
17	279-00	13,950	13,950 + x	15,066	..	..	1,116	558	..	+558	
18	527-14	26,357	26,357 + x	28,466	..	..	2,109	1,054	..	+1,054	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
19	1. Shrimati Laxmibai Shridhar Khot 2. Maruti Shridhar Khot. 3. Yeshwant Shridhar Khot. 4. Digamber Shridhar Khot. 5. Hari Shridhar Khot. 6. Shripad Shridhar Khot. 7. Rajaram Shridhar Khot.	F. H.	1531	.. 19	681-87	40,912	40,912 +x
20	1. Shrimati Keserbai Chubildas Luloobhai 2. Janmayjay Chubildas (The surviving Executrix and Executor of the Will of the late Chubildas Laloobhai) The General Education Institute. (Licensee).	F. H.	1/185	.. 20	653-00	45,710	45,710 +x
21	The Municipal Corporation for Greater Bombay (Lessor) The General Education Institute. (Lessee).	M. L.	2/185	.. 20A	1,386-00	69,300	69,300 +x
22	1. Vishwanath Ramchandra Dhuru 2. Subodchandra Vishwanath Dhuru. 3. Prafullachandra Vishwanath Dhuru. 4. Atoolchandra Vishwanath Dhuru. 5. Shrimati Promodini Vishwanath Dhuru. 6. Shrimati Arunbala Vishwanath Dhuru. 7. Shrimati Sunitibala Vishwanath Dhuru.	F. H.	1/192	.. 21	75-75	4,924	4,924 +x
23	Mohan Ramchandra Dhuru	P. & T. do.	190 191	.. } .. }	22	297-00	17,820 +x
24	Shridhar Manik Patil	P. & T.	189	.. 23	419-00	25,140	40,890 +x
25	1. Bhalchandra Balaram Dhuru 2. Ravindranath Balaram Dhuru. 3. Shrimati Sumatibai Balaram Dhuru. 4. Virendra Balaram Dhuru. 5. Hemchandra Balaram Dhuru.	P. & T.	188	.. 24	524-00	31,440	31,440 +x
26	1. Shrimati Hirabai <i>alias</i> Sumatibai Balaram Kashinath Dhuru. 2. Ravindranath Balaram Dhuru. 3. Bhalchandra Balaram Dhuru. 4. Virendra Balaram Dhuru. 5. Hemchandra Balaram Dhuru.	F. H.	187	.. 25	200-00	20,000	20,000 +x
27	1. Shankar Hari Vaidya 2. Pandurang Hari Vaidya.	P. & T.	1/195	.. 26	1,262-7	94,702	94,702 ÷x
28	Shrimati Padmavati Dinkar Narayan Vaidya	P. & T.	194	.. 27	169-00	10,140	10,140 +x
29	Dr. Gajanan Dinkar Purandare	P. & T.	1/194	.. 28	83-05	5,010	5,010 +x
30	Kamal Kant Dinkar Purandare	P. & T.	2/194	.. 29	83-05	4,175	4,175 +x
31	Common passage belonging to owners of C. S. Nos. 194, 1/194, 2/194, i.e., O. P. Nos. 27, 28 and 29.	P. & T.	3/194	.. 30	21-00	1	1 +x
32	Shrimati Fatmabai Abbasbhai Mahomedally and d/o Kikabhoy Chandabhoy.	P. & T.	193	.. 31	823-00	61,725	65,725 +x
33	Mehta, Ltd.	M. L. M. L.	193 1A/196	.. } .. }	32	527-00 735-00	1,38,820 1,38,820 +x
				Total ..	1,262-00		
34	1. Tribhovandas Damji Contractor 2. Mukundrai Damji Contractor.	M. L.	1/196	.. 33	921-06	1,01,376	1,01,376 +x
35	The Municipal Corporation for Greater Bombay	P. & T.	196	.. 34	3,149-00	3,46,390	3,46,390 +x
36	The Life Insurance Corporation of India	F. H.	1,607	.. 35	1,08,600	1,08,600	1,08,600 +x

*Incremental contribution under section 66 at half the percentage rate proposed for the whole scheme.
†Lessor—Nil, Lessee—+1,386.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
19	681-87	40,912	40,912 +X	43,640	..	..	2,728	1,364	..	+1,364	
20	653-00	45,710	45,710 +X	48,322	..	..	2,612	653*	..	+653	*
21	1,386-00	69,300	69,300 +X	74,844	..	..	5,544	1,386*	..	+1,386†	†*
22	75-75	4,924	4,924 +X	5,227	..	..	303	151	..	+151	
23	297-00	17,820	17,820 +X	19,305	..	..	1,485	742	..	+742	
..	..	..	..	..	..	-40,890	..	..	..	-40,890	
25	524-00	31,440	31,440 +X	34,060	..	..	2,620	1,310	..	+1,310	
26	200-00	20,000	20,000 +X	20,600 ++	..	..	600	300	..	+300	
27	1,262-07	94,702	94,702 +x	1,01,016	..	..	6,314	3,157	..	+3,157	
28	169-00	10,140	10,140 +x	11,830	..	..	1,690	845	..	+845	
29	83-05	5,010	5,010 +x	5,845	..	..	835	417	..	+417	
30	83-05	4,175	4,175 +x	5,010	..	..	835	417	..	+417	
31	21-00	1	1 1	1	..	..	..	..	..	..	Passage.
32	823-00	61,725	61,725 +x	65,840	..	..	4,115	2,057	..	+2,057	
33	1,262-00	1,38,820	1,38,820 +x	1,43,868	..	..	5,048	2,524	..	+2,524	
34	921-06	1,01,376	1,01,376 +x	1,04,141	..	..	2,765	1,382	..	+1,382	
35	3,149-00	3,46,390	3,46,390 +x	3,77,880	..	..	31,490	15,745	..	+15,745	
36	1,086-00	1,08,600	1,08,600 +x	1,12,944	..	..	4,344	2,172	..	+2,172	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
37	1. Shrimati Laxmibai, w/o Raghunath Hari Shetye .. 2. Bapu Hari Shetye. 3. Sitaram Hari Shetye. 4. Tukaram Hari Shetye.	F. H.	8/201	.. 36	1,085-00	97-650	97-650 +X
38	1. Ishwarlal Chhotalal Daftary 2. Brijmohanlal Chhotalal Daftary. 3. Chandravadan Chhotalal Daftary. 4. Shrimati Jadhav Chhotalal Bhaidas Daftary. Trustees under a Deed of Settlement, dated 23rd March 1942.	Free of Assess- ment.	7/201	.. 37	1,067-00	96,030	96,030 +X
39	1. The Government of Maharashtra (Lessor). .. Shrimant Saubhagyawati Laxmibai Saheb Angre (of Gwalior State.) 2. Sardar Chandroji Sambhajirao Angre. (Lessees).	Govt. Lease- hold.	1608	.. 38	975-00	97,500	97,500 +X
40	1. Shrimati Musumbi Abdul Gaffoor Kalu 2. Shrimati Rabia Ammen Abdul Gaffoor Kalu, d/o Abdul Gaffoor Kalu. 3. Abdul Sattar. 4. Mahomed Usman. 5. Abdul Rashid. 6. Abdul Razak. 7. Shrimati Sarabai, d/o Abdul Gaffoor Kalu. 8. Abdul Gani Kalu.	Free of Assess- ment.	1609	.. 39	1,162-67	1,27,894	1,27,894 +X
41	Jehangir Eduji Ghamat	F. H.	4/201	.. 40	1,110-58	1,16,611	1,16,611 +X
42	1. Abdul Satar Ahmedbhoi 2. Abdul Majid Ahmedbhoi. Trustees of Ahmed. Ommerbhoi Wakf Trust, dated 24th February 1938.	F. H.	6/201	.. 41	1,470-08	1,54,434	1,54,434 +X
43	Pandurang Vithal Patil. (Lessor) Shankarrao Narayanrao Kane. (Lessee.)	F. H.	5/201	.. 42	1,293-00	1,35,765	1,35,765 +X
44	1. Shrimati Savitabai Maganlal Dayabhai 2. Ratilal Dayabhai. 3. Liladhar Harjiwan Popat. 4. Dayalji Naranji. 5. Ravashankar Durlabhaji Mehta. 6. Padmanabh Dayabhai. 7. Jayendrakumar Maganlal (Executors of the will of Maganlal Dayabhai, dated 5th July 1943).	F. H.	1/201	.. 43	1,383-00	1,24,470	1,24,470 +X
45	1. Kishorchandra Vithaldas (two-third share) .. 2. Shrimati Jayendra Sureshchandra Vakeel (one-third share).	F. H.	3/201	.. 44	2,696-00	2,15,680	2,15,680 +X
46	1. Ganpat Abaji Bodke 2. Mahadeo Ganpat Bodkes. 3. Chandrakant Ganpat Bodke (Trustees under a Deed of Settlement, dated 14th September 1935).	Free of Assess- ment.	2/201	.. 45	1,035-00	93,150	93,150 +X
47	1. Rt. Hon. M. R. Jaykar 2. Shamrao Sakharam Trilokekar. 3. Dhirajlal Keshavlal Thakore. 4. Shrimati Nalinibai, w/o Ganpatrao Dhurandhar. Trustees.	P. & T.	200	.. 46	4,768-22	4,29,140	4,29,140 +X
48	The Trustees of the Peer Bagdadi Durgah, Dadar Trust.	P. & T.	199	.. 47	2,891-00	3,18,010	3,18,010 +X
49	The Municipal Corporation for Greater Bombay (Lessor). The Trustees of the Peoples Free Reading Room and Library under a Trust deed, dated 23rd May 1898. (Lessee).	P & T.	2/196	.. 48	902-33	99-256	99-256 +X
50	L. D. Products Private Limited	P. & T.	3/196	.. 49	3,178-66	3,49,653	3,49,653 +X
51	Balkrishna Balvantrao Dadarkar	P. & T. P. & T.	158 159	.. 50	440-00 812-00	1,37,720	1,37,720 +X
Total ..					1,252-00		

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
37	1,085-00	97,650	97,650 +x	1,00,905	..	..	3,255	1,627	..	+1,627	
38	1,067-00	96,030	96,030 +x	1,00,298	..	..	4,268	2,134	..	+2,134	
39	975-00	97,500	97,500 +x	1,01,400	..	..	3,900	1,950	..	+1,950*	*
40	1,162-67	1,27,894	1,27,894 +x	1,33,707	..	..	5,813	2,906	..	+2,906	
41	1,110-58	1,16,611	1,16,611 +x	1,22,164	..	..	5,553	2,776	..	+2,776	
42	1,470-08	1,54,434	1,54,434 +x	1,61,788	..	..	7,354	3,677	..	+3,677	
43	1,293-00	1,35,765	1,35,765 +x	1,42,230	..	..	6,465	3,232	..	+3,232†	†
44	1,383-00	1,24,470	1,24,470 +x	1,31,385	..	..	6,915	3,457	..	+3,457	
45	2,696-00	2,15,680	2,15,680 +x	2,26,464	..	..	10,784	5,392	..	+5,392	
46	1,035-00	93,150	93,150 +x	1,03,500	..	..	10,350	5,175	..	+5,175	
47	4,768-22	4,29,140	4,29,140 +x	4,52,981	..	..	23,841	11,920	..	+11,920	
48	2,891-00	3,18,010	3,18,010 +x	3,32,465	..	..	14,455	3,613	..	+3,613	(a)
49	902-33	99,256	99,256 +x	1,03,768	..	..	4,512	1,128	..	+1,128**	(b)
50	3,178-66	3,49,653	3,49,653 +x	3,81,439	..	..	31,786	15,893	..	+15,893	
51	1,252-00	1,37,720	1,37,720 +x	1,43,980	..	..	6,260	3,130	..	+3,130	..

*Lessor—Nil. Lessee—1,950.

†Lessor—Nil. Lessee—+3,232.

(a) No incremental Contribution under section 32 (1) (vii) on half area occupied by Masjid.

(b) No incremental Contribution under section 32 (1) (vii) on half area occupied by Free Reading Room and Library.

**Lessor—Nil. Lessee—+1,128.

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
52	Messrs. V. P. Bedekar and Sons Limited	.. .. P. & T.	177	.. 51	579-00	53,847	53,847 +X
53	1. Bhanudas Shankar Shahade 2. Arvind Shankar Shahade. (Trustees under the deed of Trust, dated the 25th January 1954).	.. .. P. & T.	178	.. 52	1,030-00	97,850	99,570 +X
54	The Municipal Corporation for Greater Bombay	.. P. & T.	179	.. 52-A	353-00	1	1
55	The Saraswat Co-operative Bank Limited	.. .. P. & T.	175	.. 53	357-00	14,280	14,280 +X
56	1. Atmaram Ramchandra Paradkar 2. Shrimati Mathurabai A. R. Paradkar.	.. .. P. & T.	1/174	.. 54	214-44	8,578	8,578 +X
57	1. Eruch Jamshedji Bamboat 2. Darab Jamshedji Bamboat. 3. Dossabhoy Jalbhoy Dubash. (Trustees under the Deed of Settlement, dated the 30th June 1952).	.. .. P. & T.	174	.. 55	459-00	16,065	16,065 +X
58	Shrimati Laxmibai, wd/o Kassawa Harishchandra Patil	P. & T.	172	.. 56	436-00	17,440	17,440 +X
59	1. Hari Ramchandra Deodhar 2. Shantaram Ramchandra Deodhar. 3. Shrimati Vimlabai Gajanan Deodhar. 4. Janardan Ramchandra Deodhar.	.. .. P. & T.	173	.. 57	289-00	10,115	10,115 +X
60	1. Shripad Gangadhar Joshi 2. Shrikrishna Gangadhar Joshi. 3. Shriram Gangadhar Joshi.	.. .. P. & T.	176	.. 58	1,113-00	55,650	55,650 +X
61	Shanker Narayan Kane	.. .. P. & T.	160	.. 59	544-00	47,328	47,328 +X
62	Jiva Devshi	.. .. P. & T.	161	.. 60	337-44	30,370	30,370 +X
63	Ashok Madhusudan Bhatt.	.. .. P. & T. M. L.	171 2046	.. 61	791-00 108-7	48,466	48,466 +X
				Total ..	899-7		
64	1. Achyut Balkrishna Parayane 2. Padmanabh Balkrishna Parayane.	.. .. P. & T.	1/167	.. 62	464-5	37,160	37,160 +X
65	Phillip David Pereira	.. .. P. & T.	167	.. 63	248-00	19,840	19,840 +X
66	The Municipal Corporation for Greater Bombay	.. P. & T.	151	.. 64	44-02	1	1
67	1. Keshav Atmaram Parayane 2. Manohar Atmaram Parayane. 3. Chandrakant Atmaram Parayane.	.. .. P. & T.	1-A/167	.. 65	368-00	14,720	26,720 +X
68	Shrimati Indirabai Anant Vishnu Kanvinde	.. .. P. & T.	1/171	.. 66	159-00	8,745	8,754
69	1. Shrimati Sitabai, wd/o Sitaram Yeshwant Patil 2. Shrimati Lilabai, alias Pushpabai, d/o Sitaram Yeshwant Patil and w/o Yeshwant Gajanan Nakharekar. (As Trustees of the Deity of Maruti and the temple thereof).	.. .. P. & T.	170	.. 67	86-00	2,580	2,580 +X
70	1. Shrimati Sitabai, wd/o Sitaram Yeshwant Patil 2. Shrimati Lilabai, alias Pushpabai, d/o Sitaram Yeshwant Patil and w/o Yeshwant Gajanan Nakharekar. (As Trustees of the Deity of Maruti and the temple thereof).	.. .. P. & T.	169	.. 68	2,167-00	65,010	81,890 +X
71	1. Shrimati Sitabai, wd/o Sitaram Yeshwant Patil 2. Shrimati Lilabai, alias Pushpabai, d/o Sitaram Yeshwant Patil and w/o Yeshwant Gajanan Nakharekar. (As Trustees of the Deity of Maruti and the temple thereof). (Fazandars). Shrimati Ramabai, w/o Purushottam Gopal Kukde. (Holder).	.. .. P. & T.	2/169	.. 68-A	106-00	5,300	19,730

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
52	579-00	53,847	53,847 +X	56,742	..	..	2,895	1,447	..	+1,447	
53	901-00	85,595	85,595 +X	94,605	..	-13,975	9,010	4,505	..	-9,470	
..	..	..	..	..	..	-1	..	..	..	-1	Passage
54	394-00	15,760	15,760 +X	19,700	..	+1,480	3,940	1,970	..	+3,450	
55	183-00	7,320	7,320 +X	9,150	..	-1,258	1,830	915	..	-343	
56	453-00	15,855	15,855 +X	20,385	..	-210	4,530	2,265	..	+2,055	
57	377-00	15,080	15,080 +X	19,604	..	-2,360	4,524	2,262	..	-98	
58	283-00	9,905	9,905 +X	12,735	..	-210	2,830	1,415	..	+1,205	
59	1,113-00	55,650	55,650 +X	61,215	..	..	5,565	2,782	..	+2,782	
60	544-00	47,328	47,328 +X	48,960	..	..	1,632	816	..	+816	
61	337-44	30,370	30,370 +X	32,057	..	..	1,687	843	..	+843	
62	859-00	47,245	47,245 +X	51,540	..	-1,221	4,295	2,147	..	+926	
63	464-05	37,160	37,160 +X	39,482	..	..	2,322	1,161	..	+1,161	
64	270-00	21,600	21,600 +X	24,300	..	+1,760	2,700	1,350	..	+3,110	
..	..	..	..	..	..	-1	..	..	..	-1	Passage.
740 in Section 'B'	533-00	13,325	13,325 +X	21,320	..	-13,395	7,995	3,997	..	-9,398	
..	..	..	..	..	..	-8,745	..	..	..	-8,745	
65	393-00	11,790	11,790 +X	15,720	..	+9,210	3,930	..	..	+9,210*	
741 (In Section 'B').	908-00	27,240	27,240 +X	40,860	..	-54,650	13,620	6,810	..	-47,840	
..	..	..	..	..	..	-19,730	..	..	..	-19,730†	

*Temple. No. Incremental Contribution under Section 32 (1) (vii).

†Fazandars = - 80. Holder = - 19,650.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
67	2,209-00	88,360	88,360	1,21,495	..	-35,256	33,135	16,567	..		
68	954-00	57,240	57,240 +X	62,964	..		5,724	2,862	..	-15,827	
	3,163-00	1,45,600	1,45,600 +2X	1,84,459			38,859	19,429			
69	2,231-41	1,45,042	1,45,042 +X	1,56,199	..	..	11,157	5,578	..	+5,578	
70	80-00	8,000	8,000 +X	8,400	..	..	400	200	..	+200	
71	836-35	58,544	58,544 +X	62,726	..	..	4,182	2,091	..	+2,091	
72	535-00	37,450	37,450 +X	41,730	..	-8,530	4,280	2,140	..	-6,390	
73	364-00	12,740	12,740 +X	17,108	..	-695	4,368	2,184	..	+1,489	
74	284-00	9,940	9,940 +X	13,348	..	-420	3,408	1,704	..	+1,284	
75	582	29,100	29,100 +X	36,084	..	-2,100	6,984	3,492	..	+1,392	
76	535	26,750	26,750 +X	34,775	..	-3,250	8,025	4,012	..	+762	
77	429	17,160	17,160 +X	22,308	..	..	5,148	2,574	..	+2,574	
78	371	14,840	14,840 +X	19,292	..	-9,180	4,452	2,226	..	-6,954	
79	1,224	55,080	55,080 +X	67,320	..	-20,910	12,240	6,120	..	-14,790	
80	1,467	49,392	49,392 +X	61,128	..	+12,159	11,736	5,868	..	+18,027	
...	..	..	..	..	..	-4,635	..	..	..	-4,635	
739 (In section 'B').	533	13,325	13,325 +X	21,320	..	-9,395	7,995	3,997	..	-5,398	
81	1,384	1,10,720	1,10,720	1,19,024	..	-9,748	8,304	4,152	..	-5,596	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
88	Gopinath Kondaji Khandke	P. & T.	5/182	84-A	526.9	26,345	26,345 +X
89	1. Dattatraya Narahari Khandke 2. Shrimati Jankibai Dattatraya Khandke. 3. Shantaram Ramchandra Khandke. 4. Namdeo Laxman Khandke. 5. Damodar Vithal Bartake (Trustees).	P. & T.	1/182	85	1,364.86	68,243	68,743 +X
90	1. Dattatraya Narahari Khandke 2. Shrimati Jankibai Dattatraya Khandke. 3. Shantaram Ramchandra Khandke. 4. Namdeo Laxman Khandke. 5. Damodar Vithal Bartake (Trustees).	P. & T.	1A/182	85-A	990.14	74,260	74,260
91	1. Dwarkanath Mukund Khandke 2. Pandharinath Mukund Khandke. 3. Dattatraya Narahari Khandke. 4. Namdeo Laxman Khandke. 5. Damodar Vithal Bartake. 6. Shrimati Parvatibai, wd/o Kashinath Mukund Khandke. 7. Shrimati Annapurnabai, w/o Mukund Moroba Khandke.	P. & T.	2/182	86	1,075.00	53,750	53,790 X
92	1. Dwarkanath Mukund Khandke 2. Asokkumar Dwarkanath Khandke. 3. Pandharinath Mukund Khandke. 4. Eknath Mukund Khandke. 5. Dinanath Mukund Khandke.	P. & T.	2A/182	87	946.00	47,300	47,550 +X
93	Shrimati Fatmabai Ibrahim, w/o Vazirally Bundeally	P. & T.	277	88	985.3	78,824	78,824 +X
94	Mohsinaly Vazirally Bundeally	P. & T.	278	89	513.00	25,650	25,650 +X
95	Ganesh Laxman Kulkarni	P. & T.	279	90	364.00	18,200	18,200 +X
96	Shrimati Hiralaxmi, wd/o Premchand Raichand ..	P. & T.	1/279	91	250.00	12,500	12,500 +X
97	Dr. Madhukar Balwant Raut	P. & T.	11/280	92	584.00	29,200	29,400 +X
98	1. Kashinath Nanabhai Bhulchkar 2. Anant alias Bhagwant Narayan Bhulchkar ..	P. & T.	10/280	93	222.00	9,990	9,990 +X
99	Mohan Ramchandra Dhuru	P. & T.	9/280	94	205.00	9,225	9,345 +X
100	Chotabhai Balaram Pathare	P. & T.	8/280	95	294.00	13,230	13,360 +X
101	1. Hari Vinayak Karnat 2. Vinayak Vishnu Karnat.	P. & T.	269	96	379.00	15,160	15,160 +X
102	Govind Ramchandra Kelkar	P. & T.	270	97	170.00	7,050	7,050 +X
103	Shankarrao Kashinath Paishetkar	P. & T.	271	98	162.00	7,240	7,240 +X
104	1. Narayan Ramchandra Oolungal 2. Shivaji Ramchandra Oolungal 3. Venkat Ramchandra Oolungal 4. Dattatraya Ramchandra Oolungal. 5. Vinayan Ramchandra Oolungal.	P. & T.	274 275 276	99	608.00 721.00 1,551.00 2,880.00	1,72,800	1,72,800 +X
105	1. Narayan Ramchandra Oolungal 2. Shivaji Ramchandra Oolungal. 3. Venkat Ramchandra Oolungal. 4. Dattatraya Ramchandra Oolungal. 5. Vinayan Ramchandra Oolungal. (common passage with a right of way to the owners of C. S. Nos. 269, 270 and 271).	P. & T.	273	100	124.00	1.00	1.00

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
82	526-9	26,345	26,345 +X	29,506	..	..	3,161	1,580	..	+1,580	
83	1,364-86	68,243	68,243 +X	81,892	..	-500	13,649	6,824	..	+6,324	
84	844-14	63,310	63,310	71,752	..	-10,950	8,442	4,221	..	-6,729	
85	740	37,000	37,000 +X	45,880	..	-16,790	8,880	4,440	..	-12,350	
86	648	32,400	32,400 +X	40,176	..	-15,150	7,776	3,888	..	-11,262	
87	916	73,280	73,280 +X	84,272	..	-5,544	10,992	5,496	..	-48	
88	513	25,650	25,650 +X	31,806	..	..	6,156	3,078	..	+3,078	
89	374	18,700	18,700 +X	23,188	..	+500	4,488	2,244	..	+2,744	
90	305	15,250	15,250 +X	18,300	..	+2,750	3,050	1,525	..	+4,275	
91	601	30,050	30,050 +X	36,060	..	+650	6,010	3,005	..	+3,655	
92	204	9,180	9,180 +X	10,812	..	-810	1,632	816	..	+6	
93	187	8,415	8,415 +X	9,911	..	-930	1,496	748	..	-182	
94	274	12,330	12,330 +X	13,700	..	-1,030	1,370	685	..	-345	
95	379	15,160	15,160 +X	18,192	..	..	3,032	1,516	..	+1,516	
96	130	5,850	5,850 +X	6,630	..	-1,200	780	390	..	-810	
97	119	5,950	5,950 +X	6,902	..	-1,290	952	476	..	-814	
98	2,880	1,72,800	1,72,800 +X	1,87,200	..	..	14,400	7,200	..	+7,200	
..	..	..	..	..	..	-1	..	..	..	-1	Passage

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
106	1. Shrimati Bibibai, wd/o Vali Mohamed Abdul Rehman. 2. Shrimati Fatmabai, wd/o Ahmed Hussein. 3. Abdul Rehman Valimohamed. (Trustees).	P. & T.	272	.. 101	1,505-05	90,303	90,303 +X
107	1. Harischandra Ganpatrao Kadam 2. Mahadeo Vinayak Indulkar. 3. Ramchandra Laxman Belosay. 4. Jaywant M. Bhapkar. 5. Bhikaji B. Parab (Trustees of Shri Shivaji Smarak Mandal Trust.)	P. & T.	1/272	.. 102	1,712-00	90,736	90,736 +X
108	1. Narayan Jagannath Mhatre 2. Anandrao Jagannath Mhatre. 3. Laxman Jagannath Mhatre. 4. Nilkanth Jagannath Mhatre. 5. Vijaykant Jagannath Mhatre.	P. & T.	7/280	.. 103	347-00	15,615	15,680 +X
109	1. Divakar Bhalchandra Kamat 2. Bhalchandra Hari Kamat. 3. Govind Ramchandra Kelkar. (Trustees of the Deed of Settlement, dated 19th April 1934 from Divakar Bhalchandra Kamat.)	P. & T.	6/280	.. 104	579-00	26,055	26,135 +X
110	Vishnu Ramchandra Velankar	P. & T.	1/268	.. 105	1,625-05	89,402	89,402 +X
111	1. Rita Misquitta 2. Francis Misquitta. Executors of the Will of Late Gabriel Misquitta (Lessors). Govind Ramchandra Kelkar (Lessee).	P. & T.	268	.. 106	1,500-00	82,500	82,500 +X
112	1. Shrimati Hazrabai, w/o Haji Ebrahim Essak .. 2. Mahomed Yonnus Haji Ebrahim Essak.	P. & T.	1/266	.. 107	282-6	16,956	16,956 +X
113	1. Shrimati Revabai, wd/o Vinayakrao Narayan Rane .. 2. Shrimati Vatsalabai Jagannath Rane. (Lessors). Mahomed Hasham Ibrahim Lakhani (Lessee).	P. & T.	1/265	.. 108	19-00	1	1
114	Ebrahim Amaji Rawat	P. & T.	264	.. 109	181-69	9,993	9,993 +X
115	1. Shrimati Revabai Vinayak Rane 2. Shrimati Vatsalabai Jagannath Rane.	P. & T.	265	.. 110	238-78	9,551	9,551 +X
116	1. Shrimati Leelabai, w/o Purshottam Janardan Pathare .. 2. Purshottam Janardan Pathare.	P. & T. P. & T.	3/263 267	.. 111 ..	55-00 221-00 276-00	12,420	12,420 +X
117	1. Nathuram Laxman Mhatre 2. Prabhakar Nathuram Mhatre.	P. & T.	1/267	.. 112	365-00	16,425	19,985 +X
118	1. Hari Govind Gokhale 2. Bal Hari Gokhale.	P. & T.	2/267	.. 113	350-00	15,750	19,150 +X
119	1. Kamlakant Ramnath Shertukde 2. Shrimati Nalini Kamlakant Shertukde.	P. & T.	5/280	.. 114	167-00	7,515	7,555 +X
120	1. Shrimati Chandrabai Bhaurao Ghuge 2. Mahadeo Bhaurao Ghuge.	P. & T.	4/280	.. 115	328-00	14,760	14,808 +X
121	Gopal Damodar Naik	P. & T.	2/280	.. 116	433-00	19,485	19,635 +X
122	Gajanan Sunderrao Vagal	P. & T.	1/280	.. 117	283-00	12,735	12,735 +X
123	K. S. Sursinhji Javantsinhji	P. & T.	280	.. 118	347-00	17,350	17,350 +X

* Contribution to be paid by lessors 30.5 per cent.
Contribution to be paid by lessee 69.5 per cent.
Lessors = +686, Lessee = +1,564.

** Existing right of way of F. P. 109 over F. P. 105, if any, is hereby retained

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
99	1,499	89,940	89,940 +X	97,435	..	-363	7,495	3,747	..	+3,384	
100	1,718	91,054	91,054 +X	99,644	..	+318	8,590	4,295	..	+4,613	
101	327-00	14,715	14,715 +X	17,331	..	-965	2,616	1,308	..	+343	
102	559-00	25,155	25,155 +X	29,627	..	-980	4,472	2,236	..	+1,256	
103	1,625-05	89,402	89,402 +X	97,530	..	..	8,128	4,064	..	+4,064	
104	1,500-00	82,500	82,500 +X	87,000	..	..	4,500	2,250	..	+2,250*	•
105	282-6	16,956	16,956 +X	19,217	..	..	2,261	1,130	..	+1,130	••
106	19-00	1	1	1	..	..	..	..	..	..	Passage
107	181-69	9,993	9,993 +X	10,901	..	..	908	454	..	+ 454	
108	238-78	9,551	9,551 +X	10,267	..	..	716	358	..	+358	
109	276-00	12,420	12,420 +X	14,628	..	..	2,208	1,104	..	+1,104	••
110	354-00	15,930	15,930 +X	18,762	..	-4,055	2,832	1,416	..	-2,639	
111	308-00	13,860	13,860 +X	16,324	..	-5,290	2,464	1,232	..	-4,058	
112	202-00	9,090	9,090 +X	10,706	..	+1,535	1,616	808	..	+2,343	
113	307-00	13,815	13,815 +X	16,271	..	-993	2,456	1,228	..	+235	
114	405-00	18,225	18,225 +X	21,465	..	-1,410	3,240	1,620	..	+210	†
115	256-00	11,520	11,520 +X	13,568	..	-1,215	2,048	1,024	..	-191	†
116	318-00	15,900	15,900 +X	18,444	..	-1,450	2,544	1,272	..	-178	

† Existing right of way of F. P. 119 and 120 over F. P. 114 and 115 is hereby retained.

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
124	1. Dr. Shridhar Narayan Dabholkar 2. Shrimati Anandibai w/o Dr. S. N. Dabholkar.	P. & T.	12/280	.. 119	350-5	17,525	17,525 +X
125	1. Dominic Simon Valles 2. Charles Ignatius Valles. 3. Lewis Nicholas Valles.	P. & T.	282	.. 120	1,357-00	56,994	60,224 +X
126	1. Shrimati Kamlabai Harjiwandas Jasraj Shah .. 2. Himatlal Harjiwandas Shah. 3. Bakulchandra Harjiwandas Shah. 4. Deepak Harjiwandas Shah. 5. Manish Harjiwandas Shah.	P. & T.	281	.. 121	1,108-00	44,320	44,720 +X
127	Balvant Madhusudan Dadarkar	P. & T.	3/280	.. 122	490-00	19,600	19,600 +X
128	1. Balwantrao Madhusudan 2. Shrimati Pootlabai alias Radhabai, w/o Balwantrao Madhusudan. 3. Shrimati Nirabai Balwantrao. 4. Shrimati Maltibai Balwantrao. 5. Prabhakar Balwantrao. 6. Vibhakar Balwantrao. 7. Madhukar Balwantrao.	P. & T.	2/263	.. 123	381-00	12,192	12,192 +X
129	Common Passage owned by owners of C. S. Nos. 263, 1/263 and 2/163, i.e., O. P. Nos. 125, 127 and 123, respectively.	P. & T.	4/263	.. 124	154-00	1	1
130	1. Bhagwantrao Madhusudan 2. Shrimati Hirabai alias Sumatibai Bhagwantrao Madhusudan. 3. Shrimati Vimalabai, d/o Bhagwantrao. 4. Shrimati Shashikalabai, d/o Bhagwantrao. 5. Nandkumar Bhagwantrao.	P. & T.	263	.. 125	665-15	36,583	36,583 +X
131	Neelkanthrao Madhusudan Dadarkar	P. & T.	5/263	.. 126	240-00	13,200	13,200 +X
132	1. Neelkanthrao Madhusudan Dadarkar (Lessor) 2. Shrimati Sumatibai Agaskar (Lessee).	P. & T.	5A/263	.. 126-A	110-00	6,050	6,050 +X
133	Shrimati Pushpabai Shankarrao Krishnarao Paralkar ..	P. & T.	1/263	.. 127	1,214-00	48,560	48,560 +X
134	1. Jusub Ebrahim (1/4 share), 2. Habib Ebrahim (1/4 Share). 3. Mohamedali Ebrahim (1/4 Share). 4. Shrimati Fijubai, widow of Dawood Ebrahim. 5. Sultan Dawood Ebrahim. (Nos. 4 and 5 are Executors and Trustees of Dawood Ibrahim's 1/4 share).	P. & T.	262	.. 128	411-00	16,440	16,440 +X
135	1. Balwant Vishnu Ranavade 2. Vasant Vishnu Ranavade. 3. Anant Vishnu Ranavade. 4. Sumant Vishnu Ranavade. (A minor by his father and natural guardian Vishnu Harishchandra Ranavade.)	P. & T.	261	.. 129	417-00	16,680	16,720 +X
136	Dr. Durgaprasad G. Dave	P. & T.	260	.. 130	517-00	20,787	20,827 +X
137	Dr. Waman Balkrishna Phatak	P. & T.	259	.. 131	437-00	17,917	18,087 +X
138	1. Jaiwant Madhav Madan 2. Yadhavrao Madhav Madan. 3. Shrimati Laxmibai wd/o Madhavrao Kashinath Madan (Tenants in common).	P. & T.	258	.. 132	451-00	18,491	18,491 +X
139	1. Dayanand Anandrao Navghare 2. Shrimati Rakhmabai wd/o. Anandrao Moroba Navghare.	P. & T.	257	.. 133	310-00	12,400	12,400 +X

* Existing right of way of F. P. 119 and 120 over F. P. 114 and 115 is hereby retained.

** Passage. † Lessor = +275; Lessee = Nil.

Bombay City No. IV (Mahim Area).

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
117	346-00	17,300	17,300 +X	21,798	..	-225	4,498	2,249	..	+2,024	
118	789-00	35,505	35,505 +X	44,973	..	-24,719	9,468	4,734	..	-19,985	
119	1,110-00	44,400	44,400 +X	49,950	..	-320	5,550	2,775	..	+2,455	•
120	504-00	20,160	20,160 +X	25,200	..	+560	5,040	2,520	..	+3,080	•
121	417-00	13,344	13,344 +X	15,429	..	+1,152	2,085	1,042	..	+2,194	
..	..	..	..	..	..	-1	..	..	..	-1	••
122	665-15	36,583	36,583 +X	39,909	..	..	3,326	1,663	..	+1,663	
123	240-00	13,200	13,200 +X	14,400	..	..	1,200	600	..	+600	
124	110-00	6,050	6,050 +X	6,600	..	..	550	275	..	+175	†
125	1,210-00	48,400	48,400 +X	55,660	..	-160	7,260	3,630	..	+3,470	
126	321-00	12,840	12,840 +X	16,692	..	-3,600	3,852	1,926	..	-1,674	
127	337-00	13,480	13,480 +X	17,524	..	-3,240	4,044	2,022	..	-1,218	
128	408-00	16,728	16,728 +X	21,624	..	-4,099	4,896	2,448	..	-1,651	
129	350-00	14,350	1,350 +X	18,550	..	-3,737	4,200	2,100	..	-1,637	
130	366	15,006	15,006 +X	19,398	..	-3,485	4,392	2,196	..	-1,289	
131	316	12,640	12,640 +X	16,432	..	+240	3,792	1,896	..	+2,136	

Town Planning Scheme.

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
140	Harischandra Anant Dhuru	P. & T.	284	.. 134	1,566'00	59,508	86,718 +X
141	Rakabdas Pratab	P. & T.	1/285	.. 135	222'00	11,100	29,620
142	Nathalal Mulchand, Managing Partner of M/s. Mulchand Jadhavji.	P. & T.	285	.. 136	704'00	35,200	55,230 +X
143	Chhotalal V. Makwana	P. & T.	287	.. 137	1,734'00	60,690	63,820 +X
144	1. Dattatray Krishna Savant 2. Tulsidas Krishna Savant.	P. & T.	3/287	.. 138	294'03	14,715	14,875 +X
145	1. Shrimati Fatmabai Meharally Thariani 2. Shrimati Gulshan Abdul Hussein Thariani.	P. & T.	2/287	.. 139	217'07	10,449	10,649 +X
146	Govind Ramchandra Kelkar	P. & T.	291	.. 140	592'00	29,600	37,055 +X
147	Chhaganlal Cooverji	P. & T.	292	.. 141	494'00	25,688	26,438 +X
148	1. Shrimati Mulbai Ghelabhai Kurpae 2. Devchand Ghelabhai. 3. Nemchand Ghelabhai.	P. & T.	3/145	.. 142	2,064'00	1,44,480	1,44,530 +X
149	William Miranda	P. & T.	302	.. 143	1,317'00	56,945	56,945 +X
150	Wulfram Eusebins Miranda (Fazandar), John Domingos Miranda (Holder).	P. & T.	301	.. 143A	76'00	3,040	3,040
151	Shrimati Jankibai Ramchandra, Ganesh Agashe	P. & T.	300	.. 144	215'00	7,525	7,525 +X
152	Hareshwar Bhaskar Raut	M. L. ..	1,567	.. 145	198'00	8,910	8,910 +X
153	Yeshwant Bhikaji Gupte	M. L. ..	1/1,567	.. 146	200'00	10,000	10,000 +X
154	1. Shrimati Stella Virgin, w/o Stanny Joseph Fonseca 2. Shrimati Julie Appolina, w/o. August Menezes. 3. Shrimati Jane Mary w/o. Alphonse Bellarmine Almeida.	P. & T.	293	.. 147	381'00	13,335	13,335
155	Shrimati Stella Virgin, w/o. Stanny Joseph Fonseca	P & T.	1/293	.. 147A	546'00	19,110	25,410
156	Shrimati Julie Appolina w/o. August Menezes	P. & T.	2/293	.. 147B	515'00	18,025	23,585
157	Shrimati Jane Mary w/o Alphonse Bellarmine Almeida	P.& T...	3/293	.. 147C	714'00	24,990	39,650
158	1. Govind Laxman Pradhan 2. Shrimati Radhabai Govind Pradhan.	M. L. ..	1/1,584	.. 148	201'00	7,638	7,638 +X
159	Vamanrao Keshavrao Deshmukh	M. L. ..	1,584	.. 149	258'00	10,320	10,320 +X
160	Prabbakar Ramrao Gokarn	M. L. ..	1,585	.. 150	409'00	20,450	20,450 +X
161	G. A. Kulkarni	F. H. ..	1,577	.. 151	406'00	20,300	20,300 +X

*This property is understood to have been sold and its possession handed over to Shri Lachmandas Parsram by the Deputy Custodian of Evacuee Property.

*Fazandar= —60, Holder= —2,980.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
132	651	26,040	26,040 +X	35,805	..	-60,678	9,765	4,882	..	-55,796	
..	..	..	..	..	..	-29,620	..	..	..	-29,620	
742 (In Section 'B').	689	24,115	24,115 +X	34,450	..	-31,115	10,335	5,167	..	-25,948	
134	819	32,760	32,760 +X	45,045	..	-31,060	12,285	6,142	..	-24,918	
135	328	16,400	16,400 +X	21,320	..	+1,525	4,920	2,460	..	+3,985	
136	192	9,600	9,600 +X	11,904	..	-1,049	2,304	1,152	..	+103	
137	377	18,850	18,850 +X	22,620	..	+18,205	3,770	1,885	..	-16,320	
138	456	23,712	23,712 +X	29,184	..	-2,726	5,472	2,736	..	+10	
139	2,034	1,42,380	1,42,380 +X	1,52,550	..	-2,150	10,170	5,085	..	+2,935	
140	1,085	48,825	48,825 +X	57,505	..	-8,120	8,680	4,340	..	-3,780	
..	..	..	..	..	..	-3,040	..	..	..	-3,040*	†
141	290	10,150	10,150 +X	12,470	..	+2,625	2,320	1,160	..	+3,785	
142	198	8,910	8,910 +X	9,504	..	..	594	297	..	+297	
143	200	10,000	10,000 +X	11,000	..	..	1,000	500	..	+500	
..	..	..	..	..	..	-13,335	..	..	..	-13,335	
737 (In Section 'B')	557	13,925	13,925	22,280	..	-11,485	8,355	4,177	..	-7,308	
738 (In Section 'B')	533	13,325	13,325	21,320	..	-10,260	7,995	3,997	..	-6,263	
771 (In Section 'B')	596	14,900	14,900	23,840	..	-24,750	8,940	4,470	..	-20,280	
145	225	8,550	8,550 +X	9,675	..	+912	1,125	562	..	+1,474	
146	258	10,320	10,320 +X	11,610	..	..	1,290	645	..	+645	
147	409	20,450	20,450 +X	22,495	..	..	2,045	1,022	..	+1,022	
148	406	20,300	20,300 +X	22,330	..	..	2,030	1,015	..	+1,015	

Town Planning Scheme.

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
162	1. Dwarkanath Nilkanth Karnik 2. Shrimati Kamalabai, D. N. Karnik.	M. L.	1602	152	297-00	11,880	11,880 + X
163	Shrimati Sitabai Ramrao Moreshwar Hate	M. L.	1603	153	293-00	11,720	11,720 + X
164	Shrimati Ahilyabai d/o Gopinath Bhikoba Karekar	M. L.	1604	154	299-00	10,465	10,465 + X
165	1. Shrimati Chandrakalabai, Kunjvihari Donwalkar 2. Rameshchandra Kunjvihari Donwalkar.	P. & T.	288	155	359-05	11,504	11,806 + X
166	1. Shrimati Shakuntala Bhalchandra Thakur 2. Bhalchandra Vinayakrao Thakur	P. & T.	4/287	156	428-00	17,120	19,630 + X
167	1. Gangaram Kalyandas 2. Rajnikant Gangaram. 3. Kalidas Kalyandas. 4. Jayantilal Kalidas. 5. Jagjivandas Kalyandas.	P. & T.	5/287	157	439-00	17,560	17,760 + X
168	Nicholas Xavier Correa	P. & T.	1/287	158	419-00	16,760	16,760
169	1. Ramrao Kashinath Madan 2. Shrimati Pachubai w/o R. K. Madan.	P. & T.	256	159	383-00	15,320	15,320 + X
170	Balkrishna Keshav Juvekar	P. & T. P. & T.	1/254 255	160	136-00 472-00	24,320	24,370 + X
				Total	608-00		
171	1. Gajanan Parshuram Kirtane 2. Sadanand Parashuram Kirtane.	P. & T.	254	161	141-00	4,935	9,935 + X
172	Pandharinath Dwarkanath Kedwe	P. & T.	253	162	377-00	15,080	15,105 + X
173	Atmaram Narsinh Dikshit	P. & T.	252	163	697-00	27,880	27,880 + X
174	1. Vinayak Trimbak Khare 2. Shrimati Laxmibai Vinayak Khare.	M. L.	1527	164	222-00	10,212	10,212 + X
175	1. Calian Dattatraya Vaidya 2. Vinayak Mahadeo Karnik. 3. Govindrao Anandrao Kulkarni. (Trustees of the C. K. P. Sabha under a Trust Deed, dated 24th September 1932.)	M. L.	2088	166	957-00	45,936	45,936 + X
176	Kamlakant Ramnath Shertukde	M. L.	1562	167	706-52	27,554	27,714 + X
177	William Miranda	P. & T. P. & T.	248 251	168	115-00 2,140-31	90,212	1,54,132
				Total	2,255-31		
178	Kashinath Gangadhar Kusurkar	M. L.	1554	169	647-00	29,115	29,115 + X
179	Anant Shankar Thakur	F. H.	1552	170	632-55	32,893	32,893 + X
180	1. Asanand Gordhadas Kaku 2. Shrimati Lakshmbai Asanand G. Kaku.	M. L.	1551	171	586-00	29,300	29,300 + X
181	1. Harishchandra Laxmanrao Navalkar 2. Vithal Laxmanrao Navalkar. Executors of the Estate of Laxman Moroba Navalkar.	M. L. M. L.	1550 1/1551	172	417-00 27-00	19,980	19,980 + X
				Total	444-00		

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
149	297	11,880	11,880 +X	13,365	..	..	1,485	742	..	+742	
150	293	11,720	11,720 +X	12,599	..	..	879	439	..	+439	
151	316	11,060	11,060 +X	12,640	..	+595	1,580	790	..	+1,385	
152	376	12,032	12,032 +X	17,672	..	+226	5,640	2,820	..	+3,046	
153	370	14,800	14,800 +X	19,240	..	-4,830	4,440	2,220	..	-2,610	
154	423	16,920	16,920 +X	23,265	..	-840	6,345	3,172	..	+2,332	
..	..	..	..	..	..	-16,760	..	..	..	-16,760	
155	401	16,040	16,040 +X	22,055	..	+720	6,015	3,007	..	+3,727	
156	590	23,600	23,600 +X	30,680	..	-770	7,080	3,540	..	+2,770	
..	..	..	..	..	..	-9,935	..	..	..	-9,935	
157	289-00	11,560	11,560 + X	15,028	..	-3,545	3,468	1,734	..	-1,811	
158	500-00	20,000	20,000 + X	26,000	..	-7,880	6,000	3,000	..	-4,880	
159	232-00	10,672	10,672 + X	12,528	..	+460	1,856	928	..	+1,388	
160	957-00	45,936	45,936 + X	50,721	..	..	4,785	2,392	..	+2,392	
161	693-00	27,027	27,027 + X	30,492	..	-687	3,465	1,732	..	+1,045	
..	..	..	..	..	..	-1,54,132	..	..	..	-1,54,132	
163	647-00	29,115	29,115 + X	32,350	..	..	3,235	1,617	..	+1,617	
164	632-55	32,893	32,893 + X	34,790	..	..	1,897	948	..	+948	
165	586	29,300	29,300 + X	31,058	..	..	1,758	879	..	+879	
166	444	19,980	19,980 + X	21,312	..	..	1,332	666	..	+666	

Town Planning Scheme

(1)	(2)	(3)	3(a)	(4)	(5)	6(a)	6(b)
182	1. Sarvan Vanvir 2. Shrimati Meghbai Sarvan Vanvir.	P. & T.	1524	.. 173	493-51	22,208	22,208 + X
183	Vishnu Ramchandra Velankar	M. L.	1536	.. 174	559-06	27,980	27,980 + X
184	1. Gosaibhai Haribhai Mistry 2. Rambhai Haribhai Mistry. 3. Chaganbhai Haribhai Mistry.	F. H.	1556	.. 175	543-79	31,540	31,540 + X
185	Shamrao Moroba Nawalkar	F. H.	1555	.. 176	708-24	35,412	35,412 + X
186	1. Sunder Pandurang Athavle, President 2. Laxman Namdeo Vaishampayan, Treasurer. 3. Ramchandra Mahadeo Vaidya, Secretary, of Brahman Sahayak Sangh, Dadar.	M. L.	1553	.. 177	450-33	20,265	20,265 + X
187	The Trustees of Shri Akkalkot Swami Samarth Maharaja's Math (Mandir).	P. & T.	240	.. 178	386-00	17,370	17,370 + X
188	1. Noormohamed Elahibaksh 2. Lalmohamed Elahibaksh.	M. L.	1541	.. 179	475-00	26,125	26,125 + X
189	Bachoo Mahomed	P. & T.	1650	.. 180	1,199-00	65,945	65,945 + X
190	1. Dr. Husseinkhan Hyderkhan 2. Shrimati Aishabee Husseinkhan. 3. Mohamed Abdul Lateef. 4. Syed Abbas Ahmed. 5. Shaikh Abdul Gafoor. 6. Abbas Hakim. 7. Shaikh Hasan Abdul Gafoor. 8. Fakir Mohamed Mohamed.	P. & T.	1663	.. 181	350-20	17,510	17,510 + X
191	1. Dr. Husseinkhan Hyderkhan 2. Shrimati Asihabee Husseinkhan. 3. Mohamed Abdul Lateef. 4. Syed Abbas Ahmed. 5. Shaikh Abdul Gafoor. 6. Abbas Hakim. 7. Shaikh Hasan Abdul Gafoor. 8. Fakir Mohamed Mohamed, (Lessors). Shri Krishna Janardan Kulkarni, (Lessee).	P. & T.	1/1663	.. 181A	235-00	10,575	10,575 + X
192	Shrimati Hajiani Zulekhabai Suleman	P. & T.	241	.. 182	2,343-00	1,21,836	1,21,836 + X
193	Shrimati Hajiani Zulekhabai Suleman, (Lessor) Standard Vacuum Oil Company, (Lessee).	P. & T.	3/241	.. 182A	1,232-00	73,920	73,920 + X
194	1. Ebrahim Mahomed Kathrade 2. Alibhai Ebrahim Kathrade.	P. & T.	1B/241	.. 183	294-5	17,670	17,670 + X
195	Mohmedali Sultanalli Boltnutwala	P. & T.	1A/241	.. 184	440-00	16,720	16,720 + X
196	Damodar Mahadeo Pansare	P. & T.	1657	.. 185	313-00	14,085	14,085 + X
197	Purshottam Raghunath Padgaokar	P. & T.	1662	.. 186	167-12	8,356	8,356 + X
198	1. Gopinath Rupaji Sawant 2. Shrimati Manoramabai, wife of G. R. Sawant.	P. & T.	3/1662	.. 187	168-00	7,560	7,560 + X
199	1. Chandrasen Balkrishna Pandit 2. Suryakant Balkrishna Pandit. 3. Vijaykant Balkrishna Pandit.	P. & T.	2/1662	.. 188	166,00	7,470	7,470 + X

*No incremental contribution under section 32 (1) (vii).

†Lessors=Nil. Lessee=+940.

•Contribution to be paid by Lessor=58.45 per cent.

Contribution to be paid by Lessee=41.55 per cent.

Lessor=+5,401. Lessee=+3,839.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	9(b)	10(a)	10(b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
167	493-51	22,208	22,208 + X	23,688	..	..	1,480	740	..	+740	
168	559-06	27,980	27,980 + X	30,778	..	..	2,798	1,399	..	+1,399	
169	543-79	31,540	31,540 + X	34,259	..	..	2,719	1,359	..	+1,359	
170	708-24	35,412	35,412 + X	37,537	..	..	2,125	1,062	..	+1,062	
171	450-33	20,265	20,265 + X	21,616	..	..	1,351	675	..	+675	
172	386-00	17,370	17,370 + X	19,300	..	..	1,930	..	..	..
173	475-00	26,125	26,125 + X	28,500	..	..	2,375	1,187	..	+1,187	
174	1,199-00	65,945	65,945 + X	71,940	..	..	5,995	2,997	..	+2,997	
175	350-20	17,510	17,510 + X	19,261	..	..	1,751	875	..	+875	
176	235-00	10,575	10,575 + X	12,455	..	..	1,880	940	..	+940	†
177	1,869-00	1,12,140	1,12,140 + X	1,19,616	..	-9,696	7,476	3,738	..	-5,958	
178	1,232-00	73,920	73,920 + X	92,400	..	..	18,480	9,240	..	+9,240	†
179	294-5	17,670	17,670 + X	18,848	..	..	1,178	589	..	+589	
180	351-00	15,795	15,795 + X	18,603	..	-925	2,808	1,404	..	+479	
181	313-00	14,085	14,085 + X	15,024	..	..	939	469	..	+469	
182	167-12	8,356	8,356 + X	9,192	..	..	836	418	..	+418	
183	168-00	7,560	7,560 + X	8,904	..	..	1,344	672	..	+672	
184	166-00	7,470	7,470	8,798	..	..	1,328	664	..	+664	

Town Planning Scheme

(1)	(2)	(3)	3(a)	(4)	(5)	6(a)	6(b)
200	1. Balkrishna Keshav Pandit 2. Chandrakant Balkrishna Pandit. 3. Suryakant Balkrishna Pandit. 4. Vijaykant Balkrishna Pandit.	P. & T.	1/1662	189	166-00	8,300	8,300 +X
201	Shrimati Sumitrabai widow of Sunderrao Vinayak Kalgotkar.	P. & T.	1,658	190	345-00	17,250	17,250 +X
202	Laxman Chintaman Tamhane	P. & T.	1655	191	311-77	15,588	15,588 +X
203	Premchand Vithal	P. & T.	1/1654	192	308-88	15,444	15,444 +X
204	1. Bhagwandas Kanjibhai Sidhpura 2. Devidas Kanjibhai Sidhpura. 3. Pushpaklal Kanjibhai Sidhpura.	P. & T.	1/241	193	1,861-95	84,719	84,719 +X
205	1. Shrimati Fatmabibi Mohamed Ebrahim Wadee 2. Shrimati Ruquiyabibi Mohamed Ebrahim Wadee. 3. Shrimati Zubedabibi Mohamed Ebrahim Wadee. 4. Shrimati Sarabibi Mohamed Ibrahim Wadee.	P. & T.	1C/241	193-A	294-00	17,640	17,640 +X
206	1. Vithal Balkrishna Bidye 2. Anant Balkrishna Bidye.	P. & T.	2A/241	194	405-00	24,300	24,300 +X
207	Harish Dadoba Thakoor	P. & T.	2/241	195	767-57	46,054	46,054
208	1. Shrimati Damyanti Dadoba Thakoor 2. Harish Dadoba Thakoor.	P. & T.	2B1/241	196	294-75	12,527	12,527 +X
209	Vishwanath Balkrishna Bidye	P. & T.	2B/241	197	294-75	12,527	12,527 +X
210	1. Krishnarao Khanderao More 2. Vishnu Khanderao More. 3. Shanker Khanderao More. 4. Dattatreya Khanderao More. 5. Chandrakant Khanderao More.	P. & T.	1654	198	397-12	19,856	19,856 +X
211	Trimbak Shamrao Mohile.	P. & T.	1653	199	391-02	19,551	19,551 +X
212	Atmaram Ramchandra Karnik	P. & T.	1652	200	315-15	15,757	15,757 +X
213	Gulabchand Purshottam Mehta	P. & T.	1651	201	329-05	18,098	18,098 +X
214	Dattaram Janardhan Mhatre	P. & T.	1628	202	250-00	13,750	13,750 +X
215	1. Maneeklal Pranjivandas 2. Dhansukhlal Himatlal.	P. & T.	1629	203	247-00	12,350	12,350 +X
216	Diwakar Anant Goregaokar	M. L.	1582	204	903-29	54,197	54,197 +X
217	Akhil Bharatiya Kirtan Sanstha	P. & T.	1630	205	350-00	17,500	17,500 +X
218	Narayan Madhav Gokhale	P. & T.	1/1631	206	257-00	11,565	11,565 +X
219	Vasudeo Vishnu Kirtane	P. & T.	1631	207	241-03	12,065	12,065 +X
220	1. Smt. Ramabai Mangeshrao Telang 2. Shrimati Sumatibai, daughter of M. K. Telang	P. & T.	1632	208	285-00	14,250	14,250 +X
221	Dattatraya Mahadeo Joshi.	P. & T.	1633	209	248-00	12,400	12,400 +X
222	Shrikrishna Ramchandra Tembe	F. H.	1/1644	210	1,151-85	51,833	51,833 +X

*No Incremental contribution under section 32 (1) (vii).

Bombay City No. IV (Mahim Area)

(7)	(8)	9(a)	9(b)	10(a)	10(b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
185	166-00	8,300	8,300 +X	9,130	..	..	830	415	..	+415	
186	345-00	17,250	17,250 +X	18,975	..	..	1,725	862	..	+862	
187	311-77	15,588	15,588 +X	17,147	..	..	1,559	779	..	+779	
188	308-88	15,444	15,444 +X	16,988	..	..	1,544	772	..	+772	
189	1,611-00	80,550	80,550 +X	88,605	..	-4,169	8,055	4,027	..	-142	
190	294-00	17,640	17,640 +X	18,816	..	..	1,176	588	..	+588	
191	405-00	24,300	24,300 +X	25,920	..	..	1,620	810	..	+810	
192	767-57	46,054	46,054	49,892	..	..	3,838	1,919	..	+1,919	
193	237-00	11,850	11,850 +X	13,035	..	-677	1,185	592	..	-85	
194	237-00	11,850	11,850 +X	13,746	..	-677	1,896	948	..	+271	
195	397-12	19,856	19,856 +X	21,842	..	..	1,986	993	..	+993	
196	391-02	19,551	19,551 +X	21,506	..	..	1,955	977	..	+977	
197	315-15	15,757	15,757 +X	17,333	..	..	1,576	788	..	+788	
198	329-05	18,098	18,098 +X	19,743	..	..	1,645	822	..	+822	
199	250-00	13,750	13,750 +X	15,000	..	..	1,250	625	..	+625	
200	247-00	12,350	12,350 +X	13,585	..	..	1,235	617	..	+617	
201	903-29	54,197	54,197 +X	58,714	..	..	4,517	2,258	..	+2,258	
202	350-00	17,500	17,500 +X	19,250	..	..	1,750	..	..	..
203	257-00	11,565	11,565 +X	12,850	..	..	1,285	642	..	+642	
204	241-03	12,065	12,065 +X	13,271	..	..	1,206	603	..	+603	
205	285-00	14,250	14,250 +X	15,105	..	..	855	427	..	+427	
206	248-00	12,400	12,400 +X	13,640	..	..	1,240	620	..	+620	
207	1,151-85	51,833	51,833 +X	55,288	..	..	3,455	1,727	..	+1,727	

Town Planning Scheme

(1)	(2)	(3)	3(a)	(4)	(5)	6(a)	6(b)
223	Nilkanth Ramchandra Tembe	F. H.	1644	.. 211	664.45	38,667	38,667 + X
224	1. Chintaman Janardhan Nipune 2. Shrimati Dwarka, daughter of Vishwanath Bapat. 3. Shrimati Shanta, daughter of Vishwanath Bapat. (Trustees).	M. L.	1685	.. 212	448.00	26,880	26,808 + X
225	1. Narayan Krishnaji Vaidya 2. Gajanan Krishnaji Vaidya. 3. Shrimati Indirabai Krishnaji Vaidya.	M. L.	1/1685	.. 213	432.00	19,440	19,440 + X
226	1. Anant Ramchandra Joshi 2. Murlidhar Ramchandra Joshi. 3. Balkrishna Ramchandra Joshi. 4. Shanker Ramchandra Joshi.	P. & T.	1634	.. 214	246.07	12,335	12,335 + X
227	Shrimati Shalinibai Madhukar Vinayak Patwardhan	P. & T.	1635	.. 215	474.04	23,720	23,720 + X
228	Dr. Vinayak Nanabhai Navalkar	P. & T.	1636	.. 216	244.57	12,228	12,228 + X
229	1. Khanderao Vasudeo Kulkarni 2. Shridhar Vasudeo Kulkarni. 3. Balkrishna Vasudeo Kulkarni.	P. & T.	1637	.. 217	239.31	11,965	11,965 + X
230	Gopal Lakshman Deshmukh	P. & T.	1638	.. 218	446.05	31,255	31,255 + X
231	1. Narottam Vithal Purshottam 2. Krishnaraj Narottam. 3. Shrimati Suman, wife of Anant Sheshgiri Sathalekar. 4. Shrimati Indumati, daughter of Narottam. Trustees of the Deed of Settlement, dated 25th March 1943.	M. L.	1560	.. 219	1,027.62	71,933	71,933 + X
232	Ramji Keshavji Mistry	F. H. F. H.	1646 1/1646	.. 220	687.58 443.90	79,204	79,204 + X
					1,131.48		
233	1. Dr. Prabhakar Narayan Gokhale 2. Shrimati Malinibai Prabhakar Gokhale.	M. L.	1623	.. 221	547.22	30,097	30,097 + X
234	1. Anant Gangadhar Pendurkar 2. Ramchandra Gangadhar Pendurkar. 3. Shamrao Gangadhar Pendurkar. 4. Yeshwant Gangadhar Pendurkar.	M. L.	1627	.. 222	659.86	42,891	42,891 + X
235	The Trustee of Shri Samartha Vyayam Mandir	M. L.	1709	.. 223	1,215.63	60,782	60,782 + X
236	Trimbak Rajeshwar Bhide	M. L. M. L.	1561 1/1561	.. 224	424.00 200.00	37,440	37,440 + X
					624.00		
237	Manilal Damji Mehta	P. & T.	1/145	.. 225	510.00	30,600	30,600 + X
238	Khimji Vidhu	P. & T.	4/145	.. 226A	1,100.00	55,000	55,000 + X
239	Khimji Vidhu <i>alias</i> Chunilal Vidhubhai Shah	P. & T.	2/145	.. 226B	1,044.00	52,200	52,200 + X
240	Popatlal Bharmal Shah	P. & T.	145	.. 227	1,857.00	1,29,990	1,29,990 + X
241	1. Vishwanath Deoji Sarang 2. Parshram Bhikaji Waigankar. 3. Harishchandra Vithal Baigolkar. (Representatives of the Hetkari Bhandari Mandal).	P. & T.	1/146	.. 228	1,000.00	50,000	50,010 + X

Bombay City No. IV (Mahim Area)

(7)	(8)	9(a)	9(b)	10(a)	10(b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
208	644-45	38,667	38,667 +X	40,600	..	..	1,933	966	..	+966	
209	448-00	26,880	26,880 +X	28,672	..	..	1,792	896	..	+896	
210	432-00	19,440	19,440 +X	21,600	..	..	2,160	1,080	..	+1,080	
211	246-07	12,335	12,335 +X	13,568	..	..	1,233	616	..	+616	
212	474-04	23,720	23,720 +X	25,143	..	..	1,423	711	..	+711	
213	244-57	12,228	12,228 +X	13,451	..	..	1,223	611	..	+611	
214	239-31	11,965	11,965 +X	13,162	..	..	1,197	598	..	+598	
215	446-05	31,255	31,255 +X	33,487	..	..	2,232	1,116	..	+1,116	
216	1,027-62	71,933	71,933 +X	77,071	..	..	5,138	2,569	..	+2,569	
217	1,131-48	79,204	79,204 +X	84,861	..	..	5,657	2,828	..	+2,828	
218	547-22	30,097	30,097 +X	32,833	..	..	2,736	1,368	..	+1,368	
219	659-86	42,891	42,891 +X	46,190	..	..	2,399	1,649	..	+1,649	
220	1,171-63	58,582	58,582 +X	62,096	..	-2,200	3,514	1,757	..	-443	
221	624-00	37,440	37,440 +X	39,312	..	..	1,872	936	..	+936	
222	510-00	30,600	30,600 +X	32,130	..	..	1,530	765	..	+765	
223	1,100-00	55,000	55,000 +X	66,000	..	..	11,000	5,500	..	+5,500	
224	1,088-00	54,400	54,400 +X	58,752	..	+2,200	4,352	2,176	..	+4,376	
225	1,843-00	1,29,010	1,29,010 +X	1,34,539	..	-980	5,529	2,764	..	+1,784	
226	1,008-00	50,400	50,400 +X	55,440	..	+390	5,040	2,520	..	+2,910	

Town Planning Scheme

(1)	(2)	(3)	3(a)	(4)	(5)	6(a)	6(b)
242	Sorabji Darabshaw Gandhi	P. & T. M. L.	146 2094	229	1,872-00 764-00 <u>2,636-00</u>	1,84,520	1,84,520
243	Dharamdas Kalumal	P. & T.	165	230	287-00	28,700	40,620 + X
244	Trimbak Rajeshwar Bhide	M. L.	2083	231	79-42	20,350	21,550
245	Devji Jivraj	P. & T.	1/157	232	315-00	20,475	20,815 + X
246	Shrimati Parvatibai Rambhau B. Joshi	P. & T.	2/157	233	342-00	29,070	29,070 + X
247	Rambhau Bhagwanji Joshi	P. & T.	157	234	511-00	45,990	46,690 + X
248	1. Bhagwanrao Ramkrishna Jawle 2. Manohar Bhagwanrao Jawle. 3. Dr. Narendra Bhagwanrao Jawle. Members of a Joint and Undivided Hindu Family.	P. & T.	156	235	1,415-00	1,13,200	1,13,535 + X
249	Vinayak Ganesh Vaze	P. & T.	155	236	921-88	73,750	75,090 + X
250	Narayan Vithal Patil (Mortgagor) 1. Prithviraj Hajarimal. 2. Bhabulmal Joharmal. 3. Ootarmal Hajarimal. 4. Chunilal Poonamchand of M/s. Navalchand Goolaji and Company (Mortgagees).	P. & T.	154	237	782-00	64,124	64,224 + X
251	Harishchandra Khandojirao Kshirsagar	P. & T.	153	238	518-00	46,620	46,680 + X
252	The Trustees of the Puratan Vatavriksha Shri Hanuman Temple Trust Scheme. 2. Commissioner of Police, Bombay (Police Chowky). 3. Cross (Christians).		2082	239	101-00 32-00 9-00 <u>142-00</u>	X	X
253	The Trustees of the Will of Antonio Da'Silva (Dr. Antonio Da'Silva High School, Dadar).	P. & T. P. & T.	151 152	240	2,437-8 11,866-00 <u>14,303-8</u>	8,58,228	8,59,828 + X
254	Trustees of the D'Silva Trust (Dr. Antonio D'Silva High School, Dadar), (Lessor). The Municipal Corporation for Greater Bombay. (The B. E. S. T. Undertaking), (Lessee).	P. & T.	1/152	240A	63-00	3,780	7,480 + X
255	M/s. Bhawanidas and Company	P. & T.	1/143	241	3,776-5	1,88,825	1,88,825 + X
256	Shrimati Panbai wd/o Pallan Sojpal	P. & T.	143	242	3,776-5	1,51,060	1,51,060 + X
257	Marcus Joseph Murzello	P. & T.	142	243	1,073-00	53,650	53,650 + X
258	The Parsi Central Association Co-operative Housing Society, Limited.	P. & T.	1/144	244	2,000-00	70,000	70,600 + X

*No Incremental contribution under Section 32 (1) (vii).

†Incremental contribution under Section 66 at half the percentage rate proposed for whole scheme.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
227	2,606-00	1,82,420	1,82,420 + X	2,21,510	..	-2,100	39,090	19,545	..	+17,445	
228	282-00	28,200	28,200 + X	30,456	..	-12,420	2,256	1,128	..	-11,292	
..	..	..	..	..	..	-21,550	..	..	..	-21,550	
229	70-00	27,975	27,975 + X	29,925	..	+7,160	1,950	975	..	+8,135	
230	368-00	33,670	33,670 + X	34,834	..	+4,600	1,164	582	..	+5,182	
231	460-00	41,400	41,400 + X	42,780	..	-5,290	1,380	690	..	-4,600	
232	1,457-00	1,17,400	1,17,400 + X	1,21,771	..	+3,865	4,371	2,185	..	+6,050	
233	852-00	68,160	68,160 + X	72,420	..	-6,930	4,260	2,130	..	-4,800	
234	778-00	63,796	63,796 + X	67,686	..	-428	3,890	1,945	..	+1,517	
235	514-00	46,260	46,260 + X	47,802	..	-420	1,542	771	..	+351	
236	142-00	X	X	..	..	..	..	..	..	..	..
238	14,009-00	8,40,540	8,40,540 + X	8,82,567	..	-19,288	42,027	10,506†	..	-8,782	
237	63-00	3,780	3,780 + X	3,969	..	-3,700	189	94	..	-3,606	
239	3,776-5	1,88,825	1,88,825 + X	2,07,707	..	..	18,882	9,441	..	+9,441	
240	3,762-00	1,50,480	1,50,480 + X	1,69,290	..	-580	18,810	9,405	..	+8,825	
241	1,109-00	55,450	55,450 + X	66,540	..	+1,800	11,090	5,545	..	+7,345	
242	2,015-00	70,525	70,525 + X	90,675	..	-75	20,150	10,075	..	+10,000	

† Compensation under Section 67 to be paid to lessee. Incremental contribution under Section 66 to be paid by Lessor = 83.6 %. Incremental contribution under section 66 to be paid by lessee = 16.4%. Lessor = +79, lessee = -3,685.

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
259	The Bhandari Co-operative Bank, Limited	P. & T.	144	245	4,271-00	2,13,550	2,13,550 +X
260	Yeshwant Narayan Bidaye	P. & T.	2/130 (Part)	246	680-00	23,800	24,070 +X
261	1. Parasharam Nilkanth Shastri 2. Kashyap Parashram Shastri. 3. Dattatraya Parashram Shastri. 4. Ramchandra Parasharam Shastri. 5. Sadanand Parashram Shastri.	P. & T. P. & T.	1/130 2/130 (Part)	247	358-00 63-00 421-00	18,315	19,515 +X
262	Bhaskar Janardan Shastri (Padhye Puranik)	P. & T.	129	248	535-01	32,106	32,106 +X
263	1. Nathubhai Motiram Mistry 2. Bhikabhai Ukabhai, Master 3. Doolabhbhai Dayabhai Mistry	P. & T. M. L. ..	1557 1/1557 ..	249	718-07 1,498-07 2,217-14	1,33,044	1,33,044 +X
264	1. Dr. Govind Hari Nerurkar 2. Hira Govind Nerurkar.	P. & T.	3/130	250	985-00	49,250	49,250 +X
265	Sakharam Balwant Tendulkar	M. L.	5/1666	251	183-56	9,178	9,178 +X
266	Sakharam Balwant Tendulkar (Lessor) Vasant Mahadeo Sinkar (Lessee).	M. L.	5A/1666	251-A	91-00	4,550	4,550 +X
267	Narayan Putoba Kothare	M. L.	4/1666	252	275-03	14,302	14,302 +X
268	Vasant Pandharinath Naik	M. L.	1666	253	249-91	1	1
269	Shrimati Shantabai Krishnarao Gokhale	M. L.	3/1666	254	336-39	17,492	17,492 +X
270	Anandrao Sadanand Parelkar	M. L.	2/1666	255	309-41	15,470	15,470 +X
271	Shrimati Tarabai wd/o Shantaram Govind Pokale	M. L.	1/1666	256	256-57	12,828	12,828 +X
272	1. Dattatraya Sakharam Babrekar 2. Shrimati Umabai w/o D. S. Babrekar.	F. H.	1525	257	652-00	32,600	32,600 +X
273	Clement Pereira	P. & T.	1510	258	280-00	9,800	9,800 +X
274	1. Govind Narayan Maladkar 2. Vasant Narayan Maladkar. 3. Shrimati Ahilyabai Anant Maladkar.	M. L.	9/1666	259	255-87	8,955	8,955 +X
275	1. Atmaram Harishchandra Mhatre 2. Gajanan Atmaram Mhatre.	M. L.	8/1666	260	234-15	8,195	8,195 +X
276	1. Ramkrishna Hiranman Mhatre 2. Madhavrao Hiranman Mhatre. 3. Pandharinath Hiranman Mhatre. 4. Anandrao Hiranman Mhatre.	M. L.	10/1666	261	246-52	8,628	8,628 +X
277	1. Gajanan Sadashiv Mhatre 2. Shrimati Indirabai Gajanan Mhatre.	M. L.	7/1666	262	165-69	5,799	5,799 +X
278	Dinkar Damodar Tendulkar	M. L.	6/1666	263	221-66	7,758	7,758 +X

*Contribution to be paid by Lessor = 8 per cent.

Contribution to be paid by Lessee = 92 per cent.

Lessor = + 18, Lessee = + 209.

†Notice of *lis pendens*.

Notice is given to all concerned that Suit No. 402 of 1952 in respect of this property is pending in the High Court.

Bombay City No. IV (Mahim Area)

(7)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
243	3,948-00	1,97,400	1,974,00 +X	2,3,6,880	..	-16,150	39,480	19,740	..	+3,590
244	746-00	26,110	26,100 +X	33,570	..	+2,040	7,460	3,730	..	+5,770
245	358-00	16,110	16,110 +X	18,974	..	-3,405	2,864	1,432	..	-1,973
246	535-01	32,106	32,106 +X	34,781	..	..	2,675	1,337	..	+1,337
247	2,217-04	1,33,044	1,33,044 +X	1,44,131	..	..	11,087	5,543	..	+5,543
248	1,002-00	49,845	49,845 +X	52,851	..	+595	3,006	1,503	..	+2,098
249	183-56	9,178	9,178 +X	10,096	..	..	918	459	..	+459
250	91-00	4,550	4,550 +X	5,005	..	..	455	227	..	+227
251	275-03	14,302	14,302 +X	15,677	..	..	1,375	687	..	+687
..	..	..	..	..	..	-1	..	..	..	-1 Passage.
252	336-39	17,492	17,492 +X	19,174	..	..	1,682	841	..	+841
253	309-41	15,470	15,470 +X	17,018	..	..	1,548	774	..	+774
254	256-57	12,828	12,828 +X	14,111	..	..	1,283	641	..	+641
255	652-00	32,600	32,600 +X	35,860	..	..	3,260	1,630	..	+1,630
256	402-00	14,070	14,070 +X	16,080	..	+4,270	2,010	1,005	..	+5,275
257	288-00	10,080	10,080 +X	11,520	..	+1,125	1,440	720	..	+1,845
258	304-00	10,640	10,640 +X	12,160	..	+2,445	1,520	760	..	+3,205
259	245-00	8,575	8,575 +X	9,800	..	-53	1,225	612	..	+559
260	165-69	5,799	5,799 +X	6,628	..	..	829	414	..	+414
261	221-66	7,758	7,758 +X	8,866	..	..	1,108	554	..	+554

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
279	1. Wishwanath Pandurang Parelkar 2. Shrimati Sunandabai Wishwanath Parelkar.	M. L.	11/1666 ..	264	172-68	6,044	6,044 +X
280	1. Damjibhai Jethabhai 2. Popatlal Narsidas. 3. Babubhai Bhagwanji. 4. Talukchand Nanchand. 5. Deochand Chhaganlal. 6. Santilal Punachand. 7. Damji Padamsi, Trustees of the Trust called Atmakamal Labdhi-wriswarji Jain Gyan Mandir and Paoshadhshala Trust.	P. & T.	131 ..	265	3,082-00	1,07,870	1,07,870 +X
281	Dr. Peter Rodrigues	P. & T.	132 ..	266	2,122-00	67,904	67,904 +X
282	1. Chimanlal Amarchand Sanghvi 2. Vaghjibhai Shambhulal Shah. 3. Manilal Kanjibhai Mehta. 4. Amritlal Gobarbhai Mehta. 5. Motilal Bavabhai Mehta. 6. Tarachand Morarji Mehta. 7. Liladhar Malukchand Shah Trustees of Shri Dadar Swetamber Sthanakvas Jain Sangh.	P. & T.	134 ..	267	3,271-00	1,14,485	1,14,485 +X
283	1. Chimanlal Amarchand Sanghvi 2. Vaghjibhai Shambhulal Shah 3. Manilal Kanjibhai Mehta. 4. Amritlal Gobarbhai Mehta. 5. Motilal Bavabhai Mehta. 6. Tarachand Morarji Mehta. 7. Liladhar Malukchand Shah, Trustees of Shri Dadar Swetamber Sthanakvasi Jain Sangh (Fazandar). Jonathan Preyra, (Holder).	P. & T. P. & T.	133 .. 1/134 ..	267-A 267-B	176-00 12-00 188-00	6,580	7,080 +X
284	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T.	139 ..	268	1,373-00	41,190	41,340
285	The Vicar and Wardens of the Church of N. S. D. Salvacao (Fazandar). 1. Shrimati Ellen D'Silva. 2. C. D'Silva. 3. D. A. D'Silva. 4. Shrimati Mary D'Silva. 5. Shrimati Rose D'Silva (Holders).	P. & T.	135 ..	268-A	76-00	2,280	8,780
286	The Vicar and Wardens of the Church of N. S. D. Salvacao (Fazandar). Clement Pereira (Holder).	P. & T.	136 ..	268-B	75-00	2,250	13,250
287	1. Balwant Devrao Kowly 2. Yeshwant Devrao Kowly 3. Nagesh Krishnarao Parab (Trustees).	P. & T.	141 ..	269	4,846-5	2,04,232	2,14,332 +2X
288	1. Shrimati Sunita Jairam P. Mhatre 2. Shrimati Sheelavati Shriram P. Mhatre (½ Share) 3. Shrimati Saroj Yeshwant P. Mhatre. 4. Shrimati Sulabha Ramkrishna Mhatre (½ Share).	P. & T.	1/140 ..	270	498-5	20,937	20,937 +X
289	Dattaram Gajanan Deshpande	P. & T.	140 ..	271	1,412-5	63,562	63,562 +X
290	The Trustees of the Deed of Settlement, dated 10th June 1954 of Shrimati Estella Pinto De'Andrade.	P. & T.	1526 (Part)	272	447-43	22,371	22,371 +X

*Jain Temple and Apasara. 50 per cent exemption granted in the Incremental Contribution under Section 32 (1) (vii).
†Fazandar = Nil, Holder = — 40. Holder to continue to pay the Incremental Contribution under Section 32 (1) (vii).
‡Fazandar = — 60, Holder = — 8,720.
§Fazandar = — 60, Holder = — 13,190.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
262	163'00	5,705	5,705 +X	6,683	..	-339	978	489	..	+150	
263	2,904'00	1,01,640	1,01,640 +X	1,30,680	..	-6,230	29,040	7,260	..	+1,030	
264	2,021'00	64,672	64,672 +X	84,882	..	-3,232	20,210	10,105	..	+6,873	
265	2,629'00	92,015	92,015 +X	1,18,305	..	-22,470	26,290	13,145	..	-9,325	
266	176'00	6,160	6,160 +X	7,920	..	-920	1,760	880	..	-40	
..	..	..	..	..	..	41,340	..	..	..	-41,340	
..	..	..	..	..	..	-8,780	..	..	..	-8,780	
..	..	..	..	..	..	-13,250	..	..	..	-13,250*	
268	1,124	56,200	56,200 +X	61,820	..	-98,982	5,620	2,810	..	-93,215	
269	1,183	59,150	59,150 +X	65,065	..		5,915	2,957	..		
	2,307	1,15,350	1,15,350 +2X	1,26,885			11,535	5,767			
270	554	23,434	23,434 +X	26,204	..	+2,497	2,270	1,385	..	+3,882	
271	1,364	61,380	61,380 +X	68,200	..	-2,182	6,820	3,410	..	+1,228	
272	447'43	22,371	22,371 +X	24,609	..	..	2,238	1,119	..	+1,119	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
291	The Trustees of the Deed of Settlement, dated 10th February 1942 of Shrimati Estella Pinto De'Andrade.	P.&T.	1/1526 (Part).	272-A	310-34	15,517	15,517 +X
292	Shrimati Estella Pinto De'Andrade	P.&T. P.&T. P.&T.	2/1526 1/1526 1526 (Part)	.. } 272-B	864-56	38,905	38,905
	Dr. Luis Jose Pinto	P.&T.	126	.. 273	3,729	1,67,805	1,67,905
							2,06,810 +X
293	Shrimati Anjela Olinda Dwartc wd/o John Joseph Dwartc.	M. L. ..	1522	.. 274	500	25,000	25,000 +X
294	Shrikrishna Madhav Kulkarni	M. L. ..	1913	.. 275	406-77	20,338	20,38 +X
295	The Executors and Trustees of the Will, dated 23rd April 1953 of the late, V. S. Kulkarni.	M. L. .. M. L. ..	1925 1926	.. 276	196 203-34 399-34	19,967	19,967 +X
296	Ramrao Sadanand Raote	M. L. ..	1927	.. 277	375-91	16,916	17,066 +X
297	1. Shrimati Laxmibai w/o Ramji Rawji 2. Kalyanji Ramji, (Trustees). 1. Raosaheb Shivaji Devshi. 2. Shrimati Laxmibai w/o Ramji Rawji. 3. Hansa d/o Ramji Rawji (a minor) (assignees).	M. L. ..	1612	.. 278	1,227-97	73,678	73,678 +X
298	The Government of Maharashtra (The Collector of Bombay).	..	..	279	317	15,850	15,850
299	Shrimati Satyabhamabai Jayaji Ghudekar	P.&T.	1,494	280	959-8	33,593	33,593 +X
300	Shrimati Shirin Phirozshah Irani.. .. .	P.&T.	1,495	281	421-6	16,864	16,864 +X
301	Gajanan Ramchandra Vaidya	P.&T.	1/1495	.. 282	318-1	9,543	9,543 +X
302	Kaikobad Sorabji Katrak	P.&T. P.&T.	1496 1497	.. 283	417-00 252-89	16	23,446 +
				Total ..	669-89		
303	1. Bhai Devji Thakur 2. Shrimati Dewoobai wd/o Devji Dadoba Thakur (Executors of the Will of Devji Dadoba Thakur).	P.&T.	1498	.. 284	810	32,400	36,110 +X
304	Narendra Baburao More	P.&T.	1500	.. 285	315	9,450	14,260 +X
305	Chandrasen Bhagwandas, (Fazandar) Cawasji Hormusji Batliwala, (Holder) Cawasji Hormusji Batliwala	P.&T. P.&T.	1/1500 1501	.. 286 .. 287	579 608	17,370 27,360	17,820 39,060
				Total ..	44,730		56,880 +X
306	Chandrasen Bhagwandas	P.&T.	1502	.. 288	75	1	1
307	Kalyanji Dewji	P.&T. P.&T.	1499 1503	.. 289	5,798 587	1,73,675	1,73,675
				Total ..	6,385		

a) Holder to continue to pay the existing Fazandari rent.

(b) Notice of *Lispendens*.

(c) Notice is given to all concerned that a Suit in respect of this property is pending in the Court.

(d) Property attached by the Collector of Bombay for recovery of Income-Tax dues.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
273	310-34	15,517	15,517 +X	17,069	..	..	1,552	776	..	+776	
274	4,561-47	2,05,266	2,05,266 +X	2,28,073	..	-1,544	22,807	11,403	..	+9,859	
275	500	25,000	25,000 +X	26,500	..	..	1,500	750	..	+750	
276	406-77	20,338	20,338 +X	22,372	..	..	2,034	1,017	..	+1,017	
277	399-34	19,967	19,967 +X	21,964	..	..	1,997	998	..	+998	
278	408	18,360	18,360 +X	20,400	..	+1,294	2,040	1,020	..	+2,314	
279	1,227-97	73,678	73,678 +X	79,818	..	..	6,140	3,070	..	+3,070	
..	..	..	..	..	..	-15,850	..	..	..	-15,850	
280	783	27,405	27,405 +X	35,235	..	-6,188	7,830	3,915	..	-2,273	
281	483	19,320	19,320 +X	21,735	..	+2,456	2,415	1,207	..	+3,663	
282	238	7,140	7,140 +X	9,520	..	-2,403	2,380	1,190	..	-1,213	
283	690	24,150	24,150 +X	28,980	..	+704	4,830	2,415	..	+3,119	
284	783	31,320	31,320 +X	40,716	..	-4,790	9,396	4,698	..	-92	
356	556	13,900	13,900 +X	22,240	..	-360	8,340	4,170	..	-3,810	
285	963	34,650	34,650 +X	44,280	..	-22,230	9,630	4,815	..	-17,415 (a)	
..	..	..	..	..	..	-1	..	..	..	-1	
287 355	562 516	28,100 12,900	28,100 12,900	34,844 20,640	}	-1,32,675	6,744 7,740	3,342 3,870	}	..	-1,25,433 (b), (c), (d)
	1,078	41,000	41,000	55,484			14,484	7,242			

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
308	Shrimati Saraswatibai, w/o Pahlajdas	P. & T.	1504	.. 290	223	11,150	11,150 +X
309	1. Shrimati Vatsalabai Gopinath Pradhan 2. Dr. Ramchandra Gopinath Pradhan.	P. & T.	1/1504	.. 291	262	11,790	11,790 +X
310	Bhalchandra Mahadeo Joshi	P. & T.	1505	.. 292	290	13,050	13,050 +X
311	1. Waman Mangesh Bhandare 2. Dilip Waman Bhandare.	P. & T.	1506	.. 293	604	27,180	27,180 +X
312	1. Shridhar Mangesh Bhandare	P. & T.	1/1506	.. 294	292	13,140	13,140 +X
313	Common Passage—Common to C. S. Nos. 1506 and 1/1506, i.e., O. P. Nos. 293 and 294.	P. & T.	2/1506	.. 295	52	1,300	1,300 +X
314	Bholanath Balkrishna Acharya	P. & T.	1509	.. 296	871	43,550	43,580 +X
315	Shrimati Pirozbai w/o Sumantrao Anandrao	P. & T.	1508	.. 297	309	10,815	10,840 +X
316	Shrimati Trivenibai, w/o Krishnarao Jagannath, Trilokekar.	P. & T.	1507	.. 298	379-00	13,265	13,295 +X
317	Laxman Balaji Borhade	P. & T. P. & T.	4C/1482 4CA/1482	.. 299 ..	109-21 163-79 273-00	9,555	9,755 +X
318	Shankerrao Harischandra Parelkar (Lessor) 1. Ramchandra Dagduba Kale (2/3rd share). 2. Jasraj Mannaji Shobhavant (1/3rd share), (Lessee).	P. & T.	4B/1482	.. 300	370-00	12,950	12,950 +X
319	Govindrao Harischandra Joshi	P. & T.	1/1482	.. 301	800-00	24,000	24,000 +X
320	Shrimati Padminibai Waman Rane	P. & T.	4A/1482	.. 302	224-00	6,720	6,720 +X
321	1. Ramchandra Shivshanker 2. Rangnath Shivshanker. 3. Jaychand Shivshanker.	P. & T.	4/1482	.. 303	228-00	9,120	9,120 +X
322	Common passage in use of holders of C. S. Nos. 1482, 1/1482, 3/1482, 4/1482, 4A/1482, i.e., O. P. Nos. 360, 301, 359, 303 and 302, respectively.	P. & T.	5/1482	.. 304	255-00	1	1
323	1. Bhalchandra Ramchandra Acharya 2. Hiranank Ramchandra Acharya.	P. & T.	1461	.. 305	761-00	26,635	26,635 +X
324	1. Eruch Jamshedjee Bamboat 2. Dorab Jamshedjee Bamboat. 3. Dossabhai Jalbhai Dubash. Trustees of the Deed of Settlement, dated 30th June 1952.	P. & T.	1462	.. 306	742-00	25,970	65,670 +X
325	Moreshwar Ganpatrao Savtale	P. & T.	1460	.. 307	728-00	21,840	40,840 +X
326	1. Yeshwant Kashinath Pawaskar 2. Shrimati Indirabai, Y. K. Pawaskar.	P. & T.	1/1458	.. 308	585-00	15,795	17,275 +X
327	1. Balkrishna Chandrasheet Adurkar 2. Shrimati Radhabai Balkrishna Adurkar.	P. & T.	1512	.. 309	1,166-00	34,980	34,980 +X
328	1. Shrimati Rose Clothilda Murzello 2. Robert Sylvester Murzello. 3. Cyril Anthony Murzello. 4. Shrimati Anna Josephine Murzello. 5. Conrad Joseph Murzello. 6. Shrimati Helen Josephine Murzello.	P. & T.	1510	.. 310	1,271-00	57,195	60,595 +X

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
288	223	11,150	11,150 +X	12,934	..	..	1,784	892	..	+892	
289	262	11,790	11,790 +X	13,100	..	..	1,310	655	..	+655	
290	290	13,050	13,050 +X	14,500	..	..	1,450	725	..	+725	
291	604	27,180	27,180 +X	30,200	..	..	3,020	1,510	..	+1,510	
292	292	13,140	13,140 +X	14,600	..	..	1,460	730	..	+730	
293	52	1,300	1,300 +X	1,560	..	..	260	130	..	+130	
294	865	43,250	43,250 +X	47,575	..	-330	4,325	2,162	..	+1,832	
295	292-00	10,220	10,220 +X	13,724	..	-620	3,504	1,752	..	+1,132	
296	356-00	12,460	12,460 +X	16,732	..	-835	4,272	2,136	..	+1,301	
297	244-00	8,540	8,540 +X	11,468	..	-1,215	2,928	1,464	..	+249	
298	331-00	11,585	11,585 +X	15,557	..	-1,365	3,972	1,986	..	+621	
299	754-00	22,620	22,620 +X	28,652	..	-1,380	6,032	3,016	..	+1,636	
300	224-00	6,720	6,720 +X	8,960	..	..	2,240	1,120	..	+1,120	
301	202-00	8,080	8,080 +X	10,504	..	-1,040	2,424	1,212	..	+172	
..	..	..	..	..	..	-1	..	..	..	-1	
302	682-00	23,870	23,870 +X	34,100	..	-2,765	10,230	5,115	..	+2,350	
..	..	..	..	..	..	-65,670	..	..	..	-65,670	
303	433-00	12,990	12,990 +X	20,351	..	-27,850	7,361	3,680	..	-24,170	
304	447-00	12,069	12,069 +X	17,880	..	-5,206	5,811	2,905	..	-2,301	
305	1,154-00	34,620	34,620 +X	48,468	..	-360	13,848	6,924	..	+6,564	
306	1,200-00	54,000	54,000 +X	61,200	..	-6,595	7,200	3,600	..	-2,995	

*Lessor = Nil, Lessees = +621. Lessees shall continue to pay the existing lease rent.

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
329	1. Anthony Gonsalves 2. Milton Fernandes. 3. George Murzello. Executors of the Will, dated 24th November 1955 of the late Ignatius Murzello.	P. & T.	1511	.. 311	449-00	23,348	23,348 +X
330	1. Charis Mendoza 2. Shrimati Grace Mendoza. 3. Shrimati Agnes D'Souza.	P. & T.	1513	.. 312	1,486-00	77,272	77,272 +X
331	Gajanan Harischandra Goregaokar	P. & T.	1514	.. 313	2,178-00	1,19,790	1,19,790 +X
332	1. Ahmed Peerbhoy Butler 2. Shrimati Piaribibi w/o Rasul Hoosein Elam. 3. Abdulla Mian Haji Abdul Rehman, Vaghbakriwalla. 4. Gullamally Rasool Elam. Trustees of the Deed of Wakf, dated 29th March 1940.	P. & T.	1515	.. 314	700-00	38,500	38,500 +X
333	1. Sureshchandra Ishwarlal Vakil 2. Shrimati Jayendra w/o S. I. Vakil.	P. & T.	1516	.. 315	873-00	52,380	52,380 +X
334	Ramkrishna Hareshwar Mahadeo Pandit	P. & T.	1517	.. 316	904-00	63,280	63,280 +X
335	Trambaklal Somchand Parekh	P. & T.	2/1446	.. 317	123-00	9,225	9,225 +X
336	Yeshwant Keshav Padhye	P. & T.	1446	.. 318	1,190-00	1,01,150	1,01,150 +X
337	The Trustees of Parashwanath Jain Vidyalaya of Varkana	P. & T.	1/1446	.. 319	1,015-00	71,050	71,050 +X
338	The Trustees of the Shanitnathaji Maharaj Jain Mandir Trust.	P. & T.	1447	.. 320	1,142-00	79,940	79,940 +X
339	1. Dwarkanath Vasant Rao Javle 2. Murlidhar Vasant Rao Javle.	P. & T.	1455	.. 321	821-00	18,062	18,062 +X
340	Shantaram Yeshwant Devare	P. & T.	1456	.. 322	362-00	9,050	11,350 +X
341	1. Krishnarao Ramchandra Mhatre 2. Shrimati Manoramabai K. R. Mhatre.	P. & T.	1458	.. 323	102-00	2,040	2,040 +X
342	Sadanand Gajanan Javle	P. & T.	1457	.. 324	303-00	10,605	43,505
343	1. Purshottam Kamalakar Javle 2. Rangnath Kamalakar Javle.	P. & T.	1454	.. 325	716-00	17,900	32,220 +X
344	1. Dr. Moreshwar Chintaman Javle 2. Vinayak Chintaman Javle.	P & T	1,453	.. 326	385-00	13,475	51,475 +X
345	Private common passage belonging to the Holders of C. S. Nos. 1447 to 1451, i.e., O. P. Nos. 320, 328, 329, 330 and 332, respectively.	P & T	1,452	.. 327	80-05	1	1
346	1. Moreshwar Chintoba Javle 2. Vinayak Chintoba Javle.	P & T	1,448	.. 328	554-00	32,510	46,010 +X
347	1. Bhawanishanker Balwant Jaole 2. Vishwanath Balwant Jaole. 3. Harishchandra Balwant Jaole. 4. Harishanker Balwant Jaole.	P. & T	1,449	.. 329	337-00	13,480	33,480 +X
348	Narayan Vinayak Javle	P & T	1,450	.. 330	113-34	7,639	16,539
		P & T	1/1,450	.. 331	103-50		
					216-84		

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
307	396-00	20,592	20,592 +X	22,572	..	-2,756	1,980	990	..	-1,766	
308	1,436-00	74,672	74,672 +X	81,852	..	-2,600	7,180	3,590	..	+990	
309	2,178-00	1,19,790	1,19,790 +X	1,26,324	..	..	6,534	3,267	..	+3,267	
310	700-00	38,500	38,500 +X	40,600	..	..	2,100	1,050	..	+1,050	
311	873-00	52,380	52,380 +X	56,745	..	..	4,365	2,182	..	+2,182	
312	904-00	63,280	63,280 +X	67,800	..	..	4,520	2,260	..	+2,260	
313	123-00	9,225	9,225 +X	9,840	..	..	615	307	..	+307	
314	1,190-00	1,01,150	1,01,150 +X	1,04,720	..	..	3,570	1,785	..	+1,785	
315	1,015-00	71,050	71,050 +X	76,125	..	..	5,075	2,537	..	+2,537	
316	1,142-00	79,940	79,940 +X	85,650	..	..	5,710	..	..	..
317	873-00	19,206	19,206 +X	29,682	..	+1,144	10,476	5,238	..	+6,382	
319	381-00	9,525	9,525 +X	15,240	..	-1,825	5,715	2,857	..	+1,032	
318	239-00	4,780	4,780 +X	8,365	..	+2,740	3,585	1,792	..	+4,532	
865 In Section 'B'	763-00	22,890	22,890	35,098	..	-20,615	12,208	6,104	..	-14,511	
320	358-00	10,740	10,740 +X	16,110	..	-21,480	5,370	2,685	..	-18,795	
321	335	11,725	11,725 +X	16,750	..	-39,750	5,025	2,512	..	-37,238	
..	..	..	..	..	..	-1	..	..	..	-1	Passage.
324	345	24,150	24,150 +X	26,910	..	-21,860	2,760	1,380	..	-20,480	
323	291	11,640	11,640 +X	15,132	..	-21,840	3,492	1,746	..	-20,094	
..	..	..	..	..	..	-16,539	..	..	..	-16,539	

*Temple. No contribution under section 32 (i) (vii).

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
349	1. Purshottam Kamlaker Javle 2. Ranganath Kamlaker Javle.	P. & T.	1,451	.. 332	261-00	9,135	20,735 +X
350	Divaker Vishnu Javle	P. & T.	1/1,451	.. 333	413-00	22,715	41,415 +X
351	1. Shrimati Radhabai Gopinath Devare... 2. Shrimati Shantabai Narayan Devare. Executives and Trustees of the Will of Gopinath Keshavrao Devare.	P. & T.	1,469	.. 334	1,016-00	48,768	48,998 +X
352	1. Varjiwandas Jamnadas (1/2 share) 2. Dharamdas Varjiwandas 3. Gordhandas Varjiwandas } 1/2 share	P. & T.	1,466	.. 335	291-00	10,185	10,185 +X
353	1. Ganesh Balwant Joshi.. .. . 2. Sadashiv Balwant Joshi.	P. & T.	1,467	.. 336	289-00	8,670	8,670 +X
354	1. Ramkrishna Chintaman Pandurang Mhatre 2. Manohar Ramkrishna Mhatre. 3. Satchitanand Ramkrishna Mhatre.	P. & T.	1,468	.. 337	197-00	5,910	9,510 +X
355	Moreshwar Jaganath Javle	P. & T.	1,470	.. 338	462-00	20,790	21,040 +X
356	1. Ptholomy D'Souza 2. Norton D'Souza. 3. Charles D'Souza. 4. Milton D'Souza.	P. & T.	1/1,471	.. 339	280-35	14,017	14,717 +X
357	Kashinath Raghunath Kelkar	P. & T.	1,471	.. 340	201-00	10,050	10,230 +X
358	1. Dr. Yedneshwar Vithal Purandare 2. Dwarkanath Yedneshwar Purandare. 3. Shrikrishna Dwarkanath Purandare.	Quit and ground rent P. & T.	1,476	.. 341	258-1	18,905	18,905 +X
			1/1,526	..	120-0		
					378-1		
359	1. Purshottam Vithal Purandare 2. Damodar Purshottam Purandare. 3. Padmanath Purshottam Purandare. 4. Vivek Purshottam Purandare. 5. Mahadeo Purshottam Purandare.	Quit and ground rent P. & T.	1/1,476	.. 342	245-00	12,250	12,250 +X
360	Ramnath Keshav Sahani	P. & T.	1,475	.. 343	839-00	25,170	25,420 +X
361	Atmaram Anant Kowli	P. & T.	1,474	.. 344	500-00	12,500	12,500 +X
362	Mahomed Saeed Bin Mahomed Hoossein Pathan	P. & T. P. & T.	1,472	.. 345	390-00 758-00	34,440	34,840 +X
			1,473	..	1,148-00		
363	Chintaman Nathoba Patil	Land paying no assessment at present.	3/1,465	.. 346	423-00	12,690	16,190 +X
364	Bhai Nathoba Patil	Do.	2/1,465	.. 347	326-00	9,780	11,330 +X
365	Narayan Nathoba Patil (Mortgagor) Shrimati Laxmibai Narayan Patil (Mortgagee).	P. & T.	1/1,465	.. 348	442-00	15,470	16,870 +X
366	Yeshwant Anant Deo	P. & T.	1,465	.. 349	536-00	16,080	16,260 +X
367	Shrimati Indirabai w/o Dattatraya Gharpure. Ramchandra	P. & T.	1,464	.. 350	1,180-00	29,500	30,100 +X

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
			Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
322	348	12,180	12,180 +X	17,400	..	-8,555	5,220	2,610	..	-5,945	
325	344	18,920	18,920 +X	24,080	..	-22,495	5,160	2,580	..	-19,915	
326	996	47,808	47,808 +X	59,760	..	-1,190	11,952	5,976	..	+4,786	
327	256	8,960	8,960 +X	12,800	..	-1,225	3,840	1,920	..	+695	
328	260	7,800	7,800 +X	10,920	..	-870	3,120	1,560	..	+690	
329	179	5,370	5,370 +X	7,518	..	-540	2,148	1,074	..	+534	
330	420	18,900	18,900 +X	23,100	..	-2,140	4,200	2,100	..	-40	
331	241	12,050	12,050 +X	13,496	..	-2,667	1,446	723	..	-1,944	
332	151	7,550	7,550 +X	9,060	..	-2,680	1,510	755	..	-1,925	
333	3781	18,905	18,905 +X	20,795	..	..	1,890	945	..	+945	
334	245	12,250	12,250 +X	14,700	..	..	2,450	1,225	..	+1,225	
335	769	23,070	23,070 +X	32,298	..	-2,350	9,228	4,614	..	+2,264	
336	450	11,250	11,250 +X	16,650	..	-1,250	5,400	2,700	..	+1,450	
337	1,043	31,290	31,290 +X	43,806	..	-3,550	12,516	6,258	..	+2,708	
338	334	10,020	10,020 +X	14,028	..	-6,170	4,008	2,004	..	-4,166	
339	322	9,660	9,660 +X	13,524	..	-1,670	3,864	1,932	..	+262	
340	352	12,320	12,320 +X	17,600	..	-4,550	5,280	2,640	..	-1,910	
341	500	15,000	15,000 +X	22,500	..	-1,260	7,500	3,750	..	+2,490	
343	1,031	25,775	25,775 +X	41,240	..	-4,325	15,465	7,732	..	+3,407	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
368	Manohar Dattatraya Gharpure	P. & T.	1/1464	.. 350-A	388	9,700	9,700 +X
369	Shrimati Pushabai Shankarrao K. Parelkar	P. & T.	1477	.. 351	518	15,540	15,840 +X
370	1. Sadanand Gajanan Javle 2. Moreshwar Jagannath Javle 3. Shrimati Saraswatibai B. Joshi. Trustees of the Will of Baburao Shamrao Joshi.	P. & T. P. & T.	1/1478 1478	.. 352 .. 353	258 00 289 00 547 00	21,880	22,130 +X
371	1. Waman Damodar Kamat 2. Ramrao Damodar Kamat. 3. Shamrao Damodar Kamat. 4. Nagesh Damodar Kamat. 5. Narayan Damodar Kamat.	P. & T.	1479	.. 354	1,001 00	35,035	37,515 +X
372	1. Gangadhar Krishnaji Joglekar 2. Shrimati Laxmibai w/o G. K. Joglekar 3. Chandrakant Gangadhar Joglekar.	P. & T.	1480	.. 355	459 00	13,770	13,770 +X
373	1. Hari Vithal Joglekar 2. Vinayak Vithal Joglekar	P. & T. P. & T.	1481 1/1481	.. 356	520 8 165 0 685 8	20,574	20,574 +X
374	Anantrao Kashinath Wagle	P. & T.	1463	.. 357	605 00	21,175	21,425 +X
375	1. Virchand Krishnaji 2. Ruckba Bhagwan.	M. P. & T.	2/1482	.. 358	1,728 00	43,200	46,380 +X
376	1. Khanderao Narayan Mantri 2. Mohan Khanderao Mantri.	M. P. & T.	3/1482	.. 359	680 00	23,800	32,150 +X
377	1. Prabhakar Shamrao Choudhari 2. Nanabhai Shamrao Choudhari.	P. & T.	1482	.. 360	3,037 00	75,925	91,525 +2X
378	Bhalchandra Dinkar Dongre	P. & T.	1483	.. 361	5,826 00	1,45,650	1,52,230 +X
379	Shankarrao Madhavrao Tawde	P. & T.	1485	.. 362	945 00	28,350	28,350 +X
380	The Trustees of Somavanshi Kshatriya Samajonnati Sangh Fund Trust.	P. & T.	1484	.. 362-A	884 00	26,520	26,520 +X
381	1. Atmaram Vithal Purandare 2. Shrimati Sumatibai w/o A. V. Purandare.	P. & T.	1486	.. 363	399 00	11,970	11,970 +X
382	Purshottam Raghunath Padgaonkar	P. & T.	1487	.. 364	525 00	15,750	15,750 +X
383	1. Chhaganlal Govindji Patel 2. Maganlal Govindji Patel. 3. Shrimati Ladoobai Bhanji Patel.	P. & T.	1488	.. 365	514 00	15,420	15,420 +X
384	1. Laxman Vithoba Kushawar 2. Madhukar Vithoba Kushawar. 3. Nagnath Vithoba Kushawar (1/3rd share each).	P. & T.	1489	.. 366	575 00	17,250	17,250 +X
385	1. Chintaman Balkrishna Patil 2. Shrimati Sumati Chintaman Patil	P. & T. P. & T. P. & T.	1490 1/1490 2/1490	.. 367	255 3 154 0 323 0 732 3	25,630	25,630 +X
386	Prabhakar Vamanrao Chawan	P. & T.	1491	.. 368	481 00	16,835	16,835 +X

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
342	334-00	8,350	8,350 +X	13,360	..	-1,350	5,010	2,505	..	+1,155	
344	507-00	15,210	15,210 +X	21,294	..	-630	6,084	3,042	..	+2,412	
345	505-00	20,200	20,200 +X	26,260	..	-1,930	6,060	3,030	..	+1,100	
346	836-00	29,260	29,260 +X	39,292	..	-8,255	10,032	5,016	..	-3,239	
347	359-00	10,770	10,770 +X	15,078	..	-3,000	4,308	2,153	..	-846	
348	475-00	14,250	14,250 +X	19,950	..	-6,324	5,700	2,850	..	-3,474	
349	508-00	17,780	17,780 +X	26,416	..	-3,645	8,636	4,318	..	+673	
350	1,473-00	36,825	36,825 +X	58,920	..	-9,555	22,095	11,047	..	+1,492	
351	485-00	16,975	16,975 +X	24,250	..	-15,175	7,275	3,637	..	-11,538	
352	644-00	16,100	16,100	25,760	..	-62,150	9,660	4,830	..	-53,338	
354	531-00	13,275	13,275	21,240	..		7,965	3,982	..		
	1,175-00	29,375	29,375 +2X	47,000			17,625	8,812			
358	5,068-00	1,26,700	1,26,700 +X	1,77,380	..	-25,530	50,680	25,340	..	-190	
361	885-00	26,550	26,550 +X	35,400	..	-1,800	8,850	4,425	..	+2,625	
360	752-00	22,560	22,560 +X	30,080	..	-3,960	7,520	3,760	..	-200	
362	373-00	11,190	11,190 +X	15,666	..	-780	4,476	2,238	..	+1,458	
363	503-00	15,090	15,090 +X	21,126	..	-660	6,036	3,018	..	+2,358	
364	494-00	14,820	14,820 +X	20,748	..	-600	5,928	2,964	..	+2,364	
365	467-00	14,010	14,010 +X	20,548	..	-3,240	6,538	3,269	..	+29	
366	580-00	20,300	20,300	27,260	..	-5,330	6,960	3,480	..	-1,850	
367	451-00	15,785	15,785 +X	21,197	..	-1,050	5,412	2,706	..	+1,656	

Town Planning Schemes

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
387	1. Shrimati Ratanbai widow of Nanabhai Purshottam Pathare. 2. Vasant Nanabhai Pathare. 3. Ghanashyam Nanabhai Pathare. 4. Bhagwant Nanabhai Pathare.	P. & T.	1492	.. 369	473'00	16,555	16,555 + X
388	Shrimati Kusum Janardhan Banker, Administratrix of the property and credits of Janardan Balkrishna Banker.	P & T..	1493	.. 370	1,168'00	46,720	46,787 + X
389	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T.	1244	.. 371	10,032'00	3,00,960	3,02,000 + X
390	1. Izzuddin Inayat Husein 2. Zainuddin Inayat Husein. (Tenants in Common).	M. L.	1580	.. 372	739'68	33,286	33,636 + X
391	1. Dr. Anant Mahadeo Gokhale 2. Shrimati Shantabai, w/o Anant Mahadeo Gokhale. 3. Subhash Anant Gokhale.	P. & T.	1246 (Part)	.. 373 (Part)	540'00	27,000	27,000 + X
392	1. Ramchandra Laxman Jaikar 2. Narayan Laxman Jaikar, (Fazandars). 1. Dr. Anant Mahadeo Gokhale. 2. Shrimati Shantabai, w/o Anant Mahadeo Gokhale. 3. Subhash Anant Gokhale, (Holders).	P. & T.	1248	.. 374	254'00	10,160	10,160 + X
392A	Dr. Mahadeo Narayan Birje and Others, (Trustees of Shri Puratan Shiv-Linga Sanathan Temple.)	..	..	375	13-13	X	X
393	1. Madhukar Ramrao Mhatre 2. Vasant Ramrao Mhatre	.. .. . P. & T. F. H.	1,564'00 1,578'00	376	129'88 76'16	8,241	8,241
					206'04		
	1. Hari Anant Thatte 2. Shrimati Kamlabai Hari Thatte, (Fazandars) 1. Madhukar Ramrao Mhatre. 2. Vasant Ramrao Mhatre, (Holders).	.. .. . P. & T.	1/1247	.. 377A	13-12	525	525 8,766
394	1. Ramchandra Laxman Jaykar 2. Narayan Laxman Jaykar, (Fazandars). Gajanan Jagannath Sahani, (Holder).	.. .. . P. & T.	1247	.. 377	133'00	3,950	3,950 + X
395	Gajanan Jagannath Sahani	.. .. . P. & T.	1568	.. 378	15-18	455	455
396	1. Hari Anant Thatte; 2. Shrimati Kamaladevi Hari Thatte	.. .. . P. & T. P. & T.	1246 (Part) 1246 (Part)	.. 379 .. 373 (Part)	587'00 45'00	17,610 1,800	17,610 + X 1,800
					632'00	19,410	19,410 + X
397	Bernard D'Souza	.. .. . M. L.	1569	.. 380	1,022'00	35,770	35,990
398	Alick D'souza	.. .. . M. L.	1/1569	.. 381	399'00	11,970	11,970
399	1. Alock D'Souza 2. Resurrection D'Souza.	.. .. . M. L.	3/1569	.. 382	96'00	1,920	1,920
400	Resurrection D'Souza	.. .. . M. L.	2/1569	.. 383	399'00	15,960	15,960
401	1. Jaiwant Mangesh Pilgaonkar 2. Vasant Mangesh Pilgaonkar.	.. .. . P. & T.	1245	.. 384	4,359'19	1,52,572	1,57,072 + X

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
368	442-00	15,470	15,470 + X	20,774	..	-1,085	5,304	2,652	..	+1,567	
369	1,425-00	59,570	59,570 + X	73,820	..	+12,783	14,250	7,125	..	+19,908	
371	9,111-00	2,73,330	2,73,330	3,55,329	..	-28,730	81,999	20,499	..	-8,231	(a)
372	680-00	30,600	30,600 + X	36,040	..	-3,036	5,440	2,720	..	-316	
373	480-00	24,000	24,000 + X	27,840	..	-3,000	3,840	1,920	..	-1,080	
374	309-00	12,085	12,085 + X	14,557	..	+1,925	2,472	1,236	..	+3,161	(b)
374A	13-13	X	X	X	..	..	..	..	..	..	(c)
375	219-16	8,766	8,766	10,520	..	..	1,754	877	..	+877	(d)
..	
376	234-00	7,020	7,020	8,892	..	+3,030	1,872	936	..	+3,966	(e)
..	..	..	..	..	..	-455	..	..	..	-455	
377	533-00	15,990	15,990 + X	20,254	..	-3,420	4,264	2,132	..	-1,288	
378	924-00	32,340	32,340	39,732	..	-3,650	7,392	3,696	..	+46	
379	521-00	15,630	15,630	19,798	..	+3,660	4,168	2,084	..	+5,744	
..	..	..	..	..	..	-1,920	..	..	..	-1,920	
380	492-00	18,750	18,750	23,670	..	+2,790	4,920	2,460	..	+5,250	
381	2,142-00	74,970	74,970 + X	1,07,100	..	-82,102	32,130	16,065	..	-66,037	

(a) 50 per cent exemption granted in the incremental contribution under section 32 (1) (vii).

(b) Fazandars—Nil. Holder— + 3,161.

(c) Temple. No Incremental Contribution under section 32 (1) (vii).

(d) Holders to continue to pay the existing Fazandari rent.

(e) The rights of the Fazandars will be governed in accordance with the consent decree, dated 8th April 1911 in High Court Suit No. 306 of 1909.

A-1499-9-A

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
402	The Central Co-operative Housing Society Limited, ..	P. & T. P. & T.	1250 1/1245	.. 385	3,739-00 2,132-81 <u>5,871-81</u>	} 1,76,154	1,76,354 +X
403	Shrimati Dwarkabai Narayan Birje	P. & T. P. & T.	1558 1559	.. 386	400-00 37-46 <u>437-46</u>			17,498	17,598 +X
404	1. Dominic Godefrade Murzello 2. Shrimati Mabel Cecilia Murzello.	C. I. T. Land	1563	.. 387	1,039-53	36,384	36,884 +X
405	Bernard Charles Rodrigues	P. & T. Acquired land.	1249 1567	.. 388	857-00 163-00 <u>1,020-00</u>	} 35,700	37,050 +X
406	Shrimati Sulochanabai, wd/o Ganesh Damodar Hatkar	M. L.	1/1594	.. 389	299-60			11,984	11,984 +X
407	1. Dinkar Anantrao Paralkar 2. Prabhakar Anantrao Paralkar.	M. L.	1594	.. 390	362-66	10,880	10,880 +X
408	Shrimati Indirabai Govindrao Ambalkar	M. L.	1581	.. 391	667-41	33,370	33,370 +X
409	1. Ratilal Lallubhai 2. Himatlal Lallubhai. 3. Dr. Rashiklal Lallubhai. 4. Shrimati Kusumbai Lallubhai. 5. Kantilal Maganlal. Trustees of Sarvodaya Charity Trust.	P. & T. M. L.	1252 1/1249	.. 392	3,171-00 21-00 <u>3,192-00</u>	} 1,11,720	1,12,020 +X
410	Shantilal Poptal Parekh	M. L.	1617	.. 393	226-47			9,059	9,059
411	1. Dr. Sobharaj Lalamull Radhakrishnani 2. Shrimati Satyabhamabai S. L. Radhakrishnani.	M. L.	1/1617	.. 394	140-00	7,000	7,000 +X
412	Shrimati Hoorbai w/o Esmail Haji Joosab chunawala ..	M. L.	1616	.. 395	452-00	22,600	22,600 +X
413	Shrimati Devmatibai Hari Bhikaji Kelkar	M. L.	1585	.. 396	323-00	12,920	12,920 +X
414	Shrimati Sumatibai, w/o Kesharinath Bhasker Pathare ..	M. L.	1/1585	.. 397	211-77	8,471	8,471 +X
415	The Reserve Bank of India	P. & T.	1251	.. 398	4,877-00	1,46,310	1,48,110 +X
416	Pandurang Shivram Donde	M. L.	1584	.. 399	413-44	16,538	16,538 +X
417	Shrimati Luiza Apolonia D'Souza, w/o Augustine C. D'Souza.	M. L.	1586	.. 400	612-34	24,494	24,494 +X
418	1. Shrimati Antonieta Lobo E. Pinto 2. Peter Joseph Joaquim Pinto.	M. L.	1587	.. 401	522-00	26,100	26,100 +X
419	Shrimati Maria Leticia Lobo	M. L.	1588	.. 402	514-78	23,165	23,165 +X
420	Shrimati Bachubai, wd/o Fateh Mahomed Haji Yusuf ..	M. L.	1582	.. 403	833-00	41,650	41,650 +X
421	1. Maganlal Ratilal Parekh 2. Dhansukh Ratilal Parekh, (Lessors). Dr. Vinayak Nanabhai Navalkar, (Lessee).	P. & T.	1/1254	.. 404	708-50	31,882	31,882 +X
422	Benjamin Fernandez	P. & T.	1254	.. 405	693-50	31,207	31,207 +X

* Lessors — Nil, Lessee — + 5,314.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
382	5,364-00	1,60,920	1,60,920 +X	2,41,380	..	-15,434	80,460	40,230	..	+24,796	
383	445-00	17,725	17,725 +X	22,175	..	+127	4,450	2,225	..	+2,352	
384	947-00	33,145	33,145 +X	40,721	..	-3,739	7,576	3,788	..	+49	
385	926-00	32,410	32,410 +X	39,818	..	-4,640	7,408	3,704	..	-936	
386	299-60	11,984	11,984 +X	14,381	..	..	2,397	1,198	..	+1,198	
387	362-66	10,880	10,880 +X	13,781	..	..	2,901	1,450	..	+1,450	
388	667-41	33,370	33,370 +X	38,710	..	..	5,340	2,670	..	+2,670	
389	3,254-00	1,13,890	1,13,890 +X	1,90,160	..	+1,870	16,270	8,135	..	+10,005	
..	..	..	..	..	..	-9,059	..	..	..	-9,059	
391	140-00	7,000	7,000 +X	7,700	..	..	700	350	..	+350	
392	451-00	22,550	22,550 +X	24,805	..	-50	2,255	1,127	..	+1,077	
393	323-00	12,920	12,920 +X	14,535	..	..	1,615	807	..	+807	
394	211-77	8,471	8,471 +X	9,530	..	..	1,059	529	..	+529	
395	5,366-00	1,60,980	1,60,980 +X	2,14,640	..	+12,870	53,660	26,830	..	+39,700	
396	413-44	16,538	16,538 +X	18,605	..	..	2,067	1,033	..	+1,033	
397	612-34	24,494	24,494 +X	27,555	..	..	3,061	1,530	..	+1,530	
398	522-00	26,100	26,100 +X	28,710	..	..	2,610	1,305	..	+1,305	
399	514-78	23,165	23,165 +X	25,739	..	..	2,574	1,287	..	+1,287	
400	833-00	41,650	41,650 +X	45,815	..	..	4,165	2,082	..	+2,082	
401	708-50	31,882	31,882 +X	42,510	..	..	10,628	5,314	..	+5,341*	
402	660-00	29,700	29,700 +X	39,600	..	-1,507	9,900	4,950	..	+3,443	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
423	1. Shrimati Luizia D'Souza. 2. Rev. Aristoteles D'Lima. 3. Shrimati Maria Victoria D'Lima.	.. .. M. L.	1630	.. 406	652-00	26,080	26,080 +X
424	The Governor of Maharashtra, (Police Department)	.. P. & T.	1265	.. 407	11,989-00	2,99,725	2,99,725 +X
425	1. Shrimati Anna Quiterea DeMello. 2. Shrimati Lucy Regnia DeMello.	.. .. P. & T.	1264	.. 408	622-56	24,902	25,932 +X
426	Shrimati Malan Lalsingh	.. .. P. & T.	2/1264	.. 409	440-44	13,213	13,653 +X
427	1. Shrimati Cecilia D'Souza 2. Bernard DSouza.	.. .. P. & T.	1/1264	.. 410	910-00	36,400	37,900 +X
428	Babu Sukhdevsingh Shamshearsingh	.. .. P. & T.	1263	.. 411	1,693-00	76,185	76,185 +X
429	Vinayak Ramrao Navalkar	.. .. P. & T.	1/1263	.. 412	868-00	34,720	34,720 +X
430	1. Salebhai Gulamhussein Tawavala 2. Tayerbhai Gulamhussein Tawavala. 3. Ebrahimbhai Gulamhussein Tawavala.	.. .. M. L.	1613	.. 413	850-47	42,523	42,523 +X
431	Balkrishna Babaji Todankar	.. .. M. L.	1644	.. 414	293-63	11,745	11,745 +X
432	Narayan Babaji Todankar	.. .. M. L.	1/1644	.. 414-A	310-00	12,400	12,400 +X
433	Durlabh Nanuji Vijaykar	.. .. M. L.	1645	.. 415	323-00	11,305	11,305 +X
434	Shrimati Ladkibai Morarji Karsondas	.. .. M. L.	1615	.. 416	1,986	77,565	77,565 +X
435	1. Shivram Krishnaji Patanker 2. Bhau Shivram Patanker.	.. .. P. & T.	1278	.. 417	505-00	20,200	20,200 +X
436	Abdul Rehman Haji Adam	.. .. P. & T.	1277	.. 418	497-06	19,882	19,882 +X
437	Raghunath Gopalkrishna Tambwekar	.. .. P. & T.	1/1277	.. 419	617-07	24,683	24,683 +X
438	1. Abdul Hamid Abdul Razak 2. Abdul Razak Mahomed. 3. Yusuf Abdul Razak, (Mutavali of the deed of Wakf, dated the 12th November 1951.)	.. .. F. H.	1291	.. 420	856-71	47,119	47,119 +X
439	Shrimati Gangadevi Shivdatta Sharma	.. .. P. & T.	1292	.. 421	562-00	22,480	22,480 +X
440	Haji Abdulla Haji Rahimtoola	.. .. P. & T.	1276	.. 422	1,250-00	50,000	50,000 +X
441	The Municipal Corporation for Greater Bombay	.. ..	1530	.. 422-A	190.00	1	1
442	Murarji Karsondas Hargovinddas	.. .. P. & T.	1274	.. 423	2,869-67	1,01,270	1,11,970 +X
443	Hasham Saleh Daya	.. .. M. L.	1636	.. 424	576-00	23,040	23,040 +X
444	The Trustees of the Thakur Datt Sharma Dharmarth Trust.	.. P. & T.	1648	.. 425	1,525-00	53,375	55,905 +X
445	Messers. Ratanji Virpal and Company	.. .. P. & T.	1273	.. 426	1,627-00	65,080	65,780 +X

† Existing right of way of F. P. 411 over F. P. 412 is hereby retained.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
403	696-00	27,840	27,840 +X	38,280	..	+1,760	10,440	5,220	..	+6,980	
404	10,449-00	2,61,225	2,61,225 +X	3,86,613	..	-38,500	1,25,388	62,694	..	+24,194	
405	511-00	20,440	20,440 +X	25,550	..	-5,492	5,110	2,555	..	-2,937	
406	581-00	17,430	17,430 +X	24,402	..	+3,777	6,972	3,486	..	+7,263	
407	863-00	34,520	34,520 +X	47,465	..	-3,380	12,945	6,472	..	+3,092	
408	1,424-00	64,080	64,080 +X	81,168	..	-12,105	17,088	8,544	..	-3,561	
409	882-00	35,280	35,280 +X	42,336	..	+560	7,056	3,528	..	+4,088	
410	850-47	42,523	42,523 +X	49,327	..	..	6,804	3,402	..	+3,402	
411	293-63	11,745	11,745 +X	13,213	..	..	1,468	734	..	+734	
412	310-00	12,400	12,400 +X	13,950	..	..	1,550	775	..	+775	
413	323-00	11,305	11,305 +X	12,920	..	..	1,615	807	..	+807	
414	1,611-00	64,440	64,440 +X	72,495	..	-13,125	8,055	4,027	..	-9,098	
415	547-00	21,880	21,880 +X	24,615	..	+1,680	2,735	1,367	..	+3,047	
416	497-06	19,882	19,882 +X	22,368	..	..	2,486	1,243	..	+1,243	
417	617-07	24,683	24,683 +X	27,768	..	..	3,085	1,542	..	+1,542	
418	856-71	47,119	47,119 +X	49,689	..	..	2,570	1,285	..	+1,285	
419	562-00	22,480	22,480 +X	25,290	..	..	2,810	1,405	..	+1,405	
420	1,256-00	50,240	50,240 +X	60,288	..	+240	10,048	5,024	..	+5,264	
..	..	..	..	..	..	-1	..	..	..	-1	Passage.
421	1,518	60,720	60,720 +X	69,828	..	-51,250	9,108	4,554	..	-46,696	
423	576	23,040	23,040 +X	27,648	..	..	4,608	2,304	..	+2,305	
424	1,554	54,390	54,390 +X	66,822	..	-1,515	12,432	6,216	..	+4,701	
425	1,600	64,000	64,000 +X	72,000	..	-1,780	8,000	4,000	..	+2,220	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
446	1. Smt. Shantagauri Gangadas Dayabhai 2. Krishnamohan Gangadas. 3. Madanmohan Gangadas Trustees of the Estate of Gangadas Dayabhai.	.. .. P. & T.	1/1271	.. 427	906'00	31,710	31,710 +X
447	1. Shrimati Laxmibai Marutirao Chalke. 2. Tukaram Marutirao Chalke. 3. Shrimati Chandrabhaga Marutirao Chalke. 4. Chandrakant Marutirao Chalke. 5. Suryakant Marutirao Chalke. 6. Vishwanath Marutirao Chalke. 7. Kumari Vasanti Marutirao Chalke. 8. Avinash Marutirao Chalke.	.. .. P. & T.	1271	.. 428	375'00	16,875	16,875 +X
448	Kewalram Jeramdas Bhambhani .. ..	.. .. P. & T.	2/1271	.. 429	538'00	21,520	21,520 +X
449	Kale's Sales Association Limited .. ..	.. .. M. L.	1/1270	.. 430	748'79	26,208	26,208 +X
450	1. Shrimati Indirabai Anant Joshi 2. Sakhaman Anant Joshi.	.. .. M. L.	1A/1270	.. 430-A	478'05	23,902	23,902 +X
451	1. Suleman Haji Vali Gajaria, (1/2 share) 2. Gazi Haji Valimahomed Gajaria, (1/2 share). (Tenants in common).	.. .. P. & T.	1270	.. 431	2,088'56	62,657	62,657 +X
452	Chhabildas Chhaganlal .. ..	.. .. P. & T.	1A/1269	.. 432	1,000'00	40,000	40,000 +X
453	1. Chabildas Chhaganlal 2. Rangildas Parbhuram. 3. Nanabhai Nagindas. (Tenants in common).	.. .. P. & T.	1/1269	.. 433	1,000'00	40,000	42,020 +X
454	The Dadar Co-operative Housing Society, Limited .. ..	.. .. P. & T. P. & T.	1269 2/1269	.. 434	2,941'00 } 3,127'00 }	2,73,060	2,74,460 +X
			Total	..	6,068'00		
455	1. Framroz Dossabhoy Mehta 2. Eruch Framroz Mehta. 3. Minoos Framroz Mehta (F. D. Mehta and Company).	.. .. P. & T.	1268	.. 435	3,460'00	69,200	70,870 +X
456	Joseph Braz Dias alias Braz Dias .. ..	.. .. P. & T.	2A/1266	.. 436	279'30	8,379	8,379 +X
457	George Anthony Dias .. ..	.. .. P. & T.	2/1266	.. 437	682'00	20,460	20,460 +X
458	Shrimati Fatmabai Esmail Patel .. ..	.. .. P. & T.	1/1266	.. 438	961'87	28,856	29,656 +X
459	1. George Anthony Dias (503/896 share) 2. Rev. Joseph Stephen Dias (393/896 share).	.. .. P. & T.	1266	.. 439	961'29	28,839	30,439 +X
460	Shrimati Khatizabai, wife of Kassamalli Kachara, Por-bunderwalla.	P. & T.	1/1414	.. 440	2,222'00	55,550	55,550 +X
461	Venkata Ramarao Chowdary Chalasani .. ..	.. .. P. & T.	1A/1414	.. 441	1,515'00	37,875	37,875 +X
462	Nilkanth Ganesh Pethe .. ..	.. .. P. & T. P. & T.	1413 1/1413	.. 442	956'00 } 951'00 }	57,210	94,960 +X
			Total	..	1,907'00		
463	Dattatraya Marutirao Savant .. ..	.. .. P. & T.	1409	.. 443	455'00	12,740	13,600
464	1. Hiranank Ramchandra Acharya 2. Bhalchandra Ramchandra Acharya.	.. .. P. & T.	1410	.. 444	298'00	8,344	8,644 +X
465	1. Janardhan Parsharam Kirtane 2. Dattatraya Parsharam Kirtane. 3. Satchindanand Parsharam Kirtane.	.. .. P. & T.	1411	.. 445	314'39	8,803	8,803 +X

*Existing right of way of F. P. 429 over F. P. 430 is hereby retained.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
426	945	32,880	32,880 +X	40,440	..	+1,170	7,560	3,780	..	+4,950	
427	398	17,910	17,910 +X	21,094	..	+1,035	3,184	1,592	..	+2,627	
428	515	20,600	20,600 +X	24,720	..	-920	4,120	2,060	..	+1,140	
429	748-79	26,208	26,208 +X	29,952	..	..	3,744	1,872	..	+1,872*	
430	478-05	23,902	23,902 +X	26,293	..	..	2,391	1,195	..	+1,195*	
431	1,918-00	57,540	57,540 +X	67,130	..	-5,117	9,590	4,795	..	-322	
432	900-00	36,000	36,000 +X	40,500	..	-4,000	4,500	2,250	..	-1,750	
433	1,003-00	40,120	40,120 +X	45,135	..	-1,900	5,015	2,507	..	+607	
434	6,237-00	2,80,665	2,80,665 +X	3,24,324	..	+6,205	43,659	21,829	..	+28,034	
435	3,267-00	65,340	65,340 +X	91,476	..	-5,530	26,136	13,068	..	+7,538	
436	261-00	7,830	7,830 +X	11,745	..	-549	3,915	1,957	..	+1,408	
437	389-00	11,670	11,670 +X	17,505	..	-8,790	5,835	2,917	..	-5,873	
438	597-00	17,910	17,910 +X	26,865	..	-11,746	8,955	4,477	..	-7,269	
439	540-00	16,200	16,200 +X	24,300	..	-14,239	8,100	4,050	..	-10,189	
440	2,405-00	60,125	60,125 +X	88,985	..	+4,575	28,860	14,430	..	+19,005	
441	1,700-00	42,500	42,500 +X	62,900	..	+4,625	20,400	10,200	..	+14,825	
442	1,098-00	32,940	32,940 +X	51,606	..	-62,020	18,666	9,333	..	-52,687	
447	469-00	13,132	13,132	18,760	..	-468	5,628	2,814	..	+2,346	
448	329-00	9,212	9,212 +X	13,160	..	+568	3,948	1,974	..	+2,542	
449	308-00	8,624	8,624 +X	12,320	..	-179	3,696	1,848	..	+1,669	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
466	Dwarkanath Karsandas Bengali	P. & T.	1/1412 ..	446	450-00	12,600	12,960 + x
467	Moreshwar Balkrishna	P. & T.	1412 ..	447	435-00	15,225	50,225 + x
468	Lawrence Francis Rodrigues	E. & T.	1406 ..	448	488-00	24,400	45,350 + x
469	1. Shrimati Louisa Margaret D'Penha 2. Shrimati Gladys Milred Alvares. 3. Spencer Michael D'Penha. 4. Desmond Francis D'Penha. 5. Ramsay Joseph D'Penha. 6. Kumari Diana D'Penha. 7. Shrimati Jeanette D'Aguiar.	M. L.	4/1408 ..	449	652-00	29,340	29,340 + x
470	1. Muriel Murzello 2. Kenneth D'Penha.	M. L.	3/1408 ..	450	52-00	2,290	25,290 + x
471	Luis D'Penha	M. L.	2D/1408 ..	451	172-00	5,160	10,270
472	Common passage for the holders bearing C. S. Nos. 2A/1408, 2B/1408, 2C/1408 and 2D/1408, i.e., O. P. Nos. 453 and 451.	M. L.	2/1408 ..	452	74-33	1	1
473	Mahomed Bashir Mahomed Sharif Qureshi	M. L. M. L. M. L. ..	2A/1408 .. 2B/1408 .. 2C/1408 ..	453..	177-67 72-00 66-00	14,205	22,605
			Total ..		315-67		
474	Justino D'Penha	P. & T.	1408 ..	454	624-00	21,840	26,360 + x
475	1. Aboojee Eshakji Patel 2. Suleman Ismail Vanzaria. 3. Amojee Suleman Motale. 4. Fakir Moosa Motale, Trustees of the Deed of Settlement, dated 3rd April 1958.	P. & T.	1/1408 ..	455	306-00	13,770	13,770 + x
476	Trustees of Shri K. H. Kabbur Education Trust, dated 4th December 1952.	P. & T.	1414 ..	456	6,683-00	2,15,730	2,55,730 + 2 x
477	Shantilal Ravji	P. & T. P. & T.	1/1415 .. 1415 ..	457 458	1,406-81 3,526-14	51,339 1,05,784	51,339 + x 1,05,784
			Total ..		4,932-95	1,57,123	1,57,123 + x
478	1. Dwarkanath Vasanttrao Javle 2. Murlidhar Vasanttrao Javle.	P. & T.	5/1416 ..	459	490-00	12,250	12,580 + x
479	1. Ananttrao Ganpatrao Vasudeo 2. Shrimati Putlibai, widow of Ganpatrao Parahuram Vasudeo. Trustees under a deed of Trust, dated 17th November 1920.	P. & T.	6/1416 ..	460	430-00	12,900	12,900 + x
480	Shrimati Sarabai, wife of Dawood Usman Khatri	P. & T.	7/1416 ..	461	340-00	10,200	10,200 + x
481	1. Balkrishna Chandrashet Adurkar 2. Shrimati Radhabai Balkrishna Adurkar.	P. & T.	8/1416 ..	462	296-00	10,360	10,360 + x
482	Jagannath Balkrishna Sahani	P. & T.	1416(part)	463	940-00	1	531
483	1. Bhalchandra Laxman Joshi 2. Vaman Laxman Joshi.	P. & T.	1416(part)	463-A	362-00	12,670	12,670 + x
			1/1416 ..	464			

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rg.	Rs.	Rs.	Rs.	Rs.	Rs.	
450	329-00	9,212	9,212 + x	13,160	..	- 3,748	3,948	1,974	..	- 1,774	
451	293-00	10,255	10,255 + x	13,771	..	- 39,970	3,516	1,758	..	- 38,212	
452	392-00	19,600	19,600 + x	22,736	..	- 25,750	3,136	1,568	..	- 24,182	
453	652-00	29,340	29,340 + x	34,556	..	..	5,216	2,608	..	+ 2,608	
454	562-00	25,290	25,290 + x	29,786	..	..	4,496	2,248	..	+ 2,248	
..	..	..	..	..	..	- 10,270	..	..	..	- 10,270	
..	..	..	..	..	..	- 1	..	..	..	- 1	Passage.
..	..	..	..	..	..	- 22,605	..	..	..	- 22,605	
446	490-00	14,700	14,700 + x	20,580	..	- 11,660	5,880	2,940	..	- 8,720	
456	306-00	13,770	13,770 + x	16,218	..	..	2,448	1,224	..	+ 1,224	
433	1,930-00	57,900	57,900 + x	86,850	}	- 1,20,470	28,950	14,475	}	..	- 96,325
445	1,934-00	77,360	77,360 + x	96,700			19,340	9,670			
Total	3,864-00	1,35,260	1,35,260 + 2 x	1,83,550			48,290	24,145			
457	609-00	27,405	27,405 + x	34,713	..	- 1,29,718	7,308	3,654	..	- 1,26,064	Income Tax defaulter.
459	516-00	12,900	12,900 + x	19,092	..	+ 320	6,192	3,096	..	+ 3,416	
460	430-00	12,900	12,900 + x	18,060	..	..	5,160	2,580	..	+ 2,580	
461	340-00	10,200	10,200 + x	14,280	..	..	4,080	2,040	..	+ 2,040	
462	296-00	10,360	10,360 + x	13,912	..	..	3,552	1,776	..	+ 1,776	
..	..	..	..	..	..	- 531	..	..	..	- 531	Passage.
463	362-00	12,670	12,670 + x	18,100	..	..	5,430	2,715	..	+ 2,715	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
484	Chandulal Chhabildas	P. & T.	2/1416	.. 465	455-00	13,650	13,650 +X
485	1. Amritrao Vithal Purandare 2. Shrimati Savitribai Amritrao Purandare.	P. & T.	3/1416	.. 466	576-00	17,280	17,280
486	Mukundrao Yeshwantrao Mangaoker	P. & T.	4/1416	.. 467	395-00	9,875	9,875 +X
487	1. Sadashiv Pandurang Kowley 2. Madhusudan Pandurang Kowley.	P. & T.	5/1417	.. 468	181-00	5,430	5,430
488	1. Sadashiv Pandurang Kowley 2. Wasudeo Pandurang Kowley. 3. Madhusudan Pandurang Kowley. 4. Hareshwar Pandurang Kowley. 5. Sharatkumar Balkrishna Kowley. 6. Jagdish Balkrishna Kowley.	P. & T.	1417	.. 469	217-00	6,510	6,510
489	Sadashiv Pandurang Kowley	P. & T.	3/1417	.. 470	2,055-00	61,650	61,650 +X
490	Madhusudan Pandurang Kowley	P. & T.	4/1417	.. 471	1,800-00	45,000	65,840 +X
491	1. Harishanker Dadaji Kowley 2. Shantaram Harishankar Kowley. 3. Vasant Harishankar Kowley. 4. Manohar Harishankar Kowley. 5. Jayawant Harishankar Kowley. 6. Sharadchandra Harishankar Kowley.	P. & T.	1/1417	.. 472	2,103-00	52,575	53,925 +X
492	1. Sadashiv Pandurang Kowley 2. Wasudeo Pandurang Kowley. 3. Madhusudan Pandurang Kowley. 4. Hareshwar Pandurang Kowley. 5. Sharatkumar Pandurang Kowley. 6. Jagdish Balkrishna Kowley, (Fazandars.) 1. Chimanlal Lalloobhai Bhagalia. 2. Dineshchandra Lalloobhai Bhagalia. 3. Rasikchand Lalloobhai Bhagalia, (Holders).	P. & T.	1418	.. 473	478-00	11,950	11,950 +X
493	1. H. D. Rodrigues 2. Shrimati C. Duarte.	P. & T.	2/1417	.. 474	15-00	375	457
494	Rose Gertrude Rodrigues	M. L.	1570	.. 475	376-00	16,920	16,920 +X
495	1. H. D. Rodrigues 2. Shrimati C. Duarte.	P. & T.	1419	.. 476	228-00	10,260	10,260 +
496	Pascal Sylvester Nunes	P. & T.	1421	.. 477	339-56	15,280	15,280 +X
497	Laxman Ramkrishna Kulkarni	P. & T.	1/1421	.. 478	316-00	14,220	14,220 +X
498	1. Virjee Kanji 2. Kallianji Kanji.	P. & T.	1423	.. 479	478-00	21,510	21,510 +X
499	The Trustees of the Brahmin Seva Mandal	Freehold.	1424	.. 480	1,017-00	45,765	45,765 +X
500	The Municipal Corporation for Greater Bombay	P. & T.	1425	.. 481	1,651-00	74,295	74,805 +X
501	1. Anthony Cantius Nazareth 2. Bridget Nazareth.	P. & T.	1432	.. 482	722-00	32,400	32,400 +X
502	1. Arthur Harold Rodrigues 2. Joseph Edwin Rodrigues. 3. Hector Lionel Rodrigues. 4. Claude Edgar Rodrigues.	P. & T.	1433	.. 483	365-00	18,250	18,250 +X

*Common passage for C. S. Nos. 3/1417 and 4/1417, i.e., O.P. Nos. 470 and 471.

†Contribution for compensation (to be paid to the Fazandar) for extinguishing his right, title and interest in O. P. 473 which is here @Fazandar = -120, holder = + 10,738.

‡Primary School. No Incremental Contribution under Section 66.

A-1499-10-B

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
464	455-00	13,650	13,650 +X	18,200	..	..	4,550	2,275	..	+2,275	
465	471-00	14,130	14,130 +X	19,782	..	-3,150	5,652	2,826	..	-324	
466	520-00	13,000	13,000 +X	19,240	..	+3,125	6,240	3,120	..	+6,245	
..	..	..	..	..	..	-5,430	..	..	..	-5,430	
..	..	..	..	..	..	-6,510	..	..	..	-6,510	
467	2,260-00	67,800	67,800 +X	94,920	..	+6,150	27,120	13,560	..	+19,710	
468	1,226-00	30,650	30,650 +X	45,362	..	-35,190	14,712	7,356	..	-27,834	
469	1,890-00	47,250	47,250 +X	66,150	..	-6,675	18,900	9,450	..	+2,775	
470	728-00	18,200	18,200 +X	26,936	..	+6,250	8,736	4,368	120†	+10,738@	
..	..	..	..	..	..	-475	..	..	..	-475	
471	412-00	18,540	18,540 +X	22,660	..	+1,620	4,120	2,060	..	+3,680	
472	256-00	11,380	11,380 +X	13,428	..	+1,120	2,048	1,024	..	+2,144	
473	311-00	13,995	13,995 +X	16,483	..	-1,285	2,488	1,244	..	-41	
474	286-00	12,870	12,870 +X	15,158	..	1,350	2,288	1,144	..	-206	
475	478-00	21,510	21,510 +X	23,422	..	..	1,912	956	..	+956	
476	1,017-00	45,765	45,765 +X	53,901	..	..	8,136	4,068	..	+4,068	
477	1,599-00	71,955	71,955 +X	91,143	..	-2,850	19,188	..	..	-2,850 †	
478	722-00	32,490	32,490 +X	38,266	..	..	5,776	2,888	..	+2,888	
479	365-00	18,250	18,250 +X	21,170	..	..	2,920	1,460	..	+1,460	

by acquired and not transferred to the F. P.

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
503	1. Donald Joseph Rodrigues 2. Lionel Herbert Rodrigues. 3. Shrimati Mary Fernandes.	P. & T.	1/1433	.. 484	341-00	Rs. 13,640	Rs. 13,640 +X
504	1. Shrimati Sulochanabai wd/o Narayan Moreshwar Padhye. 2. Ramchandra Narayan Padhye. 3. Prabhaker Narayan Padhye. 4. Prakash Narayan Padhye. 5. Anant Vinayak Padhye.	P. & T.	1434	.. 485	5,676-00	2,83,800	2,83,800 +2X
505	1. Fateh Mahomed Oosman 2. Aboobaker Abdul Latif Parekh. 3. Abdul Gani Fateh Mahomed. 4. Dade Mahomed Parekh. 5. Ali Mahomed Mahomed Umar, Trustees under an indenture of Wakf, dated 30th July 1943.	M. L.	1/1653	.. 486	303-00	16,665	16,665 +X
506	1. Shrimati Benabai wd/o Mukundrao Madhusudan Dadarkar. 2. Dattaram Mukundrao Dadarkar. 3. Vasant Mukundrao Dadarkar. 4. Surendranath Krishnarao Mukundrao Dadarkar. 5. Sumant Krishnarao Mukundrao Dadarkar. 6. Jayawant Mukundrao Dadarkar.	M. L. M. L.	1653 2/1653	.. 487	734-50 42-50 <u>777-00</u>	31,080	31,080 +X
507	1. Shrimati Benabai Mukundrao Dadarkar 2. Jayawant Mukundrao Dadarkar. 3. Dattatraya Mukundrao Dadarkar. 4. Vasant Mukundrao Dadarkar. 5. Sumant Krishnarao Dadarkar. 6. Surendra Krishnarao Dadarkar. 7. Shrimati Babibai Krishnarao Dadarkar.	P. & T.	1441	.. 488	1,215-00	72,900	72,900 +X
508	Haji Esmail Haroon	Foras	2/1444	.. 489	20-00	1,600	1,600
509	1. Suleman Haji Mahomedji Maniar 2. Haji Fateh Mahomed Haji Mahomedji Maniar	Foras	1/1444	.. 490	83-00	6,640-40	17,290
510	1. Shrimati Fatmabai wd/o Vali Mahomed Haji Aboo 2. Ali Mahomed Vali Mahomed Haji Aboo. 3. Hassham Hali Mahomed Haji Aboo. 4. Tyeb Vali Mahomed Haji Aboo. 5. I-mail Vali Mahomed Haji Aboo. 6. Shrimati Hanifabai d/o Vali Mahomed Haji Aboo. 7. Shrimati Hamrabai d/o Vali Mahomed Haji Aboo. 8. Shrimati Hoorbai d/o Vali Mahomed Haji Aboo. 9. Shrimati Khatizabai d/o Vali Mahomed Haji Aboo.	Foras	3/1444	.. 491	699-00	55,920	96,020
511	Shrimant Upendrasinghji Vijaysinhji Khajgiwalla..	Foras Foras Foras.	1444 4/1444 6/1444	} 492	2,171-36	1,95,422	1,95,422 +X
512	1. Pratapsingh Karsondas 2. Shrimati Ratanbai Gordhandas. 3. Ranjitsinh Gordhandas.	P. & T. P. & T. free of Assessment. P. & T.	1,390 (Part) 1/1392 1/1432 (part)	493	30,078-33 1,724-00 269-89 <u>32,072-22</u>	9,62,167	9,67,367 +X
		P. & T.	1393	.. 493-A	3,222-00	96,660	96,660 +X
					35,294-22	10,58,827	10,64,027 +2X
513	1. Pratapsingh Karsondas 2. Shrimati Ratanbai Gordhandas. (Fazandars), 1. Shrimati Josephine Mendonca. 2. Claude Francis Mendonca Holders).	P. & T.	2/1393 3/1393	.. 493B	316-00	9,480	10,080 +X

*Temple. No incremental contribution under section 32 (1) (vii).

†Existing right of way and other easements, if any, of F. P. 486 and 489 are hereby retained.

*Fazandars—Nil, Holders—+8,707. Holders to continue to pay the existing Fazandari rent.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
480	341-00	Rs. 13,640	Rs. 13,640 +X	Rs. 16,368	Rs. ..	Rs. ..	Rs. 2,728	Rs. 1,364	Rs. ..	Rs. +1,364	
481*	130-00	6,500	6,500 +X	6,500	..	..	..	..	..	..
482	5,546-00	2,77,300	2,77,300 +X	2,10,576	..	..	33,276	16,638	..	+16,638	*
	5,676-00	2,83,800	2,83,800 +2X	3,17,076			33,276	16,638			
483	303-00	16,665	16,665 +X	19,089	..	..	2,424	1,212	..	+1,212	
484	777-00	31,080	31,080 +X	37,296	..	..	6,216	3,108	..	-3,108	
485	1,215-00	72,900	72,900 +X	82,620	..	..	9,720	4,860	..	+4,860	
..	..	..	..	..	..	-1,600	..	..	..	-1,600	
..	..	..	..	..	..	-17,290	..	..	..	-17,290	
..	..	..	..	..	..	-96,020	..	..	..	-96,020	
487	2,283-00	2,50,470	2,05,470 +X	2,23,734	..	+10,048	18,2644	9,132	..	+19,180	
488	32,312	9,69,360	9,69,360 +X	14,21,728		4,52,368	4,52,368	2,26,184		+2,34,562	* †
500	2,785-00	83,550	83,550 +X	1,22,540	..	-11,117	38,990	19,495			
	35,097	10,52,910	10,52,910 +2X	15,44,268			4,91,358	2,45,679			
499	501-00	15,030	15,030 +X	22,545	..	+4,950	7,515	3,757	..	+8,707	*

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
514	The B. E. S. T. Undertaking, The Bombay Municipal Corporation.	P. & T.	1431 (part)	493C	32-00	960-00	960 +X
515	1. Pratapsingh Karsandas 2. Shrimati Ratanbai Gordhandas. 3. Ranjitsinh Gordhandas, (Lessors). M/S. Departmental Service Stores, (Lessees).	P. & T.	1390 (Part) 1/1390	493D	1,450-00	43,500	43,500 +X
516	1. Pratapsingh Karsondas 2. Shrimati Ratanbai Gordhandas. 3. Ranjitsinh Gordhandas, (Lessors). 1. Pratapsingh Karsondas Asar 2. Champakial Parmandas Desai. 3. Shrimati Laxmibai Hirji Boodh. (M/S. Kulin Silk Mills), (lessees).	P. & T.	2/1390	493E	220-00	6,600	6,600 +X
517	M/S. Eastern Woolen Mills, Ltd.		1/1430 1431 (Part) 1/1432 (Part) 1390 (Part)	493F	841-00 3,729-89 2,007-11 1,728-67	2,49,200	2,51,000 +X
					8,306-67		
518	1. Pratapsingh Karsandass 2. Shrimati Ratanbai Gordhandas. 3. Ranjitsinh Gordhandas.	Foras	1391	494	3,048-50	91,455	91,455 +X
519	Kuverji Devsey	P. & T.	1429	496	1,176-00	29,400	29,550 +X
520	1. Shrimati Mary Jane, w/o Frank D'Souza (1/2 share) 2. Fredric D'Souza (1/2 share).	P. & T.	1430	497	862-00	25,860	28,110 +X
521	Shrimati Shalinibai Vasudeo Ganesh Sohoni	P. & T.	1428	498	478-00	14,340	14,340 +X
522	Domingos Francis D'Souza	P. & T.	1427	499	494-00	17,290	19,170 +X
523	Dominic Braz Pereira	P. & T.	1426	500	279-00	12,555	14,265 +X
524	1. Gajanan Ramrao Goraksha 2. Shrimati Krishnabai Gajanan Goraksha.	F. H.	1A/1393	501	462-57	20,816	21,116 +X
525	The Municipal Corporation for Greater Bombay	F. H.	1/1393	502	141-43	6,364	6,364
526	Thomas Cyprian D'Souza	P. & T.	1394	503	1,014-93	40,597	40,677 +X
527	Shrimati Kasturbai, w/o Gajanan Baburao Mhatre	P. & T.	1/1394	504	2,004-00	50,100	77,710 +X
528	1. Sitaram Laxman Shildhankar 2. Shankar Laxman Shildhankar. 3. Madan Laxman Shildhankar.	P. & T.	1392	505	2,054-00	51,350	51,460 +X
529	Francis Vaz	P. & T.	2/1395	506	600-00	15,000	17,200 +X

*B. E. S. T. Sub-Station.

† Compensation under section 67 to be paid to Lessors.

Incremental contribution under section 66 to be paid by Lessors 88.7 per cent.

Incremental contribution under section 66 to be paid by Lessees 11.3 per cent.

Lessors = + 7,736, Lessees = + 1,119.

Existing lease rent is reduced to Rs. 976 per mensem. Existing right of way and other easements, if any, of F.P. 486 over F.P. 488 are hereby retained.

† Contribution to be paid by Lessors 59.05 per cent.

Contribution to be paid by Lessees 40.95 per cent.

Lessors = + 909, Lessees = + 631.

Existing right of way and other easements, if any, of F.P. 489 over F.P. 488 are hereby retained.

§ Existing easements of F.P. 490 over F.P. 488, if any, are hereby retained.

|| Notice of *lis pendens*.

Notice is given to all concerned that a Suit in respect of this property is pending in the Court.

■ Notice of *lis pendens*.

Notice is given to all concerned that a Suit in respect of this property is pending in the Court.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
492	32-00	960	960 +X	1,440	..	..	480	240	..	+240	*
486	1,415-00	42,450	42,450 +X	62,260	..	-1,050	19,810	9,905	..	+8,855	†
489	220-00	6,600	6,600 +X	9,680	..	..	3,080	1,540	..	+1,540	‡
490-491	8,313-00	2,49,390	2,49,390 +X	3,65,772	..	-1,600	1,16,382	58,191	..	+56,581	§
506	2,400-00	72,000	72,000 +X	1,20,000	..	-19,455	48,000	24,000	..	+4,545	
493	1,356-00	33,900	33,900 +X	44,748	..	+4,350	10,848	5,424	..	+9,774	||
494	568-00	17,040	17,040 +X	21,584	..	-11,070	4,544	2,272	..	-8,798	
495	425-00	12,750	12,750 +X	16,150	..	-1,590	3,400	1,700	..	+110	■
496	376-00	13,160	13,160 +X	16,920	..	-6,010	3,760	1,880	..	-4,130	
497	217-00	9,765	9,765 +X	10,633	..	-4,500	868	434	..	-4,066	
498	473-00	21,285	21,285 +X	25,069	..	+169	3,784	1,892	..	+2,061	
..	..	..	..	..	..	-6,364	..	..	..	-6,364	
501	818-00	32,720	32,720 +X	40,900	..	-7,957	8,180	4,090	..	-3,867	
502	449-00	11,225	11,225 +X	17,960	..	-66,485	6,735	3,367	..	-63,118	
505	1,674-00	41,850	41,850 +X	75,330	..	-9,610	33,480	16,740	..	+7,130	
504	624-00	15,600	15,600 +X	23,088	..	-1,600	7,488	3,744	..	+2,144	

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
530	Joseph Leslie Vaz	P. & T. P. & T.	1/1395 3/1395	.. 507	514-00 160-00 <u>614-00</u> 1,154-00	15,350	19,150 + X
531	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T.	1395	.. 508	270-00		34,620	34,620 + X
532	The Vicar and Wardens of the Church of N. S. D. Salvacao. (Fazandars). Shrimati Annie Catherine D'Souza (Holder).	P. & T.	4/1395	.. 508A	270-00	8,100	9,060 + X
533	The Municipal Corporation for Greater Bombay	.. ..	..	508B	198-00	5,940	5,940
534	Shrimati Subhadrabai Laxmandas Bhatia	M. L.	1679	.. 509	81-00	3,240	3,240 + X
535	Ramdas Dharamdas	P. & T.	1/396 (Part)	.. 510	2,733-00	78,075	+ X 87,675 + X
536	Ramdas Dharamdas, (Lessor) Shanker Mahadev Tavade, (Lessee).	P. & T.	1/396 1/560	(Part) 510A	480-00	21,600	21,600 + X
537	Manohar Keshav Pathare	F. H.	1/1556	.. 511	229-00	10,305	10,305 + X
538	1. Shrimati Rambai Shanker Rele 2. Ramnath Shanker Rele. 3. Gajanan Shanker Rele. 4. Vinayak Shanker Rele. 5. Raghunath Shan Kerweel ..	.. .. . Acquired land.	1556	.. 512	238-77	10,745	10,745 + X
539	Dr. Narayan Kunjavihari Joshi	M. L.	5161	.. 513	510-00	20,400	20,400 + X
540	1. Ziloo Balkrishna Naik Tulaskar 2. Shrimati Revtibai Ziloo Balkrishna Naik Tulaskar. 3. Chandrakant Ziloo Balkrishna Naik Tulaskar.	M. L.	1575	.. 514	633-70	22,179	22,179 + X
541	1. Shambhoo Bhawoo Hedavkar 2. Pandurang Bhawoo Hedavkar. 3. Dharaniji Bhawoo Hedavkar. 4. Govind Bhawoo Hedavkar. 5. Tukaram Bhawoo Hedavkar, (Tenants in common).	P. & T. F. H. and Foras.	1/1396 1/397	.. 515	88-00 4,405-00 <u>4,493-00</u>	1,09,850	1,09,850 + X
542	1. Ramchand Tikamdas 2. Mohanlal Tikamdas.	Foras	1/1391	.. 516	3,048-50		91,455	91,455 + X
543	1. Gangadhar Vishnu Puranik 2. Messrs. Gangadhar Mahadev Vishnu Puranik.	Foras	1399	.. 517	1,105-00	38,675	38,675 + X
544	1. Abdul Karim Abdulbhai 2. Abdul Satar Abdul Karim.	Foras	1400	.. 518	1,152-00	34,560	34,560 + X
545	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T.	1398	.. 519	5,900-00	1,77,000	1,77,120 + X
546	1. Laxmichand Dipchand 2. Virchand Laxmichand.	M. L.	1571	.. 520	1,125-00	39,375	39,375 + X
547	1. Laxmikant Ramrao Acharya 2. Kashinath Vinayak Joshi. 3. Janardhan Purshottam Pandit. 4. Yeshwant Purshottam Pandit. 5. Bhawanishanker Balwantrao Pandit. 6. Ramkrishna Hareshwar Pandit.	Free Hold	1562	.. 521	500-00	17,500	17,500 + X

• Holder to continue to pay the existing Fazandari rent.

Fazandars=Nil, Holder= + 6,865.

† Contribution under section 67 to be paid by Lessor.

Incremental Contribution under section 66 to be paid by Lessor 85.25 per cent.

Incremental Contribution under section 66 to be paid by Lessee 14.75 per cent.

Lessor= + 12,736, Lessee= + 514.

Existing lease rent is increased to Rs. 290 per month.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
503	698-00	17,450	17,450 + X	27,920	..	-1,700	10,470	5,235	..	+3,535	
514	794-00	23,820	23,820 + X	31,760	..	-10,800	7,940	3,970	..	-6,830	
513	455-00	13,650	13,650 + X	118,200	..	+4,590	4,550	2,275	..	+6,865	•
..	..	..	..			-5,940	..	..	..	-5,940	
515	220-00	8,800	8,800 + X	10,560	..	+5,560	1,760	880	..	+6,440	
512	848-00	21,200	21,200	36,464	..	-34,015	15,264	7,632	} ..	-20,973	
517	1,082-00	32,460	32,460	43,280	..	..	10,820	5,410			
	1,930-00	53,660	53,660 + X	79,744			26,084	13,042			
516	697-00	31,365	31,365 + X	38,335	..	+9,765	6,970	3,485	..	+13,250	†
520	229-00	10,305	10,305 + X	11,221	..	..	916	458	..	+458	
521	238-77	10,745	10,745 + X	11,938	..	..	1,193	596	..	+596	
519	510-00	20,400	20,400 + X	23,460	..	..	3,060	1,530	..	+1,530	
518	481-00	16,835	16,835 + X	21,645	..	-5,344	4,810	2,405	..	-2,939	
511	4,029-00	1,00,725	1,00,725 + X	1,81,305	..	-9,125	80,580	40,290	..	+31,165	
507	2,912-00	87,360	87,360 + X	1,45,600	..	-4,095	58,240	29,120	..	+25,025	
508	1,112-00	38,920	38,920 + X	61,160	..	+245	22,240	11,120	..	+11,365	
509	1,420-00	42,600	42,600 + X	71,000	..	+8,040	28,400	14,200	..	+22,240	
510	4,811-00	1,44,330	1,44,330 + X	2,30,928	..	-32,750	86,558	43,299	..	+10,509	
524	1,144-00	40,040	40,040 + X	51,480	..	+665	11,440	5,720	..	+6,385	
523	621-00	21,735	21,735 + X	27,945	..	+4,235	6,210	3,105	..	+7,340	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
548	Vamanrao Mothabhai Talpade	M. L. ..	1573	.. 522	251-00	11,295	11,295 +X
549	Shridhar Mahadeo Chitale	M. L. ..	1574	.. 523	241-00	10,845	10,845 +X
550	Dr. Khanderao Anandrao Dhairyawan	P. T.	1405	.. 524	292-00	13,140	13,140 +X
551	Shrimati Jankibai, wd/o Sitaram Vishram Todankar ..	F. H. ..	1/1405	.. 525	295-05	14,775	14,775 +X
552	Laxman Dagduji Thakur	P. & T.	1/1402	526	2,166-70	1,12,500	1,29,400 +X
		P. & T. 1A/1402	..		333-30		
					2,500-00		
553	Shrimati Bhanumatibai Vinayak Ganpatrao, (Lessor) .. Mahadeo Ganesh Kale, (Lessee).	P. & T.	1402	.. 527	1,769-4	61,929	61,929 +X
554	Shrimati Bhanumatibai Vinayak Ganpatrao, (Lessor) .. Mahadeo Ganesh Kale, (Lessee). Keshav Krishnaji Abhyankar, (Sub-Lessee).	P. & T.	3/1402	.. 527-A	375-00	13,125	13,125 +X
555	Shrimati Bhanumatibai Vinayak Ganpatrao, (Lessor) .. Mahadeo Ganesh Kale, (Lessee). 1. Shreeram Vasudeo Bhawe. 2. Damodar Anant Limaye. 3. Narendra Janardhan Mungale, (Sub-Lessee).	P. & T.	2/1402	.. 527-B	366-6	14,664	14,664 +X
556	Vidyadhar Deora Naik, (Lessor) Gopal Ganesh Paranjpe, (Lessee).	Foras .. Foras ..	1401 1/1401	.. 528	530-00	15,900	15,900 +X
557	Sharadashram Vidya Mandir	P. & T. and Foras.	1374	.. 529	8,420-00	2,47,135	2,47,135 +X
Members—							
1. Shanker Ramchandra Bhise.							
2. Krishnaji Narayan Samant.							
3. Dr. Shridhar Shantaram Ajgaonker.							
4. Sadanand Dattatraya Parulekar.							
5. Shrimati Sushila Sadanand Parulekar.							
6. Krishnaji Raghunath Podar.							
7. Jayram Raghoba Rane.							
8. Shri Visaya Prabhakar Pradhan.							
558	Mhatre Pen and Plastic Industries Private Limited	P. & T. and Foras.	1/1374	.. 529A	6,954-00	1,73,850	1,73,850 +X
559	1. Kalyanbhai Jiwabhai Patel Gohel 2. Tribhuvan Jiwabhai Patel Gohel. 3. Chimanlal Jiwabhai Patel Gohel. 4. Mohanlal Jiwabhai Patel Gohel. 5. Ratilal Narayan Patel Gohel.	P. & T.	1403	.. 530	463-00	18,520	18,520 +X

*Compensation under Section 67 to be paid to Lessor.

Incremental contribution under Section 66 to be paid by lessor 80.75 per cent.

Incremental Contribution under Section 66 to be paid by lessee 19.25 per cent.

Lessor = - 13,383, Lessee = + 2,169. Existing lease rent is reduced to Rs. 420 per mensem.

†Contribution under Section 67 to be paid by Lessor.

Incremental Contribution under Section 66 to be paid by Lessor 80.75 per cent.

Incremental Contribution under Section 66 to be paid by Sub-Lessee 19.25 per cent.

Lessor = + 3,530, Lessee = Nil, Sub-lessee = + 483.

Sub-lessee shall continue to pay the existing lease rent to the lessee.

‡Contribution under Section 67 to be paid by Lessor.

Incremental Contribution under Section 66 to be paid by lessor 80.75 per cent.

Incremental Contribution under Section 66 to be paid by Sub-Lessee 19.25 per cent.

Lessor = + 1,980, Lessee = Nil, Sub-Lessee = + 296.

Sub-Lessee shall continue to pay the existing lease rent to the Lessee.

§ Lessor = + 22,671, Lessee = Nil. Lessee to remain in possession of 530 Sq. yds. only as at present and to continue to pay the existing lease rent.

¶ Value of the structures on O. P. 526.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
522	251-00	11,295	11,295 +X	13,303	..	..	2,008	1,004	..	+1,004	
525	241-00	10,845	10,845 +X	12,773	..	..	1,928	964	..	+964	
526	292-00	13,140	13,140 +X	15,476	..	..	2,336	1,168	..	+1,168	
527	295-05	14,775	14,775 +X	17,139	..	..	2,364	1,182	..	+1,182	
528	2,364-00	1,06,380	1,06,380 +X	1,20,564	..	-23,020	14,184	7,092	..	-15,928	
531	1,127-00	39,445	39,445 +X	61,985	..	-22,484	22,540	11,270	..	-11,214	
529	418-00	14,630	14,630 +X	19,646	..	+1,505	5,016	2,508	..	+4,013	
530	385-00	15,400	15,400 +X	18,480	..	+736	3,080	1,540	..	+2,276	
532	989-00	29,670	29,670 +X	47,472	..	+13,770	17,802	8,901	..	+22,671	
534	7,327-00	2,19,810	2,19,810 +X 16,900	2,78,426	..	-10,425	58,616	29,308	..	+18,883	
			<u>2,36,710</u>								
533	6,960-00	1,74,000	1,74,000 +X	3,27,120	..	+150	1,53,120	76,560	..	+76,710	
535	463-00	18,520	18,520 +X	20,835	..	..	2,315	1,157	..	+1,157	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
560	The Trustees of Meghji Vallabhdas Trust, dated the 28th July 1914.	P. & T.	1404	.. 531	1,349-00	47,215	47,215 +X
561	1. H. C.D. Rodrigues 2. Shrimati Duarte.	P. & T.	1373	.. 532	8,193-00	1,22,895	1,26,655 +X
562	Shivlal Pitha	Foras	1372	.. 533	2,798-00	55,960	55,960
563	1. Shrimati Zaverbai, wd/o Damji Shivji, (Lessor) 1. Jayakrishna Manohardas Deshai. 2. Jagdishchandra Manohardas Deshai. 3. Ravindra Manohardas Deshai (Messrs. Bhausahab Deshai and Brothers) (Lessees).	Foras	1328	.. 534	5,385-5	96,939	97,983 +X
564	1. Shrimati Zaverbai, wd/o Damji Shivji, (Lessor) 1. Jayakrishna Manohardas Deshai. 2. Jagdishchandra Manohardas Deshai. 3. Ravindra Manohardas Deshai. Messrs. Bhausahab Deshai and Brothers (Lessees). Shantilal Becharadas Patel (Messrs. Vikram Industries) (Sub-Lessees).	Foras	2/1328	.. 534-A	2,194-00	43,880	44,352 +X
565	Shrimati Zaverbai Damji Shivji, (Lessor) The General Manager, B. E. S. and T. Undertaking, (Lessee).	Foras	1/1328	.. 535	55-5	1,387	1,387 +X
566	Shrimati Esperance D'Souza	P. & T.	1/1373	.. 536	1,000-00	20,000	20,000
567	Mohomed Bashir Mohamed Sharif Qureshi	P. & T.	1327	.. 537	1,574-22	39,355	39,355 +X
568	The Trustee under the Deed of Settlement, dated the 29th April 1952, of Haji Shaikh Ahmed Ismail.	M. L.	1/1272	.. 538	1,999-00	89,955	89,955 +X
569	Syed Nurul Hassan (Trustee)	P. & T.	2/1272	.. 539	307-00	15,350	15,350 +X
570	1. Tarachand Tejaji 2. Behrimal Sardarmal.	P. & T.	1272	.. 540	3,699-00	1,47,960	1,47,960 +X
571	1. Sitaram Bhagoji Jadhav 2. Kalicharan Bhuwaladas Kulwar.	P. & T.	2/1326	.. 541	1,776-56	44,414	44,664 +X
572	Mahomed Bashir Qureshi	P. & T.	1326	.. 541A	1,064-00	26,600	35,560 +X
573	1. Santiago Rodrigues 2. Lawrence Francis Rodrigues.	P. & T.	1/1326	.. 542	1,294-00	32,350	32,350
574	Amritlal Vallabhdas	P. & T.	1325	.. 543	6,454-00	1,74,360	1,76,280 +X
575	Prabhakar Harischandra Kowly	P. & T.	1323	.. 544	344-00	6,880	6,880
576	Purushottam Laxman Dahanukar	Foras	1329 (Part). Foras .. 1/1331.	.. 545	4,195-00	69,685	69,685 +X
577	Messrs. L. R. Trading Company	Foras	1329 (Part)	545A	2,118-00	31,770	31,770 +X
578	1. Peter John Oliveira 2. Joseph Nicholas Oliveira. 3. Stanley Joseph Oliveira. 4. May Oliveira. 5. Anthony Cyprian D'Almeida.	Foras	1330	.. 546	1,444-00	28,880	28,880 +X

*Lessor = Nil, Lessees = + 23,173. Lessees to receive compensation under Section 67 and to pay contribution under Section 67 and to pay the parties.

†Lessor = Nil, Lessees = Nil, Sub-lessees = + 21,468. Sub-lessees to receive compensation under Section 67 and to pay the parties.

‡Contribution under Section 67 to be paid by Lessor.

Incremental Contribution under Section 66 to be paid by Lessor 63.05 per cent.

Incremental Contribution under Section 66 to be paid by Lessee 36.95 per cent.

Lessee = + 1,243, Lessee = + 310. Lessee shall continue to pay the existing lease rent.

§ Masjid—No Incremental Contribution under Section 32 (i) (vii).

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
536	1,349-00	47,215	47,215 +X	53,960	..	..	6,745	3,372	..	+3,372	
541	4,468-00	67,020	67,020 +X	1,56,380	..	-59,635	89,360	44,680	..	-14,955	
542	2,900-00	58,000	58,000	1,16,000	..	+2,040	58,000	29,000	..	+31,040	
544	4,327-00	77,886	77,886 +X	1,64,426	..	-20,097	86,540	43,270	..	+23,173	
543	2,194-00	43,880	43,880 +X	87,760	..	-472	43,880	21,940	..	+21,468	
545	84-00	2,100	2,100 +X	3,780	..	+713	1,680	840	..	+1,553	
539	840	16,800	16,800	29,400	..	-3,200	12,600	6,300	..	+3,100	
538	851	21,275	21,275 +X	34,040	..	-18,080	12,765	6,382	..	-11,698	
537	1,999	89,955	89,955 +X	1,01,949	..	..	11,994	5,997	..	+5,997	
549	307	15,350	15,350 +X	17,806	..	..	2,456	..	..	..
550	3,699	1,47,960	1,47,960 +X	1,66,455	..	..	18,495	9,247	..	+9,247	
548	1,950	47,883	47,883 +X	67,383	..	+3,219	19,500	9,750	..	+12,969	
546	671	16,775	16,775 +X	26,840	..	-18,785	10,065	5,032	..	-13,753	
547	964	24,100	24,100	38,560	..	-8,250	14,460	7,230	..	-1,020	
551	4,528	1,35,840	1,35,840 +X	1,72,064	..	-40,440	36,224	18,112	..	-22,328	
..	..	..	..	..	..	-6,880	..	..	..	-6,880	
555	4,008	66,880	66,880 +X	1,47,040	..	-2,805	80,160	40,080	..	+37,275	
552	2,209	33,135	33,135 +X	77,315	..	+1,365	44,180	22,090	..	+23,455	
553	1,713	34,260	34,260 +X	68,520	..	+5,380	34,260	17,130	..	+22,510	

66. Lessees to continue to pay the existing lease rent to the Lessors as per agreement between the parties.
contribution under Section 66. Sub-lessees to continue to pay the existing lease rent to the lessees as per agreement between

Town Planning Schem

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
579	Messrs. Maharashtra Sugar Mills, Limited	Foras ..	1331	.. 547	1,589-00	31,780	31,780 +X
580	Shivlal Pithaji	Foras ..	1/1332	.. 548	1,377-00	25,240	25,240 +X
581	Shrimati Mamoolabai, widow of Banulal, Babu	Foras ..	1332	.. 549	1,377-00	25,492	26,242 +X
582	Shrimati Amtuz Zerabai Hussonally, w/o Ahmedally P. & T. Abedin Madraswalla.	P. & T.	1320	.. 550	6,284-00	1,49,825	1,65,155 +X
583	Shrimati Khatizabai, daughter of Haji Janmohomed Hassan.	P. & T.	1/1319	.. 551	180-00	7,200	7,200 +X
584	Walter D'Sa	P. & T.	1319	.. 552	274-00	12,330	12,330 +X
585	Shrimati Jivibai Ramji	P. & T.	1/1318	.. 553	301-14	7,528	7,528 +X
586	Autar Krishna Sharma	P. & T.	1318	.. 554	262-86	6,571	6,571 +X
587	Paul D'Souza, son of Francis Pascoal, D'Souza.. ..	P. & T.	1317	.. 555	278-5	5,570	5,570 +X
588	Siddick Abdul Rehman	P. & T.	1/1317	.. 556	278-5	5,570	5,920 +X
589	Allimohamed Ladhoo	P. & T.	1316	.. 557	276-00	5,520	8,037 +X
590	1. Shrimati Aishabai, widow of Siddick Abdul Rehman 2. Ebrahim Abdul Rehman Khatri 3. Shrimati Bayabai, daughter of Abdul Rehman Khatri 4. Ahmed Jacob 5. Shrimati Halimabai, daughter of Jacob Ahmed	P. & T.	1310 1311 1312 1313 1314	558	1,368-00 5,420-00 69-00 103-00 59-00	1,93,169	1,93,169 +X
591	Unknown .. .. .	.. .. .	1/1320	.. 559	267-00	5,340	5,340
592	Khatri Abdul Rahiman (Fazandar) Pedro Pereira (Holder).	P. & T.	1321	.. 560	217-67	4,353	4,353
593	Francis John Fernandez	P. & T.	1/1309	.. 561	233-00	4,660	7,760 +X
594	The Confraternity of N. S. D. Salvacao Church	P. & T.	1309	.. 562	4,858-00	72,870	72,870
595	1. Shivlal Pithaji 2. Rupchand Shivlal or Rupchand Keshavji, Trustees of the Deed of Settlement dated 26th February 1958.	Foras ..	1335	.. 563	3,022-89	60,458	60,458 +X
596	The Trustees of the Bombay Lalwadi Wardman Tap Jain Ayambil Khata.	Foras ..	1336	.. 564	1,358-00	27,160	27,160 +X
597	Shrimati Hansabai Ratansi Nensi	Foras ..	1/1337	.. 565	1,141-00	34,230	34,230 +X
598	Chhotalal Vishram Makwana	Foras ..	1337 1304	.. 566	1,262-00 6,446-00	2,11,647	2,11,647
			Total	..	7,708-00		
599	Shrimati Jenabai, w/o Ali Mahomed K. Forbunderwala.	Foras ..	1308	.. 566A	3,680-00	73,600	73,600

* Owner being ascertained by the Superintendent, Bombay City Survey.
†Fazandar = -40, Holder = -4,313.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
556	1,665	33,300	33,300 +X	66,600	..	+1,520	33,300	16,650	..	+18,170	
557	802	16,040	16,040 +X	32,080	..	-9,200	16,040	8,020	..	-1,180	
558	865	17,300	17,300 +X	34,600	..	-8,942	17,300	8,650	..	-292	
559	4,829	1,20,725	1,20,725 +X	1,69,015	..	-44,430	48,290	24,145	..	-20,285	
560	180	7,200	7,200 +X	8,640	..	..	1,440	720	..	+720	
561	274	12,330	12,330 +X	13,974	..	..	1,644	822	..	+822	
562	301-14	7,528	7,528 +X	11,142	..	..	3,614	1,807	..	+1,807	
563	262-86	6,571	6,571 +X	9,726	..	..	3,155	1,577	..	+1,577	
564	308	6,160	6,160 +X	9,856	..	+590	3,696	1,848	..	+2,438	
..	..	..	..	..	..	-5,920	..	..	..	-5,920	
565	269	6,725	6,725 +X	9,953	..	-1,312	3,228	1,614	..	+302	
567	3,931	1,37,585	1,37,585 +X	1,61,171	..	-55,584	23,586	11,793	..	-43,791	
..	..	..	..	..	..	-5,340	..	..	..	-5,340	
..	..	..	..	..	..	-4,353	..	..	..	-4,353	
566	267-00	6,675	6,675 +X	8,811	..	-1,085	2,136	1,068	..	-17	
..	..	..	..	..	..	-72,870	..	..	..	-72,870	
572	3,022-89	60,458	60,458 +X	1,20,916	..	..	60,458	30,229	..	+30,229	
573	1,367-00	27,340	27,340 +X	47,845	..	+180	20,505	10,252	..	+10,432	
574	1,141-00	34,230	34,230 +X	57,050	..	..	22,820	11,410	..	+11,410	
575	5,795-00	1,56,465	1,56,465	2,72,365	..	..	1,15,900	57,950	}	+46,905	
576	1,177-00	35,310	35,310	52,965	..	-19,872	17,655	8,827			
	6,972-00	1,91,775	1,91,775 + X	3,25,330			1,33,555	66,777			
571	1,043-00	20,860	20,860	36,505	..	-52,740	15,645	7,822	..	-44,918	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
600	Jumabbai Hasan	Foras ..	2/1308 ..	567	575-00	11,500	11,500
601	Rupchand Kesraji	Foras ..	1/1308 ..	568	1,270-00	25,400	25,400
602	Rupchand Kesraji	Foras ..	1/1304 ..	568-A	36-00	1	1
603	1. Satyanarayan Jaideo 2. Chandriprasad Jaideo.	P. & T. ..	1307 ..	569	3,446-00	1,18,750	1,18,750 +X
604	1. Badruddin Karimbhoy Godhrawalla 2. Shamsuddin Karimbhoy Godhrawalla 3. Najimuddin Karimbhoy Godhrawalla.	P. & T. .. P. & T. ..	1305 .. 1/1306 ..	570	2,515-00 1,418-79 <u>3,933-79</u>	1,37,683	1,37,683 +X
605	Dinshaw Darabshaw Shroff	M. L. ..	1554 (Part) ..	571	11,433-00	4,00,155	4,00,155 +X
606	M. M. Aga	M. L. ..	1554 (Part) ..	571-B	2,696-00	1,21,320	1,21,320 +X
607	Dinshaw Darabshaw Shroff, (Lessor). Standard Vacuum Oil Company Limited. (Lessees).	M.L. ..	1/1554 ..	571-A	650-00	29,250	29,250 +X
608	The Bombay Housing Board	M. L. ..	1303 ..	572	19,439-00	5,44,292	5,44,492 +X
609	Chimanlal Dayabhai Parikh	Foras .. Foras.	1/1668 (Part). 1346	573	9,805-00 3,445-00 <u>13,250-00</u>	3,97,500	3,97,500 +X
610	Chimanlal Dayabhai Parikh (Lessor). The Municipal Corporation for Greater Bombay. (B. E. S. and T. Undertaking). (Lessees).	Foras ..	1/1668 (Part) ..	574	58-00	1,740	1,740 +X
611	Khimji Madan Bhujpuria	Foras ..	1668 ..	575	1,158-00	52,110	52,110 +X
612	The Elphinstone Spinning and Weaving Mills Company Limited.	Foras ..	1666 ..	576	995-58	44,801	44,801 +X
613	1. Shrimati Narmadabai, w/o Ratilal Mohandas Parekh. 2. Ratilal Mohandas Parekh	Foras ..	1667 ..	577	843-67	37,965	37,965 +X
614	1. Shrimati Narmadabai, w/o Ratilal Mohandas Parekh. 2. Ratilal Mohandas Parekh (Lessors). Bharat Pulverising Mills Limited (Lessees).	Foras ..	1/1667 ..	578	3,688	1,47,520	1,47,520 +X

*Contribution to be paid by Lessor 60.35 per cent.
Contribution to be paid by Lessee 39.65 per cent.
Lessor = +2,942, Lessee = +1,933.

†Contribution under Section 67 to be paid by Lessor.

Incremental Contribution under Section 66 to be paid by Lessor 65.85 per cent.
Incremental Contribution under Section 66 to be paid by Lessee 34.15 per cent.
Lessor = +2,288, Lessee = +207.

Lessee shall continue to pay the Existing lease rent.

‡Existing right of way of F. P. 586 over F. P. 585 is hereby retained.

§Existing right of way of F. P. 586 over F. P. 585 is hereby retained.

Contribution to be paid by Lessor 15.7 per cent.

Contribution to be paid by Lessee 84.3 per cent.

Lessor = +2,895, Lessee = +15,545.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
..	..	..	..	..	..	-11,500	..	..	..	-11,500	
..	..	..	..	..	..	-25,400	..	..	..	-25,400	
..	..	..	..	..	..	-1	..	..	..	-1	Passage.
568	3,322-00	1,16,270	1,16,270 +X	1,32,880	..	-2,480	16,610	8,305	..	+5,825	
577	3,937-00	1,37,795	1,37,795 +X	1,69,291	..	+112	31,496	15,748	..	+15,860	
579	10,723-00	3,75,305	3,75,305 +X	4,82,535	..	-24,850	1,07,230	53,615	..	+28,765	
589	2,696-00	1,21,320	1,21,320 +X	1,34,800	..	..	13,480	6,740	..	+6,740	
578	650-00	29,250	29,250 +X	39,000	..	..	9,750	4,875	..	+4,875*	
580	19,420-00	5,43,760	5,43,760 +X	7,76,800	..	-732	2,33,040	1,16,520	..	+1,15,788	
581	12,861-00	3,85,830	3,85,830 +X	5,91,606	..	-11,670	2,05,776	1,02,888	..	+91,218	
583	121-00	3,630	3,630 +X	4,840	..	+1,890	1,210	605	..	+2,495 †	
582	924-00	41,580	41,580 +X	55,440	..	-10,530	13,860	6,930	..	-3,600	
584	995-58	44,801	44,801 +X	49,779	..	..	4,978	2,489	..	+2,489	
585	843-67	37,965	37,969 +X	42,183	..	..	4,218	2,109	..	+2,109 †	
586	3,688-00	1,47,520	1,47,520 +X	1,84,400	..	..	36,880	18,440	..	+18,440 §	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
615	1. Abbasbhai Abdul Husein Bandukwalla 2. Shrimati Tarabai Abdul Husein Bandukwalla. 3. Shrimati Tehminabai Abdul Husein Bandukwalla. (1, 2 and 3 being minors by their guardian A. G. Bandukwalla.	P. & T.	1349	.. 579	1,227.33	42,957	42,957 +X
616	1. Hakimudin Esufalli Bandukwalla 2. Teherbhoy Esufalli Bandukwalla. 3. Abdul Hasan Esufalli Bandukwalla. 4. Dawoodkhan Esufalli Bandukwalla. 5. Shrimati Sofiabai Esufalli Bandukwalla. 6. Shrimati Aminabai Esufalli Bandukwalla. 7. Shrimati Tehminabai Esufalli Bandukwalla.	P. & T.	1132	.. 580	6,633.67	1,65,842	1,65,842 +X
617	The Crown Spinning and Manufacturing Company Limited.	P. & T.	1130	.. 581	1,737.00	95,535	95,535 +X
618	The Modern Mills Limited	P. & T.	1129 (Part).	.. 582 (Part)	266.67 189.50 <u>456.17</u>	25,089	25,089 +X
619	1. Dharmji Sunderdas 2. Gordhandas Sunderdas. Executors of Sunderji Mulji, The Modern Mills Limited, (Lessors). (Lessees).	Foras	1129 (Part)	582 (Part)	17,134.00	9,42,370	9,46,820 +X
620	The Modern Mills Limited	Foras	1128 Foras .. 1/1128.	.. 583	2,074.00 624.00 <u>2,698.00</u>	1,75,370	1,75,370 +X
621	Shrimati Khatizabai w/o Haji Cassum Abdulla ..	Foras	1127	.. 584	752.33	33,855	33,855 +X
622	1. Fakirmohamed Ismail Kasu 2. Shrimati Khatijabai w/o Fakirmohamed Ismail Kasu.	Foras	1126	.. 585	531.00	26,550	26,550 +X
623	1. Jamshed Sheriar Irani 2. Sheriar Bezon Irani. 3. Sheriar Jamshed Irani. 4. Kersasp Gustad Irani. (Trustees of S. K. Irani Trust).	Foras	1125	.. 586	632.18	37,931	37,931 +X
624	The Government of Maharashtra (The Collector of Bombay). (Lessor). 1. Waman Bhagshet Waikul. 2. Shridhar Bhagshet Waikul. 3. Vithal Laxman Waikul. 4. Pundlik Laxman Waikul. (Lessees).	Govt. Lease Hold.	900	.. 587	296.34	13,335	38,125
625	The Municipal Corporation for Greater Bombay ..	Lense Hold.	1/899 896	.. 588	448.00 1,202.72 <u>1,650.72</u>	66,029	66,029
626	The Government of Maharashtra (The Collector of Bombay). (Lessor). 1. Shri V. A. Karapurkar. 2. Shrimati Mathurabai Vinayakrao Karapurkar. (Lessees).	Govt. Lease Hold.	1-A/899	.. 588-A	67.00	2,680	2,680
627	1. Vinayakrao Atmaram Karapurkar 2. Shrimati Mathurabai V. Karapurkar.	Foras	899	.. 589	173.22	5,197	24,197

* Existing right of way of F.P. 587 over F. P. 588, if any, is hereby retained.

† Existing right of way of F. P. 587 over F. P. 588, if any, is hereby retained.

‡ Lessors = Nil, Lessees = + 70,960. Lessees to receive compensation under Section 67, to pay contribution under Section 66 and to continue to pay the existing lease rent.

§ Lessor = -13,335. Lessees = -24,790. Under Section 67, Lessor to receive compensation for land and Lessees to receive compensation for the structure.

|| Lessor = -2,680. Lessee = Nil. Lessor to receive compensation under Section 67.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
587	1,227-33	42,957	42,957 +X	49,093	..	..	6,136	3,068	..	+3,068	
588	6,633-67	1,65,842	1,65,842 +X	1,99,010	..	..	33,168	16,584	..	+16,584	
590	1,737-00	95,535	95,535 +X	1,12,905	..	..	17,370	8,685	..	+8,685	
591	456-17	25,089	25,089 +X	29,650	..	..	4,561	2,280	..	+2,280	
592	16,963-00	9,32,965	9,32,965 +X	11,02,595	..	-13,855	1,69,630	84,815	..	+70,960*	
593	2,656-00	1,72,640	1,72,640 +X	1,99,200	..	-2,730	26,560	13,280	..	+10,550	
594	752-33	33,855	33,855 +X	42,883	..	..	9,028	4,514	..	+4,514	
595	531-00	26,550	26,550 +X	32,922	..	..	6,372	3,186	..	+3,186	
596	632-18	37,931	37,931 +X	42,988	..	..	5,057	2,528	..	+2,528	
..	..	..	..	..	..	-38,125	..	..	..	-38,125	
597	404-00	16,160	16,160	21,008	..	-49,869	4,848	2,424	..	-47,445	
..	..	..	..	..	..	-2,680	..	..	..	-2,680	
..	..	..	..	..	..	-24,197	..	..	..	-24,197	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
628	The Municipal Corporation for Greater Bombay	.. M. L. ..	1671	.. 590	52-00	1,144	1,144
629	Shah Walchand Bhimraj	.. .. .	Foras .. 898	.. 591	113-00	5,650	29,540
630	Mahomed Dada Toffic, High Court Receiver (Mortgagor). The Bombay Mercantile Co-operative Bank Limited. (Mortgagee).	.. .. .	Foras .. 897	.. 592	376-00	18,800	92,670
631	Mahomed Haji Ahmed Vawda, Managing Trustee of the M. H. A. Vawda Waqf. Estate.	.. .. .	Foras .. 1/895	.. 593	1,786-00	85,728	2,34,048 +X
632	Govindrao Laxmanrao Pawar	.. .. .	Foras .. 895	.. 594	2,756-00	1,24,020	2,08,770 +X
633	Motilal Kalyanji. (Fazandar) 1. Tulsidas Nandlal Mody. 2. Madhusudan Motilal Gandhi. (Holders).	.. .. .	Foras .. 894	.. 595	1,787-00	80,415	1,58,915 +X
634	Shamji Rana Maru	.. .. .	Foras .. 893	.. 596	100-00	3,000	5,940
635	1. Shrimati Elizabeth Jane wd/o Kaikhushru Nanabhai Merchant. 2. Ammy Kaikhushru Merchant. 3. Hide Kaikhushru Merchant. 4. Alice Kaikhushru Merchant.	.. .. .	Foras .. 892	.. 597	186-00	9,300	34,300
636	1. Gajadhar Bhagwan 2. Gayasingh Nandansing (Tenants in common).	.. .. .	Foras. 891	.. 598	93-00	5,115	21,295 +X
637	1. Hiralal Devjibhai 2. Shivram Devjibhai (Minors by their guardian Shrimati Motibai Devjibhai Dahyabhai Gohil).	.. .. .	Foras. 890	.. 599	37-00	2,220	8,225
638	Ayub Haji Shroff	.. .. .	Foras. 1354	.. 600	1,087-00	43,480	79,895
639	1. Goolmahomed Ibrahim Noorani 2. Ebrahim Goolmahomed Noorani, c/o Deputy Custodian of Evacuee Property.	.. .. .	Foras. 1345	.. 601	1,867-00	84,015	84,015
640	Shrimati Bhikubai Chandulal Jalundhwalla	.. .. .	Foras. 1355 Foras. 1/1355	.. 602	4,000-00 6,474-00	3,14,220	3,14,220
			Total	..	10,474-00		
641	Jairam Bhana	.. .. .	Foras. 1356	.. 603	504-44	17,655	17,655 +X
642	Pachubhai Daya Vira	.. .. .	Foras. 1/1356 Foras. 2/1357	.. 604	389-00 434-00	37,035	37,035 +X
			Total	..	823-00		
643	Shrimati Maniben Dhunji Gokal	.. .. .	Foras. 1/1357 Foras. 2/1356	.. 605	517-40 135-60	22,855	22,855 +X
					653-00		
644	Nazir Ahmed Janoo	.. .. .	Foras. 1357	.. 606	483-00	14,490	14,490 +X
645	The Trustees of the deed of settlement, dated 31st March 1951 of Shrimati Aishubai Mahomed Saleh Haji Jackeria Patel.	.. .. .	Foras. 1358	.. 607	679-00	22,407	22,407 +X
646	The Trustees of the Kokanastha Vaishya Dnyati Fund	.. .. .	Foras. 1359	.. 608	580-00	26,100	26,100 +X

* The property is understood to be administered by the Court Receiver, High Court, Bombay.

† Fazandar = -3,600. Holder = -1,22,051. Rs. 3,600 to be paid as compensation to the Fazandar for extinguishing his right, title and interest in O. P. 595, which is hereby acquired and not transferred to the F. P.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
..	..	..	..	..	..	-1,144	..	..	..	-1,144	
..	..	..	..	..	..	-29,540	..	..	..	-29,540	
..	..	..	..	..	..	-92,670	..	..	..	-92,670*	
598	758-00	37,900	37,900 +X	45,480	..	-1,96,148	7,580	3,790	..	-1,92,358	
599	1,138-00	56,900	56,900 +X	70,556	..	-1,51,870	13,656	6,828	..	-1,45,042	
600	594-00	29,700	29,700 +X	36,828	..	-1,29,215	7,128	3,564	..	-1,25,651	(†)
..	..	..	..	..	..	-5,940	..	..	..	-5,940	
..	..	..	..	..	..	-34,300	..	..	..	-34,300	
..	..	..	..	..	..	-21,295	..	..	..	-21,295	
..	..	..	..	..	..	-8,225	..	..	..	-8,225	
1272 (In section 'C').	785-00	23,550	23,550	29,830	..	-56,345	6,280	3,140	..	-53,205	
601	1,867-00	84,015	84,015	1,12,020	..	..	28,005	14,002	..	+14,002	
602	10,474-00	3,14,220	3,14,220	3,66,590	..	..	52,370	26,185	..	+26,185	
603	504-44	17,655	17,655 +X	19,673	..	..	2,018	1,009	..	+1,009	
604	823-00	37,035	37,035 +X	41,150	..	..	4,115	2,057	..	+2,057	
605	653-00	22,855	22,855 +X	25,467	..	..	2,612	1,306	..	+1,306	
606	483-00	14,490	14,490 +X	16,422	..	..	1,932	966	..	+966	
607	679-00	22,407	22,407 +X	25,123	..	..	2,716	1,358	..	+1,358	
608	580-00	26,100	26,100 +X	29,000	..	..	2,900	1,450	..	+1,450	

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
609	1,188-00	47,520	47,520 +X	51,084	..	..	3,564	1,782	..	+1,782	
610	678-00	23,730	23,730 +X	26,442	..	..	2,712	1,356	..	+1,356	
611	2,322-00	81,270	81,270 +X	90,558	..	..	9,288	4,644	..	+4,644	
612	1,350-00	47,250	47,250 +X	68,850	..	..	21,600	10,800	..	+10,800	
613	39,771-67	7,99,383	7,99,383 +X	14,35,730	..	+11,850	6,36,347	3,18,173	..	+3,30,023	
..	..	..	..	..	..	-11,850	..	..	..	-11,850	
614	13,525-00	2,70,500	2,70,500 +X	3,24,600	..	..	54,100	27,050	..	+27,050	

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a) Rs.	(6-b) Rs.
654 (cont.)	The Municipal Corporation for Greater Bombay	Foras ..	1385	..	} 615	1,25,688	18,85,320
		Foras ..	1/1386	..			
		Foras ..	1518	..			
		M. L. ..	1520	..	} 615-A*	59,835.33	1
		M. L. ..	1/1520	..			
		Foras ..	1384	..			
		M. L. ..	1333	..			
		M. L. ..	1334	..			
		M. L. ..	1371	..			
655	Haji Sultan Mahomed Khan	Foras.	1386	.. 616	683.00	23,905	23,905 +X
656	The Trustees of Haji Siddick Jaffer Madina Charity Trust.	Foras.	1387	.. 617	944.00	33,040	33,040 +X
657	Haribhai Nanabhai Mistri	Foras.	2/1389	.. 618	406.00	14,210	14,210 +X
658	Shrimati Ameenabai, wife of Hassan Suleman Patel ..	Foras.	1/1389	.. 619	441.00	17,640	17,640 +X
659	1. Shrikant Deorao Naik	Foras.	3/1389	.. 620	298.00	11,920	11,920 +X
	2. Ravindra Deorao Naik.	Foras.	4/1389	.. 621	298.00	11,920	11,920 +X
660	1. Dr. Balabhai H. Deware	Foras.	1388	.. 622	} 9,503.26 250.00	2,43,831	2,43,831 +X
	2. Anandrao Balabhai Deware.	Foras.	1389	..			
661	1. Upendrasingji Vijayasinghji Khasgiwala	Foras.	1388	.. 622	} 9,753.26	2,43,831	2,43,831 +X
	2. Shrimati Indumati, wife of Vijayasinghji Vithalrao Khasgiwala.	Foras.	1389	..			
	3. Kumari Sarojkoover Vijayasinghji Khasgiwala.						
662	The Government of Maharashtra, (The Collector of Bombay).	Govt. Land.	1/1388	.. 623	281.40	2,814	2,814 +X
663	The Government of Maharashtra (Police Department)			..	..	..	..
663-A	The Municipal Corporation for Greater Bombay			..	..	..	..
				Total ..	..	..	..
				Grand Total of Section "A" ..	..	3,50,31,632	3,65,74,158

*To be used as a recreation ground.

†To be used for the purpose of a Central garage and on incinerator plant.

‡Tulsi pipe-line and acquired for road in the scheme.

(a) Site for Cattle Pound.

(b) Site for Recreation Ground.

(c) Site for School.

(d) Site for Market.

(e) Site of cross.

(f) Site of Vyayamshala.

(g) Site for Welfare Centre.

(h) Site for Urinal.

(i) Site for Housing.

(j) Site for Parking.

§ Contribution under section 67 at half the value of the land.

|| Incremental contribution under section 66 at half the percentage rate proposed for the whole scheme.

¶ Contribution under section 67 at 1/4th the value of the land.

•• Incremental contribution under section 66 at 1/4th the percentage rate proposed for the whole scheme.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
617	83,267-00	12,49,005	12,49,005	12,49,005	..	..	..	..	..	..	..
615*	19,810-00	2,97,150	2,97,150	3,96,200	..	-660	99,050	49,525	..	+48,865	*
616†	22,567-00	3,38,505	3,38,505	3,38,505	..	..	..	..	..	..	†
	1,25,644	18,84,660	18,84,660	19,83,710	..	..	99,050	49,525	..	..	..
			+X	+X							
..	..	..	..	..	..	-1	..	..	..	-1	†
618	727-00	25,445	25,445	36,350	..	+1,540	10,905	5,452	..	+6,992	
			+X								
619	944-00	33,040	33,040	47,200	..	..	14,160	7,080	..	+7,080	
			+X								
620	460-00	14,210	14,210	20,300	..	..	6,090	3,045	..	+3,045	
			+X								
621	441-00	17,640	17,640	24,255	..	..	6,615	3,307	..	+3,307	
			+X								
622	298-00	11,920	11,920	16,390	..	..	4,470	2,235	..	+2,235	
			+X								
623	298-00	11,920	11,920	16,390	..	..	4,470	2,235	..	+2,235	
			+X								
624	10,034-66	2,46,645	2,46,645	3,97,165	..	+2,814	1,50,520	75,260	..	+78,074	
			+X								
..	..	..	..	..	..	-2,814	..	..	..	-2,814	
570	1,438-00	28,760	28,760	50,330	..	+28,760	21,570	10,785	..	+39,545	(a)
24	419-00	..	..	..	..	..	..	..	..	..	(b)
66	2,308-00	..	..	..	..	..	..	..	..	..	(c)
133	648-00	..	..	..	..	..	..	..	..	..	(d)
144	2,303-00	80,605	80,605	1,03,635	..	+40,302§	23,030	5,757||	..	+46,059	(e)
162	2,410-00	96,400	96,400	1,13,270	..	+48,200§	16,870	4,217||	..	+52,417	(f)
267	3,645-00	1,27,575	1,27,575	1,56,735	..	+31,894*¶	29,160	3,645**	..	+35,539	(g)
286	2,900-00	72,500	72,500	1,30,500	..	+36,250§	58,000	14,500||	..	+50,750	(h)
353	1,808-00	..	..	..	..	..	..	..	..	..	(i)
357	1,233-00	..	..	..	..	..	..	..	..	..	(j)
359	3-00	..	..	..	..	..	..	..	..	..	(k)
370	44-40	..	..	..	..	..	..	..	..	..	(l)
390	226-47	..	..	..	..	..	..	..	..	..	(m)
422	1,458-00	..	..	..	..	..	..	..	..	..	(n)
444	1,675-00	..	..	..	..	..	..	..	..	..	(o)
455	1,343-00	..	..	..	..	..	..	..	..	..	(p)
458	4,145-00	..	..	..	..	..	..	..	..	..	(q)
458-A	24-00	..	..	..	..	..	..	..	..	..	(r)
540	1,722-00	..	..	..	..	..	..	..	..	..	(s)
554	1,769-00	35,380	35,380	53,070	..	+17,690§	17,690	4,422||	..	+22,112	(t)
569	11,604-00	..	..	..	..	..	..	..	..	..	(u)
570-A	1,147-00	..	..	..	..	..	..	..	..	..	(v)
	42,858-87	4,12,460	4,12,460	5,57,210	..	+1,74,336	1,44,750	32,541	..	+2,06,877	
..	..	3,27,84,273	3,28,01,173	4,06,16,069	..	-40,11,109	78,31,796	38,13,462	+120	-1,97,527	

TOWN PLANNING SCHEME BOMBAY CITY No. IV

(MAHIM AREA)

REDIS TRIBUTION AND VALUATION STATEMENT

SECTION "B"

(Sr. No. 664 to 1171-A)

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs. SECTION.
664	Shrimati Olympia J. D'Souza	M. L. ..	1915	.. 1	942-47	47,123	47,123 + X
665	Shantaram L. Sagoon	P. & T.	2/337	.. 2	693-00	27,720	27,720 + X
666	Chaturbhujdas Lalchand Bhatia	M. L. ..	1916	.. 3	644-44	29,000	29,000 + X
667	1. Eugene Pais 2. Fredrick Pais.	M. L. ..	1917	.. 4	640-05	28,822	28,822 + X
668	1. Narayan Ranganath Panasare 2. Shrimati Laxmibai N. R. Panasre. Trustees of the Deed of Settlement of Harischandra Ganpatrao Mhatre.	M. L. ..	5/1710	.. 5	264-05	11,882	11,882 + X
669	Kisan Kondaji Gujar (Mortgagor) 1. R. K. Gujar. 2. A. R. Gujar (Mortgagees).	M. L. ..	9A/1710	.. 6	121-86	3,046	3,046
670	1. Rambhau Kondaji Gujar 2. Narayan Kondaji Gujar (Tenants in common).	M. L. ..	9/1710	.. 7	194-76	5,843	6,033 + X
671	1. Trimbak Vishnu Sapre 2. Shrimati Parvatibai Trimbak V. Sapre.	M. L. ..	8/1710	.. 8	266-78 Rd. 54-44 <u>321-22</u>	9,388	9,338 + X
672	1. Harischandra Ganpatrao Mhatre 2. Waman Harischandra Mhatre. 3. Shridhar Harischandra Mhatre. Trustees of the Deed of Settlement of Harischandra Ganpatrao Mhatre.	M. L. ..	4/1710	.. 9	266-77	12,005	12,005 + X
673	Anant Rajaram Vaidya	M. L. ..	3/1710	.. 10	266-78 Rd. 54-44 <u>321-22</u>	12,540	12,540 + X
674	Waman Laxman Naik	M. L. ..	7/1710	.. 11	258-66 Rd. 109-00 <u>367-66</u>	9,571	9,571 + X
675	Surendra Gajanan Joshi	M. L. ..	6/1710	.. 12	335-08 Rd. 41-11 <u>376-19</u>	11,729	11,729 + X
676	Shrimati Yashodabai Shantaram Laxman Masurkar	M. L. ..	2/1710	.. 13	317-77 Rd. 61-11 <u>378-88</u>	14,936	14,936 + X
677	Shrimati Kalavati Bhaurao Pathare	M. L. ..	10/1710	.. 14	368-62	16,588	16,588 + X
678	1. Dr. Kashinath Ganesh Palkar 2. Shrimati Laxmibai K. G. Palkar.	M. L. ..	1711	.. 15	441-38	24,276	24,276 + X
679	1. Dr. Kashinath Ganesh Palkar 2. Shrimati Laxmibai K. G. Palkar (Lessors). 1. Manchubhai Chunilal Shroff. 2. Chandrakant Manchubhai Shroff (Lessees).	M. L.	1/1711	.. 15-A	168-00	7,560	7,560 + X
680	1. Bhaskar Sheshoo Bhanap 2. Dinkar Sheshoo Bhanap.	M. L. ..	1885	.. 16	310-41	13,968	13,968 + X
681	Hari Nathu alias Babu Kore	M. L. ..	1884	.. 17	302-41	13,608	13,608 + X

*Less or Nil. Lessees = + 420.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
"B"											
625	942-47	47,123	47,123 +X	49,950	..	..	2,827	1,413	..	+1,413	
626	693-00	27,720	27,720 +X	29,799	..	..	2,079	1,039	..	+1,039	
627	644-44	29,000	29,000 +X	32,222	..	..	3,222	1,611	..	+1,611	
628	640-05	28,822	28,822 +X	32,025	..	..	3,203	1,601	..	+1,601	
629	264-05	11,882	11,882 +X	13,202	..	..	1,320	660	..	+660	
..	..	..	..	..	..	-3,046	..	..	..	-3,046	
630	312-00	8,751	8,751 +X	11,247	..	+2,718	2,496	1,248	..	+3,966	
631	266-78	9,337	9,337 +X	10,670	..	-1	1,333	666	..	+665	
632	266-77	12,005	12,005 +X	13,338	..	..	1,333	666	..	+666	
633	266-78	12,539	12,539 +X	13,339	..	-1	800	400	..	+399	
634	258-66	9,570	9,570 +X	10,863	..	-1	1,293	646	..	+645	
635	335-08	11,728	11,728 +X	13,403	..	-1	1,675	837	..	+836	
636	317-77	14,935	14,935 +X	16,524	..	-1	1,589	794	..	+793	
637	368-62	16,588	16,588 +X	18,431	..	..	1,843	921	..	+921	
638	441-38	24,276	24,276 +X	26,483	..	..	2,207	1,103	..	+1,103	
639	168-00	7,560	7,560 +X	8,400	..	..	840	420	..	+420*	
640	310-41	13,968	13,968 +X	15,520	..	..	1,552	776	..	+776	
641	302-41	13,608	13,608 +X	15,120	..	..	1,512	756	..	+756	

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
682	1. Shrimati Sumitrabai widow of Prabhakar Damodar Patankar. 2. Sharadchandra Prabhakar Patankar. 3. Anant Prabhakar Patankar. 4. Narendra Prabhakar Patankar. 5. Mohan Prabhakar Patankar.	M. L. ..	1905	.. 18	267-08	Rs. 11,484	Rs. 11,484 + X
683	The official Trustee of Bombay—The Executor and Trustee of the Will of the late Baburao <i>alias</i> Moreshwar Atmaram Chhatre.	M. L. ..	1/1710	.. 19	Rd. 179-63 32-22 311-85	9,788	9,988 + X
684	Nathumal Tarachand Mehta	M. L. ..	11/1710	.. 20	Rd. 275-68 50-00 325-68	9,650	9,650 + X
685	M. D. Tillo	M. L. ..	12/1710	.. 21	Rd. 116-72 22-50 139-22	4,086	4,118 + X
686	1. Nathuram Pandurang Chowdhari 2. Shrimati Mathurabai, w/o Nathuram.	M. L. ..	12A/1710	21-A	Rd. 119-72 25-28 145-00	4,191	4,329 + X
687	1. Vishwanath Vinayak Korde 2. Sudhakar Vishwanath Korde.	M. L. ..	13/1710	.. 22	328-07	9,842	10,342 + X
688	Kamlakar Bhaskar Rath	P. & T.	3/337	.. 23	909-00	27,270	27,270 + X
689	Kamlakar Bhaskar Rath (Lessor) Ganpati Shripati Bhoite (Lessee).	P. & T.	3A/337	.. 23-A	400-00	12,000	12,000 + X
690	1. Raman Shamrao Rath 2. Cecil Shamrao Rath. 3. Basil Shamrao Rath.	P. & T.	337	.. 24	725-00	21,750	21,750 + X
691	Ramrao Bhaskar Rath	P. & T.	1/337	.. 25	400-00	18,000	18,000 + X
692	Shrimati Laxmibai Chandrojirao Angre	P. & T. P. & T.	2/338 3/338	.. 26 .. 27	232-00 260-00 492-00	22,140	22,140 + X
693	Ramchandra Vinayak Marathe	P. & T.	338	.. 28	702-72	31,622	32,102 + X
694	1. Balaram Dinanath Mahant 2. Shantaram Dinanath Mahant.	P. & T.	4/338	.. 29	745-00	22,350	22,880 + X
695	1. Gopinath Kashiram Bireed 2. Shrimati Nalinibai G. K. Bireed.	P. & T.	5/338	.. 30	652-00	19,560	19,560 + X
696	Shrimati Radhabai Gopinath Mhatre	P. & T.	6A/338	.. 31	444-00	13,320	14,755 + X
697	Shrimati Kishoree Khanderao Pathare	P. & T.	6B/338	.. 32	393-00	11,790	11,790 + X
698	Vasant Janardan Rath	P. & T.	6/338	.. 33	196-00	2,940	2,940

- * Contribution under section 67 to be paid by lessor.
Incremental contribution under section 66 to be paid by lessor 77.1 per cent.
Incremental contribution under section 66 to be paid by lessee 22.9 per cent.
Lessor = + 7,841, Lessee = + 787.
Existing lease rent is increased to Rs. 129 per month.

Bombay City No. IV (Mahim Area)

103

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
642	368-00	16,560	16,560 +X	18,400	..	5,076	1,840	920	..	+5,996	
643	263-00	9,205	9,205 +X	10,520	..	-783	1,315	657	..	-126	
644	275-68	9,649	9,649 +X	11,854	..	-1	2,205	1,102	..	+1,101	
645	116-00	4,060	4,060 +X	4,988	..	-58	928	464	..	+406	
646	115-00	4,025	4,025 +X	4,945	..	-304	920	460	..	+156	
647	257-00	7,710	7,710 +X	9,509	..	-2,632	1,799	899	..	-1,733	
649	493-00	14,790	14,790 +X	18,734	..	-12,480	3,944	1,972	..	-10,508	
648	573-00	17,190	17,190 +X	24,066	..	+5,190	6,876	3,438	..	+8,628	
650	735-00	22,050	22,050 +X	30,870	..	+300	8,820	4,410	..	+4,710	
651	322-00	14,490	14,490 +X	17,066	..	-3,510	2,576	1,288	..	-2,222	
652	480-00	21,600	21,600 +X	25,440	..	-540	3,840	1,920	..	+1,380	
653	599-00	26,955	26,955 +X	29,950	..	-5,147	2,995	1,497	..	-3,650	
654	662-00	19,860	19,860 +X	26,480	..	-3,020	6,620	3,310	..	+290	
655	520-00	15,600	15,600 +X	20,800	..	-3,960	5,200	2,600	..	-1,360	
656	392-00	11,760	11,760 +X	14,896	..	-2,995	3,136	1,568	..	-1,427	
657	359-00	10,770	10,770 +X	13,642	..	-1,020	2,872	1,436	..	+416	
..	..	..	..	..	..	-2,940	..	..	..	-2,940	

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
699	Vasant Janardan Rath	P. & T.	1/338	.. 34	2,154-07	62,903	64,903 + 3X
700	James Mathews	P. & T.	2016	.. 35	339-00	13,560	13,560 + X
701	Shrimati Kanchangavri, w/o Bhanushankar Umashankar Travadi.	P. & T.	1/2016	.. 36	264-00	9,240	9,570 + X
702	1. Vishwanath Balkrishna Avlaskar 2. Sadashiv Gopal Avlaskar.	P. & T.	2017	.. 37	389-00	13,615	14,155 + X
703	Shrimati Sarojini Shankarrao Parelkar	P. & T.	2020	.. 38	546-00	19,110	19,640 + X
704	Jayaram Harishankar Parelkar	P. & T.	1/2021	.. 39	216-00	7,560	7,560
705	Khanderao Harishankar Parelkar	P. & T.	2021	.. 40	188-00	8,460	8,460 + X
706	Shrimati Laxmibai Vithoba Satwaji Kushawar	P. & T.	2022	.. 41	441-00	19,845	19,845 + X
707	Prabhubhai Morarji Mistry	P. & T.	2019	.. 42	292-00	10,220	10,260 + X
708	Dattatrya Vithoba Kushawar	P. & T.	1/2019	.. 43	292-00	10,220	10,270 + X
709	1. Laxman Vithoba Kushawar (1/3rd Share) 2. Madhukar Vithoba Kushawar (1/3rd Share). 3. Nagnath Vithoba Kushawar (1/3rd Share).	P. & T.	2018	.. 44	590-00	23,600	23,600 + X
710	Shrimati Hirabai Harishankar Naik	P. & T.	2/2015	.. 45	222-00	9,990	9,990 + X
711	Shankarrao Harischandra Parelkar	P. & T.	2015	.. 46	230-00	21,690	21,690 + X
		P. & T.	1/2015	.. ..	252-00		
		P. & T.	1/334	.. 46-A	827-00			24,810	24,810 + X
					1,309-00	46,500	46,500 + 2X
712	Shrimati Sudha Bhaskar Mahadeokar	P. & T.	3/334	.. 47	1,443-00	36,075	36,075 + X
713	1. Sadashiv alias Sadanand Anant Churi 2. Harishwar Sadanand Churi. 3. Manohar Sadanand Churi. 4. Mahadeo Anant Churi. 5. Shrimati Sushilabai Raghunath Churi.	P. & T.	4/334	.. 48	170-00	1	1
714	The Wardens of the Church of N. S. De Salvacao	P. & T.	332	.. 49	5,303-00	1,16,666	1,18,231
715	Mahadeo Anant Churi	P. & T.	2/334	.. 50	1,635-00	47,553	52,728 + X
716	1. Chhaganlal Narandas 2. Hemantkumar Chhaganlal.	P. & T.	334	.. 51	1,397-00	40,952	41,492 + 2X

* This property is reported to have been purchased by the " Park Co-operative Housing Society Ltd."

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
658	800-00	28,000	28,000	36,000			8,000	4,000			
659	346-00	13,840	13,840	17,300	..	-13,673	3,460	1,730	..	-6,378	
660	313-00	9,390	9,390	12,520			3,130	1,565			
	<u>1,459-00</u>	<u>51,230</u>	<u>51,230</u>	<u>65,820</u>			<u>14,590</u>	<u>7,295</u>			
			+3X								
661	333-00	13,320	13,320	16,650	..	-240	3,330	1,665	..	+1,425	
			+X								
662	220-00	7,700	7,700	9,900	..	-1,870	2,200	1,100	..	-770	
			+X								
663	327-00	11,445	11,445	14,715	..	-2,710	3,270	1,635	..	-1,075	
			+X								
664	485-00	16,975	16,975	21,825	..	-2,665	4,850	2,425	..	-240	
			+X								
..	..	..	..	..	..	-7,560	..	..	..	-7,560	
665	364-00	14,620	14,620	18,260	..	+6,160	3,640	1,820	..	+7,980	
			+X								
666	425-00	19,125	19,125	23,375	..	-720	4,250	2,125	..	+1,405	
			+X								
667	260-00	9,100	9,100	11,700	..	+1,160	2,600	1,300	..	+140	
			+X								
668	278-00	9,730	9,730	12,510	..	-540	2,780	1,390	..	+850	
			+X								
669	527-00	21,080	21,080	27,404	..	-2,520	6,324	3,162	..	+642	
			+X								
670	220-00	9,900	9,900	11,660	..	-90	1,760	880	..	+790	
			+X								
671	434-00	19,530	19,530	23,002			3,472	1,736			
			+X								
672	1,058-00	31,740	31,740	42,320	..	+4,770	10,580	5,290	..	+11,796	
			+X								
	<u>1,492-00</u>	<u>51,270</u>	<u>51,270</u>	<u>65,322</u>			<u>14,052</u>	<u>7,026</u>			
			+2X								
673	1,028-00	25,700	25,700	38,036	..	-10,375	12,336	6,168	..	-4,207	
			+X								
..	..	..	..	..	..	-1	..	..	..	-1	Common Pas- sage.
707	2,178-00	54,450	54,450	89,298	..	-63,781	34,848	17,424	..	-46,357	
674	954-00	30,528	30,528	44,838	..	-22,200	14,310	7,155	..	-15,045	
			+X								
675	861-00	27,552	27,552	36,162	..	+5,085	8,610	4,305	..	+13,195	
			+X								
676	761-00	19,025	19,025	26,635			7,610	3,805			
			+X								
	<u>1,622-00</u>	<u>46,577</u>	<u>46,577</u>	<u>62,797</u>			<u>16,220</u>	<u>8,110</u>			
			+2X								

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs
717	1. Vishnu Vasudeo Ainapure 2. Vyankatesh Vasudeo Ainapure. 3. Amrit Vasudeo Ainapure. 4. Sheshadri Vasudeo Ainapure. 5. Purushottam Vasudeo Ainapure. 6. Sitaram Vasudeo Ainapure. 7. Bal Vasudeo Ainapure.	P. & T.	2014	.. 52	1,096-00	32,880	2,880 +X
718	1. Dr. Mahadeo Laxman Vaze 2. Dr. (Mrs.) Vasundhara Mahadeo Vaze.	P. & T.	2013	.. 53	456-00	18,240	18,240 + X
719	1. Shrimati Sitabai Ramkrishna Yeshwant Naik 2. Madhukar Ramkrishna Naik. 3. Jaywant Ramkrishna Naik. 4. Subhash Ramkrishna Naik.	P. & T.	1/2013	.. 54	262-00	9,170	9,170 + X
720	Chhaganlal Jethabhai Sonigara	P. & T.	2011	.. 55	617-00	21,595	21,595 + X
721	Ramdatta Moreshwar Rane	P. & T.	2009	.. 56	303-00	12,120	12,120 + X
722	Yeshwant Gopinath Kharkar	M. L. ..	4/1693	.. 57	287-00	11,480	11,480 + X
723	Shrimati Vasundharabai Balwantrao Dattatraya Kul- karni (Lessor). Yeshwant Shankarrao (Lessee).	P. & T.	2010	.. 58	290-00	10,150	10,150 + X
724	1. Harishchandra Balwant Javle 2. Shrimati Prabhavati Harishchandra Javle.	P. & T.	2012	.. 59	250-00	8,750	8,750 + X
725	Kumari Shanta Apte	P. & T.	1/2012	.. 60	186-00	8,370	8,370 + X
726	1. Dr. Govind Tukaram Kshirasagar 2. Shrimati Laxmibai G. Kshirasagar.	M. L. ..	1/1693	.. 61	258-00	11,610	11,610 + X
727	Shrimati Gulabbai Vishnu Dhurandhar	M. L. ..	2/1693	.. 62	265-00	11,925	11,925 + X
728	1. Shrimati Sitabai Savalaram Ganpat Satardekar .. 2. Jagannath Savalaram Satardekar. 3. Damodar Savalaram Satardekar. 4. Bhargav Savalaram Satardekar. 5. Prabhakar Savalaram Satardekar. 6. Ramesh Savalaram Satardekar. 7. Shrimati Sudha, daughter of Savalaram Satardekar.	M. L. ..	3/1693	.. 63	235-00	10,575	10,575 + X
729	Pandharinath Ramkrishna Gupte	M. L. ..	5/1693	.. 64	225-00	9,000	9,000 + X
730	1. Shrimati Jankibai Ramchandra Karnik 2. Chandrakant Ramchandra Karnik. 3. James Richard Karnik. 4. Ramakant Ramchandra Karnik. 5. Hemchandra Ramchandra Karnik. 6. Madhusudan Ramchandra Karnik.	M. L. ..	1691	.. 65	513-37	28,235	28,235 + X
731	Vishnu Sabaji Meher	M. L. ..	1704	.. 66	568-88	31,288	31,288 + X
732	Narayan Vinayak Somne	M. L. ..	1/1902	.. 67	230-13	11,506	11,506 + X
733	Shrimati Gajrabai Parmanand Pathare	M. L. ..	1A/1902	.. 68	232-75	11,637	11,637 + X

(a) Existing right of way of F. P. 679 over F. P. 678, if any, is hereby retained.

(b) Existing right of way of F. P. 679 over F. P. 678, if any, is hereby retained.

(c) Existing right of way of F. P. 683 over F. P. 680 and 681, if any, is hereby retained.

(d) Existing right of way of F. P. 683 over F. P. 680 and 681, if any, is hereby retained.

(e) Existing right of way of F. P. 683 over F. P. 680 and 681, if any, is hereby retained.

*Contribution to be paid by Lessor 24.45 per cent. Contribution to be paid by Lessee 75.55 per cent. Lessor = + 355,
Lessee = +1,095.

(f) Existing right of way of F. P. 684 over F. P. 685, if any, is hereby retained.

(g) Existing right of way of F. P. 684 over F. P. 685, if any, is hereby retained.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
677	1,077-00	32,310	32,310 + X	37,695	..	-570	5,385	2,692	..	+2,212	
						.					
678	456-00	18,240	18,240 + X	21,888	..	..	3,648	1,824	..	+1,824	(a)
679	262-00	9,170	9,170 + X	11,266	..	..	2,096	1,048	..	+1,048	(b)
680	693-00	24,255	24,255 + X	31,185	..	+2,660	6,930	3,465	..	+6,125	(c)
681	303-00	12,120	12,120 + X	15,150	..	..	3,030	1,515	..	+1,515	(d)
682	287-00	11,480	11,480 + X	14,350	..	..	2,870	1,435	..	+1,435	
683	290-00	10,150	10,150 + X	13,050	..	..	2,900	1,450	..	+1,450*	(e)
684	250-00	8,750	8,750 + X	10,750	..	..	2,000	1,000	..	+1,000	(f)
685	186-00	8,370	8,370 + X	9,858	..	..	1,488	744	..	+744	(g)
686	258-00	11,610	11,610 + X	12,900	..	..	1,290	645	..	+645	
687	265-00	11,925	11,925 + X	12,720	..	..	795	397	..	+397	
688	235-00	10,575	10,575 + X	11,280	..	..	705	352	..	+352	
689	225-00	9,000	9,000 + X	11,250	..	..	2,250	1,125	..	+1,125	
690	513-37	28,235	28,235 + X	32,342	..	..	4,107	2,053	..	+2,053	
691	568-88	31,288	31,288 + X	35,839	..	..	4,551	2,275	..	+2,275	
692	230-13	11,506	11,506 + X	12,657	..	..	1,151	575	..	+575	
693	253-00	12,650	12,650 + X	13,409	..	+1,013	759	379	..	+1,392	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
734	Shrimati Sitabai Dwarkanath Yeshwant Patil	M. L. ..	1902	.. 69	210.44	10,101	10,496 + X
735	The Mumbai Halari visa Oswal Gnyati Mandal.	P. & T. P. & T.	311 1/311	.. 70	838.00 886.00 <u>1,724.00</u>	77,580	77,580 + X
736	Shridhar Manik Patil	P. & T.	315	.. 71	2,023.00	70,805	70,805 + X
737	Balaram Manik Patil	P. & T.	1/315	.. 72	1,300.00	41,600	41,600 + X
738	Gopal Sakharan Bhatawdekar	P. & T.	312	.. 73	2,293.00	80,255	80,255 + X
739	Bhaskar Gangadhar Pandit	M. L. P. & T.	1700	.. 74	603.25 23.00 <u>626.25</u>	34,444	34,444 + X
740	1. Haji Ebrahim Hassim Patel 2. Ahmed Ebrahim Patel. 3. Mahomed Ebrahim Patel. 4. Hassen Ebrahim Patel. 5. Yusuf Ebrahim Patel. Trustees of Indentures of Trust Settlement, dated 27th December 1957.	M. L. ..	1675	.. 75	702.41	49,169	49,169 + X
741	Trustees of the Ramdas Damodardas Share Trust under a deed of Settlement, dated 18th May 1927.	M. L.	1687	.. 76	601.35	39,088	39,088 + X
742	Bombay Exporting, Importing and Investment Co., Ltd.	P. & T.	314	.. 77	1,241.67	55,875	55,875 + X
743	Dayal Durlabh	P. & T.	2/314	.. 77A	213.33	14,933	14,933 + X
744	Shrimati Lalita Rajaram Bhagwan Waingankar	P. & T.	1/314	.. 78	1,455.00	58,200	58,730 + X
745	1. Shrimati Indumati Sadashiv Gokhale 2. Purushottam Sadashiv Gokhale. 3. Keshav Sadashiv Gokhale. 4. Anand Sadashiv Gokhale.	M. L.	1622	.. 79	994.00	39,760	39,760 + X
746	Shrimati Laxmibai Harischandra Manik Patil	P. & T.	2/315	.. 80	2,110.00	67,520	69,620 + X
747	The President of India (Telephones Bombay District)	P. & T. M. L. .. P. & T.	3/315 1881 327	.. 80A .. 81 .. 97	1,791.00 420.00 1,733.01 <u>3,944.01</u>	53,730 15,960 43,327 <u>1,13,017</u>	53,730 + X 15,960 43,327 <u>1,13,017</u> + X
748	1. Padmanabha Nathoba Joshi 2. Narayan Shridhar Joshi. 3. Balaram Shridhar Joshi. 4. Manmohan Shridhar Joshi. 5. Surendra Shridhar Joshi. 6. Ramesh Shridhar Joshi.	M. L. ..	1568	.. 82- 83	436.22	17,449	17,449 + X
749	Shrimati Prabhawatibai Raghunath Sakharan Desai (Lessor). 1. Pradip Narsingh Sathe. 2. Shrimati Sudha Pradip Sathe (Lessee).	M. L. ..	1564	.. 84	390.12	15,605	15,605 + X
750	The Trustees of Pathare Kahatriya Dnyati Karyalaya Fund, Dadar, Bombay.	F. H. ..	1576 (Part)	85 (Part)	500.00	22,500	22,500

*Lessor = + 975, Lessee = Nil.

Lessor to pay contribution under section 66 as per agreement between the parties.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
694	228-00	10,944	10,944 +X	12,084	..	+448	1,140	570	..	+1,018	
695	1,709-00	76,905	76,905 +X	85,450	..	-675	8,545	4,272	..	+3,597	
696	1,770-00	61,950	61,950 +X	79,650	..	-8,855	17,700	8,850	..	-5	
697	1,050-00	33,600	33,600 +X	46,200	..	-8,000	12,600	6,300	..	-1,700	
698	2,354-00	82,390	82,390 +X	89,452	..	+2,135	7,062	3,531	..	+5,666	
699	626-25	34,444	34,444 +X	37,575	..	..	3,131	1,565	..	+1,565	
700	702-41	49,169	49,169 +X	52,681	..	..	3,512	1,756	..	+1,756	
701	601-35	39,088	39,088 +X	42,094	..	..	3,006	1,503	..	+1,503	
702	1,241-67	55,875	55,875 +X	62,083	..	..	6,208	3,104	..	+3,104	
703	213-33	14,933	14,933 +X	16,000	..	..	1,067	533	..	+533	
704	1,475-00	59,000	59,000 +X	66,375	..	+270	7,375	3,687	..	+3,957	
705	916-00	36,640	36,640 +X	43,968	..	-3,120	7,328	3,664	..	+544	
706	1,268-00	40,576	40,576 +X	63,400	..	-29,044	22,824	11,412	..	-17,632	
709	3,800-00	1,08,694	1,08,694 +X	1,65,694	..	-4,323	57,000	28,500	..	+24,177	
710	436-22	17,449	17,449 +X	19,630	..	..	2,181	1,090	..	+1,090	
711	390-12	15,605	15,605 +X	17,555	..	..	1,950	975	..	+975*	
712	500-00	22,500	22,500	25,000	..	..	2,500	1,250	..	+1,250	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
751	1. Shrimati Sumitrabai Moreshwar Patil 2. Ghanashyam Moreshwar Patil. 3. Kesarinath Moreshwar Patil. 4. Raghunath Atmaram Patil. 5. Nanabhai Atmaram Patil.	.. .. F. H. ..	1576 (Part)	85 (Part)	401.62	18,073	18,073 + X
752	1. Anant Raghunath 2. Kashinath Raghunath. 3. Madhusudan Raghunath.	.. .. P. & T.	322	86	580.71	37,746	37,746 + X
753	The Trustees of the Will of the Late Krishnaji Tukaram Kubal.	P. & T.	1A/323	87	879.00	39,555	39,555 + X
754	Ankush Krishnaji Sawant	P. & T.	1/323	88	546.00	30,030	30,030 + X
755	Gopinath Janardhan Mhatre	P. & T.	2/323	89	1,251.00	62,550	62,550 + X
756	1. John Frederick Michael Fonseca 2. John Maximillian Fonseca. 3. Joseph Honorato Fonseca.	.. .. P. & T.	4/323	90	1,299.00	77,940	77,940 + X
757	1. Shrimati Shantabai Shamrao Bhandare 2. Balwant Shamrao Bhandare. 3. Raghunandan Shamrao Bhandare. 4. Dattatray Shamrao Bhandare. 5. Sharad Shamrao Bhandare. 6. Sunil Shamrao Bhandare. 7. Anil Shamrao Bhandare. 8. Arvind Shamrao Bhandare. 9. Vijay Shamrao Bhandare.	.. .. P. & T.	5A/323	91	221.27	9,957	9,957 + X
758	Trimhak Sadashiv Asgekar .. ..	.. .. P. & T. P. & T.	5/323 5B/323	92	383.51 319.22	26,001	26,971 + X
					<u>702.73</u>		
759	Gokaldas Shivlal .. ..	.. .. P. & T.	6/323	93	478.00	16,730	16,730 + X
760	Vasudeo Gopal Purandare .. ..	.. .. P. & T.	7/323	94	473.00	16,555	16,555 + X
761	Shrimati Chandraprabha Hari Raghunath Purandare.	.. .. P. & T.	8/323	95	477.00	16,695	16,695 + X
762	1. Shrimati Radhabai Dharmaji Garu Maikar 2. Atmaram Dharmaji Maikar.	.. .. P. & T.	3/323	96	1,042.50	33,360	33,360 + X
763	1. Celestine Oliveira 2. Shrimati Lillian Mary Oliveira.	.. .. P. & T.	328	98	3,630.00	1,08,900	1,08,900 + X
764	1. Gajanan Hariba 2. Gooranath Hariba. 3. Balaram Hariba.	.. .. P. & T.	329	99	1,447.00	50,645	53,945 + X
765	1. Celestine Oliveira 2. Shrimati Lillian Mary Oliveira.	.. .. P. & T.	330	100	3,737.00	1,00,899	1,02,299 + X
766	Shrimati Matilda Duarte .. ..	.. .. P. & T.	346	101	751.00	22,530	24,320 + X
767	Shrimati Tarabai <i>alias</i> Rukhminibai V. Borkar .. ..	.. .. P. & T.	1A/347	102	335.00	8,375	11,475 + X
768	1. Yeshwant Shivram Pansare 2. Laxmikant Yeshwant Pansare.	.. .. P. & T.	1A1/347	103	662.00	19,860	21,860 + X
769	1. Damodar Ganapat Parakar 2. Shantaram Ganapat Parakar. 3. Keshav Ganapat Parakar. 4. Vasant Ganapat Parakar.	.. .. P. & T.	1B/347	104	323.00	11,305	11,405

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
713	401-62	Rs. 18,073	Rs. 18,073 + X	Rs. 20,081	Rs. ..	..	2,008	1,004	..	+ 1,004	
714	580-71	37,746	37,746 + X	40,650	..	..	2,904	1,452	..	+ 1,452	
715	879-00	39,555	39,555 + X	54,950	..	..	4,395	2,197	..	+ 2,197	
716	546-00	30,030	30,030 + X	32,760	..	..	2,730	1,365	..	+ 1,365	
717	1,251-00	62,550	62,550 + X	66,303	..	..	3,753	1,876	..	+ 1,876	
718	1,299-00	77,940	77,940 + X	83,136	..	..	5,196	2,598	..	+ 2,598	
719	221-27	9,957	9,957 + X	11,063	..	..	1,106	553	..	+ 553	
720	756-00	27,972	27,972 + X	34,020	..	+ 1,001	6,048	3,024	..	+ 4,025	
721	478-00	16,730	16,730 + X	18,642	..	..	1,912	956	..	+ 956	
722	473-00	16,555	16,555 + X	18,920	..	..	2,365	1,182	..	+ 1,182	
723	493-00	17,255	17,255 + X	19,720	..	+ 560	2,465	1,232	..	+ 1,792	
724	1,104	35,328	35,328 + X	39,744	..	+ 1,968	4,416	2,208	..	+ 4,176	
725	3,094	92,820	92,820 + X	1,29,948	..	- 16,080	37,128	18,564	..	+ 2,484	
726	1,090	38,150	38,150 + X	51,230	..	- 15,795	13,080	6,540	..	- 9,255	
727	1,903	51,381	51,381 + X	72,314	..	- 50,918	20,933	10,466	..	- 40,452	
728	772	23,160	23,160 + X	30,880	..	- 1,160	7,720	3,860	..	+ 2,700	
729	372	9,300	9,300 + X	13,020	..	- 2,175	3,720	1,860	..	- 315	
730	538-00	16,140	16,140 + X	22,596	..	- 5,720	6,456	3,228	..	- 2,492	
--	--	..	..	..	..	- 11,405	..	..	..	- 11,405	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
770	Moreshwar Bhanu Chavan	P. & T.	347 (Part)	.. 105 (Part)	609-00	21,315	21,715 + X
771	Adarsha Co-operative Housing Society, Ltd.	P. & T.	347 (Part)	.. 105 (Part)	1,250-00	37,500	37,500 + X
772	Waman Bhanu Chavan	P. & T.	1/347	.. 106	654-00	21,582	21,582
773	1. Shrimati Shantabai Mukund Patil 2. Shrimati Vatsalabai Khanderao Kowli (Mortgagors). 1. Chhaganlal Lavji Gadhawalla. 2. Dhanjibhai Chhaganlal (Mortgagees).	P. & T.	1C/347	.. 107	196-00	4,900	7,975
774	Sebastian Charles Fernandes	P. & T.	2/344	.. 108	4,409-00	96,998	96,998 + X
775	Sebastian Charles Fernandes (Fazandar) Roque Manoel D'Athaide (Holder).	P. & T.	345	.. 108-A	150-00	3,300	3,300 + X
776	Atmaram Umaji Narvekar	P. & T.	344	.. 109	112-00	6,360	9,455
		P. & T.	1/344	.. ..	206-00		
					318-00		
777	The Vicar and Wardens of the Church of N. S. D'Salvacao	P. & T.	331	.. 110	9,617-00	6,64,290	6,82,790 + X
		P. & T.	333 (Part)	.. ..	12,679-00		
					22,296-00		
778	The Vicar and Wardens of the Church of N. S. D'Salvacao (Fazandar). Khatizabai Mahomed Hussain (Holder).	P. & T.	1/333	.. 110-A	40-00	1,200	1,200
779	The Vicar and Wardens of the Church of N. S. De'Salvacao (Fazandar). Arjun Babul (Holder).	P. & T.	341	.. 110-B	30-00	900	2,400
780	The Vicar and Wardens of the Church of N. S. De'Salvacao (Fazandar). 1. Bhaskar Vithoba Raut. 2. Vaman Vithoba Raut. 3. Nanabhai Vithoba Raut (Holders).	P. & T.	342	.. 110-C	150-00	4,500	17,700
781	The Vicar and Wardens of the Church of N. S. De'Salvacao (Fazandar). 1. Shrimati Annapurnabai Moreshwar Hari Pandit. 2. Shrimati Nalinibai Ramchandra Moreshwar Pandit (Holders).	P. & T.	343	.. 110-D	155-00	3,875	14,875
782	The Vicar and Wardens of the Church of N. S. De'Salvacao (Fazandar). Sudha Bhaskar Mahadeokar (Holder).	P. & T.	348	.. 110-E	193-00	5,790	12,790
783	The Vicar and Wardens of the Church of N. S. De'Salvacao (Fazandar). Pandurang Damodar alias Pandurang Narayan (Holder).	P. & T.	349	.. 110-F	50-00	1,500	4,200

* Notice of *lispendence*, dated 3rd February 1958 by Martand Waman Joshi in Suit No. 1240 of 1957 so that this property cannot be transferred by anybody.

† Fazandar = Nil, Holder = + 7,424.

Holder shall continue to pay the existing Fazandari rent.

‡ Value of the structures on O. P. 110-B, 110-C, 110-E and 110-F.

§ Fazandar = -20, Holder = -1,180.

(a) Fazandar = -20, Holder = -2,380.

(b) Fazandar = -60, Holder = -17,649.

(c) Fazandar = -60, Holders = -14,815.

(d) Fazandar = -80, Holder = -12,710.

(e) Fazandar = -20, Holder = -4,180.

Bombay City, No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
731	546-00	19,110	19,110 +X	25,662	..	-2,605	6,552	3,276	..	+671	
732	1,315-00	39,450	39,450 +X	55,230	..	+1,950	15,780	7,890	..	+9,840	
733	557-00	18,381	18,381	23,951	..	-3,201	5,570	2,785	..	-416	•
..	..	..	..	..	..	-7,975	..	..	..	-7,975	
735	4,477-00	98,494	98,494 +X	1,52,218	..	+1,496	53,724	26,862	..	-28,358	
734	383-00	8,426	8,426 +X	13,022	..	+5,126	4,596	2,298	..	+7,424	†
..	..	..	..	..	..	-9,455	..	..	..	-9,455	
743	10,689-00	3,74,115	3,74,115 24,400‡ <u>3,98,515</u> +X	4,81,005	..	-2,84,275	1,06,890	53,445	..	-2,30,830	‡
..	..	..	..	..	..	-1,200	..	..	..	-1,200	§
..	..	..	..	..	..	-2,400	..	..	..	-2,400(a)	(a)
..	..	..	..	..	..	-17,700	..	..	..	-17,700(b)	(b)
..	..	..	..	..	..	-14,875	..	..	..	-14,875(c)	(c)
..	..	..	..	..	..	-12,790	..	..	..	-12,790(d)	(d)
..	..	..	..	..	..	-4,200	..	..	..	-4,200(e)	(e)

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
784	The Vicar and Wardens of the Church of N. S. D'Sal- vacao.	P. & T.	333 (Part)	110G	2,183-00	65,490	65,490
785	The Municipal Corporation for Greater Bombay	.. P. & T. P. & T.	1A/333 340	.. 111 } .. 112 }	93-83	2,815	2,815
786	The Trustees of the Estate of Dr. Antonio D'Silva	.. P. & T.	1/331	.. 113	6,284-00	2,19,940	2,19,940 +X
787	Chimanlal Mohanlal Zaveri (Lessor) Chimanlal Bhogilal Sheth (Lessee).	.. .. P. & T.	4/92	.. 114	1,658-00	66,320	70,740 +X
788	Stanislaus D. J. Fernandez	.. .. P. & T.	93	.. 115	6,227-00	1,86,810	2,26,810
789	1. Shrimati Chanchal Maganlal Chimanlal Ghia 2. Bhupatrai Maganlal Ghia. 3. Damodardas Maganlal Ghia (Lessors). Geoffrey Manners and Company, Ltd. (Lessees).	.. P. & T.	3/92	.. 116	1,956-00	58,680	59,140 +X
790	Chandrasen Chimanlal Javeri	.. .. P. & T.	2/92	.. 117	971-00	24,275	24,275 +X
791	1. Chimanlal Mohanlal Javeri 2. Manganlal Chunilal Ghia. 3. Ratanchand Fakirchand.	.. .. P. & T.	92	.. 118	578-00	11,560	11,560
792	1. Shrimati Chanchal Maganlal Chimanlal Ghia 2. Bhupatrai Maganlal Ghia. 3. Damodardas Maganlal Ghia (Lessors). Geoffrey Manners and Company, Limited (Lessees).	.. P. & T.	1/92	.. 119	1,003-00	35,105	35,225 +X
793	The President of India (Telephones, Bombay district)	.. P. & T. P. & T.	90 105	.. 120	12,445-00 } 12,494-00 }	6,23,475	6,23,975 +X
					<u>24,939-00</u>		
794	The Vicar and Wardens of the Church of N. S. D'Sal- vacao.	P. & T.	109 (Part)	120-D (Part)	6,617-00	1,65,425	1,67,625 +2X
794-A	The Vicar and Wardens of the Church of N. S. D'Sal- vacao.	P. & T.	109 (Part)	120-D (Part)	264-00	6,600	6,600
795	The President of India (Telephones, Bombay district)	.. P. & T.	91	.. 120-A	127-00	3,175	18,175
796	The Vicar and Wardens of the Church of N. S. D'Sal- vacao (Fazandar). Marian Vieira (Holder).	P. & T.	110	.. 120-B	73-00	1,825	6,925

(a) Land under acquisition under the Land Acquisition Act for the Shivaji Park Co-operative Housing Society, Limited.

(b) Contribution under section 67 to be paid by lessor.

Incremental contribution under section 66 to be paid by lessor 86.6 per cent.

Incremental contribution under section 66 to be paid by lessee 13.4 per cent.

Lessor = + 8,877, Lessee = + 1,203.

Existing lease rent is increased to Rs. 195 per month.

(c) Contribution under section 67 to be paid by lessors.

Incremental contribution under section 66 to be paid by lessors = 48.15 per cent.

Incremental contribution under section 66 to be paid by lessees 51.85 per cent.

Lessors = + 32,885, Lessee = + 3,645.

The existing lease rent of Rs. 800 per month for O.P. 116 and 119 together is increased to Rs. 941.50 per month for F.P. 747 and 749 together.

(d) Compensation under section 67 to be paid to lessors.

Incremental contribution under section 66 to be paid by lessors 48.15 per cent.

Incremental contribution under section 66 to be paid by lessees 51.85 per cent.

Lessors = - 10,448, Lessees = + 1,392.

The existing lease rent of Rs. 800 per mensem for O. P. 116 and 119 together is increased to Rs. 941.50 per mensem for F. P. 747 and 749 together.

(*) Value of structure on O. P. 120-A.

(†) Value of structures on O. P. 120-B.

(‡) Fazandar = -45, Holder = -6,880.

Bombay City, No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
743A	2,183-00	65,490	65,490	98,235	..	..	32,745	16,372	..	+ 16,372(a)	(a)
..	..	..	..	..	..	-2,815	..	..	..	-2,815	
744	4,891-00	1,71,185	1,71,185 +X	2,20,095	..	-48,755	48,910	24,455	..	-24,300	
745	1,796-00	71,840	71,840 +X	89,800	..	+ 1,100	17,960	8,980	..	+ 10,080(b)	(b)
..	..	..	..	..	..	-2,26,810	..	..	..	-2,26,810	
747	2,812-00	88,640	88,640 +X	1,02,700	..	+ 29,500	14,060	7,030	..	+ 36,530(c)	(c)
748	950-00	23,750	23,750 +X	33,250	..	-525	9,500	4,750	..	+ 4,225	
..	..	..	..	..	..	-11,560	..	..	..	-11,560	
749	671-00	23,485	23,485 +X	28,853	..	-11,740	5,368	2,684	..	-9,056(d)	(d)
750	21,658-00	5,41,450	5,41,450+X	7,58,030	..	-44,325	2,16,580	1,08,290	..	+ 70,925	(*)
764	928-00	23,200	23,200	37,120	..	..	13,920	6,960	..	..
..	..	..	15,000(*)	..	..	..	..	..	..	..
	<u>22,586-00</u>	<u>5,64,650</u>	<u>5,79,650 +X</u>	<u>7,95,150</u>	..	..	<u>2,30,500</u>	<u>1,15,250</u>			
750-A	1,760-00	44,000	44,000+X	65,120	..	-10,960	21,120	10,560	..	+ 16,330	(†)
751	403-00	10,075	10,075	13,702	..	..	3,627	1,813	..	..
752	392-00	9,800	9,800	13,328	..	..	3,528	1,764	..	..
754	2,923-00	87,690	87,690+X	1,13,997	..	..	26,307	13,153	..	..
..	..	..	5,100(†)	..	..	..	..	..	..	..
Total	<u>5,478-00</u>	<u>1,51,565</u>	<u>1,56,665 +2X</u>	<u>2,06,147</u>	..	..	<u>54,582</u>	<u>27,290</u>	..	..
..	..	..	..	..	..	-6,600	..	..	..	-6,600	
..	..	..	..	..	..	-18,175	..	..	..	-18,175	
..	..	..	..	..	..	-6,925	..	..	..	-6,925(t)	Y(t)

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
797	The Vicar and Wardens of the Church of N. S. D'Salvacao (Fazandar). 1. Joseph Gabriel Crasto. 2. Thomas Victor Crasto (Holders).	P. & T.	111	.. 120-C	130-00	3,250	3,250 +X
798	Jerambhai Durlabhbhai	P. & T.	3/106	.. 121	526-00	21,040	26,040 +X
799	1. Mulchand Narottam Reshamwala 2. Shrimati Ratnabai Mulchand Reshamwala.	P. & T.	2/106	.. 122	400-00	16,000	16,000 +X
800	1. Vidyadhar Gajanan Mhatre 2. Shrimati Annapurnabai Gajanan Mhatre.	P. & T.	1/106	.. 123	444-00	17,760	17,760 +X
801	Ramkrishna Atmaram Samant	P. & T. P. & T.	106 5/106	.. 124	390-20 237-00 <u>627-20</u>	25,088	25,088 +X
802	Sadashiv Anant Patil	P. & T.	5B/106	.. 125	389-00	11,670	11,670 +X
803	Shrimati Emily Rebeiro, w/o Frank Clement Rebeiro ..	P. & T.	5A/106	.. 126	340-00	10,200	10,200 +X
804	1. Francis Rodrigues 2. Joseph Rodrigues. 3. Maxi Rodrigues. 4. Martha Rodrigues.	P. & T.	4/106	.. 127	642-00	19,260	22,660 +X
805	Kashinath Vishwanath Salwala	P. & T.	104	.. 128	5,532-00	1,38,300	1,38,500 +2X
806	Valentine Esperance Executor of the Will of Shrimati Maria or Mary Severina Pareira.	P. & T.	103	.. 129	3,775-00	1,13,250	1,14,650 +2X
807	Valentine Esperance (Administrator of the Property) (Lessor). Shrikrishna Madhav Kulkarni (Lessee).	P. & T.	1/103	.. 129-A	1,004-00	30,120	30,120 +X
808	Shrimati Beatrice Luis	P. & T.	102	.. 130	2,408-00	72,240	72,240 +X
809	Shrimati Beatrice Luis	P. & T.	2/102	.. 130-A	1,319-00	39,570	39,570 +X
810	The Bethania Co-operative Housing Society, Limited	P. & T.	3/102	.. 130-B	1,248-00	37,440	37,440 +X
811	The Vicar and Wardens of the Church of N. S. D'Salvacao.	P. & T. P. & T.	96 100	.. 131	5,038-00 2,645-00 <u>7,683-00</u>	1,92,075	2,02,075
812	The Vicar and Wardens of the Church of N. S. D'Salvacao (Fazandar). 1. Alec Mendoza. 2. Shrimati J. Mendonca (Holders).	P. & T.	101	.. 131-A	216-00	5,400	5,400 +X

*Fazandars = Nil, Holders = + 11,441. Holders shall continue to pay the existing Fazandari rent.

†Compensation under section 67 to be paid to lessor.

Incremental contribution under section 66 to be paid by lessor as per agreement between the parties.

Lessor = -3,495, Lessee = Nil.

Lessee shall continue to pay the existing lease rent.

(1) This property is reported to have been purchased by "Usha Co-operative Housing Society Limited."

(5) Fazandar = Nil, Holders = + 12,828. Holders shall continue to pay the existing Fazandari rent.

Bombay City, No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
753	498-00	12,450	12,450 +X	16,932	..	+9,200	4,482	2,241	..	+11,441*	•
755	313-00	12,520	12,520 +X	14,711	..	-13,520	2,191	1,095	..	-12,425	
756	400-00	16,000	16,000 +X	18,000	..	..	2,000	1,000	..	+1,000	
757	416-00	16,640	16,640 +X	18,720	..	-1,120	2,080	1,040	..	-80	
758	612-00	24,480	24,480 +X	29,376	..	-608	4,896	2,448	..	+1,840	
759	525-00	15,750	15,750 +X	19,950	..	+4,080	4,200	2,100	..	+6,180	
760	462-00	13,860	13,860 +X	17,556	..	+3,660	3,696	1,848	..	+5,508	
761	539-00	16,170	16,170 +X	22,638	..	-6,490	6,468	3,234	..	-3,256	
762	1,516-00	37,900	37,900 +X	60,640	}	..	22,740	11,370	}	..	+23,145
763	3,625-00	90,625	90,625 +X	1,34,125			43,500	21,750			
	5,141-00	1,28,525	1,28,525 +2X	1,94,765			66,240	33,120			
765	1,018-00	30,540	30,540 +X	45,810	}	..	15,270	7,635	}	..	+1,845
766	1,958-00	58,740	58,740 +X	97,900			39,160	19,580			
	2,976-00	89,280	89,280 +2X	1,43,710			54,430	27,215			
767	710-00	21,300	21,300 +X	31,950	..	-8,820	10,650	5,325	..	-3,495†	†
768	2,294-00	68,820	68,820 +X	96,348	..	-3,420	27,528	13,764	..	+10,344	
770	1,074-00	32,220	32,220 +X	48,330	..	-7,350	16,110	8,055	..	+705	(‡)
769	1,053-00	31,590	31,590 +X	44,226	..	-5,850	12,636	6,318	..	+468	
..	..	..	..	..	..	-2,02,075	..	..	..	-2,02,075	
772	588-00	14,700	14,700 +X	21,756	..	+9,300	7,056	3,528	..	+12,828§	(§)

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
813	The Vicar and Wardens of the Church of N. S. D' Salvacao (Fazandar). J. M. Pereira (Holder).	P. & T.	95	.. 131-B	119-00	2,975	2,975 + X
814	The Trustees of the Estate of Naranji Virji Trust under a deed of settlement, dated 5th January 1898 (lessors). 1. Sambhu Bhau Hedavkar. 2. Pandurang Bhau Hedavkar. 3. Dharmaji Bhau Hedavkar. 4. Govind Bhau Hedavkar. 5. Tukaram Bhau Hedavkar (Lessees).	P. & T.	94	.. 132	3,850-00	1,15,500	1,16,600 + X
815	The Municipal Corporation for Greater Bombay	.. P. & T.	97	.. 133	2,845-00	1,23,975	1,23,975
		P. & T.	99	..	2,114-00		
					4,959-00		
816	The New Pragati Co-operative Housing Society	.. P. & T.	1/102	.. 134	1,000-00	40,000	40,000 + X
817	The Church of the Holy Cross in Kurla	.. P. & T.	98 (Part).	.. 135	1,150-00 (515 + 635).	40,250	40,250
818	The Church of the Holy Cross in Kurla (Lessor) Life Insurance Corporation of India (Lessees).	.. P. & T.	1/98	.. 135-B	2,600-00	91,000	91,000
819	The Church of the Holy Cross in Kurla (Lessor) Bhaveshwar Bhavan Co-operative Housing Society, Ltd., (Lessees).	.. P. & T.	2/98	.. 135-C	1,906-33	66,722	66,722
820	The Church of the Holy Cross in Kurla	.. P. & T.	98 (Part)	.. 135-D	2,000-00	70,000	70,500
821	The Church of the Holy Cross in Kurla	.. P. & T.	98 (Part)	.. 135-E	1,357-58	47,515	47,515
822	The Church of the Holy Cross in Kurla (Fazandar) 1. Jagannath Ramji Kore and Brothers. 2. Yeshwant Kashinath Kore and brothers. 3. Jagadish Narayan Kore and brothers (Holders).	.. P. & T.	127	.. 135-A	150-00	9,521	9,521 + X
		P. & T.	98 (Part)	..	122-02		
				Total	272-02		
823	Dr. N. A. Purandare	.. P. & T.	128 (Part)	136	2,403-00	1,08,135	1,10,135 + X
824	Dr. N. A. Puranjare (Lessor) Burmah Shell Oil Storage and Distributing Company of India, Limited (Lessees).	.. P. & T.	128 (Part)	136-A	819-33	49,160	49,160 + X
825	Vinayak Gajanan Deshpande	.. M. L.	1688	.. 137	845-58	42,279	42,279 + X
826	Shrimati Sushilabai Mahipatrao Lawmanrao Tawade	.. M. L.	1920	.. 138	488-64	17,102	17,202 + X
827	1. Shankarrao Madhavrao Tawade 2. Dattatraya Madhavarao Tawade	.. M. L.	2/1920	.. 139	210-00	7,350	7,350 + X
		.. M. L.	3/1920 (Part).	.. 140 (Part).	27-00	945	945
					237-00	8,295	8,295 + X

(*) Fazandar = Nil, Holder = + 11,130. Holder shall continue to pay the existing Fazandari rent.

(†) Lessors = Nil. Lessees = + 9,587. Compensation under section 67 to be paid to the Lessees who shall continue to pay the existing lease rent.

‡ Contribution under section 67 to be paid by Lessor. Lessor = + 1,540, Lessees = + 13,220. Existing lease rent is increased to Rs. 5,922-50 per annum as per agreement between the parties.

§ Contribution under section 67 to be paid by Lessor. Lessor = + 8,178, Lessees = + 12,840. Existing lease rent is increased to Rs. 4,795-75 per annum as per agreement between the parties.

|| This land is reported to have been leased to 'Amar Hind Mandal'.

** This land is in occupation of B. J. Kore, with his house thereon. A suit No. 1037 of 1953 on the question of ownership of the land is pending in the High Court between the Church and B. J. Kore.

†† Fazandar = Nil, Holders = + 4,316. Holders shall continue to pay the existing Fazandari rent.

‡‡ Contribution to be paid by Lessor 23.11 per cent. Contribution to be paid by Lessees 76.99 per cent. Lessor = + 1,420, Lessees = + 4,725.

Bombay City, No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
774	455-00	11,375	11,375 +X	16,835	..	+8,400	5,460	2,730	..	+11,130*	(*)
775	3,365-00	1,00,950	1,00,950 +X	1,51,425	..	-15,650	50,475	25,237	..	+9,587†	(†)
..	..	..	..	..	..	-1,23,975	..	..	..	-1,23,975	
777	987-00	39,480	39,480 +X	51,324	..	-520	11,844	5,922	..	+5,402	
..	..	..	..	..	..	-40,250	..	..	..	-40,250	
781	2,644-00	92,540	92,540	1,18,980	..	+1,540	26,440	13,220	..	+14,760‡	(‡)
778	2,140-00	74,900	74,900	1,00,580	..	+8,178	25,680	12,840	..	+21,018§	(§)
780	1,772-00	62,020	62,020	88,600	..	-8,480	26,580	13,290	..	+4,810	(||)
779	1,399-00	48,965	48,965	60,157	..	+1,450	11,192	5,596	..	+7,046	(**)
790	369-00	12,915	12,915 +X	14,760	..	+3,394	1,845	922	..	+4,316	(††)
782	2,242-00	1,00,890	1,00,890 +X	1,12,100	..	-9,245	11,210	5,605	..	-3,640	
783	819-33	49,160	49,160 +X	61,450	..	..	12,290	6,145	..	+6,145‡‡	(‡‡)
784	845-58	42,279	42,279 +X	46,507	..	..	4,228	2,114	..	+2,114	
785	550-00	19,250	19,250 +X	24,750	..	+2,048	5,500	2,750	..	+4,798	
786	306-00	10,710	10,710 +X	12,240	..	+2,415	1,530	765	..	+3,180	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs..
828	Shrimati Sitabai, w/o Shantaram B. Golatkar	M. L. ..	3/1920 (Part).	140 (Part).	36-00	1,440	1,440 +X
		M. L. ..	1/1920	141	259-00	10,360	10,360 +X
					295-00	11,800	11,800 +X
829	The Bombay Electric Supply and Transport Under-taking.	P. & T.	1504	142	966-58	43,496	43,496 +X
830	1. Kashinath Pandurang Kore 2. Jagannath Ramji Kore. 3. Ganpat Ramji Kore. 4. Narayan Anant Kore.	M. L. ..	1615	143	126-24	1,689	1,689
831	Govind Gopal Indulkar	M. L. ..	1672	144	509-87	25,493	25,493 +X
832	1. Jagannath Ramji Kore 2. Ganpat Ramji Kore. 3. Dadaji Ramji Kore.	M. L. ..	1/1684	145	335-04	11,726	11,726 +X
833	1. Jagannath Ramji Kore 2. Ganpat Ramji Kore. 3. Dadaji Ramji Kore. 4. Kashinath Pandurang Kore (Passage).	M. L. ..	2/1684	146	78-33	1	1
834	Harishankar Dadaji Kowley	M. L. ..	1689	147	508-00	25,400	25,400 +X
835	Kashinath Pandurang Kore	M. L. ..	1684	148	335-04	11,726	11,726 +X
836	The Trustees of the Social Service League, Bombay ..	M. L. ..	1699	149	502-88	14,880	14,880 +X
837	1. Ebrahim Haji Ismail Patel 2. Ismail Haji Mohamed Laher. 3. Ismail Saleh Patel.	M. L. ..	1690	150	485-48	24,274	24,274 +X
838	1. Balaji Ganpatrao 2. Rao Saheb Balaram Mothubhai Rane. 3. Khanderao Krishnarao Kirtikar. 4. Dr. Anandrao Pitoba Kothare. 5. Waman Keshavji Mankar. (Trustees of the Pathare Prabhu Charities).	M. L. ..	1/1616	151	232-00	11,600	11,600
839	Shrimati Maria Leopoldina Fernandez	M. L. ..	1616	152	363-00	19,965	19,965 +X
840	Shrimati Ramabai Sitaram Bhagwat	M. L. ..	1614	153	219-24	8,770	8,770 +X
841	Gajanan Ramchandra Karnik	M. L. ..	1611	154	271-36	12,211	12,211 +X
842	1. Jayant Trimbak Chitre 2. Manohar Trimbak Chitre. 3. Kamalakar Trimbak Chitre.	M. L. ..	1686	155	346-33	13,853	13,853 +X
843	Raghunath Sabaji Kulkarni	M. L. ..	1/1697	156	133-00	5,320	9,120
844	Taraprasad Bejdas	M. L. ..	1697	157	229-92	10,346	10,346 +X
845	1. Shrimati Amy Alick Frask 2. August Carlos Frask. 3. Albin Frask.	M. L. ..	1574	158	610-00	27,450	27,450 +X
846	1. Shrimati Angela Mary Azavedo 2. Herbert Joseph Azavedo. 3. Aloysius Francis Azavedo.	M. L. ..	1617	159	321-00	14,445	14,445 +X

* Existing right of way of F. P. 793 over F. P. 791, if any, is hereby retained.

† Existing right of way of F. P. 793 over F. P. 791, if any, is hereby retained.

‡ Incremental contribution under section 66 at half the percentage rate proposed for the whole scheme under section 32 (1) (vii).

Bombay City, No. IV (Mahim Area)

(7)	(8)	(9-a) -	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
787	283-00	11,320	11,320 +X	12,735	..	-480	1,415	707	..	+227	
788	966-58	43,496	43,496 +X	51,229	..	..	7,733	3,866	..	+3,866	
..	..	..	..	..	..	-1,689	..	..	..	-1,689	
789	509-87	25,493	25,493 +X	27,022	..	..	1,529	764	..	+764	
791	335-04	11,726	11,726 +X	12,731	..	..	1,005	502	..	+502	
..	..	..	..	..	..	-1	..	..	..	-1	
792	508-00	25,400	25,400 +X	26,924	..	..	1,524	762	..	+762	
793	335-04	11,726	11,726 +X	12,731	..	..	1,005	502	..	+502	
794	425-11	14,879	14,879 +X	16,154	..	-1	1,275	318	..	+317	
795	485-48	24,274	24,274 +X	26,701	..	..	2,427	1,213	..	+1,213	
796	232-00	11,600	11,600	12,760	..	..	1,160	580	..	+580	
797	363-00	19,965	19,965 +X	21,780	..	..	1,815	907	..	+907	
798	219-24	8,770	8,770 +X	9,866	..	..	1,096	548	..	+548	
799	271-36	12,211	12,211 +X	13,568	..	..	1,357	678	..	+678	
800	374-00	14,960	14,960 +X	17,204	..	+1,107	2,244	1,122	..	+2,229	
..	..	..	..	..	..	-9,120	..	..	..	-9,120	
801	305-00	13,350	13,350 +X	15,790	..	+3,004	2,440	1,220	..	+4,224	
802	610-00	27,450	27,450 +X	32,330	..	..	4,880	2,440	..	+2,440	
803	321-00	14,445	14,445 +X	16,050	..	..	1,605	802	..	+802	

Town Planning Scheme,

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
847	Shrimati Flaviana, wife of Manuel Augustine D'Souza	M. L. ..	1/1624 ..	160	240-00	10,800	10,800 +X
848	1. Shrinivas Keshav Kulkarni 2. Shrimati Chandrikabai S. K. Kulkarni	.. .. M. L. ..	1624 ..	161	163-49	6,540	6,540 +X
849	Ardeshir Aspandiar Irani .. ..	.. .. M. L. ..	1673 ..	162	910-58	50,082	50,082 +X
850	1. Motiram Navalrai 2. Nandiram Navalrai 3. Kevalram Tarachand Sainai. 4. Jadhavji Madhavji (Lessors). Hemandas Naraindas (Lessee).	.. .. M. L. M. L. ..	1/1673 .. 1-A/1673 ..	163	60-00 } 240-00 } <u>300-00</u>	16,500	16,500 +X
851	1. Shrimati Bibina Brigida Sequeira 2. Bertram Walter Gladstone Sequeira. 3. Brenton Donald Fidelio Sequeira. 4. Brain Louis Francis Sequeira.	.. .. M. L. ..	1606 ..	164	471-20	23,560	23,560 +X
852	1. Shrimati Hirabai Dinshawji Rustomji Choksey .. 2. Dinshawji Rustomji Choksey. Trustees of the Deed of Trust, dated 9th April 1946 (Lessors). Danabhai Khimji Patel (Lessee).	.. M. L. ..	1656 ..	165	477-39	21,483	21,483 +X
853	Vishnu Ramchandra Velankar .. ..	.. .. F. H. ..	1647 ..	166	929-25	51,109	51,109 +X
854	1. Joomabhoy Abdulla Hajiani 2. Shrimati Fatmabai Haji Fateh Mohamed Ganey. 3. Ahmed Yusuf Botawala. 4. Rahimtulla Haji Esmail Patel.	.. .. M. L. ..	1640 ..	167	578-83	28,941	29,241 +X
855	Haji, Fateh Mohamed Gani .. ..	.. .. M. L. ..	1639 ..	168	1,081-27	54,063	54,063 +X
856	Chandrakant Vithal Tamhane .. ..	.. .. M. L. ..	1696 ..	169	278-83	9,759	9,799 +X
857	Pandharinath Bhicoba Mohile .. ..	.. .. M. L. ..	1695 ..	170	278-83	9,759	9,759 +X
858	Atmaram Anandrao Chaubal .. ..	.. .. M. L. ..	1665 ..	171	277-55	9,714	9,714 +X
859	1. Krishna Dharmaji Todanker 2. Shrimati Gunabai Dharmaji Todanker.	.. .. M. L. ..	1670 ..	172	278-71	9,755	9,755 +X
860	Shrimati Sitabai Motiram Chawathe .. ..	.. .. M. L. ..	1648 ..	173	276-71	9,685	9,685 +X
861	1. Haribhau Narayanrao Chavan 2. Shrimati Maltibai Haribhau Chavan.	.. .. M. L. ..	1/1648 ..	174	274-00	9,590	9,590 +X
862	1. Joseph Rebello 2. Edwin Rebello.	.. .. M. L. ..	1583 ..	175	461-78	20,780	20,850 +X
863	1. Shri Joaquin Ferrusians D'Souza 2. Shrimati Maria Piedade D'Souza.	.. .. M. L. ..	1529 ..	176	517-00	20,680	20,680 +X
864	1. Agapito Felix Paul D'Souza 2. Urbana Especioza D'Souza.	.. .. M. L. ..	1580 ..	177	429-00	15,015	15,715 +X
865	1. Rev. John Joseph Dias 2. Peter Manual Rodrigues. 3. Joseph Christinus Dias for and on behalf of confraternity of N. S. D'Salvacao (Vicar and Wardens of the Church of the N. S. D'Salvacao.)	.. .. P. & T.	124 ..	178A	5,220-14	1,76,139	1,76,139 +X

* Lessors = + 2,250, Lessee = Nil.

† The Lessee D. K. Patel is reported to have transferred his right, title and interest in this plot to Shiv Sadan Housing Corporation, Ltd.

Lessors = Nil., Lessee = + 1,193.

A-1499-16-B

Bombay City, No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
804	240-00	10,800	10,800 +X	12,000	..	..	1,200	600	..	+600	
805	163-49	6,540	6,540 +X	7,357	..	..	817	408	..	+408	
806	910-58	50,082	50,082 +X	52,813	..	..	2,731	1,365	..	+1,365	
807	300-00	16,500	16,500 +X	21,000	..	..	4,500	2,250	..	+2,250*	
808	471-20	23,560	23,560 +X	25,916	..	..	2,356	1,178	..	+1,178	
809	477-39	21,483	21,483 +X	23,869	..	..	2,386	1,193	..	+1,193†	
810	929-25	51,109	51,109 +X	55,755	..	..	4,646	2,323	..	+2,323	
811	559-00	27,950	27,950 +X	30,745	..	-1,291	2,795	1,397	..	+106	
812	1,135-00	56,750	56,750 +X	62,425	..	+2,687	5,675	2,837	..	+5,524	
813	306-00	10,710	10,710 +X	12,240	..	+911	1,530	765	..	+1,676	
814	278-83	9,759	9,759 +X	11,153	..	..	1,394	697	..	+697	
815	277-55	9,714	9,714 +X	11,102	..	..	1,388	694	..	+694	
816	278-71	9,755	9,755 +X	11,148	..	..	1,393	696	..	+696	
817	276-71	9,685	9,685 +X	11,068	..	..	1,383	691	..	+691	
818	295-00	10,325	10,325 +X	11,800	..	+735	1,475	737	..	+1,472	
819	440-00	19,800	19,800 +X	23,320	..	-1,050	3,520	1,760	..	+710	
820	517-00	20,680	20,680 +X	24,816	..	..	4,136	2,068	..	+2,068	
821	689-00	24,115	24,115 +X	28,249	..	+8,400	4,134	2,067	..	+10,467	
823	3,907-00	1,36,745	1,36,745 +X	1,52,373	..	-39,394	15,628	7,814	..	-31,580	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
866	1. Rev. John Joseph Dias. 2. Peter Manuel Rodrigues. 3. Joseph Christinus Dias for and on behalf of confraternity of N. S. D'Salvacao (Vicar and Wardens of the Church of N. S. D'Salvacao) (Lessors). 1. Rev. John Joseph Dias. 2. Dominic Brag Dias. 3. Peter Manuel Rodrigues. 4. Peter Luis. (Trustees and Lessees).	P. & T.	1/124	.. 178	4,454-00	1,33,620	1,37,280 +X
867	1. Ramchandra Vasantrao Vagal 2. Laxmikant Vasantrao Vagal. 3. Shrikant Vasantrao Vagal. 4. Prafullachandra Vasantrao Vagal. 5. Harishchandra Vasantrao Vagal.	P. & T.	123	.. 179	264-00	9,240	9,240 +X
868	1. Khodaram Behram Golabi 2. Shrimati Banubai Khodaram Golabi. 3. Khodabux Khodaram Khosravi. 4. Behram Khodaram Khosravi.	P. & T.	122	.. 180	2,680-00	93,800	94,100 +X
869	Peoples' Self-Progressive Co-operative Housing Society, Limited.	P. & T.	1A/117	.. 181	1,405-00	42,150	42,150 +X
870	Shah Construction Company, Private Limited	P. & T.	1/117	.. 182	1,181-00	29,525	29,615 +X
871	1. Mahomed Hussain Makba 2. Abdul Hussain Makba.	P. & T.	1/122	.. 183	1,650-00	57,750	57,750 +X
872	1. Dayabhai Chaganlal 2. Shrimati Gulabbhai Dayabhai Chaganlal (Lessors). Omkar Narayan Murkar (Lessee).	P. & T.	121	.. 184	1,072-00	42,880	44,380 +X
873	1. Bhalchandra Balam Dhuru 2. Ravindranath Balam Dhuru. 3. Virendra Balam Dhuru. 4. Hemchandra Balam Dhuru. 5. Shrimati Sumatibai Balam Dhuru.	P. & T.	120	.. 185	742-00	33,390	33,690 +X
874	Vishwanath Shivram Surve, The Manager and Karta of the Joint and undivided Hindu family.	P. & T. P. & T.	118 119	.. 186	1,253-00 94-00 1,347-00	47,145	47,145 +X
875	Shrimati Rukminibai Baburao Ramji Ghosale	P. & T. P. & T.	1/121 1A/121	.. 187 .. 187A	380-00 242-00 622-00	9,500 6,050 15,550	9,500 6,920 16,420
876	1. Eknath Balaji Kini 2. Dinanath Gopinath Kini.	P. & T.	117	.. 188	7,612-00	2,03,920	2,10,720 +2X
877	Louis Gonzalo Garcia D'Souza	P. & T.	2/112	.. 189	828-00	18,216	18,216 +X
878	Shrimati Rose Cherubin	P. & T.	3/112	.. 190	84-00	1,848	6,568
879	Shrimati Khorshed Framroze Daruwala	P. & T.	112	.. 191	1,935-00	42,570	42,570 +X

* Lessors=Nil, Lessees=+31,105. The lessees shall continue to pay the existing lease rent.

† Lessors = Nil, Lessee = -5,875. Compensation under section 67 to be paid to Lessee who shall continue to pay the existing lease rent.

The Lessors are reported to have terminated the lease and re-entered on the plot. Existing right of way of O. P. 187 and 187-A (corresponding F. P. No. 833) over O. P. 184, if any, is hereby transferred along the eastern boundary of F. P. 830.

‡ Existing right of way of O. P. 187 and 187-A (corresponding F. P. No. 833) over O. P. 184, if any, is hereby transferred along the eastern boundary of F. P. No. 830.

§ Value of the structure on O. P. 188.

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
880	Shrimati Laximibai <i>alias</i> Chimnabai Narayan Mahadeo Kowli.	P. T.	1/112	.. 192	236-00	5,192	5,192
881	Shrimati Annie Catherine D'Souza	P. & T.	114	.. 193	801-00	24,030	25,730 +X
882	1. Andrew D'Mello 2. Shrimati Natty Carolin D'Mello.	P. & T.	115	.. 194	836-00	20,900	22,900 +X
883	Chandrakant Bhai Dhuru	P. & T. P. & T.	113 116 (Part)	.. 195	3,375-00 4,178-00	2,41,696	2,43,736.
					<u>7,553-00</u>		
884	1. Atmaram Laxman Patil 2. Shrimati Anandibai Atmaram Patil.	P. & T.	116 (Part)	195-A	467-00	16,345	17,425
885	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T. P. & T.	68 Part 69 Part	} 196	5,857-00	2,04,995	2,04,995 +X
886	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T. P. & T.	68 Part 69 Part	} 196A	9,613-95	3,36,488	3,79,808
887	Bhaskar Kashinath Thakoor	P. & T.	1229	.. 197	1,232-48	55,462	55,462 +X
888	The Vicar and Wardens of the Church of N. S. D. Salvacao. (Fazandar.) Peter Francis Miranda, (1/2 Share.) 1. Peter Francis Miranda. 2. Ernest Joseph Miranda (Trustees of 1/2 Share) (Holders.)	P. & T.	1232	.. 198	166-00	5,810	5,810 +X
889	The Vicar and Wardens of the Church of N. S. D. Salvacao (Fazandar.) The Bombay Film Laboratories Private Limited (Holders.)	P. & T. P. & T. P. & T.	1231 2/1230 3/1230	.. 199 .. 199B .. 199A	229-00 25-54 5-16	7,791	7,791 +X
					<u>259-70</u>		
890	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T. P. & T.	1230 2/1237	.. 200	526-96 237-00	5,270 2,370	5,270 2,370
891 } 892 }	Manuel Francis Murzello	P. & T. P. & T. P. & T.	1/1230 1235 1234	.. 201 201-A	246-00 135-00 134-89	15,240	16,140 +X 5,396
					515-89	20,636	21,536 +X
893	The Bombay Film Laboratories Private Limited	P. & T. P. & T. P. & T.	1236 1/1237 1238	.. 202 203	1,471-06 300-00 775-00	61,987	62,387 +X 23,250 +X
					<u>2,546-06</u>	85,237	85,637 +2X
894	1. Harishankar Bhaorao Raut 2. Ramchandra Bhaorao Raut. 3. Janardhan Bhaorao Raut. 4. Parashram Vithoba Raut. 5. Narhar Vithoba Raut. 6. Nandkishore Pandurang Raut. 7. Ghanashyam Pandurang Raut.	P. & T.	1237	.. 204	812-00	21,870	21,870 +X

* Existing right of way of F. P. 839 over F. P. 837, if any, is hereby retained.

† Existing right of way of F. P. 839 over F. P. 837, if any, is hereby retained.

‡ Notice of Lispendens. Notice is given to all concerned that Suit No. 15 of 1953 in respect of this property is pending in the High Court.

§ Land under acquisition under the Land Acquisition Act for Government Technical High School at Dadar.

¶ Fazandar = Nil, Holders = +4,392. Holders shall continue to pay the existing Fazandari rent.

• Fazandar = Nil, Holders = +7,083. Holders shall continue to pay existing Fazandari rent.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)	
		Rs.	Rs.	Rs.	Rs.							
..	..	..	..	..	..	-5,192	..	..	..	-5,192	
837	714-00	21,420	21,420 +X	28,560	..	-4,310	7,140	3,570	..	-740		
839	820-00	20,500	20,500 +X	24,600	..	-2,400	4,100	2,050	..	-350		
840	6,962-00	2,22,784	2,22,784	2,71,518	}	-9,496	48,734	24,367	}	..	+16,124	
841	358-00	11,456	11,456	13,962		2,506		1,253	..	
	7,320-00	2,34,240	2,34,240	2,85,480				51,240		25,620		
838	586-00	20,510	20,510	25,198	..	+3,085	4,688	2,344	..	+5,429		
842	5,980-00	2,09,300	2,09,300 +X	2,39,200	..	+4,305	29,900	14,950	..	+19,255		
..	..	..	..	..		-3,79,808	..	..	..	-3,79,808	
844	707-00	31,815	31,815 +X	36,764	..	-23,647	4,949	2,474	..	-21,173		
846	265-00	9,275	9,275 +X	11,130	..	+3,465	1,855	927	..	+4,392		
845	444-00	13,320	13,320 +X	16,428	..	+5,529	3,108	1,554	..	+7,083**		
..	..	..	..	..	..	-7,640	..	..	..	-7,640	
847	404-00	16,160	16,160 +X	18,180	..	-5,376	2,020	1,010	..	-4,366		
848	3,551-00	1,15,385	1,15,385 +2X	1,65,099	..	+29,748	49,714	24,857	..	+54,605		
849	646-00	19,380	19,380 +X	23,902	..	-2,490	4,522	2,261	..	-229		

Town Planning Scheme

(1)	(2)	(3-a)	(3-b)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
895	1. Anant Bhagoji Keer 2. Professor Dattatraya Ramchandra Gharpure. 3. Ramdas Bhausaheb Shirke. Trustees of Bhagoji Balaji Keer Public Charitable Trust.	P. & T.	1240	.. 205	944-13	37,765	37,800 +X
896	1. Rao Bahadur Sitaram Keshav Bole 2. Vinayak Ramrao Navalkar. 3. Narayan Deorao Kowli. 4. Dr. Harishchandra Pandurang Kowli. 5. Sadanand Trimbak Keny. Trustees of Shri Bhaskar Gawad Maruti Temple Trust.	P. & T.	1241 (Part)	206	382-18	15,287	15,287 +X
897	1. Rao Bahadur Sitaram Keshav Bole 2. Vinayak Ramrao Navalkar. 3. Narayan Deorao owli. 4. Dr. Harischandra Pandurang Kowli. 5. Sadanand Trimbak Keny. Trustees of Shri Bhaskar Gawad Maruti Temple (lessors) 1. Chaganlal Jethabhoy. 2. Hirji Kurji. (Lessees.)	P. & T.	1241 (Part)	206-A	573-00	20,055	20,055 +X
898	1. Dayal Narain 2. Unka Narain. 3. Dally Dayal. 4. Vallabh Bhula.	P. & T.	1243	.. 207	1,719-44	60,180	60,570 +X
899	1. The Trustees of the Gopiram Ruia Ramgarhwala Trust (1/2 Share). 2. The Trustees of the Banarsilal Ruia Ramgarhwala Trust (1/2 Share).	F. H.	1577	.. 208	837-59	46,067	46,067 +X
900	Ghisulal Fozumal	M. L.	1590	.. 209	754-00	33,930	34,430 +X
901	The Vicar and Wardens of the Church of N. S. D'Salvacao.	P. & T. M. L.	1242 (Part) 1643	210	16,686-24 3,757-78	5,32,775	5,38,675 +X
					20,444-02		
902	The Vicar and Wardens of the Church of N. S. D. Salvacao (Fazandar). 1. Rev. Francis Zavier Vaz. 2. Peter Rodrigues. 3. Leopold D'Silva. 4. Cyril Murzello. 5. Joseph Laslie Vaz. 6. Vicar and Wardens of Parish Church of N. S. D. Salvacao (Holders).	P. & T.	1239	.. 210B	85-00	2,125	7,125
903	1. Alfred D'Souza 2. Shrimati Esperance D'Souza.	M. L.	1/1643	.. 210A	200-00	8,000	8,000 +X
904	The People's Education Society	P. & T.	1242 (Part)	210C	3,300-00	99,000	99,000 +X
905	The Municipal Corporation for Greater Bombay	P. & T.	1256	.. 211	2,750	1,10,000	1,10,000 +X
906	1. Martinho Gracias 2. Shrimati Adalgize wd/o Caetinho Zzvier Marcus D'Costa.	M. L.	1634	.. 212	288-00	8,640	8,640

*Existing right of way of F. P. 852 over F. P. 851, if any, is hereby retained.
Temple. No contribution under section 32 (1) (vii).

†Contribution to be paid by Lessors 72 per cent. Contribution to be paid by Lessee 28 per cent. Lessors = 1,031, Lessees = + 40†

Existing right of way of F. P. 852 over F. P. 851, if any, is hereby retained.
†No Incremental contribution on 7732 Sq. yds. used and intended for the cemetery under section 32 (1) (vi).

‡Value of structure on O.P. 210-B.

••Fazandar=80, Holders=7,045.

††Incremental Contribution under section 66 at half the percentage rate proposed for the whole scheme.

‡‡School. No Incremental contribution under section 66.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
850	938-00	37,520	37,520 +X	42,210		-280	4,690	2,345	..	+2,065	
851	382-18	15,287	15,287 +X	17,198			1,911		..		
852	573-00	20,055	20,055 +X	22,920			2,865	1,432	..	+1,432*	†
853	1,845-44	64,590	64,590 +X	73,818		+4,020	9,228	4,614	..	+8,634	
855	837-59	46,067	46,067 +X	50,255			4,188	2,094	..	+2,094	
856	826-00	37,170	37,170 +X	41,300		+2,740	4,130	2,065	..	+4,805	
854	866-00	34,640	34,640	40,702		-92,185	6,062	3,031	..	-59,257	†
857	16,274-00	4,06,850	4,06,850	5,20,768			1,13,918	29,897	†		§
		17,140	4,41,490 +X	5,61,470			1,19,980	32,928			
			5,000*								
			4,46,490 +X								
..	..	..	..	..	..	-7,125	..	..	..	-7,125*	•
858	779	31,160	31,160 +X	33,497		+23,160	2,337	1,168	..	+24,328	
860	4,166	1,24,980	1,24,980 +X	1,74,972		+25,980	49,992	12,498††	..	+38,478	††
859	2,790	1,11,600	1,11,600 +X	1,33,920		+1,600	22,320	††	..	+1,600	††
..	..	..	..	..	..	-8,640	..	..	..	-8,640	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
907	The Municipal Corporation for Greater Bombay	.. P. & T.	1257	.. 213	2,110	Rs. 73,850	Rs. 73,850
908	1. Shambhoo Bhau Hedowkar 2. Pandurang Bhau Hedowkar. 3. Dharmaji Bhau Hedowkar. 4. Govind Bhau Hedowkar. 5. Tukaram Bhau Hedowkar.	.. P. & T.	1258	.. 214	4,206-00	1,26,180	1,26,650 +X +X
909	Bhagwandas Morarji Kamdar .. ..	.. P. & T. .. P. & T.	1226 1/1226	.. 215 ..	8,205-78 490-00 <u>8,695-78</u>	2,17,394	2,19,414 +X
910	1. Shrimati Rose Magdalena Oliveira 2. Joseph Nicholas Oliveira.	.. P. & T.	1227	.. 216	905-00	27-150	37,850
911	1. Rose Catherine Nunes 2. Rose Vinifred Nunes. 3. Hilda Nunes.	.. P. & T.	1228	.. 217	855-82	34,233	34,233 +X
912	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T.	1224	.. 218	6,229-00	1,68,800	1,73,500 +X 1,050(b) <u>1,74,530</u> +X
913	1. Joseph Mary Rozario, (1/3+1/6 Share as per Will of Shri J. A. Rozario, dated 19-3-23). 2. Shrimati Rena Rozario. 3. Joseph Mary Rozario (Joint tenants in respect of 1/2 share).	P. & T.	1220	.. 219	2,244-00	67,320	70,950 +X
914	Joseph Mary Rozario .. ..	.. P. & T.	1219	.. 219A	1,956-00	48,900	57,150 +X
915	1. Joseph Mary Rozario 2. Shrimati Rena Rozario. (Well in common use).	.. P. & T.	1225	.. 219B	21-00	525	525
916	Trustees of the Khoja Shia Ashnasari Cutch Mundra Boarding Trust.	P. & T.	67	.. 220	255-00	10,050	10,050 +X
917	Trustees of the Khoja Shia Ashnasari Cutch Mundra Boarding Trust (Lessor). 1. Adam Ibrahim Roshan. 2. Mahomed Umer Ibrahim Roshan. 3. Mahomed Yusuf Ibrahim. 4. Mustafa Ibrahim. 5. Ahmed Rashid Ibrahim. 6. Abdul Kayum Ibrahim. (Lessees).	P. & T.	1/67	.. 220A	1,065-00	31,950	36,630 +X
918	Sadanand alias Sadashiv Trimbak Keny .. ..	.. P. & T.	66	.. 221	678-32	16,958	21,618 +X
919	Shrimati Panbai Punshi Devshi .. ..	.. P. & T.	65	.. 222	493-50	12,337	12,937
920	1. Virjee Raisee (7-1/2 + 3-1/2 annashare) 2. Vallabhajee Dayabhai Ghansi. 3. Kantilal Dayabhai Ghansi. 4. Ramanlal Dayabhai Ghansi. (Last three each 5/48 share).	.. P. & T.	63	.. 223	1,866-62	55,999	58,899 +X
921	1. Sadashiv Pandurang Kowli 2. Haiishwar Pandurang Kowli 3. Sharadkumar Balkrishna Kowli. 4. Jagdish Balkrishna Kowli. (Tenants in common).	.. P. & T. .. P. & T.	62 1/68	.. 224 ..	979 ..	39,160 ..	39,160 +X

(a) To be used as a Recreation Ground. No Incremental Contribution under section 66.

(b) Compensation for structure belonging to the tenant on the land.

(c) Existing right of way of F. P. 871 over F. P. 870, if any, is hereby retained.

(d) *Lessor = + 129, Lessees = - 3,999.

Compensation under section 67 to be paid to Lessees who shall continue to pay existing lease rent.

Incremental Contribution under section 66 to be paid by Lessor 8.3 per cent.

Incremental Contribution under section 66 to be paid by Lessee 91.7 per cent.

Existing right of way of F. P. 871 over F. P. 870, if any, is hereby retained.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
861	1,955	Rs. 68,425	Rs. 68,425	Rs. 97,750	Rs. ..	-5,425	29,325	*	..	5,425	(a)
862	3,375	1,01,250	1,01,250 +X	1,51,875	..	-25,400	50,625	25,312	..	-88	
863-864	8,335	2,08,375	2,08,375 +X	3,41,735	..	-11,039	1,33,360	66,680	..	55,641	
866	819	24,570	24,570 +X	34,398	..	-13,280	9,828	4,914	..	8,366	
868	696	27,840	27,840 +X	31,320	..	-6,393	3,480	1,740	..	4,653	
869	2,615	78,450	78,450 +X	1,04,600	..	-95,050 -1,030(b)	26,150	13,075	..	-81,975 -1,030	(b)
876	2,262	67,860	67,860 +X	90,480	..	-3,090	22,620	11,310	..	+8,220	
877	2,120	53,000	53,000 +X	69,960	..	-4,150	16,960	8,480	..	+4,330	
..	..	..	..	..	..	-525	..	..	..	-525	
870	240	9,600	9,600 +X	10,800	..	-450	1,200	600	..	+150	(c)
871	1,040	31,200	31,200 +X	34,320	..	-5,430	3,120	1,560	..	3,870*	(d)
872	671	20,130	20,130 +X	23,485	..	-1,488	3,355	1,677	..	+189	..
..	..	..	..	..	..	-12,937	..	..	..	-12,937	..
875	1,980	59,400	59,400 +X	69,300	..	+501	9,900	4,950	..	+5,451	
873	1,080	43,200	43,200 +X	48,600	..	+4,040	5,400	2,700	..	+6,740	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
922	Trustees of the last Will and Testament of late Dr D'Silva.	P. & T.	60	.. 225	8,236-55	Rs. 3,04,752	Rs. 3,05,452 +X
923	Gordhandas Ratilal Shah, Manager and Karta of the Joint and Undivided Hindu Family.	P. & T.	49	.. 226	1,827-50	73,100	73,100 +X
924	Gordhandas Ratilal Shah, Manager and Karta of the Joint and Undivided Hindu Family. (Lessor). The Burmah Shell Oil Storage and Distributing Company of India Limited. (Lessees).	P. & T.	4/49	.. 226-A	464-20	18,568	22,068
925	Khatau Bhanji. (Administrator of the Estate of Jetha Bhanji for the use and benefit of Smt. Laxmibai Jetha Bhanji).	P. & T.	1218	.. 227	4,874-95	1,40,074	1,46,294 +X
926	Shrimati Prabhavati Morarji Raisey	P. & T.	1A/1218	.. 228	2,541-45	88,951	88,951 +X
927	Arjansingh Javhermal	P. & T.	1/1218	.. 229	2,665	66,625	86,055 +X
928	1. Bhai Devji Thakur 2. Shrimati Dewoobai, W/o Deoji Dadoba Thakur. (Executors of the estate as per the will of Deoji Dadoba Thakur).	P. & T.	1217	.. 230	5,785	1,15,700	1,52,975 +X
929	1. Bhai Devji Thakur 2. Shrimati Dewoobai, W/o Deoji Dadoba Thakur. (Executors of the estate as per the will of Devji Dadoba Thakur). (Fazandars). Keshav Govind Todankar. (Holder).	P. & T.	1221	.. 230-A	166	3,320	3,320 +X
930	1. Bhai Devji Thakur 2. Shrimati Dewoobai, W/o Devji Dadoba Thakur. (Executors of the estate as per the will of Devji Dadoba Thakur). Fazandars). Narayan Govind Todankar. (Holder).	P. & T.	1216	.. 230-B	65	1,300	1,300 +X
931	1. Bhai Devji Thakur 2. Shrimati Dewoobai Devji Dadoba Thakur. (Executors of the estate as per the will of Devji Dadoba Thakur).	P. & T.	1215	.. 230-C	156	3,120	3,120 +X
932	1. Bhai Devji Thakur 2. Shrimati Dewoobai, W/o Deoji Dadoba Thakur. (Executors of the estate as per the will of Deoji Dadoba Thakur). (Fazandars). Shrimati Ramabai Babaji Mukund. (Holder).	P. & T.	1222	.. 230-D	148	2,960	2,960 +X
933	1. Dr. Moreshwar Chintaman Javale 2. Vinayak Chintaman Javale.	P. & T.	1223	.. 231	1,617	48,510	79,835 +X
934	1. Janardan Ramchandra Kore 2. Shrimati Laxmibai J. Kore 3. Balaji Anant Thakur. Trustees of the Deed of Trust, dated the 20th February 1945.	P. & T.	1259 3/1229 4/1259	.. 232		{ 1,015 892 841 }	82,440 82,440 +X
						2,748	
935	Balaji Anant Thakur	P. & T.	1/1259	.. 233	1,450	31,900	34,550 +X
936	Shrimati Anabai Anant Vithal Chury, D/o Purushottam Yeshwant Kore.	P. & T.	2/1259	.. 234	3,225	64,500	67,500 +X

* Lessor = - 18,568, Lessee = - 3,500.

- (a) Existing right of way of F. P. 882-A, 882-B, 882 C, and 882-D over F. P. 882 is hereby retained.
 (b) Existing right of way of F. P. 882-A, over F. P. 882 is hereby retained.
 (c) Fazandars = Nil, Holder = + 1,245. Holder shall continue to pay the existing Fazandari rent.
 (d) Existing right of way of F. P. 882-B over F. P. 882 is hereby retained.
 (e) Fazandars = Nil, Holder = + 487. Holder shall continue to pay the existing Fazandari rent.
 (f) Existing right of way of F. P. 882-C over F. P. 882 is hereby retained.
 (g) Fazandars = Nil, Holder = + 1,110. Holder shall continue to pay the existing Fazandari rent.
 Existing right of way of F. P. 882-D over F. P. 882 is hereby retained.

Cumbay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
874	8,315	Rs. 3,07,655	Rs. 3,07,655 +X	Rs. 3,49,230	Rs. ..	+2,203	41,575	20,787	..	+22,990	
900	1,703	68,120	68,120 +X	85,150	..	-4,980	17,030	8,515	..	+3,535	
..	..	..	..	..	..	-22,068	..	..	..	-22,068*	•
879	3,640	1,09,200	1,09,200 +X	1,27,400	..	-37,094	18,200	9,100	..	-27,994	
880	2,402	84,070	84,070 +X	98,482	..	-4,881	14,412	7,206	..	+2,325	
881	1,942	48,550	48,550 +X	83,506	..	-37,505	34,956	17,478	..	-20,027	
882	3,238	64,760	64,760 ÷X	1,13,330	..	-88,215	48,570	24,285	..	-63,930	(a)
882-A	166	3,320	3,320 ÷X	5,810	..	..	2,490	1,245	..	÷1,245*	(b) (c)
882-B	65	1,300	1,300 +X	2,275	..	..	975	487	..	÷487*	(d) (e)
882-C	156	3,120	3,120 ÷X	5,460	..	..	2,340	1,170	..	÷1,170	(f)
882-D	148	2,960	2,960 +X	5,180	..	..	2,220	1,110	..	+1,110	(g)
878	1,000	25,000	25,000 +X	40,000	..	-54,835	15,000	7,500	..	-47,335	
884	3,010	90,300	90,300 +X	1,26,420	..	+7,860	36,120	18,060	..	÷25,920	
885	1,953	42,966	42,966 +X	62,496	..	+8,416	19,530	9,765	..	+18,181	
886	2,750	55,000	55,000 +X	82,500	..	-12,500	27,500	13,750	..	+1,250	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
937	1. Vallabhajee Dayabhai Ghansi (1/3) 2. Kantilal Dayabhai Ghansi (1/3). 3. Ramanlal Dayabhai Ghansi (1/3).	P. & T.	1260	.. 235	6,820-00	Rs. 1,70,500	Rs. 1,76,100 +X
938	1. Diogo Sebastian Lobo 2. Shrimati Artimizia Lobo.	P. & T.	1/1261	.. 236	803-20	28,112	28,112 +X
939	1. P. N. Mendonza 2. Shrimati Clara Isabella Mendonza.	M. L.	.. 1619	.. 237	462-63	18,505	18,505 +X
940	Jayawant Moreshwar Mahimkar	M. L.	.. 1652	.. 238	688-35	34,417	34,417 +X
941	Shrimati Annie Gracias	M. L.	.. 1633	.. 239	438-87	15,360	15,360 +X
942	Purushottam Atmaram Vaidya	P. & T.	1261	.. 240	2,023-40	60,702	60,702 +X
943	Madhusudan Narayan Vaidya	P. & T.	2/1261	.. 241	267-04	8,022	8,172 +X
944	1. Vallabhajee Dayabhai Ghansi, (1/3) 2. Kantilal Dayabhai Ghansi, (1/3). 3. Ramanlal Dayabhai Ghansi (1/3)	P. & T.	1/1260	.. 242	1,155-00	28,875	40,995 +X
945	Gordhandas Ratilal Shah, Manager and Karta of the Joint and Undivided Hindu Family	P. & T. P. & T. P. & T. P. & T.	1/1213 2/1213 1213 1214	.. 243	3,084-05 438-00 2,114-05 6,399-00	3,00,900	3,06,240 +X
					12,036-00		
946	1. Jayakrishna Harischandra Chury 2. Ashok Jayakrishna Chury. 3. Prakash Jayakrishna Chury. 4. Prafulla Jayakrishna Chury.	P. & T.	1212	.. 244	1,676-00	40,224	40,224 +X
947	The Archbishop of Bombay	P. & T.	1211 (Part)	245-A	2,177-83	54,446	54,446 +X
948	The Archbishop of Bombay	P. & T.	1211 (Part)	245-B	5,391-17	1,61,735	1,61,735 +X
949	1. Gokaldas Kusalchand Maniar 2. Indulal Gokaldas Maniar. 3. Shrimati Chanchalbai Gokaldas Maniar. Trustees of the deed of Trust dated 1st May 1956 of Gokaldas Kusalchand Maniar.	P. & T.	1210	.. 246	10,105-00	2,52,625	2,65,475 +X
950	Prabhakar Harischandra Kowly (Lessor) Mehellie Cursetjee Panday (Lessee).	M. L.	.. 1/1209	.. 247	362-52	10,876	10,876 +X
951	Trustees of the Suryavanshi Kshatriya Dnyati Samaj	P. & T.	2/1209	.. 248	135-89 71-75	6,229	6,229 +X
					207-64		
952	The Official Trustee of Bombay	P. & T. P. & T.	1208 1209	.. 249	167-63 923-69	42,240	42,240 +X
					1,091-32		

* Church and Cemetery. No Incremental contribution under section 32 (1) (vii).

† School. Incremental contribution under section 66 of at half the percentage rate proposed for the whole scheme.

‡ Contribution under section 67 to be paid by Lessor.

Incremental contribution under section 66 to be paid by Lessor 70-95 per cent.

Incremental contribution under section 66 to be paid by Lessee 29-05 per cent.

Lessor = + 13,558, Lessee = + 558.

Existing lease rent is increased to Rs. 297 per month.

§ Temple. 50 per cent exempting granted from the payment of the Incremental Contribution under section 32 (1) (vii).

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
887	5,636-00	Rs. 1,40,900	Rs. 1,40,900 +X	Rs. 2,25,440	Rs. ..	-35,200	84,540	42,270	..	+7070	
888	815-00	28,525	28,525 +X	36,675	..	+413	8,150	4,075	..	+4,488	
889	462-63	18,505	18,505 +X	20,818	..	..	2,313	1,156	..	+1,156	
890	688-35	34,417	34,417 +X	39,924	..	..	5,507	2,753	..	+2,753	
891	438-87	15,360	15,360 +X	21,943	..	..	6,583	3,291	..	+3,291	
892	2,072-00	62,160	62,160 +X	93,240	..	+1,458	31,080	15,540	..	+16,998	
893	210-00	6,300	6,300 +X	9,450	..	-1,872	3,150	1,575	..	-297	
894	744-00	18,600	18,600 +X	27,528	..	-22,393	8,928	4,464	..	-17,931	
895	9,744-00	2,43,600	2,43,600 +X	3,41,040	..	-62,640	97,440	48,720	..	-13,920	
896	1,818-00	43,632	43,632 +X	65,448	..	+3,408	21,816	10,908	..	+14,316	
898	2,221-00	55,525	55,525 +X	82,177	..	+1,079	26,652	..	..	+1,079*	•
897	5,380-00	1,61,400	1,61,400 +X	2,04,440	..	-335	43,040	10,760†	..	+10,425	†
899	8,620-00	2,15,500	2,15,500 +X	2,67,220	..	-49,975	51,720	25,860	..	-24,115	
901	769-00	23,070	23,070 +X	26,915	..	+12,194	3,845	1,922	..	+14,116*	†
902	251-00	7,530	7,530 +X	8,785	..	1,301	1,255	627	..	+1,928	
904	950-00	38,000	38,000 +X	42,750	..	-4,240	4,750	1,187	..	-3,053	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
953	The Official Trustee of Bombay (Lessor) Shri Siddhi Vinayak Co-operative Housing Society, Limited (Lessees).	P. & T.	3/1209	.. 249-A	1,845-64	Rs. 55,369	Rs. 55,369 +X
954	The Municipal Corporation for Greater Bombay ..	M. L.	1665	.. 250	39,838-00	X	X
955	Fazalbhoy Investment Company, Limited. ..	M. L.	1670	.. 251	2,143-89	85,756	85,756 +X
956	The Municipal Corporation for Greater Bombay ..	M. L.	1167	.. 252	3,849-00	1,34,715	1,34,715 +X
957	The Anglo Thai Corporation Limited.	P. & T.	1174	.. 253	2,681-34	1,20,660	1,20,660 +X
958	Ratilal Odhavji Valia	P. & T.	1/1174	.. 254	933-00	41,985	54,145 +X
959	Greaves Cotton and Company, Limited	M. L. P. & T. P. & T.	3/1194 4/1194 1196	.. 255	331-00 943-00 3,226-00	1,80,000 ..	1,82,000 +X
					4,500-00		
960	Sitaram Pandurang Chavan	P. & T.	2/1194	.. 256	887-00	39,915	39,915 +X
961	1. Ganpat Atmaram Chogle 2. Suryakant Ganpat Chogle. 3. Nutan Ganpat Rele 4. Suman Ganpat Rele. 5. Prafulchandra Ganpat Chogle (New Trustees).	P. & T.	1/1194	.. 257	555-00	24,975	44,975 +X
962	1. Velji Lakhmsey 2. Meghji Ravji. 3. Manilal Dhanji. 4. Pragji Hirachand. 5. Seth Tulsidas Mulji. Trustees of the Ransibhai Deoraj Mundra, English School Fund.	P. & T.	1193	.. 258	4,242-00	1,69,680	1,84,680 +X
963	Memon Abubakar Usman (Fazandar) 1. Shantaram Janardan Kotkar. 2. Shrimati Amabai wife of Shantaram Janardan Kotkar (Holders).	P. & T.	1192	.. 258-A	124-63	4,985	4,985 +X
964	1. Hareshwar Hiraji Kowly 2. Shrimati Kusum Wd/o Moreshwar Hiraji Kowly. 3. Chandrakant Moreshwar Kowly. 4. Vijaykumar Moreshwar Kowly. 5. Milankumar Moreshwar Kowly.	P. & T.	1190	.. 259	622-00	15,550	17,650 +X
965	Ganpat Krishnaji Patil	P. & T.	1/1190	.. 259-A	380-00	9,500	9,500 +X
966	Trustees of the Suryavanshi Kshatriya Dnyati Samaj ..	P. & T.	1188	.. 260	663-00	13,260	13,500 +X
967	1. Shrimati Krishnabai alias Laxmibai Anandrao Krishnarao Talpade. 2. Chandrakant Balkrishna Velkar. Trustees of the Will of Anandrao Krishnarao Talpade.	P. & T.	1194	.. 261	1,545-00	30,900	31,340 +X
968	Joseph Augustine Gomes	P. & T.	1187	.. 262	999	19,980	19,980 +X

*Incremental Contribution under section 66 to be paid by Lessors 18.8 per cent.
Incremental Contribution under section 66 to be paid by Lessee 81.2 per cent.
Lessor = +1,371, Lessee = +5,242.

Compensation under section 67 to be paid to Lessees who shall continue to pay the existing lease rent.

†Nardulla Park. No Incremental Contribution under section 66.

‡Fazandar = Nil, Holder — + 311. Holders shall continue to pay the existing Fazandari rent.

§Existing right of way of F. P. 921 over F. P. 920 is hereby retained.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
953	1,823-00	Rs. 54,690	Rs. 54,690 +X	Rs. 69,274	..	-679	14,584	7,292	..	+6,613*	
905	39,433-00	X	X	X	..	..		..	..	..
906	2,143-89	85,756	85,756 +X	1,07,194	..	..	21,438	10,719	..	+10,719	
867	985-00	24,625	24,625	36,445	..	-18,775	11,820	5,910	..	+2,789	
908	2,609-00	91,315	91,315 +X	1,22,623	..	..	31,308	15,654	..	..
	3,594-00	1,15,940	1,15,940 +	1,59,068			43,128	21,564			
909	2,297-00	1,03,365	1,03,365 +X	1,30,929	..	-17,295	27,564	13,782	..	-3,513	
910	1,138-00	51,210	51,210 +X	64,866	..	-2,935	13,656	6,828	..	+3,893	
911	4,532-00	1,81,280	1,81,280 +X	2,35,664	..	-720	54,384	27,192	..	+26,472	
912	887-00	39,915	39,915 +X	47,011	..	..	7,096	3,548	..	+3,548	
913	610-00	27,450	27,450 +X	36,600	..	-17,525	9,150	4,575	..	-12,950	
914	3,472-00	1,38,880	1,38,880 +X	1,59,712	..	-45,800	20,832	10,416	..	-35,384	
915	124-63	4,985	4,985 +X	5,608	..	..	623-00	311	..	+311‡	
916	550-00	13,750	13,750 +X	22,000	..	-3,900	8,250	4,125	..	+225	
917	376-00	9,400	9,400 +X	13,160	..	-100	3,760	1,880	..	+1,780	
918	726-00	14,520	14,520 +X	20,328	..	+1,020	5,808	2,904	..	+3,924	
919	1,239-00	24,780	24,780 +X	39,648	..	-6,560	14,868	7,434	..	+874	
920	998	19,960	19,960 +X	31,936	..	-20	11,976	5,988	..	+5,968§	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						-Rs.	Rs.
969	Joseph Augustine Gomes (Fazandar) Paul Mathews D'Sa (Holder).	P. & T.	1/1187	.. 262-A	81	1,620	1,520 +X
970	Joseph Augustine Gomes (Fazandar) Heirs of Paul Mathew D'Sa (Holders).	P. & T.	2/1187	.. 262-B	14	280	280
971	Shrimati Luisa Maria D'Silva Wd/o Ignatuis Michel D'Silva	P. & T. P. & T.	1185 1186	.. 263 .. 263-A	4,703 173	75,248 2,768	81,816 +X
					<u>4,876</u>	<u>78,016</u>	
972	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T. P. & T. P. & T. P. & T.	1177 1 to 3/1177 1071 1072	.. 264† } 283 }	2,049 3,249 7,307 <u>12,605</u>	32,784 71,478 1,60,754 <u>2,65,016</u>	33,034 +X 81,891 +X 1,60,754 <u>2,75,679</u> +2X
973	1. Satvajirao Krishnajirao 2. Nunjundrao Krishnajirao.	M.P.&T	1178	.. 265	490-22	9,804	9,804 +X
974	John Joseph DeAbrao	P. & T.	1814	.. 266	2,015-00	36,270	41,220 +X
975	Kalyanji Devji	P. & T.	1189	.. 267	2,962-00	53,316	75,316 +X
976	Shrimati Hafiza Begum Syed Abdul Hamid Kadri	P. & T. P. & T.	1060 1191	.. 268 ..	2,775-00 1,052-91 <u>3,827-91</u>	1,33,977	1,43,649 +X
977	The Bombay Electric Supply and Transport Undertaking.	P. & T.	2/1191	.. 268-A	66-09	2,644	2,644 +X
978	1. Shrimati Sakarbai Wd/o Dhanji Waghji 2. Chhotalal Dhanji. 3. Dhirajlal Dhanji. (Last two minors by their mother No. 1 above).	P. & T.	1/1191	.. 269	775-00	31,000	31,000 +X
979	1. Merwan Rustoom Irani 2. Eruchshaw Rustoom Irani. 3. Rustoom Khodadad Irani.	P. & T.	1059	.. 270	1,004-00	40,160	60,160 +X
980	1. Merwan Rustoom Khodadad Irani 2. Eruchshaw Rustoom Khodadad Irani	P. & T. P. & T. P. & T.	1/1060 1061 2/1060 1062	.. 271	41-00 1,165-00 257-00 10,260-00 <u>11,723-00</u>	3,37,995	3,69,495 +X
981	1. Jaywant Dadaji Patil 2. Liladhar Dadaji Patil. 3. Harihar Dadaji Patil. 4. Madhav Dadaji Patil. 5. Shrimati Dwarkabai Dadaji Patil. 6. Kumari Perubai D/o Dadaji Patil.	P. & T.	1063	.. 272	2,569-67	76,909	99,329 +X

*Existing right of way of F. P. 921 over F. P. 920 is hereby retained.

*Fazandar= Nil, Holder= +486.

Holder shall continue to pay the existing Fazandari rent.

†Fazandar= Nil, Holders= -280.

‡Value of structures on O.P.283-A and 283-B.

1 Contains 2 Fazandari Holdings one comprised in C. S. No. 1/1177, admeasuring 100 sq. yds., held by Joseph D'Abrao (Holder) and the other comprised in C. S. No. 2/1177 and 3/1177 admeasuring 158 and 2 sq. yds. respectively total 160 sq. yds. held by J. G. Crasto and T. V. Crasto (Holders), the Fazandar in both the cases being the Vicar and Wardens of the Church of N. S. D. Salvacao.

§Property attached by the Collector of Bombay for recovery of Income-Tax dues.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
921	81	1,620	1,620 +X	2,592	..	..	972	486	..	+486*	
..	..	..	..	..	..	-280	....	..	..	-280†	†
922	4,459	71,344	71,344 +X	1,07,016	..	-10,472	35,672	17,836	..	+7,364	
926*	7,551	1,53,120	1,53,120 +X	2,43,732	..	-25,475	90,612	45,306	..	+51,799	‡
951	3,552	78,144	18,940* 78,144 +X	1,42,080	..	..	63,936	31,968	..	..
	11,103	2,31,264	2,50,204 +X	3,85,812			1,54,548	77,274			
927	544-00	10,880	10,880 +X	16,320	..	+1,076	5,440	2,720	..	+3,796	
929	1,484-00	26,712	26,712	48,972	..	-14,508	22,260 +X	11,130	..	-3,378	
930	2,927-00	52,686	52,686 +X	96,591	..	-22,630	43,905	21,952	..	-678	‡‡
931	3,820-00	1,33,700	1,33,700 +X	1,71,900	..	-9,949	38,200	19,100	..	+9,151	
932	66-09	2,644	2,644 +X	2,974	..	..	330	165	..	+165	
933	775-00	31,000	31,000 +X	34,875	..	..	3,875	1,937	..	+1,937	
934	614-00	24,560	24,560 +X	27,630	..	-15,600	3,070	1,535	..	-14,065	..
935	6,236-00	1,87,080	1,87,080	2,36,96	}	-99,975	49,888	24,944	}	..	..
936	2,748-00	82,440	82,440	1,15,416			32,976	16,488			
			2,69,520 +X	3,52,384			82,864	41,432			
938	2,547-00	76,410	76,410 +X	96,786	..	-22,919	20,376	10,188	..	-12,731	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
982	1. Jaywant Dadaji Patil 2. Liladhar Dadaji Patil 3. Harihar Dadaji Patil 4. Madhav Dadaji Patil. 5. Shrimati Dwarkabai Dadaji Patil. 6. Kumari Perubai, D/o Dadaji Patil (Fazandars). Vishram Tukaram Nagwekar (Holder).	P. & T.	1/1063	272-A	124-00 6-33 25-00 <u>155-33</u>	3,417	14,957
983	1. Jayanand Krishnanath Ambarnath Kirtikar 2. Chitrasen Anandrao Jaykar. 3. Mukund Narayan Wazkar. Trustees of the Deed of Settlement, dated the 1st October 1958.	P. & T.	1065	273	485-00	16,975	16,975 +X
984	Ramkumar Shewchandray and Sons Private Limited	P. & T.	1064	274	3,776-47	98,188	1,00,766 +X
985	Deorao Hirajee Kowly	P. & T.	1066	275	2,034-00	49,936	70,246 +X
		P. & T.	2/1183		518-00		
					<u>2,552-00</u>		
986	Patrik Charles Antonio Aguiar	P. & T.	1183	276	531-00	10,620	10,620 +X
987	1. Joseph Hygino D'Souza 2. Peter Francis D'Souza	P. & T.	1/1183	277	852-00	17,040	22,170 +X
		P. & T.	1182	277-A	24-00	480	
					<u>876-00</u>	<u>17,520</u>	
988	1. Joseph Hygino D'Souza 2. Peter Francis D'Souza (Fazandars). Ignatius Valladares (Holder).	P. & T.	1181	277-B	159-00	3,180	3,180
989	1. Narandas Dayabhai 2. Mukundas Damodar. 3. Dwarkadas Gordhandas. Trustees of the Halai Lohana Balashram.	P. & T.	1067 (Part)	278	1,787-00	47,795	56,895
990	1. Narandas Dayabhai 2. Mukundas Damodar. 3. Dwarkadas Gordhandas. Trustees of the Halai-Lohana Balashram (Lessors). Ramkrishna Narayan Samant (Lessee).	P. & T.	1/1067	278-A	300-00	7,500	7,500
991	1. Narayandas Dayabhai 2. Mukundas Damodar. 3. Dwarkadas Gordhandas. Trustees of the Halai-Lohana Balashram (Lessors). Ramkrishna Narayan Prabhoo (Lessee).	P. & T.	1067 (Part)	278-B	200-00	5,000	5,000
992	Vishwanath Balkrishna Mankar	P. & T.	1068	279	975-00	34,125	56,075 +X
993	Vishwanath Balkrishna Mankar, (Lessor) 1. Mahadeo Vasudeo Naik. 2. Ramchandra Jagganath-Kiny (Lessees).	P. & T.	1/1068	279A	106-00	3,180	7,680
994	Jitaram Prabhu Dayal	P. & T.	1069	280	1,281-00	44,835	45,335 +X
995	1. Keshavrao Balkrishna Vasudeo 2. Sumant Keshavrao Balkrishna Vasudeo. 3. Shrimati Meena Sumant K. Vasudeo. Trustees of the Deed of settlement, Dated 14th January 1952.	P. & T. L.N.A.	1/1070	281	77-00 778-00 <u>955-00</u>	33,425	33,455 +X

* Fazandars = — 160, Holder = — 14,797.

† Existing right of way of F. P. 941 over F. P. 941-A is hereby retained.

‡ Existing right of way of F. P. 941 over F. P. 941-A is hereby retained.

Fazandars = Nil, Holder + 556†

Holder shall continue to pay the existing Fazandari rent.

§ Incremental Contribution under section 66 to be paid by Lessor 86.55 per cent.

Incremental Contribution under section 66 to be paid by Lessee 13.45 per cent.

Lessor = + 13,394, Lessee = + 558.

Contribution under section 67 to be paid by lessor. Lessee shall continue to pay the existing lease rent.

¶ Lessor = — 5,000, Lessee = Nil.

|| Lessor = — 3,180, Lessees = — 4,500.

•• 878 S. Yds. to be on L. N. A. tenure.

Bombay City No. IV (Mahim Area).

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
..	..	..	..	..	..	-14,957	..	..	..	-14,957*	•
943	418-00	14,630	14,630 +X	16,720	..	-2,345	2,090	1,045	..	-1,300	
942	3,883-00	1,00,958	1,00,958 +X	1,47,554	..	+192	46,596	23,298	..	+23,490	
928	442-00	8,840	8,840 +X	14,144	..	-61,406	5,304	2,652	..	-58,754	
940	639-00	13,980	13,980 +X	24,465	..	+3,360	10,485	5,242	..	+8,602	
941-A	641-00	12,820	12,820 +X	17,307	..	-9,350	4,487	2,243	..	-7,107†	†
941	159	3,180	3,180	4,293	..	..	1,113	556	..	+556‡	‡
944	618	15,450	15,450	21,630	..	-22,725	6,180	3,090		-15,891	
945	624	18,720	18,720	26,208			7,488	3,744			
	1242	34,170	34,170	47,838			13,668	6,834			
946	692	17,300	17,300	25,604	..	+9,800	8,304	4,152	..	+13,952§	§
..	..	..	..	..	..	-5,000	..	..	..	-5,000¶	¶
948	773	27,055	27,055 +X	33,239	..	-29,020	6,184	3,092	..	-25,928	
..	..	..	..	..	..	-7,680	..	..	..	-7,680||	||
949	939	32,865	32,865 +X	40,377	..	-12,470	7,512	3,756	..	-8,714	
950	953**	33,355	33,355 +X	42,885	..	-100	9,530	4,765	..	+4,6655*	**

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a) Rs.	(6-b) Rs.
996	Mervyn Yeshwantrao Wassoodew	P. & T. L.N.A.	1070	.. 282	1,481-00 } 22-00 }	37,575	38,075 +X
					1,503-00		
997	The Vicar and Wardens of the Church of N. S. D. Salvavacao (Fazandar). 1. John Joseph D'Cruz. 2. Mary Shilla D'Cruz. 3. Jacob Michael D'Cruz. 4. Mary Caroline D'Cruz. 5. Rosy D'Cruz. 6. Felix Dias. 7. John Francis Desilva (Holders).	P & T.	1179	.. 283-A	124	2,728	10,308
998	The Vicar and Wardens of the Church of N. S. D. Salvacao (Fazandar). Shrimati Amelia Edelthruide D'Souza (Holder) ..	P. & T.	1180	.. 283-B	162	3,564	14,924
999	Standard Mills Co., Ltd.	P. & T.	1176	.. 284	3,609	72,180	72,180
1000	1. Framroj Muncherji Daruwalla 2. Shrimati Piroja Muncherji Daruwalla. 3. Shrimati Jerbai Muncherji Daruwalla (Tenants-in-Common).	P. & T.	1175	.. 285	8,589	2,04,131	2,04,131 +X
1001	The Indian Bleaching Dyeing and Printing Works Ltd., ..	P. & T. P. & T.	1073 1173	.. 286	24,731-02 } 927-00 }	5,13,160	5,16,660
					25,658-02		
1002	1. Parasharam Gannat Kardile 2. Shrimati Laxmibai Babaji. 3. Shrimati Dewoolbai Babaji.	P. & T.	1172	.. 287	2,114-00	63,420	63,420 +X
1003	1. Haji Ali Haji Hasan Ahmed Basar 2. Haji Gulam Hussein Haji Hasan Ahmed Basar. 3. Mahomed Usman Haji Hasan Ahmed Basar. 4. Haji Cassum Haji Hasan Ahmed Basar. 5. Haji Gulam Rasul Haji Hasan Ahmed Basar. Trustees of the Haji Hasan Ahmed Basar Wakf.	P. & T.	1171	.. 288	4,360-11	1,74,764	1,74,764 +X
1004	Morarbhai Kanjibhai Patel	P. & T.	2/1174	.. 289	1,704-00	76,680	76,680 +X
1005	Max Designs and Process Works Private Ltd.	P. & T.	2A/1174	.. 290	1,340-00	60,300	60,300 +X
1006	Jagdish Commercial Ltd.	P. & T.	3/1174	.. 291	2,544-05	1,14,502	1,14,502 +X
1007	Dinshaw Darabshaw Shroff	M. L.	1552	.. 292	1,370-55	47,969	54,939 +X
1008	1. Shrimati Radhabai Raghoo Jiwaji Moode 2. Vasant Raghoo Jiwaji Moode. 3. Shridhar Raghoo Jiwaji Moode.	P. & T.	1/1166	.. 293	1,000-00	35,000	43,450 +X
1009	Dinshaw Darabshaw Shroff	M. L.	1553	.. 294	3,263-77	1,30,551	1,79,551 +X
1010	Shrimati Aishabai Mahomed Hoosein Malim	P. & T.	3/1162	.. 295	718-00	28,720	34,750 +X
1011	Damodhar Anant Kowli	P. & T.	4/1162	.. 296	700-00	24,500	24,500 +X
1012	Dattaram Pandurang Date	P. & T.	8/1162	.. 297	1,244-00	37,320	39,163 +X
1013	Santan Vizidor John Britto	P. & T.	2B/1162	.. 298	393-00	11,004	11,004 +X

*22 S. Yds. to be on L. N. A. tenure.

†Fazandar = 80, Holders = 10,228.

‡Fazandar = 160, Holder = 14,764.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
947	1,805*	Rs. 45,125	Rs. 45,125 +X	Rs. 54,150	Rs. ..	+7,050	9,025	4,512	..	+11,562*	•
..	..	..	..	..	..	-10,308	..	..	..	-10,308†	†
..	..	..	..	..	..	-14,924	..	..	..	-14,924†	
952	2,320	46,400	46,400	78,880	..	-25,780	32,480	16,240	..	-9,540	
953	3,292	82,300	82,300 +X	1,41,556 } +X	..	-96,002	59,256	29,628 } +X	..	-59,636	
923	1,123	25,829	25,829	39,305 } +X	..	..	13,476	6,738 } +X			
	4,415	1,08,129	1,08,128 +X	1,80,861			72,732	36,366			
954	25,989	5,19,780	5,19,780 +X	8,83,626	..	+3,120	3,63,846	1,81,923	..	+1,85,043	
955	2,143	64,290	64,290 +X	†96,435	..	+870	32,145	16,072	..	+16,942	
956	4,369-11	1,74,764	1,74,764 +X	2,40,301	..	..	65,537	32,768	..	+32,768	
957	1,704-00	76,680	76,680 +X	1,02,240	..	..	25,560	12,780	..	+12,780	
958	942-00	42,390	42,390 +X	56,520	..	-17,910	14,130	7,065	..	-10,845	
959	2,189-00	98,505	98,505 +X	1,31,340	..	-15,997	32,835	16,417	..	+420	
960	1,183-00	41,405	41,405 +X	55,601	..	-13,534	14,196	7,098	..	-6,436	
961	769-00	26,915	26,915 +X	36,143	..	-16,535	9,228	4,614	..	-11,921	
962	2,330-00	93,200	93,200 +X	1,21,160	..	-86,351	27,960	13,980	..	-72,371	
963	533-00	21,320	21,320 +X	29,315	..	-13,430	7,995	3,997	..	-9,433	
964	700-00	24,500	24,500 +X	30,100	..	..	5,600	2,800	..	+2,800	
965	1,149-00	34,470	34,470 +X	51,705	..	-4,693	17,235	8,617	..	+3,924	
966	364-00	10,192	10,192 +X	15,652	..	-812	5,460	2,730	..	+1,918	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1014	1. Atmaram Gajanan Sane 2. Ramrao Gajanan Sane. 3. Keshav Gajanan Sane.	P. & T.	2B1/1162..	299	1,172-73	23,455	25,195 +X
1015	1. Vallabhajee Dayabhai Ghansi (5/48 share) .. 2. Kantilal Dayabhai Ghansi (5/48 share). 3. Ramanlal Dayabhai Ghansi (5/48 share). 4. Virji Raisy (11/16 share).	P. & T.	2/1162 ..	300	3,403-00	85,075	89,305 +X
1016	Trustees of the Panchal Maya Brahman Samaj ..	P. & T.	2A/1162 ..	301	800-00	16,000	16,000 +X
1017	Vishwanath Shivram Surve	P. & T.	2/1286 ..	302	862-00	15,516	15,516 +X
1018	1. Sunderrao Dinanath Vijayakar 2. Keshav Dinanath Vijayakar. 3. Shrimati Sunderabai Dinanath Vijayakar. 4. Mukund Dinanath Vijayakar. 5. Shrimati Mirabai, daughter of Dinanath Vijayakar. 6. Shrimati Sushilabai, daughter of Dinanath Vijayakar.	P. & T.	1285 ..	303	799-00	15,980	15,980 +X
1019	Charitable Property Abdul Razzak Suleman Maniar (Managing Trustee).	P. & T.	8/1262 ..	304	711-00	17,775	17,775 +X
1020	1. Adam Suleman Maniar 2. Gulam Husein Suleman Maniar (Lessors). Bai Fatmabai Haji Siddick (Lessee).	P. & T.	3/1262 ..	305	519-00	12,975	20,765 +X
1021	1. Adam Suleman Maniar 2. Gulam Husein Suleman Maniar.	P. & T.	1262 ..	306	776-00	23,280	35,660 +X
1022	Suleman Haji Mahomed Maniar (Lessor) Shrimati Havabai Haji Fatch Mahomed Haji Mahomedji Maniar (Lessee).	P. & T.	10/1262 ..	306-A	518-00	20,720	20,720
1023	Charitable Property Abdul Razzak Suleman Maniar (Managing Trustee).	P. & T.	9/1262 ..	307	320-00	12,800	15,700
1024	1. Mahomed Hanif Joosab Shakoor 2. Tahere Mohomed Rashid Maniar. 3. Abdul Hamid Joosab Shakoor. 4. Joosab Abdulla Shakoor (Lessors). 1. Abdul Mahomed Alibhoy. 2. Shrimati Jenabai Alibhoy Mahomed (Lessees).	P. & T.	2/1262 ..	308	625-00	30,000	1,56,000
1025	1. Adam Suleman Maniar 2. Gulam Hussein Suleman Maniar (Lessors)	P. & T.	1/1262 ..	309	303-25	17,831	27,051 +X
		P. & T.	5/1262 ..		93-00		
					396-25		
	1. Shrimati Jenabai Suleman. 2. Shrimati Rukhiabai Suleman (Lessees).						
1026	Shrimati Fatmabai, daughter of Jan Mahomed Haji Abdul Satar (Lessor). Hasankhan Abdullakhan (Lessee).	P. & T.	4/1262 ..	310	647-00	25,880	25,880 +X
1027	1. Adam Suleman Maniar 2. Gulam Hussein Suleman Maniar.	P. & T.	7/1262 ..	311	655-00	26,200	26,200 +X
1028	Shrimati Aminabibi Mahomedali Tungekar	P. & T.	6A/1262 ..	312	712-00	28,480	28,555 +X

*Incremental contribution under section 66 to be paid by Lessors, 6.85 per cent. Incremental contribution under section 66 to be paid by Lessee, 93.15 per cent. Lessor = + 242, Lessee = - 5,700. Compensation under section 67 to be paid to the lessee who shall continue to pay the existing lease rent.

†Lessor = -8,275, Lessee = -12,445.

‡Lessors=Nil. Lessees=-1,25,420. Compensation under section 67 to be paid to the lessees who shall continue to pay the existing lease rent.

••Lessors=Nil. Lessees=-7,451. Compensation under section 67 to be paid to the lessees who shall continue to pay the existing lease rent.

††Incremental contribution under section 66 to be paid by lessor 6.85 per cent. Incremental contribution under section 66 to be paid by lessee 93.15 per cent. Lessor = + 68, Lessee = + 1,732. Contribution under section 67 to be paid by lessee who shall continue to pay the existing lease rent.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
967	796-00	Rs. 15,920	Rs. 15,920 +X	Rs. 25,472	Rs. ..	-9,275	9,552	4,776	..	-4,499	
968	2,805-00	70,125	70,125 +X	1,03,785	..	-19,180	33,660	16,830	..	-2,350	
969	800-00	16,000	16,000 +X	25,600	..	..	9,600	4,800	..	+4,800	
970	1,041-00	18,738	18,738 +X	33,312	..	+3,222	14,574	7,287	..	+10,509	
971	770-00	15,400	15,400 +X	24,640	..	-580	9,240	4,620	..	+4,040	
972	630-00	15,750	15,750 +X	26,460	..	-2,025	10,710	5,355	..	+3,330	
973	471-00	11,775	11,775 +X	18,840	..	-8,990	7,065	3,532	..	-5,458*	
974	679-00	20,370	20,370 +X	30,555	..	-15,290	10,185	5,092	..	-10,198	
..	..	..	..	..	..	-20,720	..	..	..	-20,720†	†
..	..	..	..	..	..	15,700	..	..	..	-15,700	
975	551-00	26,448	26,448	34,713	..	-1,29,552	8,265	4,132	..	-1,25,420‡	‡
976	400-00	18,000	18,000 +X	21,200	..	-9,051	3,200	1,600	..	-7,451**	**
977	667-00	26,680	26,680 +X	28,681	..	+800	2,001	1,000	..	+1,800	††
978	655-00	26,200	26,200 +X	31,440	..	..	5,240	2,620	..	+2,620	
979	706-00	28,240	28,240 +X	33,888	..	-315	5,648	2,824	..	+2,509	

Town Planning Scheme
Redistribution and

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
1029	Ismail Gafoorbhai Kapurwala	P. & T.	6/1262 ..	313	955-00	Rs. 38,200	Rs. 38,400 +X
1030	Bhaskar Anant Kowly	P. & T.	6B/1262 ..	314	1,0030-0	40,120	40,120 +X
1031	1. Bhaskar Anant Kowly	F. H.	1/1279 ..	315	495-00	1,09,270	1,27,800 +3X
	2. Manohar Bhaskar Kowly	P. & T.	1286		1,273-00		
	3. Hareshwar Bhaskar Kowly	P. & T.	1287		2,591 00		
	4. Moreshwar Bhaskar Kowly.						
	5. Vithal Bhaskar Kowly.				4,359-00		
1032	The Vicar and Wadens of the Church of N. S. D. Salvacao.	M. L.	1642 ..	316	1,650-00	66,000	66,000
1033	The Trustees of Shri Jakhadevi Temple	F. H.	1555 ..	317	171-41	6,856	6,856 +X
1034	Wasudeo Gopal Waingankar	M. L.	1637 ..	318	1,424-00	52,688	53,138 +X
1035	1. Shrimati Anandibai Keshav Ganesh Joshi	M. L.	1/1289 ..	319	900-93	45,046	45,046 +X
	2. Ramchandra Keshav Joshi.						
	3. Vishwanath Keshav Joshi.						
1036	Suryakant Khanderao Bhiwandkar and others	P. & T.	1288 ..	320	3,148-67	94,460	96,360 +X
	Executors and Trustees of the Deed of Settlement of the late R. N. Rele.						
1037	Parsharam Anant Kowly	P. & T.	1162 ..	321	1,000-00	25,000	27,500 +X
		P. & T.	7/1162 ..				
1038	1. Pratap Chintaman Date	P. & T.	9/1162 ..	322	323-00	11,305	12,305 +X
	2. Shrimati Babibai, widow of Chintaman Date.						
1039	Shrimati Bhagirathibai, widow of Maruti Bapuji Borkar	P. & T.	5/1162 ..	324	714-00	24,990	24,990 +X
1040	1. Narayan Jagannath Chury	P. & T.	6/1162 ..	325	1,449-00	43,470	46,770 +X
	2. Kashinath Jagannath Chury.						
	3. Jairam Jagannath Chury.						
1041	Mundegar Merwan Aga	P. & T.	1A/1162 ..	326	3,174-00	82,524	82,524 +X
1042	Merwan Mundegar Aga	P. & T.	1B/1162 ..	327	1,550-00	46,500	46,500 +X
1043	Shrimati Awabai Nadirshaw Cowasji	P. & T.	1/1162 ..	328	3,001-11	88,428	1,35,428 +X
1044	1. Vithaldas Damodar Khimji	P. & T.	1163 ..	329	3,022-00	69,506	72,006
	2. Govindji Moraji.						
	4. Jagjiwandas Mathuradas Matani.						
	4. Kanji Bhimji.						
	Trustees of the Trust of Shrimati Chandrabetty Chandrabai, widow of Lankha Balaji Hari.						
1045	1. Shrimati Achhibai Janibhai Ganibhai (1/8 Share)	P. & T.	1164 ..	330	1,676 00	41,900	41,900 +X
	2. Abdul Gani Janibhai Ganibhai (7/8 Share).						
1046	1. Arafbhai Ganibhai	P. & T.	1/1164 ..	331	1,366-00	27,320	27,320 +X
	2. Alibhai Miya Saheb.						
	3. Hasanbhai Gulabbhai.						
	4. Achhubhai Dolatbhai.						
	Trustees of the Will and Credits of the Late Haji Gani Haji Mahomed Araf.						
1047	1. Purshottamdas Pranjivandas Ganjawalla	P. & T.	1/1165 ..	332	1,146-04	22,928	22,928 +X
	2. Bhagwatsen Purshottamdas Ganjawalla.						

*This property is reported to have been sold and its possession handed over to (1) Khubchand Dayaldas, (2) Ramchand Dayaldas, (3) Chellaram Dayaldas and (4) Hotchand Mulchand as Evacuee Property by the Regional Settlement Commissioner.
† Temple. No contribution under section 32 (1) (vii).
‡ Lump sum for shifting the Temple on the foot-path at the site provided at the South-East corner of F. P. 988.

Bombay City No. IV (Mahim Area)
Valuation Statement.—Form B.

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
980	894-00	35,760	35,760 +X	42,912	..	-2,640	7,152	3,576	..	+936	•
981	937-00	37,480	37,480 +X	42,165	..	-2,640	4,685	2,342	..	-298	
982	944-00	37,760	37,760 +X	43,424	..		5,664	2,832			
922	642-00	16,050	16,050 +X	22,470	..	-60,390	6,420	3,210	..	-50,948	
991	680-00	13,600	13,600 +X	20,400	..		6,800	3,400			
	<u>2,266-00</u>	<u>67,410</u>	<u>67,410 +3X</u>	<u>86,294</u>			<u>18,884</u>	<u>9,442</u>			
..	..	..	..	..	..	-66,000	..	..	..	-66,000	
984	171-41	6,856	6,856 +X	7,713	..	..	857	*†	..	..	*†
985	1,434-00	53,058	53,058 +X	60,228	..	-80	7,170	3,585	..	+3,505	
986	900-93	45,046	45,046 +X	49,551	..	..	4,505	2,252	..	+2,252	
987	3,121-00	93,630	93,630 +X	1,09,235	..	-2,730	15,605	7,802	..	+5,072	
989	885-00	22,125	22,125 +X	32,745	..	-5,375	10,620	5,310	..	-65	
988	302-00	10,570	10,570 +X	12,986	..	-1,735	2,416	1,208	-2,000†	-2,527	‡
993	667-00	23,345	23,345 +X	28,681	..	-1,645	5,336	2,668	..	+1,023	
994	1,284-00	38,520	38,520 +X	44,940	..	-8,250	6,420	3,210	..	-5,040	
995	3,174-00	82,524	82,524 +X	98,394	..	..	15,870	7,935	..	+7,935	
996	1,550-00	46,500	46,500 +X	54,250	..	..	7,750	3,875	..	+3,875	
997	1,340-00	46,900	46,900 +X	57,620	..	-88,528	10,720	5,360		-83,168	
925	1,116-00	25,668	25,668	39,060	..	-46,338	13,392	6,696	..	-39,642	
1000	1,475-00	36,875	36,875 +X	48,675	..	-5,025	11,800	5,900	..	+875	
1001	1,366-00	27,320	27,320 +X	40,980	..	..	13,660	6,830	..	+6,830	
1003	1,135-00	22,700	22,700 +X	31,780	..	-228	9,080	4,540	..	+4,312	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
1048	1. Issac Haji Vali Mahomed 2. Abdul Waheb Haji Vali Mahomed	P. & T. P. & T. P. & T.	2/1165 3/1165 4/1165	.. .. 333 ..	979-02 1,237-09 1,398-04 <u>3,615-05</u>	Rs. 90,387	Rs. 90,387 +X
1049	1. Dagdooji Mahaduji 2. Maruti Bapuji. 3. Tulsiram Mahanji. 4. Vithal Mahanji. (Common for charitable purpose).	P. & T.	1165	.. 334	112-05	3,375/	3,325 +X
1050	Sha Walchand Doolabhji (Fazandar) Shrimati Pirozbai, widow of Rustomji (Holder).	P. & T.	1168	.. 335	438-33	10,958	11,658 +X
1051	Kassam Miya Abdul Kadar	P. & T.	1169	.. 336	3,028-00	99,924	1,01,844 +X
1052	Asgaralli Mulla Bakerally Lonavalawalla	P. & T.	1/1170	.. 337	617-00	24,680	25,780 +X
1053	1. Purshottam Balkrishna Shetye 2. Anant Balkrishna Shetye.	P. & T.	1155	.. 338	867-00	39,015	39,015 +X
1054	Ladhabhai Umersey	P. & T.	1156	.. 339	1,346-22	40,387	40,387 +X
1055	1. Poonjabhai Asoo 2. Kalyanji Dhanji. 3. Premji Morarji. 4. Dewji Jewat. 5. Ramaji Ravji. Trustees of the Cutch Kodaya Panjarpole of Bombay.	P. & T.	1157	.. 340	521-00	15,630	15,630 +X
1056	Damodardas Hiralal	P. & T.	1158	.. 341	773-33	19,333	19,333 +X
1057	1. Shrimati Rehmatbai, widow of Ahmed Miya (1/2 share). 2. Suleman Ahmed Miran (1/6 share). 3. Mohiuddin Ahmed Miran (1/6 share). 4. Moinuddin Ahmed Miran (1/6 share). (Tenant in common).	P. & T.	1159	.. 342	653-00	16,325	16,325 +X
1058	Vishwanath Ramchandra Berde	P. & T.	1160	.. 343	720-00	18,000	18,000 +X
1059	1. Shrimati Banubai Fredoon Tarapore 2. Fredoon Feroze Tarapore.	P. & T.	1161	.. 344	621-00	15,525	15,525 +X
1060	1. Dawoodbhai Essabhai Batliwala 2. Nomanbhai Ebrahim Batliwala. 3. Taherbhai Ebrahim Batliwala.	P. & T.	1297	.. 345	687-00	17,175	17,175 +X
1061	Ramji Ravji and others Trustees of the Cutch Kodaya Sadajan Pravriti Trust.	P. & T.	1296	.. 346	554-00	13,850	13,850 +X
1062	Rana Harkison Khushal	P. & T.	1295	.. 347	599-00	17,970	17,970 +X
1063	1. Chhaganlal Malchand Jain 2. Dhanraj Malchand Jain. 3. Nihalchand Malchand Jain.	P. & T.	1294	.. 348	473-00	11,825	11,825 +X
1064	1. Shrimati Banubai Fredoon Tarapore 2. Fredoon Feroze Tarapore.	P. & T.	1293	.. 349	971-00	33,985	33,985 +X
1065	1. Mahomed Khub Haji Miya 2. Abdul Rehman Haji Miya. 3. Mahomed Usman Haji Miya.	P. & T.	1298	.. 350	555-00	19,425	19,425 +X

*Temple. No Incremental contribution under section 32 (1) (vii).

†Fazandar = Nil, Holder = +3,248: Holder shall continue to pay the existing Fazandari rent.

A-1499-19 (b)

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
1002	3,256-00	Rs. 81,400	Rs. 81,400 +X	Rs. 1,07,448	Rs. ..	-8,987	26,048	13,024	..	+4,037	
1004	119-00	3,570	3,570 +X	4,165	..	-255	595	•	..	-255	
1005	514-00	12,850	12,850 +X	16,962	..	+1,192	4,112	2,056	..	+3,248†	
1006	2,953-00	97,449	97,449 +X	1,21,073	..	-4,395	23,624	11,812	..	+7,417	
1007	687-00	27,480	27,480 +X	32,976	..	+1,700	5,496	2,748	..	+4,448	
1008	867-00	39,015	39,015 +X	45,951	..	..	6,936	3,468	..	+3,468	
1009	1,346-22	40,387	40,387 +X	51,156	..	..	10,769	5,384	..	+5,384	
1010	506-00	15,180	15,180 +X	18,216	..	-450	3,036	1,518	..	+1,068	
1011	773-33	19,333	19,333 +X	25,520	..	..	6,187	3,093	..	+3,093	
1012	653-00	16,325	16,325 +X	21,549	..	..	5,224	2,612	..	+2,612	
1013	615-00	15,375	15,375 +X	20,295	..	-2,625	4,920	2,460	..	-165	
1014	621-00	15,525	15,525 +X	20,493	..	..	4,968	2,484	..	+2,484	
1015	687-00	17,175	17,175 +X	22,671	..	..	5,496	2,748	..	+2,748	
1016	554-00	13,850	13,850 +X	16,620	..	..	2,770	1,385	..	+1,385	
1017	626-00	18,780	18,780 +X	23,788	..	+810	5,008	2,504	..	+3,314	
1018	473-00	11,825	11,825 +X	14,190	..	..	2,365	1,182	..	+1,182	
1019	979-00	34,265	34,265 +X	42,097	..	+280	7,832	3,916	..	+4,196	
1020	500-00	17,500	17,500 +X	21,500	..	-1,925	4,000	2,000	..	+75	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1066	1. Shrimati Rabiabai Haji Mahomed Haji Hussain 2. Shrimati Jabadabai Haji Mahomed Haji Hussain. 3. Shrimati Aminabai Haji Mahomed Haji Hussain. Trustees of the Deed of Settlement, dated 30th April 1951.	P. & T.	1299	.. 351	564-00	22,560	22,560 +X
1067	1. Gulam Alli Keshavji Mahomed 2. Shrimati Fatnabai Gulam Alli Keshavji.	P. & T.	1300	.. 352	605-00	31,460	31,460 +X
1068	1. Shrimati Parvatibai Shanker Gunaji Chavan 2. Vijaykumar Shanker Gunaji Chavan.	P. & T.	1151	.. 353	2,621-00	65,525	65,525 +X
1069	1. Ranjitsingh Jamnadas Thakkar 2. Mulraj Purshottam. 3. Shrimati Narayaneebai Purshottam. Trustees of Meghji Vallabhdas Trust.	P. & T.	1152	.. 354	1,017-00	25,425	25,425 +X
1070	The Zandu Pharmaceutical Works Limited	P. & T.	1150	.. 355-B	6,125-45	5,23,273	5,23,273 +2X
		P. & T.	1148	..	3,442-00		
		P. & T.	1/1149	.. 355A	1,583-00		
		M. L.	2/1149	..	604-00		
		P. & T.	1302	..	1,268-00		
		P. & T.	1153	..	606-00		
		P. & T.	1147	.. 355	3,682-00		
		P. & T.	1154	..	132-00		
					17,442-45		
1071	Kaikhushroo Rustomji Kavarana	P. & T.	3/1149	.. 356	583-33	26,250	26,250 +X
1072	1. Yeshwant Vithoba Mantri 2. Vinayak Vithoba Mantri.	P. & T.	1138	.. 357	5,177-00	2,48,496	2,48,496 +X
1073	Gulam Ahmed Afzulbhai Hawa	F. H. P. & T.	1576	.. 358	584-00 1,798-00	1,07,190	1,07,190 +X
				Total	2,382-00		
1074	1. Bernard D'Souza (1/4 share) 2. Peter D'Souza (1/4 share). 3. John Dominic D'Souza, (1/8 share). 4. Joaquim D'Souza (1/8 share). 5. Shrimati Jaonna Clement Mendonca (1/8 share). 6. Anton Quinny. 7. Robert Anton Quinny. 8. John Augustine Quinny. 9. Charles Mores Quinny. 10. Maggie Luiza Quinny (1/8 share for 6 to 10).	P. & T.	1146	.. 360	707-00	28,280	28,280 +X
1075	1. Rev. Father George Fernandez 2. D. C. Mesquitta. 3. Francis John Mesquitta. 4. J. B. Mesquitta. 5. Francis D'Souza. Trustees of the Deed of Settlement, dated 29th October 1949.	P. & T.	1/1146	.. 361	351-00	15,795	15,945 +X
1076	The Life Insurance Corporation of India	P. & T.	1/1145	.. 362	1,295-00	58,275	58,275 +X
1077	1. Philemon J. D. De'Souza 2. Shrimati Gracey Philemon J. D. De'Souza	M. L.	1145	.. 363	1,198-00	35,940	35,990 +X
1078	Kalyanji Deoji	P. & T. P. & T.	1141 1/1141	.. 364 ..	7,233-00 79-00	1,44,660 1,580	1,50,040 +2X
					7,312-00	1,46,240	

*Property attached by the Collector of Bombay for recovery of income-tax dues.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)	
		Rs.	Rs.	Rs.								
1021	564-00	22,560	22,560 +X	25,380	..	..	2,820	1,410	..	+1,410	
1022	602-00	31,304	31,304 +X	33,110	..	-156	1,806	903	..	+747		
1023	2,621-00	65,525	65,525 +X	78,630	..	..	13,105	6,552	..	+6,552	
1024	1,017-00	25,425	25,425 +X	37,629	..	..	12,204	6,102	..	+6,012	
1025	13,472-00	4,04,160	4,04,160 +X	5,38,880	}	+8,087	1,34,720	67,360	}	..	+96,647	
1028	4,240-00	1,27,200	1,27,200 +X	1,69,600		..	42,400	21,200				
	17,712	5,31,360	5,31,360 +2X	7,08,480			1,77,120	88,560				
1026	583-33	26,250	26,250 +X	28,000	..	..	1,750	875	..	+875	
1027	5,177-00	2,48,496	2,48,496 +X	2,64,027	..	..	15,531	7,765	..	+7,765	
1029	2,382-00	1,07,190	1,07,190 +X	1,35,774	..	..	28,584	14,292	..	+14,292	
1030	686-00	27,440	27,440 +X	35,672	..	-1,040	8,232	4,116	..	+3,076		
1031	342-00	15,390	15,390 +X	18,810	..	-555	3,420	1,710	..	+1,155		
1032	1,276-00	57,420	57,420 +X	76,560	..	-855	19,140	9,570	..	+8,715		
1033	1,185-00	35,550	35,550 +X	49,770	..	-440	14,220	7,110	..	+6,670		
1035	4,968-00	99,360	99,360 +X	1,58,976	}	..	-25,820	59,616	29,808	}	..	+13,310
1034	1,243-00	24,860	24,860 +X	43,505				18,645	9,322			
	6,211-00	1,24,220	1,24,220 +2X	2,02,481			78,261	39,130				

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1079	1. Champsey Dharsey 2. Dharsey Ghelabhai	P. & T. P. & T.	1140 7/1139	.. 365	3,085-00 169-00	61,700 3,380	68,430 +X
					3,254-00	65,080	
1080	1. Ranchhod Ramji 2. Narottam Ramji 3. Karson Ramji	P. & T. P. & T. P. & T.	1139 6/1139 8/1139	.. 366 } 366-A	1,077-00 64-00 100-00	26,925 4,100	34,765 +2X
				Total ..	1,241-00	31,025	
		P. & T.	3/1139	.. 366-B	639-00	1	1
1081	Narandas Gopalji	P. & T.	1/1139	.. 367	307-00	7,675	7,675 +X
1082	Shrimati Hirabai Hariram Anant Mantri	P. & T.	2/1139	.. 368	329-00	8,225	8,265 +X
1083	1. Narayan Ganesh Akolkar 2. Shrimati Laxmibai, w/o N. G. Akolkar. 3. Harishchandra Narayan Akolkar.	P. & T.	5/1139	.. 369	150-00	3,750	3,750 +X
1084	Jagannath Balkrishna Sahani	P. & T.	4/1139	.. 370	1,167-00	29,175	29,175 +X
1085	1. The Crown Spinning and Manufacturing Company, Limited.	P. & T.	1123 (Part) 1/1123 (Part).	371 (Part)	11,620-00 7-00	11,92,135	11,93,135 +X
	2. (i) Bomanji Khurshedji Wadia (ii) Ardeshir Khurshedji Wadia (Lessors) The Crown Spinning and Manufacturing Company, Limited. (Lessees).	P. & T.	1123 (Part) 1/1123 (Part).	371 (Part)	14,474-00 110-00		
	3. Sir Vithaldas Damodardas Thakersey (Lessor) The Crown Spinning and Manufacturing Company, Limited. (Lessees).	P. & T.	1123 (Part)	371 (Part)	7,850-00		
			Total ..		34,061-00		
1086	The Municipal Corporation for Greater Bombay	M. L.	909	.. 372	4,651-00	1,62,785	2,27,285 +2X
1087	1. Abdul Latif Ayub 2. Mahomed Jaffar Ayub.	Foras	1122	.. 373	267-00	12,015	27,015 +X
1088	1. Devdutt Vasant Dhumatkar 2. Madhav Vasant Dhumatkar. 3. Dr. Umakant Vasant Dhumatkar.	Foras	1121	.. 374	1,042-00	41,680	74,280 +X
1089	The Bombay Dyeing and Manufacturing Company Limited.	Foras	1120	.. 375	5,390-00	1,61,700	2,16,700 +2X
1090	1. Manohar Nagnath 2. Prabhakar Nagnath. (Tenants-in-common in equal shares).	P. & T.	1144	.. 376	2,167-00	65,010	67,010 +X
1091	1. Manohar Nagnath 2. Prabhakar Nagnath. (Tenants-in-common in equal shares).	P. & T.	1/1143	.. 377	344-00	8,600	8,600 +X

*Lessors = Nil, Lessee = +1,75,545. Contribution under section 67 to be paid by Lessee who shall continue to pay the existing lease rent. Lessors' interests over the original plot are transferred to the corresponding areas of the Final Plot.
†Temple. No Incremental contribution under section 32 (1) (vii).

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
1036	3,164-00	Rs. 63,280	Rs 63,280 + X	Rs. 1,01,248	..	-5,150	37,968	18,984	..	+13,834	
1042	858-00	21,450	21,450 + X	34,320	}	.. -8,615	12,870	6,435	}	..	-770
1037	188-00	4,700	4,700 + X	77,520			2,820	1,401			
	1,046-00	26,150	26,150 + 2X	41,840			15,690	7,845			
..	..	..	..	..	..	-1	..	..	..	-1	Passage.
1041	223-00	5,575	5,575 + X	8,920	..	-2,100	3,345	1,672	..	-428	
1040	267-00	6,675	6,675 + X	10,680	..	-1,590	4,005	2,002	..	+412	
1038	201-00	5,025	5,025 + X	7,035	..	+1,275	2,010	1,005	..	+2,280	
1039	1,010-00	25,250	25,250 + X	40,400	..	-3,925	15,150	7,575	..	+3,650	
1043	34,217	11,97,595	11,97,595 + X	15,39,765	..	+4,460	3,42,170	1,71,085	..	+1,75,545	
1044	1,335-00	46,725	46,725 + X	66,750	}	.. -1,67,060	20,025	10,012	}	..	-1,52,548
1049	450-00	13,500	13,500 + X	22,500			9,000	4,500			
	1,785-00	60,225	60,225 + 2X	89,250			29,025	14,512			
1045	488-00	21,960	21,960 + X	31,720	..	-5,055	9,760	4,880	..	-175	
1046	1,006-00	40,240	40,240 + X	60,360	..	-34,040	20,120	10,060	..	-23,980	
1047	587-00	17,610	17,610 + X	24,654	}	.. -1,09,180	7,044	3,522	}	..	-89,175
1048	2,997-00	89,910	89,910 + X	1,22,877			32,967	16,483			
Total	3,584-00	1,07,520	1,07,520 + 2X	1,47,531			40,011	20,005			
1050	1,821-00	54,630	54,630 + X	81,945	..	-12,380	27,315	13,657	..	+1,277	
1051	244-00	7,320	7,320 + X	10,980	..	-1,280	3,660	..†	..	-1,280	†

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1092	1. Ahmed Usuf Botawala	P. & T.	1143	.. 378	24,552.44	7,36,573	7,98,703
	2. Mohamed Ahmed Botawala	P. & T.	(Part.) 1/1142	..	1,756.00	52,680	+2X
	3. Suleman Ahmed Botawala. Trustees of the Deed of Wakf, dated 28th March 1955 of Ahmed Usuf Botawala (1/2 Share).				<u>26,308.44</u>	<u>7,89,253</u>	
	1. Ahmed Usuf Botawala.						
	2. Usuf Mohamed Munnee. Surviving Executors of the Will, dated 27th May 1944 of Suleman Mohamed Munnee (1/2 Share).						
1093	1. Ahmed Usuf Botawala	P. & T.	2/1143	.. 378-B	328.00	13,120	14,120
	2. Mohamed Ahmed Botawala.						+X
	3. Suleman Ahmed Botawala. Trustees of the Deed of Wakf, dated 28th March 1955 of Ahmed Usuf Botawala (1/2 Share).						
	1. Ahmed Usuf Botawala.						
	2. Usuf Mohamed Munnee. Surviving Executors of the Will dated 27th May 1944 of Suleman Mohamed Munnee (1/2 Share). (Lessors). Ramlal Maganlal Parikh. (Lessee).						
1094	1. Ahmed Usuf Botawala	P. & T.	3/1143	.. 378-C	600.00	24,000	24,000
	2. Mohamed Ahmed Botawala.						+X
	3. Suleman Ahmed Botawala. Trustees of the Deed of Wakf, dated 28th March 1955 of Ahmed Usuf Botawala (1/2 Share).						
	1. Ahmed Usuf Botawala.						
	2. Usuf Mohamed Munnee, Surviving Executors of the Will, dated 27th May 1944 of Suleman Mohamed Munnee (1/2 Share). (Lessors). 1. Shrimati Mangalavati Hirachand Jhaveri. 2. Kumari Indukala Hirachand Jhaveri. (Lessees).						
1095	1. Ahmed Usuf Botawala	P. & T.	4/1143	.. 378-D	2,925.00	1,17,000	1,17,000
	2. Mohamed Ahmed Botawala.						+X
	3. Suleman Ahmed Botawala. Trustees of the Deed of Wakf, dated 28th March 1955 of Ahmed Usuf Botawala, (1/2 Share).						
	1. Ahmed Usuf Botawala.						
	2. Usuf Mohamed Munnee. Surviving Executors of the Will, dated 27th May 1944 of Suleman Mohamed Munnee (1/2 Share). (Lessors). 1. Tribhovandas Lalbhai Engineer. 2. Ganpatram Tribhovandas Engineer. 3. Girdharlal Tribhovandas Engineer. (Lessees).						
1096	1. Ahmed Usuf Botawala	P. & T.	5/1143	.. 378-E	1,986.00	79,440	79,440
	2. Mohamed Ahmed Botawala.						+X
	3. Suleman Ahmed Botawala. Trustees of the Deed of Wakf, dated 28th March 1955 of Ahmed Usuf Botawala (1/2 Share).						
	1. Ahmed Usuf Botawala.						
	2. Usuf Mohamed Munnee. Surviving Executors of the Will, dated 27th May 1944 of Suleman Mohamed Munnee (1/2 Share). (Lessors). 1. Chimanlal Gokuldas Parikh. 2. Sunderlal Chimanlal Parikh. 3. Jayantilal Chimanlal Parikh. 4. Rasiklal Munilal Parikh. (Lessees).						

† Compensation under section 67 for land to be paid to lessors and for structure to the lessee. Incremental contribution under section 66 to be paid by lessors 32.6 per cent. Incremental contribution under section 66 to be paid by lessee 67.4 per cent. Lessor = +476. Existing lease rent is reduced to Rs. 70.10 per month.

†† Contribution to be paid by lessors 32.95 per cent. Contribution to be paid by lessee 67.05 per cent. Lessors = +1,483, Lessee = +3,017.

•• Compensation under section 67 to be paid to lessor. Incremental contribution under section 66 to be paid by lessor 32 per cent. Incremental contribution under section 66 to be paid by lessee 68 per cent. Lessors = -3,368, Lessees = +13,668. Existing lease rent is reduced to Rs. 439.80 per month.

• Compensation under section 67 to be paid to Lessors. Incremental contribution under section 66 to be paid by lessors 29.6 per cent. Incremental contribution under section 66 to be paid by lessee 70.4 per cent. Lessors = -9,608, Lessees = +8,733. Existing lease rent is reduced to Rs. 374.75 per month.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.		Rs.					
1053	17,089-00	5,12,670	5,12,670	7,69,005	}	-1,17,523	2,56,335	1,28,167	}	..	+44,346
1059	5,617-00	1,68,510	5,12,670 +X 1,68,510 +X	2,35,914			67,404	33,702			
	22,706	6,81,180	6,81,180 +2X	10,04,919			3,23,739	1,61,869			
1058	292-00	11,680	11,680 +X	16,060	..	-2,440	4,380	2,190	..	-250†	†
1052	600-00	24,000	24,000 +X	33,000	..	..	9,000	4,500	..	+4,500††	††
1055	2,680-00	1,07,200	1,07,200 +X	1,47,400	..	-9,800	40,200	20,100	..	+10,300**	**
1054	1,654-00	66,160	66,160 +X	90,970	..	-13,280	24,810	12,405	..	-875•	•

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
1097	1. Ahmed Usuf Botawala 2. Mohamed Ahmed Botawala. 3. Suleman Ahmed Botawala. Trustees of the Deed of Wakf, dated 28th March 1955 of Ahmed Usuf Botawala (1/2 Share). 1. Ahmed Usuf Botawala. 2. Usuf Mohamed Munnee. Surviving Executors of the Will, dated 27th May 1944 of Suleman Mohamed Munnee (1/2 Share). (Lessors). Dr. Divachand Krishnachand Ahuja. (Lessee).	P. & T.	1143 (Part)	378-F	233-00	9,320	9,320 +X
1098	1. Ahmed Usuf Botawala 2. Mohamed Ahmed Botawala. 3. Suleman Ahmed Botawala. Trustees of the Deed of Wakf, dated 28th March 1955 of Ahmed Usuf Botawala (1/2 Share). 1. Ahmed Usuf Botawala. 2. Usuf Mohamed Munnee. Surviving Executors of the Will, dated 27th May 1944 of Suleman Mohamed Munnee (1/2 Share). (Lessors). The B. E. S. and T. Undertaking. (Lessees).	P. & T.	1143 (Part)	378-A	55-56	2,222	2,222 +X
1099	The Bombay Dyeing and Manufacturing Company Limited.	Foras	1119	.. 379	3,822-00	1,14,660	1,14,660 +X
1100	1. Chotalal Narsidas 2. Vithaldas Narsidas.	Foras	1116	.. 380	875-78	17,516	18,216 +X
1101	Giga Madhavji	Foras	1118	.. 381	326-44	9,793	9,793 +X
1102	1. Shrimati Fatmabai, widow of Karimbhoy Peer-Mahomed. 2. Rahimbhai Karimbhai. 3. Fakirmahomed Karimbhai.	Foras	1117 (Part)	382	4,126-14	1,23,784	1,27,284 +2X
1103	The Municipal Corporation for Greater Bombay ..	Foras	1117 (Part)	382-A	236-30	9,452	9,452
1104	1. Madhukar Raghunath Kalewar 2. Madan Raghunath Kalewar. 3. Mahendranath Raghunath Kalewar. 4. Mohan Raghunath Kalewar. 5. Dhananjaya Raghunath Kalewar. Trustees under the Will, dated 13th May 1954 by Manaji Rajooji Kalewar.	Foras	1115	.. 383	5,715-00	1,25,730	1,26,390 +X
1105	1. Bhanushankar Amratram Vyas 2. Kantilal Bhanushankar Vyas.	Foras	1114	.. 384	293-00	7,325	7,325 +X
1106	Sadashiv Janoo	Foras	1113	.. 385	991-86	24,796	24,796 +X
1107	Shamji Khimji	Foras	1/1112	.. 386	1,437-00	28,740	28,740 +X
1108	1. Ratilal Uttamram Merchant 2. Babubhai Uttamram. 3. Mohanlal Kalidas Shah.	Foras	1112	.. 387	976-00	24,400	24,900 +X
1109	1. Ebrahim Suleman 2. Cassum Suleman.	Foras	1111	.. 388	490-00	10,780	10,780 +X
1110	Shrimati Bhanabai Ghansi Bhimsi	Foras	1110	.. 389	439-00	9,658	9,658 +X
1111	1. Siddhinath Ganga Vishnu Dixit 2. Jagdeoshankar Surajabali Sharma.	Foras	1109	.. 390	955-00	21,010	21,010 +X
1112	Shrimati Bachubai Jahangir Gazdar	Foras	1108	.. 391	1,370-00	30,140	30,640
1113	The Municipal Corporation for Greater Bombay ..	Foras	1/1108	.. 392	500-00	11,000	11,000

*Contribution to be paid by lessors 32-65 per cent. Contribution to be paid by lessee 67-35 per cent. Lessors = +570, Lessee = +1,177.

†Contribution to be paid by Lessors 63-75 per cent. Contribution to be paid by lessees 36-25 per cent. Lessors = +266, Lessees = +151.

(A) Existing right of way, if any, of F. P. 1067 over F. P. 1068 and *vice versa* so as to maintain a common 20' passage along the common boundary of the two plots is hereby retained.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
1056	233-00	9,320	9,320 +X	12,815	..	..	3,495	1,747	..	+1,747*	•
1057	55-56	2,222	2,222 +X	3,056	..	..	834	417	..	+417†	†
1060	3,581-00	1,07,430	1,07,430 +X	1,46,821	..	-7,230	39,391	19,695	..	+12,465	
1061	1,029-00	20,580	20,580 +X	28,812	..	+2,364	8,232	4,116	..	+6,480	
1062	386-00	11,580	11,580 +X	15,440	..	+1,787	3,860	1,930	..	+3,717	
1063	3,944-00	1,18,320	1,18,320 +2X	1,41,984	..	-8,964	23,664	11,832	..	+2,868	
..	..	..	..	..	..	-9,452	..	..	..	-9,452	
1064	5,542-00	1,21,924	1,21,924 +X	1,49,634	..	-4,466	27,710	13,855	..	+9,389	
1065	293-00	7,325	7,325 +X	9,669	..	..	2,344	1,172	..	+1,172	
1066	883-00	22,075	22,075 +X	29,139	..	-2,721	7,064	3,532	..	+811	
1067	1,421-00	28,420	28,420 +X	35,525	..	-320	7,105	3,552	..	+3,232	(A)
1068	874-00	21,850	21,850 +X	28,842	..	-3,050	6,992	3,496	..	+446	(A)
1069	435-00	9,570	9,570 +X	13,050	..	-1,210	3,480	1,740	..	+530	
1070	439-00	9,658	9,658 +X	11,853	..	..	2,195	1,097	..	+1,097	
1071	955-00	21,010	21,010 +X	28,650	..	..	7,640	3,820	..	+3,820	
..	..	..	..	..	..	-30,640	..	..	..	-30,640	
1072	817-00	17,974	17,974	24,510	..	+6,974	6,536	3,268	..	+10,242	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
1114	1. Shrimati Sumatibai Balarām Dhuru 2. Bhalchandra Balarām Dhuru. 3. Ravindranath Balarām Dhuru. 4. Virendra Balarām Dhuru. 5. Hemchandra Balarām Dhuru.	Foras	2/1108	393	114·00	1,140	1,140
1115	1. Mahadeo Atmaram Kharote 2. Digamber Atmaram Kharote.	Foras	1107	394	500·00	11,000	17,000
1116	1. Joseph Hygino D'Souza 2. Peter Francis D'Souza.	Foras	1106	395	1,066·00	21,320	39,840
1117	1. Prabhakar Vasantrao Rath 2. Shankarrao Krishnarao Parelkar. Executors and Trustees of the Will of the late Shrimati Wawoojibai, widow of Chandulal Dadoba Parelkar.	P. & T.	1104	396	10,769·00	1,93,842	2,19,142 +X
1118	1. Kantilal Hiralal Shah 2. Shantilal Hiralal Shah 3. Vasantilal Hiralal Shah.	M. P. T. Foras	1105 1034	397 397-A	4,258·00 806·00	1,06,450 20,150	1,06,450 20,150 +X
			Total	..	5,064·00	1,26,600	1,26,600 +X
1119	The Government of Maharashtra (The Collector of Bombay)	Govt. land. Govt. land.	1676 1674	397-B 300-A	135·00 17·00	3,375 1	3,375 1
			Total	..		3,376	3,376
1120	The Sterling Investment Corporation Limited	Foras Foras	1035 1033	398 399	359·11 3,022·00	84,528	84,528
			Total	..	3,381·11		
1121	The Government of Maharashtra	Govt. land.	1032	400	557·00	1	1
1122	The Century Spinning and Manufacturing Company Limited.	Foras	1031	401	17,536·00	5,04,845	5,09,135 +X
1123	The Municipal Corporation for Greater Bombay. (Lessor). Greaves Cotton and Crompton Parkinson Limited (Lessees).	M. L.	1/1030	402	5,329·00	1,59,870	1,59,870 +X
1124	The Municipal Corporation for Greater Bombay	M. L.	2/1030	402A	804·00	16,080	16,080
1125	The French Motor Car Company Limited	P & T. P. & T. P. & T.	1036 1037 1A/1037	403	3,052·00 2,214·67 395·66	91,560 66,440 11,870	1,70,240 +X
			Total	..	5,662·33	1,69,870	
1126	The French Motor Car Company Limited. (Lessor) The B. E. S. and T. (Undertaking). (Lessee).	P. & T.	2/1037	403A	37·33	1,120	1,120 +X
1127	Shrimati Zulekhabai, daughter of Haji Abdulla Haji Mahomed.	P. & T.	1/1037	404	1,337·34	42,795	42,795 +X

(B) Value of structures on O. P. 396.

(C) Contribution to be paid by lessor 11·3 per cent. Contribution to be paid by lessee 88·7 per cent. Lessor = +3,011, Lessee = +23,634.

(D) Existing right of way of F. P. 1082 over F. P. 1083, if any, is hereby retained.

(E) Contribution to be paid by lessor 68·85 per cent. Contribution to be paid by lessee 31·15 per cent. Lessor = +193, Lessee = +87.

(F) Existing right of way of F. P. 1082 over F. P. 1083, if any, is hereby retained.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
..	..	..	..	..	..	-1,140	..	..	..	-1,140	
1073	465-00	10,230	10,230	17,205	..	-6,770	6,975	3,487	..	-3,283	
..	..	..	..	..	..	-39,840	..	..	..	-39,840	
1074	6,982-00	1,25,676	1,25,676 + x	2,30,406	..	-93,466	1,04,730	52,365	..	-41,101	
1075	4,090-00	1,02,250	1,02,250 + x 1,717(B)	1,84,050	..	-22,633	81,800	40,900	..	+18,276	(B)
		Total ..	1,03,967 + x								
..	..	..	..	..	..	-3,376	..	..	..	-3,376	Passage.
1076	3,062-00	76,550	76,550	1,37,790	..	-7,978	61,240	30,620	..	+22,642	
..	..	..	..	..	..	-1	..	..	..	-1	Passage.
1077	4,247-00	1,06,175	1,06,175 + x	1,91,115	}	-51,480	84,940	42,470	}	..	+61,286
1080	11,716-00	3,51,480	3,51,480	4,92,072			1,40,592	70,296			
	15,963-00	4,57,655	4,57,655 + x	6,83,187			2,25,532	1,12,766			
1079	5,329-00	1,59,870	1,59,870 + x	2,13,160	..	..	53,290	26,645	..	+26,645	(C)
1078	3,333-00	83,325	83,325	1,49,985	..	+67,245	66,660	33,330	..	+1,00,575	
1082	6,051-00	1,81,530	1,81,530 + x	2,72,295	..	+11,290	90,765	45,382	..	+56,672	(D)
1081	37-33	1,120	1,120 + x	1,680	..	..	560	280	..	+280	(E)
1083	1,337-34	42,795	42,795 + x	62,855	..	..	20,060	10,030	..	+10,030	(F)

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
1128	1. Manohar Ganpatrao Dhumatkar 2. Pundlik Ganpatrao Dhumatkar. (Lessors). Jolly Brothers (Private) Limited. (Lessee).	P. & T.	1038	.. 405	3,856.00	1,15,680	1,15,680 + X
1129	Philip Luis	P. & T.	1039 (Part)	406	3,658.00	1,28,030	1,30,730 + X
1130	Philip Luis	P. & T.	1039 (Part)	406-A	3,493.00	1,26,000	1,26,000 + X
			1101	..	107.00		
			Total	..	3,600.00		
1131	1. Bhulchandra Balaram Dhuru, 2. Ravindranath Balaram Dhuru. 3. Shrimati Sumatibai Balaram Dhuru. 4. Vjendra Balaram Dhuru. 5. Hemchandra Balaram Dhuru.	P. & T.	1130	.. 407	14840	3,37,730	3,53,670 + 2X
1132	The Standard Mills, Company Limited	P. & T.	1102	.. 408	6,270.00	1,88,100	14,95,020 + 3X
		P. & T.	1074	} 409	46,909.00	9,38,180	
		P. & T.	1080		6,471.00	1,29,420	
		P. & T.	1082	} 416	2,362.00	47,240	
		P. & T.	1085		6,440.00	1,61,000	
			Total	..	68,452.00	14,63,940	
1133	1. Abdulla Iddu 2. Gulam Hussain Iddu, Court Receiver. (Mortgagors) United Engineering and Building, Company, Private Limited. (Mortgagees).	P. & T.	1075	.. 410	275.00	8,250	26,370
1134	1. Dattatraya Rajaram Velhal 2. Harischandra Rajaram Velhal.	P. & T.	1076	.. 411	3,059.00	91,770	1,24,770 + X
1135	1. Chimanlal Amritlal Jhaveri 2. Ramanbhai Amritlal Jhaveri. 3. Chimanbhai Jagabhai Sheth. (Trustees of the Deed of Settlement, dated 8th December 1947 of Amritlal Mohanlal).	P. & T.	1077	.. 412	1,091.00	38,185	67,685
1136	Ahmed Haji Abdul Satar	P. & T.	1078	.. 413	1,957.00	58,710	58,710
1137	1. Laxmidas Dayalji Velji 2. Harish Dayalji Velji.	P. & T.	1079	.. 414	2,236.43	67,093	83,513 + X
1138	1. Sarasally Abdullaly 2. Shrimati Sultanbai, d/o. Badruddin Najmuddin. 3. Shrimat Safiabai, d/o. Haji Rajabally.	P. & T.	1083	.. 415	2,680.69	93,824	93,824 + X
1139	1. Dr. Hemendra Shankar Gupte 2. Purshottam Ramchandra Raje.	P. & T.	1081	.. 417	1,151.00	28,775	28,775
1140	Moreshwar Vishwanath Ranade	P. & T.	1084	.. 418	2,049.00	61,470	61,470 + X
1141	1. Jayanand Krishnanath Ambarnath Kirtikar 2. Chitrasen Anand Rao Jaiker 3. Mukund Narayan Wazker. (Trustees of the Deed of Settlement, dated 1st October 1958 of J. K. Kirtikar).	M. P. & T.	2/1053	.. 419	585.00	26,225	26,225 + X
		M.P.&T.	4/1053	.. 422	86.00		
		M.P.&T.	3/1053	420	78.03		
			Total	..	749.03		

(G) Lessors = Nil. Lessee = + 47,932. Contribution under section 67 to be paid by lessee who shall continue to pay the existing lease rent.

(a) This property is reported to have been purchased by Mahomedbhai Teherally Bandukwalla.

(b) Notice of *lis pendens*, dated 22nd January 1959 in High Court Suit No. 409 of 1958 whereby the United Engineering and Building Company (Private) Limited, give notice to all concerned that during the pendency of this Suit, this property cannot be transferred or dealt with by any party without the permission of such Court.

(c) Temple. No incremental contribution under section 32 (1) (vii). The existing right of way of F. P. 1101 to and use of one seat of privy in F. P. No. 1102, if any, is hereby retained.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
1084	4,363.00	1,30,890	1,30,890 +X	1,96,335	..	+15,210	65,445	32,722	..	+47,932	(G)
1085	2,742.00	95,970	95,970 +X	1,50,810	..	-34,760	54,840	27,420	..	-7,340	
1085-A	3,892.00	1,36,220	1,36,220 +X	2,14,060	..	+10,220	77,840	38,920	..	+49,140	(a)
1086	4,093.00	1,22,790	1,22,790 +X	2,04,650	}	-81,620	81,860	40,930	}	..	+33,940
1087	7,463.00	1,49,260	1,49,260 +X	2,98,520			1,49,260	74,630			
	11,556.00	2,72,050	2,72,050 +X	5,03,170			2,31,120	1,15,560			
1089	4,595.00	1,37,850	1,37,850 +X	2,29,750	}	..	91,900	45,950	}	..	+1,89,842
1090	48,383.00	9,67,660	9,67,660 +X	15,48,256			5,80,596	2,90,298			
1096	7,597.00	1,89,925	1,89,925 +X	2,96,283			1,06,358	53,179			
	60,575.00	12,95,435	12,95,435 +3X	20,74,289			7,78,854	3,89,427			
..	..	..	..	..	..	-26,370	..	..	..	-26,370	(b)
1091	3,087.00	92,610	92,610 +X	1,48,176	..	-32,160	55,566	27,783	..	-4,377	
924	1,309.00	30,107	30,107	45,815	..	-37,578	15,708	7,854	..	-29,724	
907	1,120.00	39,200	39,200	48,160	..	-19,510	8,960	4,480	..	-15,030	
1094	2,137.00	64,110	64,110 +X	96,165	..	-19,403	32,055	16,027	..	-3,376	
1095	2,757.00	96,495	96,495 +X	1,13,037	..	+2,671	16,542	8,271	..	+10,942	
1099	455.00	13,650	13,650	19,110	..	-15,125	5,460	2,730	..	-12,395	
1098	823.00	24,690	24,690 +X	34,566	..	-36,780	9,876	4,938	..	-31,842	
1101	785.00	27,475	27,475 +X	31,400	..	+1,250	3,925	..(c)	..	+1,250	(c)

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
1142	Jagdeoshankar Surajbali Sharma	M.P.&T. M.P.&T. M.P.&T.	1053 5/1053 3/1053 (Part).	421 420 (Part).	1,149.06 155.00 39.07 1,344.03	36,296	36,296 +X
1143	Shankar Mahadeo Nagwekar. (Karta and Manager of the Joint Hindu Family).	P. & T.	6/1053	423	454.00	11,350	11,350 +X
1144	Manseta Industries (Private) Limited	M.P.&T. M.P.&T. M.P.&T. M.P.&T.	8/1053 9/1053 7/1053 1/1053	424 424-A 425	432.00 104.06 1,054.00 50.00 1,640.06	12,960 1,046 30,912 44,918	12,960 +X 1,046 30,912 +X 44,918 +X
1145	1. Murlidhar Parsharam Bhatija 2. Tulsidas Parashram Bhatija. (As joint tenants)	P. & T.	1054	426	2,056.67	65,813	65,813 +X
1146	Shrimati Bhikubai Chandulal Jalandhwalla	P. & T.	1056	427	1,183.00	53,235	53,235 +X
1147	Jayantilal Keshavlal Shah	P. & T.	1/1056	427-A	1,683.00	70,686	70,686 +X
1148	The Vicar and Warden of the Church of N. S. D. Sal- vacao.	P. & T.	1052 (Part)	428	6,087.00	2,00,871	2,22,121
1149	The Vicar and Warden of the Church of N. S. D. Sal- vacao.	P. & T.	1052 (Part)	428-A			
1150	Dattatraya Gopal Waingankar	M. L.	1641	429	468.37	20,608	20,608 +X
1151	1. Narayan Kalooji Patil 2. Shrimati Laxmibai Narayan Kalooji Patil.	M. L.	1650	430	584.28	26,293	26,293 +X
1152	Ramchandra Pandurang Kamat	M. L.	1627	431	567.98	28,399	28,399 +X
1153	1. Janardan Deoji Bhatkar (1/3 Share) 2. Raghunath Deoji Bhatkar (1/3 Share). 3. Vasudeo Deoji Bhatkar (1/3 Share).	M. L.	1620	432	463.21	12,970	12,970 +X
1154	Pandurang Balkrishna Nagwekar	M. L. M. L.	1649 1622	433	520.85 463.79 984.64	34,462	34,462 +X
1155	Tellichery Narayan Shenoy	P. & T.	1/1090	434	500.00	16,000	16,740 +X
1156	Hamavan Gustad Irani	P. & T.	1090	435	3,019.00	78,494	80,474 +X
1157	Pandurang Balkrishna Nagwekar	P. & T.	2/1090	436	381.00	8,382	8,382 +X
1158	Ramrao Dinanath Naik	P. & T.	1089	437	1,316.35	26,331	28,431 +X
1159	Shrimati Saralaben Maganlal Harjiwandas Vyas	P. & T.	1088	438	801.55	16,031	27,871
1160	Dayaram Ramchandra Patil	P. & T.	1087	439	454.00	9,080	9,080

(d) The existing right of way of F. P. 1101 to and use of one seat of privy in F. P. 1102, if any, is hereby retained.

(A) No Incremental contribution under Section 32 (1) (vii) on 1/4 area occupied by temple.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
1102	1,343-00	36,261	63,261 +X	42,976	..	-35	6,715	3,357	..	+3,322	(d)
1103	454-00	11,350	11,350 +X	14,982	..	..	3,632	1,816	..	+1,816	
1104	1,567-00	44,948	44,948 +X	57,484	..	+30	12,536	6,268	..	+6,298	
1105	2,056-67	65,813	65,813 +X	76,097	..	..	10,284	5,142	..	+5,142	
1106	1,183-00	53,235	53,235 +X	59,150	..	..	5,915	2,957	..	+2,957	
1107	1,683-00	70,686	70,686 +X	79,101	..	..	8,415	4,207	..	+4,207	
..	..	..	..	..	..	2,22,121 (-)	..	..	..	2,22,121 (-)	
1109	498-00	22,410	22,410 +X	24,900	..	+1,802	2,490	1,245	..	+3,047	
1110	584-28	26,293	26,293 +X	29,214	..	..	2,921	1,460	..	+1,460	
1111	567-98	28,399	28,399 +X	31,239	..	..	2,840	1,420	..	+1,420	
1112	757-00	22,710	22,710 +X	28,766	..	+9,740	6,056	3,028	..	+12,768	
1113	984-64	34,462	34,462 +X	39,385	..	..	4,923	2,461	..	+2,461	
1114	526-00	16,832	16,832 +X	22,092	..	+92	5,260	2,630	..	+2,722	
1120	2,266-00	58,916	58,916 +X	86,108	..	-21,558	27,192	13,596	..	-7,962	
1115	510-00	11,220	11,220 +X	15,300	..	+2,838	4,080	2,040	..	+4,878	
1117	1,058-00	21,160	21,160 +X	33,856	..	-7,271	12,696	4,761	..	-2,510	(A)
1116	369-00	9,225	9,225	13,653	}	..	4,428	2,214	}	..	-2,372
1093	296-00	11,840	11,840	16,280			4,440	2,220			
	665-00	21,065	21,065	29,933			8,868	4,434			
1118	311-00	6,220	6,220	11,507	..	-2,860	5,287	2,643	..	-217	

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
1119	445.00	9,790	9,790 +X	15,130	..	-1,576	5,340	2,670	..	+1,094	
1121	2,792.85	1,06,128	1,06,128 +X	1,34,057	..	..	27,929	13,964	..	+13,964	
1122	1,129.00	39,515	39,515 +X	45,160	..	-168	5,645	2,822	..	+2,654	
1123	988.00	34,580	34,580 +X	39,520	..	-2,082	4,940	2,470	..	+388	
1124	2,220.00	44,400	44,400 +X	66,600	..	+280	22,200	11,100	..	+11,380	
1125	2,543.00	76,290	76,290 +X	1,11,892	..	-36,330	35,602	17,801	..	-18,529	
1126	2,167.00	75,845	75,845 +X	86,680	..	-23,555	10,835	5,417	..	-18,138	
1127	1,235.00	37,050	37,050 +X	55,575	..	-31,100	18,525	9,262	..	-21,838	
1128	1,824.00	72,960	72,960 +X	85,728	..	-27,360	12,768	6,384	..	-20,976	
1129	994.00	44,730	44,730 +X	50,694	..	-13,920	5,964	2,982	..	-10,938	
1100	272.00	10,880	10,880	13,600	..	+10,880	2,720	1,360	..	+12,240	(a)
708	3,251.00	81,275	81,275	1,30,040	..	+40,637*	48,765	12,191†	..	+52,828	(b)
736	5,193.00	1,29,825	1,29,825	2,07,720	..	+64,912*	77,895	19,473†	..	+84,385	(c)
746	5,588.00	1,67,640	1,67,640	2,79,400	..	+83,820*	1,11,760	27,940†	..	+1,11,760	(d)
773	3,764.00	94,100	94,100	1,50,560	..	+23,525**	56,460	7,057††	..	+30,582	(e)
776	6,385.00	1,59,625	1,59,625	2,55,400	..	+39,906**	95,775	11,971††	..	+51,877	(f)
843	8,415.00	2,94,525	2,94,525	4,62,825	..	+1,47,262*	1,68,300	42,075†	..	+1,89,337	(g)
883	2,975.00	..	..	..	..	..	..	..	..	..	(h)
937	1856	..	..	..	..	..	..	..	..	..	(i)
939	2,059.00	..	..	..	..	..	..	..	..	..	(j)
983	1,413.00	..	..	..	..	..	..	..	..	..	(k)
990	2,246.00	..	..	..	..	..	..	..	..	..	(l)
998	3,139.00	..	..	..	..	..	..	..	..	..	(m)
999	1,448.00	..	..	..	..	..	..	..	..	..	(n)
1088	6,845.00	1,36,900	1,36,900	2,39,575	..	1,02,675***	1,02,675	38,503†††	..	+1,41,178	(o)
1092	404.00	..	..	..	..	(+);	..	..	..	..	(p)
1097	5,552.00	..	..	..	..	..	..	..	..	..	(q)
1108	3,675.00	1,28,625	1,28,625	1,58,025	..	+64,312*	29,400	7,350†	..	+71,662	(r)
	64,208.00	11,92,515	11,92,515	18,83,545	..	5,67,049 (+)	6,91,030	1,66,560	..	7,33,609 (+)	
	..	2,67,51,209	2,68,25,366	3,65,12,713	..	48,63,151 (-)	97,61,504	46,03,701	-2,000 (-)	2,61,450 (-)	

(m) Site for School.

(n) Site for Recreation Ground.

(o) Site for Dhobi-ghat.

(p) Site of Vyayamshala and Sanitary Convenience.

(q) Site for Housing.

(r) Site for School and Recreation Ground.

*Contribution under Section 67 at half the value of the land.

†Incremental Contribution under Section 66 at half the percentage rate proposed for the whole scheme.

**Contribution under Section 67 at 1/4th the value of the land.

††Incremental Contribution under Section 66 at 1/4th the percentage rate proposed for the whole Scheme.

***Contribution under Section 67 at 3/4th the value of the land.

†††Incremental Contribution under Section 66 at 3/4th the percentage rate proposed for the whole Scheme.

**TOWN PLANNING SCHEME BOMBAY CITY No. IV
(MAHIM AREA)**

REDISTRIBUTION AND VALUATION STATEMENT

SECTION "C"

(Sr. No. 1172 to 1329)

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1172	1. Maneklal Pitamberdas Parekh 2. Shrimati Jadavbai w/o Maneklal P. Parekh.	M. L.	1956	1	685-03	34,251	34,251 +X
1173	1. Sadashiv Tukaram Thakur 2. Meghnath (<i>alias</i> Yeshwant) Tukaram Thakur 3. Shrimati Sundrabai (<i>alias</i> Rukminibai) w/o Tukaram Arjun Thakur.	M. L.	2042	2	450-81	18,032	18,032 +X
		M. L.	2053		1,045-06	27,394	27,394 +X
		M. L.	2044		578-27	20,239	20,239 +X
			Total		2,074-14	65,665	65,665 +3X
1174	Sanatku mar Manilal Shah	M. L.	2043	3	472-98	16,554	16,554 +X
1175	Jayram Sakroji Bugade	F. H.	375	4	1,128-72	45,149	45,149 +X
1176	The Wardens of the Church of Salvacao	P. & T.	371	5	4,337	1,23,425	1,23,425 +X
1177	The Wardens of the Church of N. S. DeSalvacao, (Fazandars). Shrimati Sumatibai <i>alias</i> Shantabai w/o Madan Nana Gawad. (Holder).	P. & T.	370	5-A	161	6,440	6,440 +X
1178	The Parish Church of N. S. DeSalvacao	P. & T.	369	5-B	87	3,480	3,480 +
1179	The Mahim and Worli Hind Burning and Burial Grounds Committee.	P. & T. M. L. M. L. (Part)	374 1/354 362	6 6-B 6-A	16,532 525 3,799	X	X
			Total		20,856		
1180	The Municipal Corporation for Greater Bombay	M.L. M. L.	362 (Part) 372	7 6-C†	4,248 1,626	1,06,200 1	1,06,200 +X 1
					5874	1,06,201	1,06,201 +X
1181	Gordhandas Chhaganlal	P. & T.	1/368	8	271	12,195	12,195
1182	Shantaram Balwant Pawar	P. & T.	368	9	326	14,670	17,240 +X
1183	Kashinath Laxman Todankar	P. & T.	367	10	167	6,680	6,680 +X
1184	1. Homi Naushirwan Dallas 2. Manilal Tribhowandas Shah (As tenants-in-common in equal shares).	P. & T.	366	11	560	25,200	25,200 +X
1185	1. Motilal Girdhardas 2. Jannadas Girdhardas.	P. & T.	365	12	333	13,320	13,470 +X
1186	Madan Nana Gawad	P. & T.	3/363	13	81		
		P. & T.	364		136	7,595	7,595 +X
			Total		217		

*Fazandars—Nil. Holder = + 13,025. Holder to continue to pay the existing Fazandari rent.
†Burning and Burial ground. No contribution under Section 32 (1) (vii).
‡Municipal Water Course No. 78.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
SECTION C		Rs.	Rs.	Rs.	Rs.						
1130	658-03	34,251	34,251 +X	37,676	..	..	3,425	1,712	..	+1,712	
1131	535-31	21,412	21,412+X	23,535		+561	2,141	1,070	..	+4,753	
1134	983-00	24,575	24,575+X	28,507	..	..	3,932	1,966	..		
1133	578-27	20,239	20,239+X	22,552			2,313	1,156			
	2,096-58	66,226	66,226 +3X	74,612			8,386	4,192			
1132	472-98	16,554	16,554 +X	17,973	..	..	1,419	709	..	+709	
1135	1,128-72	45,149	45,149 +X	50,792	..	..	5,643	2,821	..	+2,821	
1136	3,422	85,550	85,550	1,19,770	..	-22,315	34,220	17,110	..	+3,260	
1138	389	15,560	15,560 +X	19,450			3,890	1,945			
	3,811	1,01,110	1,01,110 +X	1,39,220			38,110	19,055			
1137	458	18,320	18,320 +X	20,610		+11,880	2,290	1,145	..	+13,025*	
1139	409	16,360	16,360 +X	20,450	..	+12,880	4,090	2,045	..	+14 25	
1140	20,760	X	X	X	..	..	..	..	..	..	†
	525										
	21,285										
1141	4,211	1,05,275	1,05,275 +X	1,38,963	..	-926	33,688	16,844	..	+15,918	‡
..	..	..	..	..	..	-12,195	..	..	..	-12,195	
1142	416	18,720	18,720 +X	20,800	..	+1,480	2,080	1,040	..	+2,520	
1143	256	10,752	10,752 +X	12,032	..	+4,072	1,280	640	..	+4,712	
1,144	560	25,200	25,200 +X	28,000	..	..	2,800	1,400	..	+1,400	
1,145	335	13,400	13,400 +X	15,075	..	-70	1,675	837	..	+767	
1,146	253	9,361	9,361 +X	10,626	..	+1,766	1,265	632	..	+2,398	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1187	Thomas Bernard Fernandes	P. & T.	2/363 ..	14	319	11,165	11,165 +X
1188	1. Dattatraya Ganesh Paradkar 2. Vishnu Ganesh Paradkar.	P. & T.	363 ..	15	56	1	1
1189	The Trustees of Vidyadhar Janardhan Javle Trust ..	P. & T.	1/362 ..	16	315-34	19,997	19,997 +X
		P. & T.	1/363 ..	..	256-00		
		Total	..	..	571-34		
1190	1. Harishchandra Mahadeo Chury 2. Vasant Harishchandra Chury, 3. Moreshwar Harishchandra Chury, 4. Laxmikant Harishchandra Chury, 5. Kamlakar Harishchandra Chury, 6. Mangesh Harishchandra Chury, Trustees of the Indenture of Trust, dated 9-7-1956.	P. & T.	361 ..	17	4,470	1,34,100	1,35,270 +X
1191	1. Krishnanath Nathuram Chury (1/2 share) .. 2. Padmakar Jagannath Chury (1/4 share), 3. Manohar Jagannath Chury (1/4 share).	P. & T.	360 ..	18	368	13,984	13,984 +X
1192	Balaram Manik Patil (Lessor) Gopalrao Krishnarao Kalyanpurkar (Lessee).	P. & T.	359 ..	19	618	21,630	21,630 +X
1193	Nathuram Narayan Kowli	P. & T.	358 ..	20	470-67	16,473	16,473 +X
1194	Pandurang Mahadev Churi	P. & T.	357 ..	21	533-76	18,682	18,682 +X
1195	The Trustees of Shri Suryawanshi Kshatriya Community of Mahim and Trustees & Managers of Narayan Dhuru Dharmshala & Keshavji Dhuru Wadi.	P. & T.	356 ..	22	1,028-10	46,264	48,084 +X
1196	The President, Vice-President, Treasurer & Secretary of Suryawanshi Kshatriya Dnyati Samaj	M. L.	1968 ..	23	1,001-75	40,070	40,070
1197	Vishwanath Sitaram Bole	M. L.	1/1948 ..	24	206-25	16,072	16,072
		M. L.	2A/1948 ..	..	195-55		
					401-80		
1198	1. Kashinath Arjun Patil 2. Shrimati Sushilabai w/o Kashinath Arjun Patil ..	M. L.	1948 ..	25	270-23	24,027	24,027 +X
		M. L.	2/1948 ..	..	330-45		
					600-68		
1199	Keshavrao Pandurang Dhuru	P. & T.	355 ..	26	2,147	64,410	64,410 +X
1200	Abdul Husein Tyabally	L.N.A.	4/354 ..	27	488	12,200	12,200 +X
1201	Ebrahim Tyaballi	P. & T.	2/354 ..	28	1,457	60,300	60,300 +X
		L.N.A.	3/354 ..	..	489		
		P. & T.	373 ..	..	64		
					2,010		

*Passage.

†Lessor = + 1,207, Lessee = Nil.

‡488 S. yds. to be on L. N. A. tenure.

§489 S. yds. to be on L. N. A. tenure.

A-1499-22-B

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
1,147	289	10,693	10,693 +X	12,138	..	-472	1,445	722	..	+250	
..	..	..	..	..	..	-1	..	..	..	-1*	
1,148	571-34	19,997	19,997 +X	22,854	..	..	2,857	1,428	..	+1,428	
1,149	4,375	1,31,250	1,31,250 +X	1,61,875	..	-4,020	30,625	15,312	..	+11,292	
1,150	376	14,288	14,288 +X	16,168	..	+304	1,880	940	..	+1,244	
1,151	609	21,315	21,315 +X	24,360	..	-315	3,045	1,522	..	+1,207†	
1,152	463	16,205	16,205 +X	18,520	..	-268	2,315	1,157	..	+889	
1,153	613	21,455	21,455 +X	24,520	..	+2,773	3,065	1,532	..	+4,305	
1,154	949	42,705	42,705 +X	46,501	..	-5,379	3,796	1,898	..	-3,481	
1,155	1,001-75	40,070	40,070	45,079	..	..	5,009	2,504	..	+2,504	
1,156	401-80	16,072	16,072	18,081	..	..	2,009	1,004	..	+1,004	
1,157	562	22,480	22,480 +X	26,976	..	-1,547	4,496	2,248	..	+701	
1,158	2,052	61,560	61,560 +X	77,976	..	-2,850	16,416	8,208	..	+5,358	
1,159	503‡	12,575	12,575 +X	16,599	..	+375	4,024	2,012	..	+2,387*‡	
1,160	2,845§	85,350	85,350 +X	1,08,110	..	+25,050	22,760	11,380	..	+36,430§	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1202	Abdul Hussein Tyaballi	M. L. ..	1539 ..	29	1,000-00	1,01,452	1,01,452 +X
		M. L. ..	1540 ..		293-75		
		P. & T. ..	354 ..		1,459-00		
					<u>2,752-75</u>		
1203	1. Yahyabhoy Ebrahim Kachwalla 2. Taherbhoy Ebrahim Kachwalla. 3. Ismail Ebrahim Kachwalla. 4. Hamza Ebrahim Kachwalla.	M. L. ..	1978 ..	30	1,009-63	40,385	40,385
1204	The India United Mills, Limited. .. .	P. & T. ..	79 ..	31	47,611	17,32,260	17,32,260 +X
		P. & T. ..	89 ..		230		
		P. & T. ..	350 ..		2,135		
		P. & T. ..	351 ..		7,456		
		P. & T. ..	352 ..		39		
		P. & T. ..	353 ..		271		
					<u>57,742</u>		
1205	The Municipal Corporation for Greater Bombay ..	P. & T. ..	1/79 ..	32	161-44	2,422	2,422
1206	1. Moreshwar Wamanrao Velkar } 2. Pandurang Wamanrao Velkar. }	P. & T. ..	88 ..	33	2,256	90,240	90,340 +X
1207	Chandravadan Pranlal Kapadia	F. H. ..	1A/78 ..	34	1,724-25	69,070	69,070 +X
		Rd. ..	337-50				
		P. & T. ..	1/86 ..		Rd. 636-10		
					<u>2,697-85</u>		
1208	The Reserve Bank of India	F. H. ..	1/78 ..	35	10,664	3,73,340	3,73,340 +X
					Rd. 1,187		
					<u>11,851</u>		
1209	The Trustees of the Deccan Education Society ..	P. & T. ..	2/78 ..	36-37	11,836	4,38,032	4,38,432 +X
		P. & T. ..	3/78 ..		Rd. 1,506		
					<u>13,342</u>		
1210	Shamrao Gopal Sanzgiri	P. & T. ..	4/78 ..	38	2,854	1,06,740	1,06,740 +2X
					Rd. 408		
					<u>3,262</u>		
1211	Shantaram Jagannath Sanzgiri	P. & T. ..	78 ..	39	1,178-4	47,211	47,611 +X
					Rd. 522-00		
					<u>1,700-4</u>		
1212	Moroba Jagannath Sanzgiri	P. & T. ..	5/78 ..	39-A	1,549-6	62,009	62,009 +X
					Rd. 168-00		
					<u>1,717-6</u>		
1213	1. Damodar Jagannath .. 2. Smt. Yamoonabai, widow of Bhai Jagannath. }	P. & T. ..	81 ..	40	952-00	28,560	28-56 +

*Kirti College. Incremental contribution under section 66 at half the percentage rate proposed for the whole Scheme.
A-1499-22 (b)

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
1161	1,887	75,480	75,480 +X	84,915	..	-25,972	9,435	4,717	..	-21,255	
1162	1,148	45,920	45,920	55,104	..	+5,535	9,184	4,592	..	+10,127	
1163	57,903.44	17,34,682	17,34,682 +X	21,97,909	..	+2,422	4,63,227	2,31,613	..	+2,34,035	
..	..	..	..	..	..	-2,422	..	..	..	-2,422	
1,164	2,275.00	91,000	91,000 +X	1,02,375	..	+660	11,375	5,687	..	+6,347	
1,165	1,724.25	68,970	68,970 +X	79,315	..	-100	10,345	5,172	..	+5,072	
1,166	10,664.00	3,73,240	3,73,240 +X	4,37,224	..	-100	63,984	31,992	..	+31,892	
1,167	11,791.00	4,36,267	4,36,267 +X	4,95,222	..	-2,165	58,955	14,738*	..	+12,573*	
1,169	2,179.00	76,265	76,265 +X	87,160	..	-415	10,895	5,447	..	+6,702	
1,168	668.00	30,060	30,060 +X	33,400			3,340	1,670			
	2,847.00	1,06,325	1,06,325 +2X	1,20,560			14,235	7,117			
1,170-A	1,172.4	46,896	46,896 +X	53,930	..	-715	7,034	3,517	..	+2,802	
1,170	1,549.6	61,984	61,984 +X	71,282	..	-25	9,298	4,649	..	+4,624	
1,171	952.00	28,560	28,560 +X	34,272	..	..	5,712	2,856	..	+2,856	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1214	1. Keabrinath Anantrao Desai for self and as Manager and Karta of the joint Hindu Family consisting of himself and: 2. Balaram Krishnarao Desai. 3. Manohar Anantrao Desai. (As a member of the joint Hindu Family).	P. & T.	80	.. 41	780-00	31,200	32,400
1215	1. Santiago Rodrigues 2. Smt. Rita Mary Rodrigues	P. & T. P. & T.	87 2/86	.. 42	464-60 89-50 <hr/> 554-10	22,164	22,696 +X
1216	1. Shrimati Maltibai w/o Rajaram Madhusudan Dhuru 2. Sudhakar Rajaram Dhuru. 3. Anilkumar Rajaram Dhuru.	P. & T.	86	.. 43	505-57	22,751	22,866 +X
1217	Rajaram Madhusudan Dhuru	P. & T.	3/86	.. 44	1,410-5	56,420	56,420 +X
1218	Cajetan Miranda	P. & T.	85	.. 45	1,668-00	66,720	66,720 +X
1219	1. Ramchandra Dadaji Kowli 2. Vidyadhar Ramchandra Kowli. 3. Murlidhar Ramchandra Kowli. 4. Shridhar Ramchandra Kowli. 5. Gangadhar Ramchandra Kowli.	P. & T.	84	.. 46	1,656-00	74,520	75,220 +X
1220	Shrimati Violanta Rosaria Pacheco /	M. L.	1/1544	.. 47	447-5	17,900	17,900 +X
1221	1. Gangaram Keshav Vaidya 2. Moreshwar Keshav Vaidya 3. Vasant Keshav Vaidya.	M. L. ..	1544	.. 48	1,059-5	42,380	42,663 +X
1222	1. Mahadev Laxman Dhuru 2. Moreshwar Laxman Dhuru. 3. Keshrinath Laxman Dhuru. 4. Laxman Raghoo Dhuru.	P. & T.	70	.. 49	1,472-00	66,240	66,240 +X
1223	Shrimati Savitribai Manik Gawad	M. L. ..	1918	.. 50	591-00	20,685	20,658 +X
1224	Shrimati Felicita Angela Murzello	M. L. ..	1/1910	.. 51	360-92	14,437	14,437 +X
1225	1. John Frank Newnes 2. Charlotte Newnes	M. L. ..	2A/1910	.. 52	224-08	6,722	6,722 +X
1226	1. St. Anne D'Souza 2. Lourdes Meria Rita Fernandez. Trustees of the Deed of Settlement, dated 9th November 1953 of St. Anne D'Souza.	M. L. ..	2/1910	.. 53	284-40	8,532	8,532 +X
1227	Aloysius Roderick	M. L. ..	1910	.. 54	465-08	18,603	18,603 +X
1228	Balaram Pendurang Parelkar	M. L. ..	1909	.. 55	565-65	19,798	19,798 +X
1229	1. Shrimati Chanchalbai, w/o Maganlal Chunilal Ghia 2. Damodardas Maganlal Ghia. 3. Bhupatrai Maganlal Ghia.	M. L. ..	1620	.. 56	575-00	24,150	24,150 +X
1230	Narayan Deorao Kowli	M. L. ..	1626	.. 57	825-54	34,673	34,673 +X
1231	1. Dadoba Kashinath Thakur 2. Govind Dadoba Thakur. 3. Dinkar Deoji Patil. The Trustees of the Deed of Trust, dated the 18th August 1956 of Shri D. K. Thakur.	M. L. ..	1904	.. 58	806-17	32,247	32,247 +X
1232	Narayan Deorao Kowli	M. L. ..	1947	.. 59	807-77	32,311	32,311 +X

*Existing right of way of F. P. 1183 and 1184 over F. P. Nos. 1182 and 1185 is hereby retained.

Bombay City No. IV (Mahim) Area

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
1,172	594-00	23,760	23,760	27,324	..	-8,640	3,564	1,782	..	-6,858	
1,173	524-00	20,960	20,960 +X	24,104	..	-1,736	3,144	1,572	..	-164	
1174	487-00	21,915	21,915 +X	23,863	..	-951	1,948	974	..	+23	
1175	1,358-00	54,320	54,320 +X	59,752	..	-2,100	5,432	2,716	..	+616	
1176	1,782-00	71,280	71,280 +X	80,190	..	+4,560	8,910	4,455	..	+9,015	
1177	1,540-00	69,300	69,300 +X	73,920	..	-5,920	4,620	2,310	..	-3,610	
1178	510-00	20,400	20,400 +X	22,950	..	+2,500	2,550	1,275	..	+3,775	
1179	989-00	39,560	39,560 +X	44,505	..	-3,103	4,945	2,472	..	-631	
1180	1,472-00	66,240	66,240 +X	70,656	..	..	4,416	2,208	..	+2,208	
1181	591-00	20,685	20,685 +X	22,458	..	..	1,773	886	..	+886	
1182	360-92	14,437	14,437 +X	16,241	..	..	1,804	902	..	+902*	
1183	224-08	6,722	6,722 +X	7,843	..	..	1,121	560	..	+560*	
1184	284-40	8,532	8,532 +X	9,954	..	..	1,422	711	..	+711*	
1185	465-08	18,603	18,603 +X	20,929	..	..	2,326	1,163	..	+1,163*	
1186	565-65	19,798	19,798 +X	22,626	..	..	2,828	1,414	..	+1,414	
1187	575-00	24,150	24,150 +X	27,025	..	..	2,875	1,437	..	+1,437	
1188	825-54	34,673	34,673 +X	37,149	..	..	2,476	1,238	..	+1,238	
1189	806-17	32,247	32,247 +X	36,278	..	..	4,031	2,015	..	+2,015	
1190	807-77	32,311	32,311 +X	34,734	..	..	2,423	1,211	..	+1,211	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1233	Abdullah Takee Mahomed Janai	M. L. ..	1664	.. 60	1,006-00	45,270	45,270 +X
1234	Umer Hasan Bilwas (Mutavali of the Durgah known as Siddi Bawa).	P. & T. ..	71	.. 61	446-00	14,718	14,872 +X
1235	Shrimati Umabai w/o Shankar Narayan Kane	P. & T. ..	72	.. 62	4,009-00	1,00,225	1,00,225 +X
1236	Parshram Anant Kowli	P. & T. ..	1/58	.. 63	3,978-00	99,450	99,450 +X
1237	1. Col. Yeminul Mulk Nawabzada Rashiduzzafarkhan, son of General Nawab Obaidullakhan, (3/4 Share).	L. N. A. ..	1C/77 2C/77 5/77	} 64	3,837-00 4,986-00	3,61,743	3,61,743
	2. Sahibzadi Anwar Sultana (1/4 Share). (Tenants-in-common).	P. & T. ..	Total ..		8,823-00		
1238	Shrimati Laxmibai, D. Naik. Executrix of the will of D. P. Naik.	P. & T. ..	77	.. 65	1,396-00	41,880	41,880
1239	The Government of Maharashtra	Gov. Land. ..	1/77 2/77 2103 ..2105 ..	66 .. 66-A§ .. 139-A§ 139-B§	264-00 376-00 2,590-00 3,755-00 2,611-00	16,000 | | | | 10,860¶	16,000 | | | | 10,860¶
						26,863	26,863
1240	Parshram Anant Kowli (Lessor) 1. Smt. Devubai widow of Devji Thakur. 2. Bhai Devji Thakur (Lessees).	P. & T. ..	73 (Part).	.. 67-A	63-00	1,260	1,260 +X
1241	Damodar Anant Kowli (Lessor) 1. Smt. Devubai widow of Devji Thakur. 2. Bhai Devji Thakur (Lessees).	P.&T. ..	73 (Part).	.. 67	64-00	1,280	1,280 +X
1242	Damodar Anant Kowli	P.&T. ..	2/58 (Part)	68	1,858-00	55,740	55,740 +X
1243	Damodar Anant Kowli (Lessor) M/s. M. C. Ghia and Company (Lessees).	P. & T. ...	2/58 (Part) 74	68-A	2,000-00	50,000	50,000 +X
1244	Atmaram Anant Kowli	P.&T. ..	3/58 (Part).	.. 69	630-00	18,900	18,900 +X

* Durgah. No Incremental Contribution under Section 32 (1) (vii).

† Existing right of way of F. P. 1197 and 1198 over F. P. Nos. 1194 and 1199 is here by retained.

‡ Government of Maharashtra (Collector of Bombay) to be paid Rs. 67,147 for Government interest in the land on L. N. A. tenure admeasuring 3837 S. Yda. This property is affected by the Consent Decree, dated the 3rd April 1951 passed in the Court of Judicature at Bombay in O. O. C. J. Suit No. 992 of 1949 in which M/s Khimji Poonja and Company, were the plaintiffs in respect of their claim of Rs. 2,77,620-7-0.

§ Passages.

¶ Compensation for loss in ground rent payable to Government for land acquired from various plots for purposes of the Scheme such as road widening, public sites etc.

|| Contribution to be paid by Lessor 60-35 per cent.

Contribution to be paid by Lessee 39-65 per cent.

Lessor = +190, Lessee = + 125.

On the termination of the Lease from 1st February 1975 as per Court's Order, F.P. 1197 is allowed to be amalgamated with F.P. 1194. Existing right of way of F.P. 1197 and 1198 over F.P. 1194 and 1199 is hereby retained.

** Contribution to be paid by Lessor 60-35 per cent.

Contribution to be paid by Lessee 39-65 per cent.

Lessor = + 193, Lessee = + 127.

On the termination of the Lease from 1st February 1975 as per Court's order, F.P. 1198 is allowed to be amalgamated with F.P. 1199.

Existing right of way of F.P. 1197 and 1198 over F.P. 1194 and 1199 is hereby retained.

†† Existing right of way of F. P. 1197 and 1198 over F. P. 1194 and 1199 is hereby retained.

‡‡ Lessor = + 8,000, Lessee = Nil.

Bombay City No. IV (Mahim area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
1191	1,006-00	45,270	45,270 +X	50,300	..	..	5,030	2,515	..	+2,515	
1192	435-00	14,355	14,355 +X	18,705	..	-517	4,350	..*	..	-517	•
1193	3,771-00	94,275	94,275 +X	1,39,527	..	-5,950	45,252	22,626	..	+16,676	
1194	3,633-00	90,825	90,825 +X	1,34,421	..	-8,625	43,596	21,798	..	+13,173	†
..	..	..	..	..	..	-3,61,743	..	..	+67,147‡	-2,94,596	‡
1196	1,972-00	59,160	59,160	82,824	..	+17,280	23,664	11,832	..	+29,112	
..	..	..	..	..	..	-26,863	..	..	..	-26,863	§ ¶
1197	63-00	1,260	1,260 +X	1,890	..	..	630	315	..	+315||	
1198	64-00	1,280	1,280 +X	1,920	..	..	640	320	..	+320**	**
1199	1,728-00	51,840	51,840 +X	72,576	..	-3,900	20,736	10,368	..	+6,468	††
1203	2,000-00	50,000	50,000 +X	66,000	..	..	16,000	8,000	..	+8,000‡‡	
1200	630	18,900	18,900 +X	26,460	..	..	7,560	3,780	..	+3,780	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)	
						Rs.	Rs.	
1245	Atmaram Anant Kowli (Lessor)	.. .. .	P.&T. ...	3/58 (Part).	.. 69-A	546-00	19,110	20,075 +X
	Govind Dattatray Shiledar (Lessee).							
1246	Atmaram Anant Kowli (Lessor)	.. .. .	P.&T. ...	3/58 (Part).	.. 69-B	2,800-00	84,000	84,510 +X
	M/s. M. C. Ghia and Company (Lessees)							
1247	1. Smt. Chanchalbai, widow of Manganlal Ghia.	.. .. .	P.&T. ...	59	.. 70	8,347-00	3,63,275	3,63,275 +X
	2. Damodardas Maganlal Ghia	.. .. .	P.&T. ...	1/59	..	6,184-00		
	3. Bhupatrai Maganlal Ghia.							
				Total	..	14,531		
1248	Mohan Ramchandra Dhuru	.. .. .	P.&T. ...	61	.. 71	3,401-00	1,19,035	1,19,035 +X
1249	1. Bhalchandra Balaram Dhuru	.. .. .	P. & T.	1/61	.. 72	3,423-00	1,19,805	1,20,270 +X
	2. Ravindra Balaram Dhuru	.. .. .					
	3. Shrimati Sumatibai Balaram Dhuru	.. .. .					
	4. Virendra Balaram Dhuru	.. .. .					
	5. Hemchandra Balaram Dhuru	.. .. .					
1250	1. Peter Manuel Rodrigues	.. .. .	P. & T.	1/60	.. 73	4,872-45	1,70,536	1,70,536 +X
	2. Frank Oliveira	.. .. .					
	3. Leo Rodrigues.	.. .. .					
	4. Cecil John Cergo.	.. .. .					
	5. Cyril Anthony Murzello.	.. .. .					
	Trustees of the last Will and testament of late Dr. D'Silva.							
1251	Gordhandas Ratilal Shah	.. .. .	P. & T.	2/49	.. 74-A	228-5	7,998	7,998
	(Manager and Karta of the Joint and undivided Hindu Family).		P. & T.	3/49	.. 74	2,775-9	97,156	97,156 +X
						3,004-4	1,05,154	1,05,154 +X
1252	1. Balwant Deorao Kowli	.. .. .	P. & T.	50	.. 75	9,312-00	2,79,360	2,79,360 +X
	2. Yeshwant Deorao Kowli.	.. .. .	P. & T.	1/50				
	3. Nagesh Krishnarao Parab.	.. .. .					
	(Trustees of the deed of Settlement, dated 26th September 1938 of Bai Bhimabai Wd/o. Atmaram Jadhavji Patil.)							
1253	The Crown Spinning and Manufacturing Company Limited.		P. & T.	57	.. 76	11,885-00	6,59,448	6,59,448
			P. & T.	2/26	.. 77-B	1,257-61		
			P. & T.	3/26	.. 77-C	2,133-00		+X
			P. & T.	1/27	.. 81-A	6,688-00		
						21,981-61		
1254	Peter Lawrence Luis	.. .. .	P. & T.	26	.. 77	3,890-39	1,16,712	1,16,712 +X
					77-D	160-00	4,800	4,800
						4,050-39	1,21,512	1,21,512 +X
1255	Shrimati Roza Mary Wd/o Antonio Manuel Luis, (Fazandar).		P. & T.	1/26	.. 77-A	174	4,350	7,850
	Sakharam Babaji Chawan (Holder).							

* Compensation under Section 67 for land to be paid to Lessor and for structure to be paid to Lessee. The existing lease rent is reduced to Rs. 78-40 nP. per month.

Incremental Contribution under Section 66 to be paid by Lessor 78-85 per cent.

Incremental Contribution under Section 66 to be paid by Lessee 21-15 per cent.

Lessor = -1,599, Lessee = -286.

† Compensation under Section 67 for land to be paid to lessor and for structure to be paid to lessee. The existing lease rent is reduced to Rs. 368-30 P. per month.

Incremental Contribution under Section 66 to be paid in full by the Lessor as per agreement between the parties.

Lessor = +12,250, Lessee = -510.

‡ Value of the structure on O. P. 77-A.

§ Fazandar = -100, Holder = -7,750.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10 b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
1201	428	14,980	14,980 +X	21,400	..	-5,095	6,420	3,210	..	-1,885*	•
1202	2,750	82,500	82,500 +X	1,10,000	..	-2,010	27,500	13,750	..	+11,740†	†
1204	14,220	3,55,500	3,55,500 +X	4,40,820	..	-7,775	85,320	42,660	..	+34,885	
1205	3,401	1,19,035	1,19,035 +X	1,29,238	..	..	10,203	5,101	..	+5,101	
1206	3,377-00	1,18,195	1,18,195 +X	1,28,326	..	-2,075	10,131	5,065	..	+2,990	
1207	4,509-00	1,57,815	1,57,815 +X	1,84,869	..	-12,721	27,054	13,527	..	+806	
1208	2,746-00	1,01,602	1,01,602 +X	1,29,062	..	3,552	27,460	13,730	..	+10,178.	
1210	8,902-00	2,84,864	2,84,864 +X	4,00,590	..	+5,504	1,15,726	57,863	..	+63,367	
1211	20,187-00	6,05,610	6,05,610 +X	8,47,854	..	-53,838	2,42,244	1,21,122	..	+67,284	
1215	4,537-00	1,36,110	1,36,110 +X 3,500‡	1,90,554	..	+18,098	54,444	27,222	..	+45,320	‡
..	..	..	1,39,610 +X	..	..	-7,850	..	..	..	-7,850§	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1256	The Century Spinning and Manufacturing Company, Limited.	P. & T. P. & T. L.N.A. L.N.A. L.N.A. L.N.A.	3/77 4/77 1A/77 2A/77 1B/77 2B/77	.. 78	2,738-00 3,978-00 414-56 640-00 550-00 988-00	2,79,257	2,81,477 +X
					9,308-56		
1257	Tyebali Gulam Hussein Lokhandwala	P. & T.	76	.. 79	1,800-00	54,000	54,000 +X
1258	The Standard Mills Company, Limited	P. & T.	75	.. 80	1,883-00	56,490	57,290 +X
1259	The Bombay Dyeing and Manufacturing Company, Limited.	P. & T. P. & T. P. & T. P. & T. The Government of Maharashtra (Collector of Bombay) (Lessor). The Bombay Dyeing and Manufacturing Company, Limited (Lessees).	25 27 28 56 25 .. (Part)	.. 81 81 .. (Part)	91,906-00 6,515-00 3,817-00 133-00 606-22 1,02,977-22	20,59,544	20,65,760 +X
1260	The Sirdar Carbonic Gas Company, Limited	P. & T. P. & T.	2A/49 51	.. 82 ..	7,655-00	2,76,925	2,70,425 +X
1261	Nagri Mining Company Private, Limited	P. & T. P. & T. P. & T.	2'48 1/47 1/49	.. 83	3,815-00	1,52,600	1,56,100 +X
1262	1. Ramchandra Dadaji Kowli 2. Vidyadhar Ramchandra Kowli, 3. Murlidhar Ramchandra Kowli 4. Shridhar Ramchandra Kowli, 5. Gangadhar Ramchandra Kowli, (Lessors). Ramchandra Sheshgiri Kamat (Lessee).	P. & T.	52 (Part)	.. 84	2,468-00	74,040	74,040 +X
1263	1. Ramchandra Dadaji Kowli 2. Vidyadhar Ramchandra Kowli 3. Murlidhar Ramchandra Kowli 4. Shridhar Ramchandra Kowli 5. Gangadhar Ramchandra Kowli	P. & T. P. & T.	52 54	.. 84-B ..	204-00 79-00 283-00	7,140 2,765 9,905	7,140 +X 2,765 9,905 +X
1264	1. Ramchandra Dadaji Kowli 2. Vidyadhar Ramchandra Kowli, 3. Murlidhar Ramchandra Kowli, 4. Shridhar Ramchandra Kowli, 5. Gangadhar Ramchandra Kowli (Fazandars). Manek Devji Patil (Holder).	P. & T.	53	.. 84-A	150-00	5,250	5,250 +X
1265	1. Kaikhushru Ardeshir Dubash 2. Ratanji Ardeshir Dubash, 3. Bomanji Ardeshir Dubash, Trustees (Lessors). The Elphinstone Dye Workers (Private) Ltd. (Lessees).	P. & T. P. & T.	55 1/45	.. 85 ..	4,331-00 577-00 4,908-00	1,47,240	1,47,890 +X
1266	The Vicar and Wardens of the Church of N. S. D. Salvacao.	P. & T.	45	.. 85	6,460-00	2,26,100	2,26,100 +X
1267	Peter Luis	P. & T.	44	.. 87	6,418-4	2,56,736	2,65,863 +X

*2,592-56 sq. yds. to be on L. N. A. tenure.

†Lessor = -1,894, Lessee = +4,75,199.

Rs. 1,894 to be paid as compensation to the lessor for extinguishing his right, title and interest over 606-22 sq. yds. in O. P. 81 which is hereby acquired and not transferred to the F. P.

‡Contribution to be paid by Lessor 64 per cent. Contribution to be paid by Lessee 36 per cent.

Lessor = +7,898, Lessee = +4,442.

§Fazandars = Nil. Holder = +870.

Holder to continue to pay the existing Fazandari rent.

||Lessors = Nil. Lessee = +24,590.

Lessee to receive compensation under Section 67 and to continue to pay the existing lease rent.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
1212	8,720-00*	2,61,600	2,61,600 +X	3,48,800	..	-19,877	87,200	43,600	..	+23,723	•
1213	1,800-00	54,000	54,000 +X	75,600	..	..	21,600	10,800	..	+10,800	
1214	2,317-00	69,510	69,510 +X	88,046	..	+12,220	18,536	9,268	..	+21,488	
1216	1,02,819-00	20,76,380	20,76,380 +X	30,01,751	..	+10,620	9,25,371	4,62,685	+1,894†	+4,75,199	†
1217	7,358-00	2,57,530	2,57,530 +X	3,31,110	..	-12,895	73,580	36,790	..	+23,895	
1218	4,354-00	1,74,160	1,74,160 +X	2,17,700	..	+18,060	43,540	21,770	..	+39,830	
1219	2,468-00	74,040	74,040 +X	98,720	..	..	24,680	12,340	..	+12,340	‡
1221	264-00	9,240	9,240 +X	11,880	..	-665	2,640	1,320	..	+655	
1,220	153-00	5,355	5,355 +X	6,885	..	+105	1,530	765	..	+879§	§
1,222	4,928-00	1,47,840	1,47,840 +X	1,97,120	..	-50	49,280	24,640	..	+24,590||	||
1,223	6,400-00	2,24,000	2,24,000 +X	3,00,800	..	-2,100	76,800	38,400	..	+36,300	
1,224	5,735-00	2,29,400	2,29,400 +X	2,58,075	..	-36,463	28,675	14,337	..	-25,126	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1268	Purshottamdas Tulsidas Patel	P. & T. P. & T.	1/44 2/44	.. 88	2,430.6	85,071	85,071 +X
1269	1. Smt. Sakarbai Dhanji Waghji 2. Chotalal Dhanji Waghji, 3. Dhirajlal Dhanji Waghji.	M. L. ..	1055	.. 89	770.65	38,532	1,15,336 +X
1270	Dharmaji Hari Kharude	M. L. ..	2/1055	.. 90	721.00	32,445	32,445 +X
1271	The Municipal Corporation for Greater Bombay ..	M. L. ..	1/1055	.. 91	1,579.00	63,160	63,910 +X
1272	Vicar of the Church of N. S. D'Salvacao	P. & T.	1049	.. 92	152.00	4,560	4,560
1273	Vicar of the Church of N. S. D'Salvacao (Lessors) 1. Smt. Savitribai, widow of Shamrao Narayan Kolatkar, 2. Smt. Gangubai, wife of Anantrao Damodar Devare and daughter of Shamrao Narayan Kolatkar, 3. Waman Balaji Pathare, 4. Bhawanishankar Waman Pathare, Trustees of the deed of Settlement, dated 3rd Nov- ember 1934 (Lessees).	P. & T. P. & T.	2/1049 1/1049	.. 93	128.00	3,840	9,411
1274	1. Dr. Narayan Atmaram Sukhtankar 2. Atmaram Narayan Sukhtankar 3. Lakshmikant Shantaram Dabholkar. 4. S. V. Sanzgiri. 5. Bahubali Gulabchand, Trustees of the Trust Deed, dated the 4th August 1953 by Dr. N. A. Sukhtankar.	P. & T. M. L. ..	1046 1669	.. 94	1,985.00 1,371.56	1,17,480	1,17,480 +X
				Total ..	3,356.56		
1275	Ganpatrao Laxman Rao Velankar	P. & T.	1048	.. 95	400.00	12,000	12,000 +X
1276	Shamsunder Tarachand Advani	P. & T. M. L. ..	1047 1579	.. 96 ..	492.00 225.62	28,705	28,705 +X
				Total ..	717.62		
1277	1. Alimahomad Champa 2. Shrimati Bibibai Mahomed Champa. 3. Shrimati Aishabai Mahomed Champa.	P. & T.	2/1046	.. 97	1,625.00	65,000	87,026 +X
1278	The Trustees of the Worli Gopchar and Bhoys Samsthan.	M. L. .. M. L. .. P. & T.	1612 1626 1/1044	.. 98 ..	423.00 608.66 66.66	49,424	49,769 +2X
				Total ..	1,098.32		
1279	1. Vasant Vishram Nagwekar 2. Anant Vishram Nagwekar	M. L. .. M. L. ..	1611 1640	.. 99	367.93 533.33	36,050	36,200 +X
				Total ..	901.26		
1280	1. Krishnaram Tuljaram Divecha 2. Shrimati Taramati w/o K. T. Divecha. Trustees of the Deed of Settlement, dated the 5th July 1945 (Lessors). Messers Plastic and Industrial Corporation Limited (Lessees).	P. & T.	1043	.. 100	2,115.00	74,025	74,075 +X
1281	1. Chiba Narain Merchant 2. Haribhai Narain Merchant. 3. Vithalbhai Narain Merchant. 4. Maganlal Narain Merchant. 5. Natwarlal Karsan Merchant. 6. Shankar Narain Merchant. 7. Shrimati Ramibai wd/o Narain Daji Tadiwala.	P. & T.	1/1043	.. 101	1,966.00	58,980	58,980 +X

*Lessor = - 100, Lessee = - 9,311.

† Temple. No Incremental contribution under Section 32 (1) (vii).

‡ Lessors = Nil, Lessees = + 9,925. Compensation under Section 67 to be received by the Lessees who shall continue to pay the existing lease rent.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
1,225	2,548-00	89,180	89,180 +X	1,19,756	..	+4,109	30,576	15,288	..	+19,397	
1,226	606-00	30,300	30,300 +X	33,330	..	-85,036	3,030	1,515	..	-83,521	
1,227	644-00	28,980	28,980 +X	32,200	..	-3,465	3,220	1,610	..	-1,855	
1,228	1,470-00	58,800	58,800 +X	66,150	..	-5,110	7,350	3,675	..	-1,435	
..	..	..	..	..	..	-4,560	..	..	..	-4,560	
..	..	..	..	..	..	-9,411	..	..	..	-9,411	•
1229	3,235-00	1,16,460	1,16,460 +X	1,42,340	..	-1,020	25,880	12,940	..	+11,920	
1230	504-00	15,120	15,120 +X	19,152	..	+3,120	4,032	2,016	..	+5,136	
1231	560-00	22,400	22,400 +X	26,880	..	-6,305	4,480	2,240	..	-4,065	
1232	1,505-00	60,200	60,200 +X	67,725	..	-26,826	7,525	3,762	..	-23,064	
1234	392-00	17,640	17,640 +X	19,600	} ..	-4,319	1,960	.. †	} ..	-2,774	†
1233	618-00	27,810	27,810 +X	30,900			3,090	1,545			
Total	..	45,450	45,450 +2X	50,500			5,050	1,545			
1235	834-00	33,360	33,360 +X	35,862	..	-2,840	2,502	1,251	..	-1,589	
1236	2,100-00	73,500	73,500 +X	94,500	..	-575	21,000	10,500	..	+9,925	‡
1237	1,966-00	58,980	58,980 +X	78,640	..	..	19,660	9,830	..	+9,830	

Town Planning Scheme.

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1282	Sardar Bahadur Bakshi, Dilip Singh	P. & T.	1A/1043 ..	101=A	530-00	18,550	18,550 +X
1283	Bengal Chemical and Pharmaceutical Works Limited ..	M. L. ..	1589 ..	102	8,361-1	3,76,249	3,82,249 +X
1284	Smt. Tehaminabai, wife of Bomanshah Sorabji Moogashet	P. & T.	2 ..	103	260-00	11,700	11,700 +X
1285	Dhanjishah Burjurji Daruwala	P. & T.	3 ..	104	722-00	25,270	25,270 +X
1286	Sterling Investment Corporation Limited	P. & T.	4 ..	105	927-00	32,445	32,445
1287	1. Manmohandas Vithaldas Shah 2. Dr. Chamanlal Maneklal Mehta.	P. & T.	6 ..	106	3,668-00	91,700	97,900 +X
1288	Arun Jaswantlal (Lessor) Anglo-French Drug Company (Eastern) Limited (Lessee).	P. & T.	7 ..	107	1,751-22	43,780	43,780 +X
1289	1. Kamlakar Dinanath Mantri 2. Ravindranath Kamlakar Mantri.	P. & T.	1/7 ..	108	1,751-22	38,527	42,175 +X
1290	1. Dattaram Sudam Shete 2. Ravindra Sudam Shete.	P. & T.	8 ..	109	2,951-00	69,953	77,453 +2X
1291	1. Smt. Gangabai, widow of Balkrishna Satvaji Shete 2. Rajaram Balkrishna Shete, 3. Damodar Balkrishna Shete, 4. Sharad Rajaram Balkrishna Shete.	P. & T.	1/8 ..	110	2,031-00	50,775	50,775 +X
1292	1. Bhiva Satvaji Shete 2. Sitaram Bhiva Shete, 3. Waman Bhiva Shete, 4. Gopinath Bhiva Shete.	P. & T.	2/8 ..	111	2,050-00	45,100	45,100 +X
1293	Kemp and Company, Limited	P. & T.	9 ..	112	7,152-00	1,78,800	1,78,800 +X
1294	1. Linganna Puttal Pujari 2. Shrimati Narsubai Linganna Pujari.	P. & T.	35 ..	113	2,302-00	46,040	48,869 +X
1295	The Trustees of the Deed of Settlement, dated 3rd November 1934 of Shrimati Gangubai w/o Anantrao Damodar Devare (Fazandar). Markand Hiroba Kolekar (Holder).	P. & T.	37 ..	114	223-00	5,575	13,410
1296	The Trustees of the Deed of Settlement, dated 3rd November 1934 of Shrimati Gangubai, w/o Anantrao Damodar Devare (Fazandar). Vasant Balaram Mhatre (Holder).	P.&T. ..	38 ..	115	243-00	6,075	6,075 +X
1297	1. Shrimati Gulab Anantrao Kolatkar 2. Prabhakar Anantrao Kolatkar.	P.&T. ..	39 ..	117	499-00	17,465	17,465 +X
1298	The Trustees of the Deed of Settlement, dated 3rd November 1934 of Shrimati Gangubai, w/o Anantrao Damodar Devare.	P.&T. .. P.&T. ..	1/40 36 ..	118 116	393-00 75-00	13,665	14,065 +X
Total ..					468-00		

*Lessor=Nil, Lessee = +14,450.

Contribution under Section 67 to be paid by the lessee who shall continue to pay the existing lease rent.

†Fazandar = -40, Holder = -13,370.

‡Fazandars = Nil, Holder = +5,496.

Existing right of way of F. P. No. 1253 over F. P. No. 1255 is hereby retained.

Holder to continue to pay the existing Fazandari rent.

§Existing right of way of F. P. No. 1253 over F. P. No. 1255 is hereby retained.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)	
		Rs.	Rs.	Rs.	Rs.							
1238	530-00	18,550	18,550 +X	23,850	..	..	5,300	2,650	..	+2,650	
1,239	7,734-00	3,48,030	3,48,030 +X	4,25,370	..	-34,219	77,340	38,670	..	+4,451		
1,240	253-00	11,385	11,385 +X	12,650	..	-315	1,265	632	..	+317		
1,241	711-00	24,885	24,885 +X	28,440	..	-385	3,555	1,777	..	+1,392		
1,242	947-00	33,145	33,145	35,986	..	+700	2,841	1,420	..	+2,120		
1,243	3,333-00	83,325	83,325 +X	1,16,655	..	-14,575	33,330	16,665	..	+2,090		
1,244	1,941-00	48,525	48,525 +X	67,935	..	+4,745	19,410	9,705	..	+14,450*		
1,245	1,456-00	32,032	32,032 +X	53,872	..	-10,143	21,840	10,920	..	+777		
1,247	1,548-00	34,056	34,056 +X	57,276	}	..	-1,472	23,220	11,610	}	..	+18,523
1,248	1,677-00	41,925	41,925 +X	58,695				16,770	8,385			
	3,225-00	75,981	75,981 +2X	1,15,971			39,990	19,995				
1,249	1,896-00	47,400	47,400 +X	66,360	..	-3,375	18,960	9,480	..	+6,105		
1,250	1,745-00	38,390	38,390 +X	64,565	..	-6,710	26,175	13,087	..	+6,377		
1,251	6,786-00	1,69,650	1,69,650 +X	2,51,082	..	-9,150	81,432	40,716	..	+31,566		
1252	2,103-00	42,060	42,060 +X	73,605	..	-6,809	31,545	15,772	..	+8,963		
..	..	..	..	..	..	-13,410	..	..	..	-13,410†	
1253	399-00	9,975	9,975 +X	13,167	..	+3,900	3,192	1,596	..	5,496‡		
1254	325-00	11,375	11,375 +X	13,975	..	-6,090	2,600	1,300	..	-4,790		
1255	587-00	17,610	17,610 +X	23,480	..	+3,545	5,870	2,935	..	+6,480		

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1299	Shrimati Radhadevi Brijratan Mohatta.. ..	P.&T. ..	41	.. 119	4,724-00	94,480	1,20,131 +X
1300	The Vicar and Wardens of The Church N. S. D. Salvacao.	P.&T. ..	40	.. 120	2,853-00	71,325	72,155
1301	1. Placido Hilarion Henriques 2. The Vicar of the Church of N. S. D. Salvacao. 3. Joseph Francis Rodrigues. 4. Dominic Pascal Luis (Trustees).	P.&T. ..	42	.. 121	6,946-00	1,94,488	1,94,488 +X
1302	1. Placido Hilarion Henriques 2. The Vicar of the Church of N. S. D. Salvacao .. 3. Joseph Francis Rodrigues. 4. Dominic Pascal Luis, Trustees (Fazandars). 1. Shrimati Laxmibai Narayan Patil. 2. Murari Jagannath Surve. 3. Gopal Jagannath Surve (Holders).	P.&T. .. P.&T. ..	1/42 2/42	.. 121-A } .. 121-B }	.144-00	4,032	7,032
1303	1. Shrimati Valiabai alias Vilaibai, widow of Shah Shodhumal. 2. Dhanji Waghji, 3. Ravji Veiji, 4. Jesang Khimji, 5. Nathu Anand, The Trustees of the Deed of Settlement, dated 30th November 1937 of Smt. Valiabai, widow of Shah Shodhumal.	M. L. ..	1521	.. 122	524-00	20,960	20,960
1304	The Vicar and Wardens of the Church of N.S.D. Salvacao	P. & T.	29	.. 123	5,298-00	1,16,556	1,16,556 +X
1305	1. Atmaram Vishwanath Todankar 2. Vithal Vishwanath Todankar. -	P. & T.	34	.. 124	5,086-00	1,01,720	1,08,275 +X
1306	Mohan Ramchandra Dhuru	P. & T.	10	.. 125	10,412-00	2,08,240	2,15,474 +3X
1307	Mohan Ramchandra Dhuru (Lessor) Laxman Anant Chandarker (Lessee).	P. & T.	1/10	.. 125-A	1,022-00	20,440	20,440 +X
1308	Mohan Ramchandra Dhuru (Lessor) Anantrai Vallabhdas Bhuta (Lessee).	P. & T.	2/10	.. 125/B	1,000-00	20,000	20,000 +X
1309	Mohan Ramchandra Dhuru (Lessor) 1. Harjiwandas Narsinhbhai Gohil, 2. Keshavial Narsinhbhai Gohil, 3. Bhagwandas Narsinhbhai Gohil, 4. Shantilal Narsinhbhai Gohil, 5. Prabhudas Narsinhbhai Gohil, (Trading in name and style of Industrial Iron Work) (Lessee).	P. & T.	3/10	.. 125-C	974-00	19,480	19,480 +X

*Value of the structure belonging to the Fazandari holder.

†Fazandars = — 120, Holders = —6,912.

‡Contribution to be paid by Lessor 53.1 per cent. Contribution to be paid by Lessee 46.9 per cent.
Lessor = +5,427, Lessee = +4,793.

§Lessor to pay net contribution as per agreement between the parties.
Lessor = +10,000, Lessee = Nil.

||Lessor to pay net contribution as per agreement between the parties.
Lessor = +9,740, Lessee = Nil.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)	
		Rs.	Rs.	Rs.	Rs.							
1259	3,920-00	78,400	78,400 +X	1,37,200	..	-41,731	58,800	29,400	..	-12,331		
..	..	..	..	..	..	-72,155	..	..	..	-72,155	
1260	6,244-00	1,74,832	1,74,832 +X 3,000*	2,37,272	..	-16,656	62,440	31,220	..	+14,564		
			<u>1,77,832</u> +X									
..	..	..	..	..	..	-7,032	..	..	..	-7,032†	
1,258	542-00	18,970	18,970	23,306	..	-1,990	4,336	2,168	..	+178		
1,261	4,605-00	1,01,310	1,01,310 +X	1,61,175	..	-15,246	59,865	29,932	..	+14,686		
1,262	3,681-00	73,620	73,620 +X	1,17,792	..	-34,655	44,172	22,086	..	-12,569		
1,263	2,564-00	51,280	51,280 +X	89,740	}	..	38,460	19,230	}	..	-35,314	
1,264	2,231-00	44,620	44,620 +X	89,240			-91,094	44,620				22,310
1,265	1,424-00	28,480	28,480 +X	56,960			28,480	14,240				
	<u>6,219-00</u>	<u>1,24,380</u>	<u>1,24,380</u> +3X	<u>2,35,940</u>			<u>1,11,560</u>	<u>55,780</u>				
1,268	1,022-00	20,440	20,440 +X	40,880	..	..	20,440	10,220	..	+10,220†	
1,267	1,000-00	20,000	20,000 +X	40,000	..	..	20,000	10,000	..	+10,000‡	
1,266	974-00	19,480	19,480 +X	38,960	..	..	19,480	9,740	..	+9,740‡	

Town Planning Scheme

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)	
						Rs.	Rs.	
1310	The Municipal Corporation for Greater Bombay	.. L.N.A.	5	.. 126	7,075-00	2,12,250	2,12,250 +2X	
						2,12,250	2,12,250 +2X	
1311	1. Shrimati Kulsumbai Allarkhia Haji Bhanji 2. Shrimati Sakinabai Allarkhia Haji Bhanji	.. .. .. ..	P. & T.	14	.. 127	2,974-00	59,480	64,480 +X
1312	Kashinath Shivram Nagvekar	.. ..	P. & T.	13	.. 128	2,893-00	57,860	62,774 +X
1313	The Trustees of the Kshatriya Dnyati Sabha	.. ..	P. & T.	12	.. 129	7,151-00	1,43,020	1,43,328 +2X
1314	Trustees under the deed of Settlement, dated 1st October 1958 of Jayanand Krishnanath Ambernath Kirtiker (Lessors). M. S. Pandir, (Lessee).		P. & T.	11	.. 130	3,596-00	68,728	68,968 +X
1315	Trustees under the Deed of Settlement, dated 1st October 1958 of Jayanand Krishnanath Ambernath Kirtiker (Fazandars). 1. Adam Ibrahim Roshan. 2. Mahomed Umar Ibrahim Roshan. 3. Mohamed Usuf Ibrahim Roshan. 4. Mustafa Ibrahim. 5. Ahmed Rashid Ibrahim. 6. Abdul Kayam Ibrahim (Holders).		P. & T.	2/11	.. 131	332-67	6,653	6,653 +X
	1. Adam Ibrahim Roshan 2. Mahomed Umar Ibrahim Roshan. 3. Mohamed Usuf Ibrahim Roshan. 4. Mustafa Ibrahim. 5. Ahmed Rashid Ibrahim. 6. Abdul Kayam Ibrahim.	.. .. .. .. .. .. .. .. .. .. .. ..	P. & T.	1/33	.. 131-A	66-00	1,320	1,320
						398-67	7,973	7,973 +X
1316	1. Daoji Hirji Kowly 2. Narayan Deorao Kowly	.. .. .. ..	P. & T.	1/11	.. 132	433-00	8,660	10,494 +X
1317	D ttatraya Gopal Wamgankar	.. ..	P. & T.	33	.. 133	2,377-00	52,294	52,694 +X
1318	1. Shrimati Hajarabai Mittha 2. Shrimati Hurbai Adam	.. .. .. ..	P. & T.	32	.. 134	2,670-00	58,740	58,740 +X
1319	1. Ganesh Narayan Janvekar 2. Anant Ganesh Janvekar.	.. .. .. ..	P. & T.	1/31	.. 135	1,330-00	26,600	26,600 +X
1320	1. Shrimati Lalitabai Pranjivandas Gupta 2. Shrimati Vimlaben Hirabhai Chotalal.	.. .. .. ..	P. & T.	31	.. 136	1,330-00	26,600	26,600 +X
1321	Bombay Dyeing and Manufacturing Company Limited		P. & T.	30	.. 137	3,290-00	82,250	82,250

*3,626 sq. yds. to be on L. N. A. tenure.

†3,449 sq. yds. to be on L. N. A. tenure.

‡Compensation under section 67 for land to be paid to lessor and for structure to be paid to the lessee. The existing lease rent is reduced to Rs. 1,107 per annum.

Incremental contribution under section 66 to be paid by lessor 37.15 per cent.

Incremental contribution under section 66 to be paid by lessee 62.85 per cent.

Lessor = -25,013, Lessee = +6,045.

§Fazandars = Nil. Holders = +3,715. Holders to continue to pay the existing Fazandari rent.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)	
		Rs.	Rs.	Rs.	Rs.							
1270*	3,991-00	1,27,712	1,27,712 +X	1,49,467	}	..	+1,32,828	1,09,621	54,810	..	+1,87,638	*†
1271†	3,449-00	1,10,368	1,10,368 +X	1,29,413								
1246	629-00	13,838	13,838	23,273								
1256	600-00	18,000	18,000	24,000								
1257	600-00	18,000	18,000	22,800								
1269	2,858-00	57,160	57,160	1,05,746								
	12,127-00	3,45,078	3,45,078 +2X	4,54,699								
1273	2,026-00	40,520	40,520 +X	70,910	..	-23,960	30,390	15,195	..	-8,765		
1274	2,937-00	58,740	58,740 +X	1,02,795	..	-4,034	44,055	22,027	..	+17,993		
1275	4,968-00	99,360	99,360 +X	1,73,880	}	..	-22,088	74,520	37,260	..	+21,736	
1276	1,094-00	21,880	21,880 +X	35,008								
	6,062-00	1,21,240	1,21,240 +2X	2,08,888			87,648	43,824				
1277	1,383-00	27,660	27,660 +X	41,490	}	..	-28,968	13,830	6,915	..	+18,968†	‡
1280	617-00	12,340	12,340	18,510								
	2,000-00	40,000	40,000 +X	60,000								
							20,000	10,000				
1278	487-00	9,740	9,740 +X	13,636	..	+1,767	3,896	1,948	..	+3,715§	§	
1279	464-00	9,280	9,280 +X	12,992	..	-1,214	3,712	1,856	..	+642		
1281	2,447-00	53,834	53,834 +X	78,304	..	+1,140	24,470	12,235	..	+13,375		
1282	2,532-00	55,704	55,704 +X	81,024	..	-3,036	25,320	12,660	..	+9,624		
1283	1,256-00	25,120	25,120 +X	37,680	..	-1,480	12,560	6,280	..	+4,800		
1284	1,268-00	25,360	25,360 +X	38,040	..	-1,240	12,680	6,340	..	+5,100		
1285	2,381-00	59,525	59,525	88,097	..	-22,725	28,572	14,286	..	-8,439		

Town Planning Scheme.

(1)	(2)	(3)	(3-a)	(4)	(5)	(6-a)	(6-b)
						Rs.	Rs.
1322	The Bombay Dyeing and Manufacturing Company, Limited.	P. & T.	24	.. 138	12,051-00	3,01,275	3,02,628
		P. & T.	21	.. 138-A	4,227-00	92,994	+X 96,085 +X
					16,278-00	3,94,269	3,98,713 +2X
1323	The Government of Maharashtra (Lessors) The Bombay Dyeing and Manufacturing Company, Limited (Lessees).	Govt. Leasehold	23	.. 139	1,690-00	42,250	42,250.
1324	1. Bhalchandra Balaram Dhuru 2. Ravindra Balaram Dhuru. 3. Shrimati Sumatibai Balaram Dhuru. 4. Virendra Balaram Dhuru. 5. Hemchandra Balaram Dhuru.	P.&T.	1/20	.. 140	893-00	24,111	24,111 +X.
1325	Shrimati Jankibai, w/o Ramchandra Kashinath Dhuru.	P.&T.	20	.. 141	1,027-00	27,729	27,729 +X.
1326	The Municipal Corporation for Greater Bombay	P.&T.	18	.. 142	5,595-00	X	X
1327	Shrimati Gangabai, w/o Kashinath Shivram Nagwekar.	P.&T.	1/18	.. 143	920-00	18,400	19,782
1328	The Mahim and Worli Hindu Burning and Burial Grounds Committee.	P.&T.	17	.. 144	9,745-44	X	X
1329	The Municipal Corporation for Greater Bombay	..	..	..	..	..	..
					Grand Total of 'C' Section	.. 1,50,60,251	1,53,02,198
					Grand Total of the Scheme	.. 7,96,78,528	8,29,39,407

*Compensation for land under section 67 to be paid to lessor. The existing lease rent is reduced to Rs. 2,506-50 p. per annum.

Incremental contribution under section 66 to be paid by lessor 10-1 per cent.

Incremental contribution under section 66 to be paid by lessee 89-9 per cent.

Lessor = -1,263, Lessee = +7,223.

† Burial ground. No contribution under section 32 (1) (vii).

(1) Site for Hospital.

(2) Site for Chowky.

‡ Contribution under Section 67 at half the value of the land.

§. Incremental Contribution under Section 66 at half the percentage rate proposed for the whole Scheme.

Bombay City No. IV (Mahim Area)

(7)	(8)	(9-a)	(9-b)	(10-a)	(10-b)	(11)	(12)	(13)	(14)	(15)	(16)
		Rs.	Rs.	Rs.	Rs.						
1286	11,109-00	2,77,725	2,77,725	3,88,815	..	-32,658	1,11,090	55,545	..	+46,977	
1288	4,015-00	88,330	88,330 +X	1,36,510			48,180	24,090			
	15,124	3,66,055	3,66,055 +2X	5,25,325			1,59,270	79,635			
1287	1,607-00	40,175	40,175	56,245	..	-2,075	16,070	8,035	..	+5,960*	•
1289	893-00	24,111	24,111 +X	29,469	..	..	5,358	2,679	..	+2,679	
1290	1,027-00	27,729	27,729 +X	34,918	..	..	7,189	3,594	..	+3,594	
1291	5,077-00	X	X	X	..	..	..	..	..	..	†
..	..	..	..	..	..	-19,782	..	..	..	-19,782	
1292	8,152	X	X	..	..	..	..	..	..	..	†
1195	8,843-00	3,62,563	3,62,563	4,50,993	..	+1,81,281†	88,430	22,107§	..	+2,03,388	(1)
1209	200-00	..	..	..	..	..	..	..	..	..	(2)
	9,043-00	3,62,563	3,62,563	4,50,993	..	+1,81,281	88,430	22,107	..	+2,03,388	
..	..	1,45,93,595	1,46,00,095	1,92,45,558	..	-8,83,385	46,51,961	22,85,958	+69,041	+14,71,614	
..	..	7,41,29,077	7,42,26,634	9,63,74,340	..	-97,57,645	2,22,45,261	1,07,03,121	+67,161	+10,12,637	

NOTES

- (1) All rights of mortgagors and mortgagees, if any, existing in the original plots are hereby transferred to their corresponding final plots.
- (2) All rights of Lessors and Lessees in the original plots are hereby transferred to their corresponding final plots irrespective of change in areas except where specifically provided otherwise.
- (3) Agreements in respect of original plots between the owner on the one part and the Local Authority or the Government on the other part are hereby transferred to the corresponding final plots, subject to minor modifications due to alterations in area.
- (4) All rights of passages hitherto existing over any area included in the final plot of the scheme except those enjoyed by the fazandari holdings, Final Plot Nos. 601 to 624 and except those specifically retained in the Final Scheme are hereby extinguished.
- (5) The tenures of all original plots are hereby transferred to the corresponding final plots, provided that, if an original plot is composed of separate areas on different tenures, the corresponding final plot allotted in substitution thereof, will also be subject to the same different tenures, in the same proportion of areas except where specifically provided otherwise in the final scheme.
- (6) All rights of fazandars and holders in the original plots comprising the fazandari holdings are hereby transferred over an equivalent area of their corresponding final plots except where specifically provided otherwise.
- (7) The final plots allotted under the scheme for public or Municipal purposes except Final Plot No. 570 in Section 'A' shall vest in the Local Authority and that body shall utilise them for the specific purposes mentioned against each in Column No. 16 of Form 'B'. F. P. No. 570 in Section 'A' shall vest in the Government of Maharashtra for a cattle pound.
- (8) Strips of land in Final Plot Nos. 241, 326, 471, 488, 498, 506, 524, 530, 543, 545, 590 and 601 of Section 'A'; 801, 838, 914, 1032, 1033, 1063, 1064, 1065, 1066, 1068, 1069, 1070 and 1071 of Section 'B'; 1176 and 1218 of Section 'C' marked in red dotted lines on Plan Nos. 3 and 4 accompanying the scheme are reserved for future widening of roads for a period of 20 years. The land so reserved shall remain in the ownership of the respective owners till they are taken over by the Local Authority, but no additions or alterations to the existing structures thereon (except the usual annual repairs) shall be allowed. The Local Authority, when it desires to take up the construction of roads for which land is so reserved, may take possession of the strips of land by giving one-month's notice in writing to the owner or owners concerned. The compensation to be paid shall be fixed by mutual agreement or under the provisions of the Land Acquisition Act of 1894.
- (9) Strips of road land in front of Final Plot Nos. 1084 and 1085 of Section 'B' and Final Plot No. 1140 of Section 'C' marked in red dotted lines on Plan Nos. 3 and 4 accompanying the scheme may be sold by the Local Authority to the respective owners for being amalgamated with their plots.
- (10) All alterations in the house connections of water-supply, drainage, electricity, gas and telephone which would be necessitated as a result of the T. P. Scheme shall be carried out at the cost of the Local Authority. In the event of a difference of opinion on the question, if the alterations are necessitated as a result of the T. P. Scheme, the decision of the Municipal Commissioner shall be final.

Bombay :
The 28th February 1962.

G. J. DESAI,
Arbitrator.

**TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME)
(MAHIM AREA)**

FORM 'C'—FINANCE OF THE SCHEME

(Rules 17 and 29)

	Rs.
Expenses under section 18 (2) (b), (c), (d), (f), (g) and (h)	1,16,37,800
Other expenses—	
Expenses shown in the redistribution and valuation statement (total of col. 11 of Form B).. ..	97,57,645
Cost of publication under section 22 (2) and under section 23 (1) or (2) (Rules 12 to 14)	3,00,000
Compensation under section 29 (2) .. .. .	..
Legal expenses under section 64 (1) (e)	25,000
Compensation under section 69 .. .. .	..
Cost of demarcation salaries of Town Planning Officer and Board of Appeal and their staff and other expenses under section 42 (2).	5,18,000
(a) Total ..	<u>2,22,38,445</u>

Total of increments (Col. 12 of Form B). Rs. 2,22,45,263.

Proportion of increment to be contributed by each holder (Section 66) 50 per cent. (Rebates granted in a few cases as shown in column 16 of Form B).

(b) Total of the contributions under section 66	<u>1,07,03,121</u>
Net Cost of Scheme to Local Authority (a)—(b)	<u>1,15,35,324</u>

BOMBAY :
The 28th February 1963.

G. J. Desai
Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area).



**TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME)
(MAHIM AREA)**

COST OF WORKS UNDER THE SCHEME

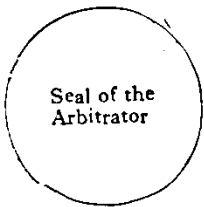
[Section 18 (2) (b), (c), (f), (g) and (h)]

Serial No.	Description of Work	Amount
(1)	(2)	(3) Rs.
1	Roads, Storm-water Drains and Sewers	1,01,24,900
2	Water Supply	7,62,000
3	Lighting	3,29,400
4	Shifting and diverting wherever necessary—	
	(a) B. E. S. T. Undertaking Electric Cables	1,00,000
	(b) Gas mains	21,000
	(c) Telephone cables	500
5	Replacement of house connections where necessary. Lump Sum.. .. .	3,00,000
	Total	<u>1,16,37,800</u>

G. J. Desai

BOMBAY :
The 28th February 1963.

Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final),
(Mahim Area).



TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL)
(MAHIM AREA)

ABSTRACT OF ESTIMATES FOR ROADS, STORM-WATER DRAINS AND SEWERS

(As per 1961-62 rates.)

Serial No.	Road No. on plan	Width of road in feet	Road Making				Storm-water drain Amount Rs.	Sewerage Amount Rs.	Total Amount Rs.
			Description of road work	Length of road in feet	Cost per 100 r. ft. Rs.	Amount Rs.			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Section (A)									
1	6	8	Concrete road without footpath ..	180	1,564	2,815	7,058	..	9,87
2	16	10	Do.	65	1,841	1,197	..	3,761	4,958
3	1	10	Do.	225	1,841	4,142	7,450	..	11,592
4	22-23	10	Do.	345	1,841	6,351	..	..	6,351
5	61	10	Do.	50	1,841	920	..	..	920
6	35	11	Do.	95	1,979	1,880	..	5,641	7,521
7	58	11	Do.	105	1,979	2,078	..	..	2,078
8	4	12	Do.	70	2,117	1,482	..	3,056	4,538
9	37	12	Do.	130	2,117	2,752	3,725	5,171	11,648
10	15	15	Do.	405	2,532	10,255	15,292	..	25,547
11	14	15	Do.	615	2,532	15,572	21,958	..	37,530
12	11	15	Do.	75	2,532	1,899	..	..	1,899
13	17	15	Do.	80	2,532	2,026	..	..	2,026
14	30	15	Do.	190	2,532	4,811	6,666	..	11,477
15	32	15	Do.	105	2,532	2,659	..	..	2,659
16	28	15	Do.	230	2,532	5,824	8,234	10,107	24,165
17	27	15	Do.	210	2,532	5,317	4,509	..	9,826
18	46	15	Do.	225	2,532	5,697	7,254	7,757	20,708
19	50	15	Do.	42	2,532	1,063	..	2,585	3,648
20	56	15	Do.	125	2,532	3,165	4,117	5,641	12,923
21	59	15	Do.	105	2,532	2,659	..	..	2,659
22	13	20	Do.	70	3,235	2,264	..	..	2,264
23	9	20	Do.	370	3,235	11,969	13,723	13,868	39,560
24	12	20	Do.	40	3,235	1,294	..	..	1,294
25	25	20	Do.	140	3,235	4,529	..	6,816	11,345
26	24	20	Do.	71	3,235	2,296	..	..	2,296
27	34	20	Do.	65	3,235	2,103	4,117	5,243	11,463
28	26	20	Do.	58	3,235	1,876	..	..	1,876
29	38	20	Do.	255	3,235	8,249	9,214	9,872	27,335
30	42	20	Do.	235	3,235	7,602	7,254	7,992	22,848
31	60	20	Do.	355	3,235	11,484	8,626	10,812	30,922
32	44	20	Do.	210	3,235	6,793	6,470	7,992	21,255
33	3	25	Do.	350	6,084	21,294	7,866	..	29,160
34	33	25	Do.	280	6,084	17,035	6,862	14,271	38,168

ABSTRACT OF ESTIMATES FOR ROADS, STORM-WATER DRAINS AND SEWERS—cont.

(As per 1961-62 rates.)

Serial No.	Road No. on plan	Width of road in feet	Road Making				Storm-water drain Amount Rs.	Sewerage Amount Rs.	Total Amount Rs.	
			Description of road work	Length of road in feet	Cost per 100 r. ft. Rs.	Amount Rs.				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
Section (A)—cont.										
35	31	25	Concrete road without footpath	..	240	6,084	14,602	8,626	9,167	32,395
36	21	30	Do.	..	520	7,218	37,534	11,418	..	48,952
37	10	40	Concrete road, carriageway to be 26' and footpath 7' wide.	..	400	9,311	37,244	5,222	9,872	52,338
38	7	40	Do.	..	390	9,311	36,313	13,723	..	50,036
39	8	40	Do.	..	190	9,311	17,691	7,842	..	25,533
40	2	40	Do.	..	640	9,311	59,590	36,690	..	96,280
41	5	40	Do.	..	470	9,311	43,762	3,470	..	47,232
42	20	40	Do.	..	300	9,311	27,933	12,743	..	40,676
43	29-36	40	Do.	..	1085	9,311	1,01,024	47,374	36,198	184,596
44	41	40	Do.	..	640	9,311	59,590	5,400	..	64,990
45	51	40	Do.	..	490	9,311	45,624	19,409	20,684	85,717
46	54	40	Do.	..	1780	9,311	1,65,736	65,481	77,566	308,783
47	55	40	Do.	..	125	9,311	11,639	1,200	..	12,839
48	53	40	Do.	..	255	9,311	23,743	..	16,310	40,053
49	43	40	Do.	..	900	9,311	83,799	13,266	13,163	110,228
50	45	40	Do.	..	315	9,311	29,330	10,195	..	39,525
51	49	40	Do.	..	580	9,311	54,004	7,622	12,693	74,319
52	48	40	Do.	..	450	9,311	41,899	15,488	23,975	81,362
53	47	60	Concrete road, carriageway to be 36' and footpath 12' wide.	..	800	13,451	1,07,608	10,444	..	118,052
54	63	80	Concrete road carriageway to be 48' and footpath 16' wide.	..	560	20,016	1,12,090	5,786	..	117,876
55	40	80	Do.	..	880	20,016	1,76,141	11,222	..	187,363
56	52	130	Concrete road with 85' carriageway, 5' central hedge and 20' wide footpath.	..	4550	33,773	15,36,671	72,990	..	1,609,661
57	18	..	Paving the widened portion of carriageways and/or footpath.	Area in s. ft.	1,400	..	..	..	..	..
58	19	..	Do.	..	2,500	..	..	1,800	..	..
59	57	..	Do.	..	2,900	..	..	1,200	..	..
60	62	..	Do.	..	6,400	..	..	694	..	..
61	39	..	Do.	..	5,000	..	..	1,041	..	..
					18,200 s. ft.	At Rs. 2-50 per s. ft.	45,500	4,735	..	50,235
62	..	..	Shifting kerbs and providing new kerbs wherever necessary meeting cambers and levels of old and new road surfaces and re-instating surfaces wherever necessary.	..	..	..	10,000	..	..	10,000
Total						..	30,62,419	5,40,741	3,40,213	39,43,373
Section (B)										
1	82	8	Concrete road without footpath	..	71	1,564	1,110	..	..	1,110
2	74	10	Do.	..	90	1,841	1,657	..	..	1,657
3	83	10	Do.	..	71	1,841	1,307	..	..	1,307

ABSTRACT OF ESTIMATES FOR ROADS, STORM-WATER DRAINS AND SEWERS—cont.

(As per 1961-62 rates.)

Serial No.	Road No. on plan	Width of road in feet	Road Making				Storm-water drain Amount Rs.	Sewerage Amount Rs.	Total Amount Rs.
			Description of road work	Length of road in feet	Cost per 100 r. ft. Rs.	Amount Rs.			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Section (B)—cont.									
4	84	10	Concrete road without footpath	70	1,841	1,289	..	..	1,289
5	91	10	Do.	60	1,841	1,105	..	..	1,105
6	64*	12	Do.	145	2,117	3,070	..	4,231	7,301
7	114	12	Do.	65	2,117	1,376	..	..	1,376
8	73	12	Do.	100	2,117	2,117	11,280	5,641	19,038
9	122	12	Do.	55	2,117	1,164	..	3,761	4,925
10	72	15	Do.	150	2,532	3,798	..	7,522	11,320
11	88	15	Do.	95	2,532	2,405	3,333	4,466	10,204
12	81	15	Do.	84	2,532	2,127	..	..	2,127
13	97	15	Do.	80	2,532	2,026	..	4,701	6,727
14	112	15	Do.	95	2,532	2,405	..	..	2,405
15	113	15	Do.	85	2,532	2,152	..	5,171	7,323
16	104	15	Do.	280	2,532	7,090	8,626	..	15,716
17	116	15	Do.	155	2,532	3,925	..	7,051	10,976
18	118	15	Do.	120	2,532	3,038	..	..	3,038
19	126	15	Do.	95	2,532	2,405	..	5,641	8,046
20	65	20	Do.	395	3,235	12,778	14,900	17,864	45,542
21	77	20	Do.	210	3,235	6,793	5,489	..	12,282
22	80	20	Do.	200	3,235	6,470	7,058	..	13,528
23	109	20	Do.	25	3,235	809	..	..	809
24	110	20	Do.	400	3,235	12,940	11,763	..	24,703
25	108	20	Do.	100	3,235	3,235	8,234	..	11,469
26	99	20	Do.	220	3,235	7,117	10,195	10,342	27,654
27	100	20	Do.	160	3,235	5,176	5,489	..	10,665
28	101	20	Do.	210	3,235	6,793	7,058	10,342	24,193
29	103	20	Do.	670	3,235	21,674	24,702	..	46,376
30	105	20	Do.	470	3,235	15,204	17,252	19,744	52,200
31	106	20	Do.	275	3,235	8,896	9,410	..	18,306
32	93	25	Do.	505	6,084	30,724	13,331	..	44,055
33	66	30	Do.	285	7,218	20,571	20,084	14,103	54,758
34	69	30	Do.	220	7,218	15,880	6,274	9,402	31,556
35	87	30	Do.	550	7,218	39,699	19,213	..	58,912
36	67	40	Concrete road carriageway to be 26' and paved footpath 7' wide.	690	9,311	64,246	23,918	31,967	1,20,131
37	71	40	Do.	900	9,311	83,799	30,737	..	1,14,536

*For pedestrians only.

ABSTRACT OF ESTIMATES FOR ROADS, STORM-WATER DRAINS AND SEWERS.—cont.

(As per 1961-62 rates.)

Serial No.	Road No. on plan	Width of road in feet	Road Making				Storm-water drain Amount Rs.	Sewerage Amount Rs.	Total Amount Rs.
			Description of road work	Length of road in feet	Cost per 100 r. ft. Rs.	Amount Rs.			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Section (B)—cont.									
38	70	40	Concrete road carriageway to be 26' and paved footpath 7' wide.	125	9,311	11,639	..	..	11,639
39	78	40	Do.	935	9,311	87,058	15,310	..	1,02,368
40	79	40	Do.	145	9,311	13,501	5,881	..	19,382
41	76	40	Do.	520	9,311	48,417	30,397	..	78,814
42	75	40	Do.	375	9,311	34,916	12,547	..	47,463
43	89	40	Do.	740	9,311	68,901	23,918	..	92,819
44	86	40	Do.	380	9,311	35,382	6,244	..	41,626
45	85	40	Do.	155	9,311	14,432	4,313	3,761	22,506
46	92	40	Do.	935	9,311	87,058	13,688	..	1,00,746
47	94	40	Do.	1,020	9,311	94,972	44,719	33,377	1,73,068
48	96	40	Do.	755	9,311	70,298	30,192	23,975	1,24,465
49	111	40	Do.	1,050	9,311	97,765	45,086	41,839	1,84,690
50	107	40	Do.	415	9,311	38,641	14,116	18,804	71,561
51	115	40	Do.	910	9,311	84,730	35,620	..	1,20,350
52	127	40	Do.	780	9,311	72,626	34,018	11,282	1,17,926
53	128	40	Do.	750	9,311	69,832	29,015	9,402	1,08,249
54	120	40	Do.	200	9,311	18,622	..	..	18,622
55	125	40	Do.	335	9,311	31,192	11,763	..	42,955
56	126	40	Do.	550	9,311	51,210	20,389	..	71,599
57	123	40	Do.	80	9,311	7,449	10,195	1,880	19,524
58	121	50	Concrete road carriageway to be 30' and paved footpath to be 10' wide.	1,290	11,339	1,46,273	45,881	19,830	2,11,984
59	68	60	Concrete road with 36' carriageway and 12' footpath.	255	13,451	34,300	4,022	..	38,322
60	102	80	Concrete road with 48' carriageway and 16' footpath.	850	20,016	1,70,136	13,428	..	1,83,564
61	98	80	Do.	3,960	20,016	7,92,634	1,37,577	98,843	10,29,054
62	117	130	Concrete road with 85' carriageway, 5' central hedge and 20' footpath.	1,215	33,773	4,10,342	36,744	57,940	5,05,026
63	119	..	Paving the widened portions of carriageways and for footpath.	4,100					
64	90	..	Do.	7,100					
65	95	..	Do.	6,000					
			Total	17,200 s.ft.	Rs. 2.50 per sft.	43,000	..	..	43,000
66	..	..	Shifting kerbs and providing new kerbs wherever necessary meeting cambers and levels of old and new road surfaces and re-instating surfaces wherever necessary.	..	..	10,000	..	..	10,000
Total					..	30,53,696	8,83,409	4,82,882	44,19,987

ABSTRACT OF ESTIMATES FOR ROADS, STORM-WATER DRAINS AND SEWERS.—cont.

(As per 1961-62 rates.)

Serial No.	Road No. on plan	Width of road in feet	Road Making				Storm-water drain Amount Rs.	Sewerage Amount Rs.	Total Amount Rs.
			Description of road work	Length of road in feet	Cost per 100 r. fr. Rs.	Amount Rs.			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Section (C)									
1	131	10	Concrete road without footpath	70	1,841	1,289	..	..	1,289
2	145	10	Do.	300	1,841	5,523	7,842	..	13,365
3	140	11	Do.	360	1,979	7,124	12,743	..	19,867
4	134	15	Do.	82	2,532	2,076	..	5,641	7,717
5	146	15	Do.	450	2,532	11,394	16,468	11,282	39,144
6	143	15	Do.	145	2,532	3,671	5,881	8,462	18,014
7	130	20	Do.	150	3,235	4,852	..	7,051	11,903
8	133	20	Do.	425	3,235	13,749	3,211	12,223	29,183
9	132	20	Do.	100	3,235	3,235	600	..	3,835
10	141	20	Do.	70	3,235	2,264	600	3,291	6,155
11	129	25	Do.	175	6,084	10,647	4,233	7,051	21,931
12	135	40	Concrete road carriageway to be 26' and paved footpath 7' wide.	785	9,311	73,091	26,324	..	99,415
13	136	40	Do.	315	9,311	29,330	19,541	..	48,871
14	137	40	Do.	630	9,311	58,659	44,188	..	1,02,847
15	138	40	Do.	750	9,311	69,832	26,271	..	96,103
16	139	40	Do.	250	9,311	23,277	14,113	..	37,390
17	144	40	Do.	1,060	9,311	98,697	48,916	..	1,47,613
18	147	40	Do.	380	9,311	35,382	11,763	..	47,145
19	148	40	Do.	1,250	9,311	1,16,387	66,130	..	1,82,517
20	149	40	Do.	230	9,311	21,415	5,097	..	26,512
21	150	40	Do.	650	9,311	60,521	6,033	..	66,554
22	142	50	Concrete road carriageway to be 30' and paved footpath 10'.	1,160	11,339	1,31,532	14,466	..	1,45,998
23	151	70	Concrete road with carriageway 42' wide footpath 14' wide.	3,100	17,622	5,46,282	36,814	..	5,83,096
24	..	..	Shifting kerbs and providing new kerbs wherever necessary meeting cambers and levels of old and new road surfaces and re-instating surfaces wherever necessary.	..	..	5,000	..	..	5,000
Total					..	13,35,229	3,71,234	55,001	17,61,464
Grand Total					..	74,51,344	17,95,384	8,78,096	1,01,24,824
									Say Rs. 1,01,24,900

G. J. Desai

Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area).

BOMBAY :
The 28th February 1963.



**TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME)
(MAHIM AREA)**

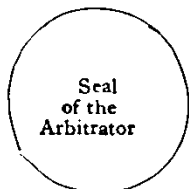
ABSTRACT OF ESTIMATE FOR WATER SUPPLY

Serial No. (1)	Description (2)	Quantity (3)	Rate (4)	Per (5)	Amount (6)
			Rs. P.		Rs.
1	Excavation in any material up to a depth of 6' in all kinds of soils	442,850 c.ft.	10 00	100 c.ft.	44,285-00
2	Extra over above rates for excavation in rock by chiselling	22,150 c.ft.	50 00	Do.	11,075-00
3	Removing from site the surplus excavated material	14,650 c.ft.	12 00	Do.	1,758-00
4	Supplying and assembling on site pipes of diameter— R.ft.				
	C. I. 15"	1,000	26 00	R.ft.	26,000-00
	C. I. 12"	840	18 00	Do.	15,120-00
	C. I. 9"	6,460	13 00	Do.	83,980-00
	C. I. 6"	28,420	8 00	Do.	2,27,360-00
	C. I. 4"	6,410	4 60	Do.	29,486-00
	C. I. 3"	3,060	3 60	Do.	11,016-00
5	Supplying and assembling C. I. specials for C. I. and Home Pipes	1,037 cwt.	60 00	Cwt.	62,220-00
6	Jointing of C. I. Pipes, specials, etc., with spun yarn and molten lead complete of diameter— Nos.				
	24"	4	52 00	Joint	208-00
	15"	90	31 00	Do.	2,790-00
	12"	76	22 50	Do.	1,710-00
	9"	560	19 50	Do.	10,920-00
	6"	2,460	14 50	Do.	35,670-00
	4"	681	12 50	Do.	8,512-50
	3"	355	11 50	Do.	4,082-50
7	Providing hand operated sluice valve complete with tail pieces of diameter— Nos.				
	12"	2	1,130 00	Each	2,260-00
	9"	7	640 00	Do.	4,480-00
	6"	83	315 00	Do.	26,145-00
	4"	38	190 00	Do.	7,220-00
8	Supplying and fixing standpost hydrant	117 Nos	340 00	Do.	39,780-00
9	Supplying and fixing pressure recorder with box	1 No.	1,200 00	Each	1,200-00
10	Providing 1 : 3 : 6 cement concrete for blocks or bedding including boxing ..	1,000 c.ft.	200 00	100 c.ft.	2,000-00
11	Providing 10" thick hand set dry rubble stone packing including filling in trenches.	2,000 s.ft.	33 00	100 s.ft.	660-00
12	Providing 9" thick brick masonry sluice valve chamber 5' deep including plaster, etc., complete.	130 Nos.	150 00	Each	19,500-00
13	Supporting, diverting, reinstating and repairing utility services. . . .	Lot	2,000 00	Lot	2,000-00
14	Miscellaneous works of making connections with existing mains, providing pitometer cocks, etc.	Lot	1,500 00	Do.	1,500-00
15	Removing the old C. I. unused pipes from the trenches — R.ft.				
	15"	1,200	1 50	R.ft.	1,800-00
	12"	700	1 00	Do.	700-00
	9"	3,240	1 00	Do.	3,240-00
	4"	1,800	1 00	Do.	1,800-00
16	Transferring existing building connections	Lot	2,000 00	Lot	2,000-00
				Total	6,92,478-00
				Add Supervision .. 5%	
				Add Contingencies .. 3%	
				Add Tools and Plant .. 2%	
				} Total	7,61,725-00
				Say	7,62,000 00

G. J. D. S.

BOMBAY :
The 28th February 1963.

Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area).



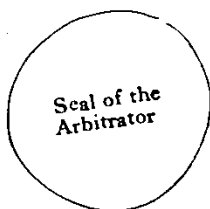
**TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME)
(MAHIM AREA)**

ABSTRACT OF ESTIMATES FOR LIGHTING

Serial No.	Item	Quantity	Rate	Per	Amount
(1)	(2)	(3)	(4)	(5)	(6)
			Rs.		Rs.
	Section 'A'				
1	Providing Electric lights including poles, under ground cables, etc. ..	132 Nos.	800	Lamp	1,05,600
	Section 'B'				
2	Providing Electric lights including poles, underground cables, etc. ..	193 Nos.	800	Lamp	1,54,400
	Section 'C'				
3	Providing Electric lights including poles, underground cables, etc. ..	50 Nos.	800	Lamp	40,000
4	Removing and refixing the existing lamp-posts wherever necessary ..		Lump Sum		5,000
					3,05,000
				<i>Add Supervision</i> 5%	15,250
				<i>Add Contingencies</i> 3%	9,150
				Total ..	3,29,400

BOMBAY :
The 28th February 1963.

G. J. Desai
Arbitrator,
Town Planning Scheme,
Bombay City No. IV (Final Scheme),
(Mahim Area).



**TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME)
(MAHIM AREA)**

**DECISIONS OF THE BOARD OF APPEAL
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Schedule "F" (Appeals dismissed as being re: compensation only)

**TOWN PLANNING SCHEME, BOMBAY CITY No. IV (FINAL SCHEME)
(MAHIM AREA)**

DECISIONS OF THE BOARD OF APPEAL

1. Shri Jal Rustamji Vimadalal, B.A. (Hons.), LL.B., Judge, Bombay City Civil Court and Additional Sessions Judge, Greater Bombay, was appointed President of the Board of Appeal for Town Planning Scheme, Bombay City No. IV (Mahim Area), by Government Notification, Urban Development and Public Health Department, No. TPB-1361-M, dated 19th March 1962. The Town Planning Officer Shri G. J. Desai who had been appointed Arbitrator in respect thereof on 14th March 1955 under the Old Bombay Town Planning Act, 1915, by his letter dated 27th March 1962 informed the President about the publication of the Final Scheme by him. The appointment of Shri G. J. Desai was continued in force by virtue of the provisions of section 90 (2) of the Bombay Town Planning Act, 1954 (Bombay Act No. XXVII of 1955), which came into force on 1st April 1957. Under sub-section (4) of section 90 all references to the Town Planning Officer in the new Act are to be read as references to an arbitrator appointed under the old Act whose appointment was continued under sub-section (2) thereof. On 23rd April 1962 the President appointed (1) Shri G. A. Kamtekar, B.A., B.Sc. (Bom.), B.Sc. (Edin.), M.I.E. and (2) Shri H. N. Kanga, B.Sc. (Edin.), A.M., Inst., C.E., A.M.I.E., as Assessors under section 35 (3) of the present Act.

2. The Scheme, which is the largest in the City and its Suburbs both from the point of view of area as well as cost ever since the enactment of the old Bombay Town Planning Act, 1915, covers an area of about 623 acres in Mahim which has been carved out into 1,303 Final Plots, and the whole area of the Scheme has been divided into three Sections marked "A", "B" and "C". Due to the difficulty of handling a plan in respect of an area of the size of "B" Section, two separate plans were prepared for that Section and marked B-1 and B-2, respectively, for the sake of convenience. A considerable portion of the area comprised in the Scheme is an undeveloped area, with only the frontages along the road sides developed, except in the case of plots in the vicinity of the Dadar Railway Station which are situated in a fairly well-developed locality.

3. The Municipal Corporation of Greater Bombay made a declaration of its intention to

make a Scheme in respect of this area under section 9 (1) of the Bombay Town Planning Act, 1915, on 25th June 1951; the Draft Scheme was published on the 3rd of May 1954, and was sanctioned by the State Government under section 14 (2) of the said Act on 3rd January 1955. Shri G. J. Desai was appointed Arbitrator under section 29 of the Bombay Town Planning Act, 1915, in respect of the said Scheme on 14th March 1955, and the new Bombay Town Planning Act, 1954, came into force on the 1st of April 1957, as already stated earlier. The Final Scheme was drawn up and published by Shri G. J. Desai on 24th February 1962.

4. In all 484 appeals were filed before the Board, and the hearing of the said Appeals commenced on 16th August 1962. The Town Planning Officer was present throughout the proceedings before the Board. The Board inspected the area comprised in Section "A", after previous notice to the plot-owners concerned, on 17th August 1962, and again visited the said Section (this time without notice to plot-owners) on 22nd August 1962. The Board visited the area comprised in Section "B", after previous notice to the plot-owners concerned, on 7th September 1962 and 12th September 1962. The area comprised in Section "C" was visited by the Board, after previous notice to the plot-owners concerned, on 20th September 1962. As the Board felt the necessity of inspecting once again Final Plots Nos. 1089 and 1096 in Section "B", and Final Plots Nos. 1264, 1265, 1266, 1267 and 1268 of Section "C", the Board visited those plots on 26th September 1962 without notice to the plot-owners concerned.

5. In the very first Appeal which was heard by the Board in this Scheme, it was contended by Shri Rele who appeared for the owner of Final Plot No. 3 in Appeal No. 463, that the Scheme was not valid because the provisions of the new Act under which the Final Scheme was drawn up and published were inconsistent with the provisions of the old Act. with the result that section 90 (2) of the Present Act cannot operate to validate the same. This and the other general arguments which were urged by Shri Rele in the said Appeal which have been dealt with in this paragraph raised points

which this Board has no jurisdiction to decide, since it is not a Court (section 41) but is a Tribunal with a jurisdiction which is circumscribed within the four corners of section 34 of the Act. In any event, each of the said arguments which are dealt with in this paragraph are, in the opinion of the Board, without substance for the reasons hereafter stated. There is no doubt a difference in the procedure provided under the old Act and that prescribed by the new Act in respect of the several stages through which the Scheme has passed, but in the opinion of the Board, those differences are not of such a nature as to amount to inconsistencies as contended by Shri Rele. A similar argument advanced by Shri Rele before the Board of Appeal in Town Planning Scheme, Bombay City No. III (Mahim Area), was rejected by that Board for the reasons set out in paragraph 11 of its Decisions. This Board fully endorses and adopts the reasoning and the conclusion of the said Board of Appeal on the point in question. It was next contended by Shri Rele that there being no Development Plan finalised by the Municipal Corporation containing the present Scheme as contemplated by section 3 and by the Preamble to the new Act, the entire Scheme is invalid as section 90 of the present Act cannot validate schemes framed under the old Act. This argument of Shri Rele is also without substance, as there is no reason why the entire Scheme should be held to be invalid merely because there was no provision for a Development Plan under the old Act under which it was initiated. Section 90 makes whatever was done under the old Act valid and operative notwithstanding its repeal, and makes the provisions of the new Act applicable at the stage at which a particular scheme may be at the time of the repeal of the old Act, with the result that all future proceedings would have to be governed by the new Act. The Board is unable to see how the absence of a Development Plan can, in the circumstances, vitiate the entire Scheme. It was next contended by Shri Rele that the Regulations framed by the Town Planning Officer under the present Scheme are inconsistent with the provisions of section 3 (i) of the old Act of 1915 which did not justify the imposition of any restrictions with regard to the percentage of building area for a plot and are therefore invalid and inoperative. It is true that the provision with regard to the same that is to be found in section 18 (2) (j) of the new Act does not in terms occur in section 3 (i) of the old Act, but in so far as the said section 3 (i) empowers the imposition of restrictions in regard to open spaces to be

maintained about buildings, the same would of necessity result in regulating indirectly to a certain extent the building area in respect of each plot. This contention of Shri Rele must, therefore, also be rejected. It was also urged by Shri Rele that as a result of the building restrictions imposed by the Scheme (*viz.*, that no building should be constructed higher than ground and three upper floors, and that a plot-owner can construct only on one-third of the area of the plot and must leave certain marginal open spaces), the present Town Planning Scheme, far from increasing the value of the plots comprised therein, would reduce their value proportionately to the reduction in the yielding capacity of each such plot. This argument was advanced before the Board of Appeal in Town Planning Scheme, Bombay City No. III (Mahim Area), and was rejected by the said Board for the reasons stated in paragraph 8 of the Decisions of the said Board which this Board approves and adopts. It may be mentioned that a similar argument was also rejected by the Tribunal of Arbitration in Town Planning Scheme, Bombay City No. II (Mahim Area), which was presided over by Mr. Justice N. J. Wadia and was rejected in paragraph 7 of its Decisions. The Board rejects this argument of Shri Rele as it does not take into account the several other improvements made by the Scheme which go to increase the market-value of the plots comprised therein. In the case of the present Scheme, it may be observed that the actual trend in the property market in this area shortly before the date of declaration of intention to make the present Scheme (*viz.*, 25th June 1951), and the sales of properties in this area after the said date when the restrictions imposed by the Scheme were known to buyers, shows that the values of properties in this area have increased and that the building restrictions imposed by the Town Planning Scheme, though no doubt an adverse factor, have not been able to counteract the otherwise beneficial effects of this Town Planning Scheme. This is abundantly clear on a reference to the facts and figures stated by the Town Planning Officer at page 25 of his Note on Land Valuation which contains a careful analysis of the trend in the property market in this area during the relevant period. The Board does not consider it necessary to deal with any of the several other arguments urged by Shri Rele, since in the opinion of the Board they are without substance and do not need any further attention at the hands of the Board. As an illustration of this, it may be pointed out that in Appeal No. 374 in respect of Final Plot No. 1252 Shri Rele ventured to

argue that the fact that a plot which was in the interior and entirely without access, but was brought out under the Scheme with a frontage on two new roads to be constructed under it, does not benefit by the Scheme at all and no increment whatsoever should be charged on such a plot. In the opinion of the Board, such an argument needs only to be stated to be rejected, and the Board has confirmed the increment fixed by the Town Planning Officer in respect of the said plot.

6. The Town Planning Officer has in some cases in the present Scheme treated contiguous plots of land, though belonging to the same owner, as different Final Plots, and has not only numbered and marked them out separately, but has also estimated increments in respect of each such Final Plot separately. In the opinion of the President, this mode of estimating increments is not warranted by the provisions of the Town Planning Act for the reasons stated in paragraph 20 of the Decisions of the Board of Appeal in Town Planning Scheme, Bombay City No. III (Mahim Area), with which the President agrees. The definition of the word "plot" under section 2 (6) of the Act as a continuous portion of land held in one ownership makes it obligatory on all authorities under the Act to regard such land as one plot for the purpose of estimating increment, even though the Town Planning Officer may have numbered and marked it out as separate plots. Relying upon the words, "a plot included in the final scheme" occurring in section 65, it was, however, urged by Shri P. P. Khambatta who appeared for the Local Authority before the Board, that once the Town Planning Officer has, rightly or wrongly, considered certain plots as separate plots, the Board would have no jurisdiction to regard them as one plot for the purpose of estimating increment under section 65 of the Act, as that would amount to the Board of Appeal virtually reconstituting the plots once again. There is, however, a fallacy underlying this argument. It must not be forgotten that section 65 deals only with the mode of estimating increments, and merely because the Board of Appeal considers plots marked separately by the Town Planning Officer as one plot for the purpose of estimating increments, it does not mean that the Board of Appeal is reconstituting the boundaries of those plots for all purposes. The proper mode of construing section 65 would be, to lift the word "plot" bodily out of the section, and to incorporate in its place in section 65 the words,

"continuous portion of land held in one ownership" from section 2 (6). Such a reading of section 65 does not lead to any repugnancy which would attract the application of the opening words of section 2 so as to make the definition in section 2 (6) inapplicable. The result of reading section 65 in that manner would be, that the Board is bound to regard a continuous portion of land held in one ownership as one plot *for the purpose of estimating increment*, but the boundaries and numbers of the plots as marked in the Final Scheme published by the Town Planning Officer would remain unaltered. In the opinion of the President, this is clear on a plain reading of sections 2 (6) and 65 of the Act. Even apart from these express statutory provisions, however, it is well-settled under the law relating to the acquisition of land under the Land Acquisition Act, that where the holding of a plot-owner has been severed by acquiring only a part of it, it is not open to the acquiring authorities to consider the value of the portion acquired on the footing that it had lost the amenities which it had by virtue of being a part of the whole. It has been so laid down by Mr. Justice Tendolkar in an unreported decision dated 12th, 13th July 1956 in L. A. Ref. No. 7 of 1954. The mere fact that the Town Planning Officer has regarded certain plots as separate plots, is no ground for the Board's hands being tied in the matter of estimating increments. To hold so would mean that, in effect, the decision of the Town Planning Officer on what is a pure point of law would be final and conclusive, instead of decision of the President, and the Board would be committed to proceeding on a footing which is in violation of the statutory provisions of section 65 by virtue of that error of law on the part of the Town Planning Officer.

7. There were some plots in the present Scheme in respect of which the owner had made a Fazandari grant of a part of it, retaining the remaining portion of land for himself. In such cases, it became necessary to determine whether the Fazandar could be said to be the "owner" of the land in respect of which he had made a Fazandari grant. The term "Fazandari" denotes a sort of subtenure between a private proprietor and the actual holder of the land under him. The owner of land under Government is known as the Fazandar (Vaidya and Gupte's Bombay City Land Revenue Act, 1931 Ed., p. 93). The Fazandar may make a grant in perpetuity to another called the Fazandari-tenant (or Fazandari-holder) in return

for a low annual ground rent, and with regard to such Fazandari grants, Farran J., has in the case of *Parmanandas Jivandas vs. Ardeshir Framji*, the judgment in which has been set out *in extenso* at pp. 320—325 in the case of *Yeshwant vs. Keshavrao* reported in I. L. R. 39 Bom. 316, stated as follows (p. 325):—

“My experience is that it (*i.e.*, the word ‘Fazandari’) is used with reference to tenants holding under a private landholder to indicate some times an indefeasible right to hold in perpetuity on payment of a small quit or ground rent and some times any kind of tenure agreed upon between the parties.”

This definition has been quoted with complete approval by Fawcett J. in the case of *Rahimtulla vs. Sasanali* (25 Bom. L. R. 1192 at p. 1197) in which that learned judge has proceeded to analyse the said definition as comprising two meanings of the word “Fazandari”; the first which is “the strict or proper meaning” being that it is an indefeasible right to hold in perpetuity on payment of a small quit or ground rent; and the second, which is “the loose or inaccurate meaning” being that it can be any kind of tenure agreed upon between the parties.

The grant to the Fazandari-holder may be in writing or may be oral, and in the former case, the rights of the parties would have to be determined on a construction of the terms of the writing itself. As stated by Vaidya and Gupte in their standard work on the Bombay City Land Revenue Act (1931 Edition, p. 95), “No doubt the meaning of the term Fazandari when it occurs in a written document embodying a contract between the parties must be interpreted in the light of the context”. The document embodying the grant may contain an express covenant which provides that on breach thereof the Fazandar may re-enter, or may contain a covenant that on the Fazandari-holder being adjudicated insolvent the Fazandar may re-enter, or may contain a stipulation of the nature contained in the lease in perpetuity in the case reported in A. I. R. 1962 S. C. 413 (paragraphs 18 and 19), *viz.*, that the tenant was to have the right to surrender the lease at any time after a certain date. When the grant to a Fazandari-holder is in writing, the document is usually drafted in the form of a lease in perpetuity, and covenants of the nature indicated above would fall within clauses (e) and (g) (1) and (3) of section 111 of the Transfer of Property Act. It may be mentioned that under English Law there cannot be anything like a

lease in perpetuity. In our country, however, leases in perpetuity are recognised by section 105 of the Transfer of Property Act. Fazandari grants embodied in documents which are in the form of leases in perpetuity, with any of the usual covenants to be found in leases, would fall within “the loose or inaccurate meaning” given to the term “Fazandari” by Farran J. in the definition quoted above, since in the case of such grants the right conferred on the Fazandari-holder being subject to determination by surrender and/or forfeiture or otherwise, cannot be said to be an indefeasible right so as to fall within the “strict or proper meaning” of that term. In such cases, therefore, to use the words of Jenkins J. in I. L. R. 24 Cal. 440 at 447, the Fazandari “does not annihilate his own interest” by the grant, but continues to be the owner of the property even after the grant to the Fazandari-holder, because he has some interest left in the property, however remote or insignificant; the possibility of the property reverting to him might be.

Most of the Fazandari grants in this city are, however, of ancient origin and are in the nature of oral grants made before the Transfer of Property Act came in force on the 1st of July 1882. Such grants, though not effected by registered instrument, would not only be valid by reason of section 2 (c) of the said Act, but would be wholly unaffected by any of the provisions of that Act, including section 111 thereof dealing with the determination of leases. In the case of such oral grants to the Fazandari-holder, there being no express covenants to the contrary, the only meaning that can be given to the term “Fazandari” would be “the strict or proper meaning” assigned to it by Farran J., as being an indefeasible right to hold in perpetuity on payment of a nominal rent. In such cases, therefore, the Fazandar would have merely a money claim for rent against the Fazandari-holder, whose interest being “indefeasible”, the Fazandar would have no interest whatsoever left in the property itself after he had made such a grant. Though originally the owner of the free hold, under the general law, the Fazandar would, after the oral grant to the Fazandari-holder, no longer remain the owner of the property because in no event could the property ever revert to him. In the case of such oral grants, in the graphic words of Jenkins J., quoted above, the Fazandar can be said to have annihilated his own interest in the property by the making of the grant to the Fazandari-holder. Section 2 (5) of the Bombay Town Planning Act, 1954, however, extends the

connotation of the term "owner" by a somewhat artificial definition. It indicates that a person who receives rent whether on his own account or on account of another person, is to be included in the definition of the term "owner". In view of this definition in the Act itself which makes the receipt of rent the sole criterion of ownership, a Fazandar clearly falls within this inclusive definition and must be held to be the owner of the property even after he has made an oral grant to the Fazandari-holder which leaves in him no interest in the property except the right to recover rent. That the right of the Fazandar to recover rent continues under the Scheme is made clear by Note No. 6 to the Re-distribution and Valuation Statement Form "B" which provides that all rights of Fazandars and Holders in the Original Plots comprised in Fazandari-holdings are by the Scheme transferred over an equivalent area of their corresponding Final Plots, except where specifically provided otherwise. In view of this somewhat artificial definition of the term "owner" in the Act, even in cases in which there are no agreements in writing between the Fazandar and the Fazandari-holder, it must be held that the Fazandar is the "owner" of the Fazandari plot which would, therefore, constitute one plot with the adjacent land remaining with the Fazandar for the purpose of estimating increment by virtue of the definition of the term "plot" in section 2 (6) of the Act.

8. The Board has no hesitation in rejecting the argument advanced by Shri Petigara who appeared for the owners of several mill plots that there should be no difference in the increments fixed in respect of plots earmarked under the Scheme for industrial user, and plots of which only residential user is permitted under the Scheme. This argument of Shri Petigara was based on the ground that industrial plots are very large in area; that there being normally no residents in mills, no benefit is derived by industrial plots from the amenities provided by the Scheme in the shape of schools, recreation grounds and hospitals; and that the widening of roads is of no advantage to industrial plots because they already have access on at least one or more fairly wide roads. These grounds urged by Shri Petigara cannot be refuted, but the effect they have on the market-value of such plots is negligible as compared with the effect which the fact of such plots being earmarked in the Scheme for industrial user has on their market-value. In estimating increments in respect of plots included in the Final Scheme in accordance with the provisions con-

tained in section 65 of the Bombay Town Planning Act, 1954, the Board has generally proceeded on the basis that plots which are reserved for industrial user under the Scheme should be charged increments higher by about Rs. 5 or Rs. 6 per square yard than plots reserved for residential user, *if all other circumstances relating thereto are the same*. The Board has taken this view by reason of the fact that it is the policy of the Government and the Local Authority, that in view of the shortage of residential accommodation in the City, industries should, as far as possible, be pushed outside the original limits of the City, into areas which are now in the northern part of Greater Bombay. The fact that a particular plot is earmarked for industrial user under the Scheme is, therefore, of appreciable significance in assessing the Final Value of that plot for the purpose of estimating increment under section 65. Such plots would naturally be at a premium as far as their market-value is concerned, and plots which are reserved for new industries under the Scheme would be at a still higher premium in the property-market since the fortunate owners thereof would have the advantage of starting new industry with a clean slate in the heart of the City itself. The Board has, however, taken into account the size of the plots reserved for industries under the Scheme in cases in which the area of such plots was about 25,000 square yards or more. In such cases, the Board has reduced the increment which it would have otherwise fixed in respect of such plots for two reasons; first, because the development of such plots would necessitate internal layout involving roads, drains, lights, etc., the first of which would mean loss of some of its area; and, secondly, because there would be comparatively few buyers for plots of such enormous size, unless they are sub-divided, in which case also some area would be lost in laying out roads. These are factors which have to be considered by the Board in estimating the market-value of such plots under section 65 of the Act.

9. It was, however, urged by Shri Rodrigues who appeared for the owner of Final Plot No. 223 in Appeal No. 391 that even when a plot was earmarked under the Scheme for industry, it would be open to the Municipal Commissioner to refuse to grant a permit for industrial user under the powers vested in him under section 390 of the Bombay Municipal Corporation Act, and there being no guarantee that industrial user would be permitted, increment at a higher rate should not be charged merely because a plot is reserved for industries

under the Scheme. There is, at first sight, no doubt a certain amount of conflict between the provisions of the Scheme and the provisions of the section 390 of the said Act which deals with the powers of the Municipal Commissioner, in so far as the Municipal Commissioner could by repeatedly refusing to grant permission for particular industries, in effect nullify the provision in the Scheme earmarking a plot for industrial user. On a closer scrutiny of the provisions of section 51 (3) of the Bombay Town Planning Act, 1954, and section 390 of the Bombay Municipal Corporation Act, it is, however, possible to reconcile the said two statutory provisions. Section 51 (3) of the Bombay Town Planning Act, 1954, provides that when a Town Planning Scheme comes into force, it is to have effect as if it had been enacted in the Act itself. Once the Scheme comes into force, it has, therefore, the effect of a statute, and would be on a par with the provisions of the Bombay Municipal Corporation Act itself and neither the provisions of section 390 or any other section of the latter Act can over-ride it. Section 390 of the Bombay Municipal Corporation Act does not profess to give an unfettered right to the Municipal Commissioner to refuse permission for the establishment of industry, and sub-section (2) thereof makes it abundantly clear that he can refuse such permission only if in his opinion the establishment of a particular industry in the locality in question is objectionable by reason of density of population, or because it will be a nuisance to the inhabitants of the neighbourhood. There is no reason for the Board to assume that this limited and salutary power conferred on a responsible officer like the Municipal Commissioner would be exercised *mala fide*, or would be exercised in such a manner as to nullify the provisions of the Scheme. Under the said provision the Municipal Commissioner has no right to direct what industry should be set up in a particular area, but he has the undoubted right to refuse permission for the establishment of a particular industry which is objectionable on the grounds stated in section 390 (2). Rule 34 of the Rules framed under section 87 of the Bombay Town Planning Act provides that the proceedings of the local authority under that Act are to be regulated by the municipal or local law applicable to them, in so far as such law may be consistent with the provisions of the Town Planning Act and the Rules framed under it. It is true that the scope of that Rule as worded is limited to the "proceedings" of the Municipal Corporation, but it does indicate that the Municipal Commissioner has to act in a manner

which is consistent with the Town Planning Act and its Rules, as well as Schemes framed under the Town Planning Act. The Board, however, desires to make a recommendation to the effect that this apprehension caused by the provisions of section 390 and some other sections of the Bombay Municipal Corporation Act in the minds of the public should be removed by a suitable amendment in the Town Planning Act itself. Such an amendment should be to the effect that the provisions of the Town Planning Act, and of Schemes framed under it, would over-ride such of the provisions of the Bombay Municipal Corporation Act as may be inconsistent therewith, and that the powers of the Municipal Commissioner under the Bombay Municipal Corporation Act cannot be used so as to modify, affect or nullify in any manner any of the provisions of a Scheme framed under the Town Planning Act.

10. Another apprehension that was expressed in the arguments before the Board on behalf of several owners of industrial plots in the Scheme was, that as section 57 of the Bombay Town Planning Act, 1954, provides that a Town Planning Scheme may at any time be revoked or varied by a subsequent Scheme, it would be open to the authorities concerned to recover increments at a higher rate in respect of plots reserved in the present Scheme for industries, and then to introduce a Varied Scheme whereby such user would be discontinued or not permitted. In the event of a Varied Scheme being framed whereby the user is thus changed from industry to residence, as can very well be done in view of the wide provisions of section 57, there is no provision for the refund or re-estimation of the increments already recovered by the Municipal Corporation under the Main Scheme. In view of the provisions of section 70 (2) read with section 18 (2) (i) of the Town Planning Act, such change of user cannot be considered to be an "injurious affection" for which compensation would be payable under section 69 of the Act read with section 32 (1) (xiii) thereof. A suitable provision in this respect is, therefore, necessary in the interests of justice, particularly in view of the fact that this apprehension of the owners of the industrial plots in the Scheme appears to be well-founded, having regard to certain newspaper reports of the deliberations of the Bombay Municipal Corporation in connection with the present Scheme which have been brought to the notice of the Board. The Board, therefore, desires to make it quite clear that in the case of plots which under this Scheme are

reserved for industrial purposes, or for the purpose of service industries or cinemas, the Board has fixed increments on the footing of those plots being earmarked for such user for all time. It may be mentioned that the Town Planning Officer has informed the Board that he has also fixed his increments in respect of such plots solely on that footing. In the event of any Varied Scheme being made hereafter in respect of the area covered by the present Scheme, whereby the user of plots which have been earmarked in the present Scheme for industrial purposes or for service industries or cinemas is sought to be altered, the Board is of the unanimous opinion that its decisions confirming, reducing or increasing increments in every one of the appeals before it in respect of such plots must be regarded as inapplicable, and the decision of the Board in all such cases must be taken to be that the increment to be charged in respect of the said plots should be reduced by Rs. 6 per sq. yard in each such case. To take any other view of the matter would lead to irreparable hardship.

11. As part of his argument, it was contended before the Board by Shri Dias for the owner of Final Plots Nos. 840 and 841 in Appeal No. 405 that his client had a claim for injurious affection to the tune of Rs. 25,000 under two heads—(1) by reason of change of user of the plot from shops and industries to mere residential user, with only a petrol pump and service station being permitted on Final Plot No. 841; and (2) by reason of his having to demolish three structures consequent on the reconstitution of the plot under the Scheme. In respect of the first head of his client's claim for injurious affection, Shri Dias contended that section 18 (2) (j) of the Bombay Town Planning Act, 1954, must be read with section 26 (3) of the said Act, and submitted that compensation is payable to his client as "injurious affection" within the meaning of section 69 if he is affected adversely by the change in user made under the Scheme, and the decision of the Town Planning Officer in respect thereof is appealable under section 32 (1) (xiii). Shri Dias contended that in view of the specific provisions of section 26 (3) which expressly relate to one of the types of injurious affection dealt with by section 69, viz., that due to change of user, the bar of section 70 (2) does not apply. This is a very ingenious point raised for the first time, but unfortunately no claim has been made by Shri Dias' client under this head of injurious affection in his letter, dated 7th July 1955, addressed to the Town Planning Officer. In

view of the provisions of section 69, and Rules 21 (1) and 30 of the Rules framed under the Act, in the absence of such a claim having been made within the prescribed time, the appellant's claim under this head cannot be entertained. In any event, in the opinion of the President, compensation which can be claimed under section 26 (3) by reason of change of user, would be a distinct head of claim which does not fall under section 69 or 70 or 32 (1) (xiii) of the Act, and no appeal in respect thereof would lie to the Board.

With regard to the second head of Shri Dias' client's claim for injurious affection, it may be pointed out that the record of the Town Planning Officer shows that item (b) of the claim made by the appellant by his said letter, dated 7th July 1955 was expressly given up by him at the hearing before the Town Planning Officer on 16th November 1960. Therefore, the only claim that now survives for consideration is that of Rs. 25,000 contained in item (a) of the said letter, which is stated to be in respect of loss of rent and for the value of the three structures that would be required to be demolished by reason of the reconstitution of the plot under the Scheme. For the reasons stated by the President of the Board of Appeal in paragraph 16 of the Decisions in Town Planning Scheme, Bombay City No. III (Mahim Area), with which the President agrees, he holds that such a claim does not amount to "injurious affection" within the meaning of that expression as used in the Bombay Town Planning Act, 1954. It is clear from the wording of sections 69 and 70 read with section 32 (1) (xiii) that the claim for injurious affection which is contemplated by the Act and is made appealable to the Board is a claim for damage to property that remains with the plot-owner. The words "which is" occurring in section 69 (which is the section that confers the right to compensation for injurious affection) show that the adjectival clause "which is injuriously affected" in that section qualifies the nouns "property or right" and not the noun "owner". The plain grammatical construction of the section, therefore, makes it very clear that the property that can be said to be injuriously affected can only be some property still remaining with the owner. A mere claim for compensation for property, or a part thereof, taken away from the owner under a Town Planning Scheme cannot be said to be a claim for injurious affection, unless some property left with the owner is injuriously affected thereby, in which case the claim in respect thereof would be, not for the

value of the property taken away, but for damage to the property that remains with the owner, which may be a wholly different figure. That is not the case of Shri Dias' client in Appeal No. 405 before the Board. The President therefore holds that his claim for Rs. 25,000 as compensation under item (a) in the letter, dated 7th July 1955 which was pressed before this Board is not a claim for injurious affection within the terms of section 69 and is therefore not appealable under section 32 (1) (xiii).

12. Shri Petigara who appeared for the owner of Final Plot No. 1043 made a claim for injurious affection in respect of an area of 13,500 square yards out of the said plot at the rate of Rs. 5 per square yard under various heads. In the opinion of the Board, however, claims under none of those heads amount to injurious affection for the purpose of section 69 of the Act. In the course of his arguments Shri Petigara relied on the heads of injurious affection specified in his Architect's letter, dated 17th March 1962, which was annexed to the Appeal. The first head of claim according to that letter is in respect of the pulling down of a portion of the godown and a shed, and the construction of a wall on the east side for the remaining portion of the godown. In the opinion of the Board this head of claim cannot be said to arise in respect of any property or right injuriously affected by reason of the Scheme. If this construction of Shri Petigara were to be accepted, the cost of making other alterations necessitated by the Scheme would also be recoverable as and by way of compensation for injurious affection. That however is not a proper view of the matter. In such cases, the cost of demolition of existing structures has been awarded by the Town Planning Officer as and by way of compensation for what is taken away from the plot-owner, but it cannot be said to be in the nature of a claim for compensation for any property which remains with the owner being "injuriously affected". Nor can the cost of reconstructing what is pulled down, or making consequential alterations, be said to be in the nature of a claim for compensation for the property which remains with the plotowner being "injuriously affected" by the making of the Scheme. The second, third, fourth and fifth heads of Shri Petigara's claim, *viz.*, the cost of construction of a new gate and a new compound wall, alterations in the drainage and the construction of a new internal road, would also not be recoverable under section 69 for the

same reason. As far as alterations in drainage connection are concerned, the claim for injurious affection is also not maintainable on the grounds hereinafter stated in paragraph 17. With regard to the sixth head of Shri Petigara's claim, it is in respect of depreciation in the value of the portion of the plot abutting on Old Prabhadevi Road by reason of loss of frontage on that road as a result of the Scheme. This head of claim for injurious affection is in the opinion of the Board entirely misconceived. In so far as the value of a plot, or part thereof, is affected by the reconstitution in its boundaries, the same would be reflected in the Semi-final Value of that plot; and in so far as the value of a plot, or part thereof, is affected by any of the other improvements made in the Scheme, it would be reflected in the Final Value of that plot. What is payable or receivable from the plot-owner as a result of such alterations, would have to be worked out arithmetically by considering those values in relation to the Original Value of the plot. A plot-owner cannot be paid over again for the same under the heading of compensation for injurious affection. This head of Shri Petigara's claim must therefore also be rejected.

13. Shri Petigara who appeared for the owners of Final Plots Nos. 1089 and 1096 in Appeal No. 24 contended that the right of the owners of these two plots, who are also the owners of Final Plot No. 1090, to take pipe-lines across for the fire-fighting services that they are bound to maintain under the Municipal Regulations in respect of industrial plots (including those on which godowns are located), has been injuriously affected by reason of the new 80 feet road that is to be constructed to the west of Final Plot No. 1090 and by the new 40 feet road that is to be constructed to the east of it. It was stated by Shri Petigara that at present these pipe-lines are taken across the passages from Final Plot No. 1090 to Final Plot No. 1089 as well as Final Plot No. 1096 for the purpose of the fire-fighting equipment on the latter two plots, but the plot-owners would not be permitted to take those pipe-lines across or under the said two roads to be constructed under the Scheme. This, according to Shri Petigara, would mean that the owners of Final Plots Nos. 1089 and 1096 will have to construct water tanks and instal independent fire-fighting equipment on each of those plots, and Shri Petigara contended that the owners are entitled to recover the cost thereof as and by way of compensation for injurious affection to their existing right to

draw pipe-lines from Final Plot No. 1090 for fire-fighting services. In view of these contentions urged at the hearing of the said Appeal, the Board paid a second visit to the site of these plots on the 26th of September 1962 to ascertain what is the nature of the fire-fighting arrangements existing in respect of each of the godowns on Final Plots Nos. 1089 and 1096. Apart from the pipe-lines and hydrants which were found on these plots, there was very little by way of fire-fighting apparatus in connection with the godowns thereon, and it would not be difficult at all to replace the pipe-lines and hydrants by trailer pumps which can be used from across Final Plot No. 1090, if and when a contingency in the nature of fire arose. Moreover, it has not been proved before the Board that there are any rules or regulations of the Bombay Municipal Corporation, or of Government, which make it incumbent on the owners of plots on which godowns are located to maintain any fire-fighting equipment in the nature of pipe-lines, hydrants, etc., though if such fire-fighting arrangements are provided, it enables them to secure a rebate in the insurance premium payable by them to the Insurance Company concerned. Such enquiries as the Board has been able to make from the authorities concerned show that there are no such rules or regulations of the local authority, or the Government, in existence. In this view of the matter, the fact that such arrangements are made at present by the owners of Final Plot No. 1096 merely for the purpose of obtaining a rebate in insurance, and the fact that the new 80 feet road to be constructed under the Scheme to the west of Final Plot No. 1090 will no longer make it possible for them to draw on the tank on Final Plot No. 1090 for the said fire-fighting arrangements cannot, in the opinion of the Board, result in injurious affection to any "property or right" of the owners of Final Plots Nos. 1089 and 1096. The claim for injurious affection which was made solely on this ground at the hearing before the Board, must therefore fail, both in respect of Final Plot No. 1089 as well as in respect of Final Plot No. 1096. As far Final Plot No. 1090 is concerned, no claim for injurious affection would arise on that ground, because whatever fire-fighting arrangements exist are located on this plot itself and are not affected by the Scheme. The steel water tank that will have to be dismantled by reason of the construction of the new 80 feet road to the west of this plot has already been compensated for by the Town Planning Officer.

14. In the case of plots abutting on Tulsi Pipe Line land, it has been contended by the

Municipality that though popularly called 'Tulsi Pipe Line Road', it is not a public road at all, but is private land belonging to the local authority. On the other hand, it has been contended by the owners of those plots which have a frontage on the said land, or an access from it, that it is a public road, or that, in any event, the public has by long and uninterrupted user acquired the right to use this land as a public road. In Appeal No. 25 filed by the owners of Final Plots Nos. 612 and 613, the Municipal Corporation has filed two affidavits of one Shri Zope, who is its Assistant Engineer, in which it is stated that it has been the practice of the Municipal Corporation to notify in the local newspapers that the said land would remain closed to the public on a particular day, and that it has in fact been closed right from Mori Road to Haines Road once every year. The said Shri Zope has stated that the procedure which is followed in order that the plot-owners concerned would not be inconvenienced is, that they are asked to arrange to issue identity cards to their employees, and it is only such persons as hold identity cards that are allowed to use the land on the day on which the same is closed. The said Shri Zope has further stated that on such days barricades are placed at different junctions on Tulsi Pipe Line land, and that some barricades are also placed across Tulsi Pipe Line land itself, with watchmen at those places for the complete period of 24 hours, in shifts of 8 hours each. To the second affidavit of said Shri Zope have been annexed communications addressed to the various industrial concerns abutting on Tulsi Pipe Line land with regard to the closure of the road and the issue of identity cards to their employees. A copy of a reply, dated 21st April 1950 by the owners of the said Final Plots Nos. 612 and 613 to such communication has also been annexed, whereby they have asked for permission to use the road on the date on which the same was to be closed, and have enclosed a specimen of the identity cards to be issued by them. The Municipal Corporation has also filed an affidavit of one Shri Vaidya, who is its Assistant Estate Agent and Land Manager, in which it is stated that at the request of the owners of plots abutting on Tulsi Pipe Line land who desired to have access upon and a right of way over the same, about 40 agreements were entered into with various parties as per specimen annexed to the said affidavit. A list of such agreements mentioning the numbers of the plots to which they relate has also been annexed to the said affidavit. The standard form of that agreement

clearly shows (Clause 3) that pending the construction and completion of the said road, the said plot-owners were to be allowed access from Tulsi Pipe Line land on payment of a monthly fee of Rupee one, as licensees. The fact that such agreements were entered into by so many of the plot-owners concerned, clearly shows that the Municipal Corporation was exercising dominion over the said Tulsi Pipe Line land as proprietors thereof, and that the use that was made of that land by the owners of plots who have a frontage on or have access from the said land was merely permissive in nature. In the case of the owner of Final Plots Nos. 488 and 500 in Appeal No. 443 also, such affidavits were filed by the said Shri Vaidya and the said Shri Zope. Moreover, this plot-owner himself has produced and has relied upon a copy of the agreement, dated 6th October 1909 between his predecessor-in-title and the Municipal Corporation of Bombay whereby a strip of land 30 feet in width along the frontage of the said plots on Tulsi Pipe Line land was allowed to be used (Clause 4) by the plot-owner for passing to and from his adjoining on foot or in vehicles on payment of a nominal amount of Rupee one. In the opinion of the majority of the Board (Shri Kamtekar dissenting), this agreement is clearly against the contention of the owner of the said Final Plots Nos. 488 and 500 that the said Tulsi Pipe Line land was a public road, or that he had acquired the right to use the same by long user. If those contentions of the plot-owner concerned were correct, there would be no need whatsoever to execute an agreement of the nature just referred to. In view of the said affidavits, and the agreement with this plot-owner, as well as the form of the agreements with several other plot-owners which have been referred to above, the Board has no hesitation in coming to the conclusion that the said Tulsi Pipe Line land was not a public road, and that the public have not acquired any right to use the same as a roadway, by long user or otherwise. However, with regard to the portion of Tulsi Pipe Line land between Tilak Bridge and Dadar Road, Shri Kamtekar was of opinion that since the said portion was admittedly not closed to the public at any time by the Municipal Corporation, nor were the accesses to the said portion closed to the public at any time by them, this portion of Tulsi Pipe Line land is a public road. In the opinion of the majority of the Board, however, this was apparently a concession to the public for the purpose of affording them access to and exit from the Dadar Railway Station, and the mere fact that a small portion of this continuous piece of land

known as Tulsi Pipe Line land may not have been closed to the public at any time, cannot lead to the conclusion that it should stand on a different footing from the rest of that land over which the Municipal Corporation has unquestionably exercised its right of ownership. In the opinion of the majority of the Board, there is sufficient material to show that the entire Tulsi Pipe Line land is of the ownership of the Municipal Corporation, and the use of it, or of certain portions of it, by the owners of plots abutting thereon or having access therefrom, has all along been merely permissive and does not convert any part of that land into a public road. In estimating increments in the case of such plots, the Board has, therefore, proceeded on the footing that such plots had, till now, no access from the said land as of right, and have taken into account the fact that the conversion of the said Tulsi Pipe Line land into a public road under the Scheme is a valuable improvement which enhances the market-value of those plots.

15. It was sought to be argued by Shri Petigara who appeared for owner of Final Plot No. 590 in Appeal No. 26 that as the widening of roads is of no particular advantage to industrial plots which already had access on at least one or more roads, if the cost of the widening of roads is deducted from the total costs of the Scheme, the proportion of 50 per cent of the incremental contribution fixed at the maximum figure under section 66 (1) Proviso (i) would have to be reduced. The Board agrees with the principle laid down by the Board of Appeal in paragraph 14 of its Decisions in Town Planning Scheme, Bombay City No. III (Mahim Area), and by the Tribunal of Arbitration presided over by Mr. Justice N. J. Wadia in Town Planning Scheme, Bombay City No. I (Mandvi and Elphinstone Estate), in paragraph 13 of its Decisions, that if the total costs of the Scheme exceed the total incremental contributions calculated at the maximum rate of 50 per cent, then there is no reason why such maximum proportion permissible under the Act should not be fixed by the Town Planning Officer and by the Board. On being referred to Form "C" (Rules 17 and 29) showing the finances of the present Scheme, Shri Petigara asked for time to consider whether on that principle, if the cost of the widening of roads is deducted, it would make any difference in fixing the proportion under section 66. At the following hearing, however, after considering the said statement which showed that the excess of the costs of the Scheme over the total

incremental contributions at the maximum proportion of 50 per cent. was almost a crore of rupees, Shri Petigara did not press this point. The Board, therefore, holds that the proportion which the Town Planning Officer has fixed under section 66 (1) at 50 per cent, as being the proportion of the incremental contribution payable by plot-owners in the Scheme, is properly fixed. It was sought to be argued by Shri Bhatt, who appeared for owner of Final Plot No. 909 in Appeal No. 29, that in his client's case a lesser proportion should be fixed, but the Board is of the opinion that there is no reason why any difference should be made between one plot-owner and another in the fixation of the proportion under section 66 (1), since the principle enunciated by the Board of Appeal in Town Planning Scheme, Bombay City No. III (Mahim Area), and by the Tribunal of Arbitration in Town Planning Scheme, Bombay City No. I (Mandvi and Elphinstone Estate), would be uniformly applicable to all plot-owners in a Scheme. That contention of Shri Bhatt has, therefore, been rejected by the Board.

16. It was contended by the owner of Final Plot No. 1265 who appeared in person, that the Board should apportion the incremental contribution as between himself and his lessee which he states that the Town Planning Officer has failed to do. Such apportionment falls under Proviso (ii) to section 66 (1) of the Act. The plot-owner concerned contended that under section 32 (1) (ix) on appeal would lie on this point. In the opinion of the President, from the wording of section 32 (1) (ix) it is quite clear that the same relates only to Proviso (i) to section 66 (1), and to no other part of that section. The reference in section 32 (1) (ix) to the costs of the Scheme is clearly out of place in relation to any part of section 66 other than Proviso (i) to sub-section (1) thereof. In the opinion of the President, therefore, the Appeal of the owner of Final Plot No. 1265, in so far as it relates to apportionment as between himself and his Lessee, is clearly not maintainable. This was also the view taken by the Board of Appeal in Town Planning Scheme, Bombay City No. III (Mahim Area), in paragraph 13 of its Decisions, which the President fully endorses and adopts for the reasons therein stated.

17. In several appeals before the Board, it was contended that the cost of altering the drainage connections consequent on the re-constitution of the boundaries of the plots, to which those appeals related, should either be taken into account in fixing the increment or should be awarded as and by way of damages

for injurious affection. In this connection it may be pointed out that under Note 10 of the Notes contained in the Redistribution and Valuation Statement (Form B) it is expressly provided that all alterations in the house connections of water-supply, drainage, electricity, gas and telephones, which would be necessitated as a result of the Scheme, must be carried out at the cost of the Local Authority. In view of this express provision in the Scheme no question of taking the costs of such alterations into account for the purpose of fixing increment, or of awarding the same as damages for injurious affection survives.

18. In several cases before the Board, the plot-owners concerned sought to appeal from the compensation ascertained to be payable to them by the Town Planning Officer in respect of their plots, or part thereof, taken away from them under the Scheme. For the reasons stated by the Board of Appeal in Town Planning Scheme, Bombay City No. III (Mahim Area), in paragraph 16 of its Decisions, which the President of this Board fully endorses and adopts, the President holds that the same is not appealable and the Board has no jurisdiction to go into the same.

19. In several cases before the Board appeals were presented after the period of one month prescribed by section 34 of the Act had already expired. Such of those appeals, as had been presented before the sittings of the Board commenced, had been taken on file by the office "subject to objection as to limitation; if any". In one such case Shri Sakhardande who appeared for the owner of Final Plot No. 1094 in Appeal No. 343 contended that the Bombay Town Planning Act, 1954, had no application to appeals relating to Schemes which had been initiated prior to the coming into force of the said Act on the 1st of April 1957. He contended that section 90 of the present Act did not expressly make the provisions of section 34 applicable in such cases, and in the absence of such express provision, section 7 (c) and (e) of the Bombay General Clauses Act (No. I of 1904) would be attracted, and as a result thereof, the matter would be governed by the provisions of the old Bombay Town Planning Act (No. I of 1915). Shri Sakhardande argued before the Board that under section 32 of the Bombay Town Planning Act, 1915, there was no question of any appeal having to be filed from the decision of the Arbitrator, but all matters which fell within certain clauses of section 30 of the said Act of 1915 would have to be reviewed by the Tribunal of Arbitration appointed for each

particular Scheme under that Act. He, therefore, contended that the present Board of Appeal, as the successor of the said Tribunal of Arbitration, was bound to consider all matters which fell within those clauses, including that of his client which related to fixation of the increment in respect of Final Plot No. 1094.

It is true that the present Scheme was initiated long before the Bombay Town Planning Act, 1954 (Bombay Act No. XXVII of 1955), came into force on 1st April 1957. The declaration of intention to frame the present Scheme was made as far back as the 25th of June 1951, but before the Arbitrator appointed under the said Act had published his Final Scheme on the 24th of February 1962, the present Act had already come into force. In the opinion of the President, there is a two-fold answer to the argument urged by Shri Sakhardande before the Board. The first answer is to be found in the provisions of section 90 of the Bombay Town Planning Act, 1954, which repeals the old Act of 1915 and provides, *inter alia*, that notwithstanding the repeal of the said Act, all proceedings pending thereunder shall, in so far as the same are not inconsistent with the provisions of the present Act, continue in force, and the provisions of the present Act shall have effect in relation to such proceedings. In the opinion of the President, nothing could be clearer than these words to show that in such cases the legislature intended, not only that what had already been done under the old Act was to continue in force, but that the further progress of the Scheme was to be in accordance with the new Act. In view of this express statutory provision which is to be found in section 90 (2) of the new Act, there is no scope for invoking the applicability of the Bombay General Clauses Act which was sought to be relied upon by Shri Sakhardande, since section 7 of the Bombay General Clauses Act itself provides that it is not to be applied where "a different intention appears" in the new enactment. The President, therefore, holds that proceedings before this Board are governed by the provisions of the present Act, and the appeal filed by Shri Sakhardande's client is time-barred, having regard to section 34 thereof which requires all appeals from the decision of the Town Planning Officer to be filed within one month from the date of communication of the decision in the mode prescribed in Rule 21 (9) framed under this Act. The second answer to the contention urged by Shri Sakhardande before the Board is, that even assuming

for the sake of argument that every one of his contentions is right, this Board of Appeal having been constituted under the provisions of the Bombay Town Planning Act, 1954, has no jurisdiction to hear matters, which under section 32 of the Act of 1915, could only have been heard by a Tribunal of Arbitration constituted for the particular Scheme under the latter Act. There is no warrant for holding that this Board of Appeal is the successor of the Tribunal of Arbitration which would have had to be constituted in respect of each particular Town Planning Scheme under the old Act of 1915. The Government Notification, dated 25th May 1962, constituting the present Board of Appeal may be referred to in this connection for the purpose of showing that it has been expressly constituted for this Scheme in accordance with Rule 22 of the Rules framed under the present Act. The result would, therefore, be that even if Shri Sakhardande is right in his argument that the present Scheme is governed by the provisions of the old Act of 1915, his client's appeal cannot be entertained or adjudicated upon by this Board. On any view of the matter, therefore, Shri Sakhardande's client's appeal must fail.

20. An Appeal which was long time-barred was presented by Shri P. P. Khambatta before the Board of Appeal in respect of Final Plots Nos. 1025 and 1028 on 27th August 1962, in which it was contended that Rule 21 (9) was *ultra vires* section 34 as the communication of the "decision" of the Town Planning Officer must mean communication of the reasons also, and not merely the service of an extract, and as that had not been done by the Town Planning Officer, the time fixed under section 34 for filing the appeal had not yet begun to run and the said appeal could not be said to be time-barred. As that appeal was presented in the course of the sittings of the Board, and the Board being a tribunal with a very limited jurisdiction (section 34), and not a Court (section 41), had no jurisdiction to adjudicate upon the vires of Rule 21 (9), the Board declined to accept that Appeal as being out of time. The Municipal Corporation had, however, filed appeals for enhancing the increments fixed by the Town Planning Officer in respect of those very plots being Appeals Nos. 95 and 96. On those appeals, it was open to the Board to "modify or vary" the increment fixed by the Town Planning Officer in respect of those plots by increasing or reducing the same under section 40 of the Act. When those Municipal Appeals were heard by the Board on 17th

September 1962, the said plot-owners, however, did not care to appear and contest them and they were therefore heard *ex parte* and the increments fixed by the Town Planning Officer confirmed in respect of each those plots.

21. In several cases before the Board, plot-owners made a grievance of the fact that they had at some time in the past paid substantial amounts to the Municipal Corporation for the construction of the road abutting on their plot, or for other services, and the plot-owners in those cases contended that the Board should take the same into account in fixing increments under the present Scheme. Though some of the plot-owners had satisfactory documentary evidence to prove such payments, in the opinion of the President the same cannot be taken into account for the purpose of estimating increment under section 65 of the Act. Under section 65, the Board can fix increments only on the footing of the difference between the market-value of the plot as reconstituted but without reference to any other improvements to be made by the Scheme, and the market-value of the plot so reconstituted along with all other improvements contemplated by the Scheme on the notional footing that the same have already been completed, and the Board cannot take any other factor into consideration. In the opinion of the President, as the payment of any amounts in the past by the plot-owners concerned cannot have the slightest effect on the market-value thereof at the material date, with or without the improvements contemplated by the Scheme, this factor must be disregarded in assessing increments.

22. The numbers of the Final Plots in respect of which the decisions of the Town Planning Officer were confirmed by the Board, along with remarks (if any), are appended in Schedule "A" hereto.

23. Decisions of the Board reducing the increments fixed by the Town Planning Officer, and giving their reasons for the same, are appended in Schedule "B".

24. Decisions of the Board raising the increments fixed by the Town Planning Officer, and giving their reasons for the same, are appended in Schedule "C".

25. The appeal filed by the Municipality in the case of Final Plot No. 267 raised the question of proportion with regard to the extent to which it should be held beneficial to the owners or residents within the area of the Scheme, and

to the general public, respectively, for the purpose of section 32 (1) (v) of the Bombay Town Planning Act, 1954. Having regard to the location of the school to be constructed on this plot under the Scheme, the Board came to the conclusion that it was more beneficial to the owners or residents within the area of the Scheme than to the general public, and it accordingly varied the decision of the Town Planning Officer and decided that it should be held to be 75 per cent beneficial to the owners or residents within the area of the Scheme, and only 25 per cent beneficial to the general public. The same question of proportion under section 32 (1) (v) was also raised in the Municipal Appeals filed in respect of Final Plots Nos. 144, 162, 773, 776, 1088 and 1108, but after considering the location of each of the said plots, the Board decided to confirm the proportion fixed by the Town Planning Officer in all those cases.

26. Decisions of the Board fixing increments at a uniform rate for two or more plots which, being a continuous portion of land held in one ownership at the material date, have, as stated in paragraphs 6 and 7 hereinabove, been regarded as one plot for the purpose of estimating increment, are appended in Schedule "D".

27. The numbers of the Final Plots in respect of which appeals were dismissed by the Board as being time-barred for the reasons stated in paragraph 19 hereinabove are set out in Schedule "E" appended hereto, with the exception of the Appeal presented by the owner of Final Plots Nos. 1025 and 1028 which was not accepted by the Board as stated in paragraph 20 hereinabove.

28. The numbers of the Original Plots in respect of which the only question raised at the hearing of the appeals before the Board related to compensation in respect of land taken away from the plot-owners concerned, and which were dismissed on the grounds stated in paragraph 18 hereinabove, are set out in Schedule "F" hereto.

29. The Board of Appeal desires to express its appreciation of the valuable assistance rendered to it by the Town Planning Officer Shri G. J. Desai during the hearing of the appeals before the Board. The Board found that all decisions of Shri Desai were carefully considered, and that he had been very thorough and fair throughout the proceedings before him.

30. The Board also desires to record that the proceedings before it were conducted by Shri Y. H. Kamat who appeared for the Local Authority with the amount of fairness that

would be expected of the representative of a public body, and with a sense of responsibility which resulted in considerable saving of public time.

Court Room No. 44,
3rd Floor,
City Civil Court Bldg.,
(High Court Annexe),
Bombay-1.

The 8th November 1962

J. R. VIMADALAL,
President,
Board of Appeal.

G. A. KAMTEKAR,
Assessor,

H. N. KANGA,
Assessor.

SCHEDULE "A"

(INCREMENTS CONFIRMED)

Final Plot No.	Remarks (if any)	Final Plot No.	Remarks (if any)
(1)	(2)	(1)	(2)
'A' Section		'B' Section—cont.	
3	By majority decision.	750-A	By majority decision.
8	By majority decision.	772	Appeal withdrawn.
47	..	774	Appeal withdrawn.
50	..	775	By majority decision.
67	..	777	By majority decision.
121	..	780	..
189	..	808	..
193	..	816	By majority decision.
223	..	830	By majority decision.
227	..	836	..
242	..	847	By majority decision.
266	On appeal of Fazandari-holder.	849	By majority decision.
282	..	850	By majority decision.
302	..	851	Appeal not maintainable as under the decision of the Town Planning Officer, the appellant has not to pay anything, and he is therefore not a "party aggrieved" within the terms of Section 34 of the Act.
305	..	860	..
329	..	862	By majority decision.
338	..	863	..
342	..	864	..
343	..	868	..
347	..	869	By majority decision.
349	..	875	..
352	..	876	By majority decision.
354	..	887	..
358	..	900	By majority decision.
369	..	935	..
382	..	947	..
384	..	955	..
395	..	956	By majority decision.
414	..	969	By majority decision.
424	..	987	..
448	..	988	Not appealable.
468	..	995	..
501	..	1025	..
503	..	1028	..
504	..	1032	By majority decision.
505	..	1043	By majority decision. Claim for injurious affection rejected.
506	..	1050	Final Plot No. 1051 has already been fully exempted by the Town Planning Officer.
511	..	1051	..
536	By majority decision.	1053	These plots being contiguous and held in one ownership must be regarded as one plot for the purpose of estimating increment.
541	..	1055	..
543	..	1074	Not appealable. Ground re: reduction of increment in the Memo of Appeal given up at the hearing.
544	..	1076	..
545	..	1077	..
550	..	1080	..
555	..	1084	..
571	..	1085	Appeal withdrawn.
583	..	1089	..
584	..	1099	..
588	..	1120	..
590	..	Original Plot No. 118	Appeal withdrawn.
600	..		
619	..		
622	..		
'B' Section		'C' Section	
658	Except compensation re: Original Plot No. 34, which is not appealable, other points in the Appeal were given up at the hearing.	1137	Appeal withdrawn.
659		1166	..
660		1170	..
674	..	1170-A	..
697	By majority decision.	1187	Appeal withdrawn.
709	Not appealable as it falls under Section 32 (1) (iv) and not under Section 32 (1) (v) of the Act.		
739	By majority decision.		
741	..		
747	Appeal withdrawn by the appellant.		
749	Appeal withdrawn by the appellant.		
750	Appeal withdrawn.		
764			

SCHEDULE "A"—cont.

Final Plot No.	Remarks (if any)	Final Plot No.	Remarks (if any)
(1)	(2)	(1)	(2)
<i>'C' Section—cont.</i>		<i>'C' Section—cont.</i>	
1196	Point re: increment in Paragraph 8 of the Memo of Appeal given up at the hearing.	1251	..
1208	..	1252	..
1210	..	1259	..
1217	..	1262	..
1218	..	1263	..
1219	..	1269	Appeal withdrawn.
1222	..	1275	..
1224	By majority decision.	1276	..
1228	..	1279	Appeal withdrawn.
1229	By majority decision.	1281	..
1239	..	1285	(Mr. Petigara for the appellants has not pressed this Appeal).
1243	..	1288	The user of Final Plot No. 1291 is restricted to a Burial Ground, and the correspondence between the Town Planning Officer and the Municipality makes it clear that it is not to be used as a Burning Ground.
1245	By majority decision.		
1246	Appeal withdrawn.		
1249	Appeal withdrawn.		
1250	By majority decision.		

BOMBAY:
The 8th November 1962.

J. R. VIMADALAL,
President.

G. A. KAMTEKAR,
Assessor.

H. N. KANGA,
Assessor.

SCHEDULE " B "

(INCREMENTS REDUCED)

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
'A' Section		
16	Increment reduced to Rs. 3 per sq. yd.	.. This plot derives only an indirect benefit from the general development under the Scheme.
23	Increment reduced to Rs. 5 per sq. yd.	.. The only benefit to this plot is the Recreation Ground adjoining it.
25	Increment reduced to Rs. 5 per sq. yd.	.. The only benefit to this plot is the Recreation Ground adjoining it.
26	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly from the general development under the Scheme.
34	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly by the general development of the area under the Scheme.
37	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly by the general development of the area under the Scheme.
44	Increment reduced to Rs. 5 per sq. yd.	.. This plot is situated on an existing road, a portion of which is to be widened slightly, and benefits indirectly by the general development under the Scheme.
60	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly by the general development of the interior of the locality.
68	Increment reduced to Rs. 6 per sq. yd.	.. This plot has a small frontage on Ranade Road, though it benefits by a 20 feet road to its side and by the development of the interior of the locality under the Scheme.
72	Increment reduced to Rs. 8 per sq. yd. by majority decision.	This plot already abuts on Ranade Road. The existing structures on it are however only tin-sheds and it will therefore benefit by the regularising of the road on its side which opens up the interior of the locality.
79	Increment reduced to Rs. 10 per sq. yd.	.. This plot benefits by the development of the road on which it has a large frontage, but at the same time, it also has an existing road in front of it which connects it to N. C. Kelkar Road.
80	Increment reduced to Rs. 8 per sq. yd.	.. Under the Scheme, the plot will no doubt have a frontage along a 25 feet road, but that road is not a through road.
90	Increment reduced to Rs. 10 per sq. yd. by majority decision.	This plot benefits by the development of the road on which it has a frontage, but it is only second from Ganesh Peth Lane.
91	Increment reduced to Rs. 10 per sq. yd.	.. The plot has an existing road to its west which connects it to the main N. C. Kelkar Road, though it no doubt benefits by the development of the interior of the locality.
94	Increment reduced to Rs. 5 per sq. yd.	.. This plot has already an access on Ganesh Peth Lane.
96	Increment reduced to Rs. 6 per sq. yd.	.. The only advantage to this plot is the extension of the small road which provides it with a direct access.
104	Increment reduced to Rs. 3 per sq. yd.	.. This plot is on a main road and benefits only by the general development of the interior.
108	Increment reduced to Rs. 3 per sq. yd.	.. This plot gets no particular benefit under the Scheme beyond the concreting of the road which is already existing.
119	Increment reduced to Rs. 5 per sq. yd.	.. This plot is very disadvantageously situated and the only benefit it gets under the Scheme is the general development of the locality surrounding it, in which roads are being widened.
125	Increment reduced to Rs. 6 per sq. yd. by majority decision.	This plot has a frontage on an existing road which however becomes a through road under the Scheme.
137	Increment reduced to Rs. 10 per sq. yd.	.. This plot is situated on an existing road which is however widened in an area which is an undeveloped area.
139	Increment reduced to Rs. 5 per sq. yd.	.. This plot has a wide frontage on an existing road and derives only some benefit from the development of the interior.
142	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly by the general development of the locality under the Scheme.
150	Increment reduced to Rs. 3 per sq. yd.	.. This plot gets no particular benefit under the Scheme beyond the concreting of the road which is already existing.
164	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly by the development of the interior of the locality.
165	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly by the development of the interior of the locality.
166	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly by the development of the interior of the locality.
167	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly by the general development of the interior under the Scheme.
170	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on the main N. C. Kelkar Road.
171	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on an existing road and benefits only indirectly by the general development of the interior under the Scheme.

SCHEDULE "B"—cont.

Final Plot No. (1)	Decisions (2)	Reasons (3)
<i>'A' Section—cont.</i>		
177	Increment reduced to Rs. 4 per sq. yard	.. This plot is a corner plot on two main roads, but benefits slightly by the new road to its rear under the Scheme.
181	Increment reduced to Rs. 3 per sq. yard	.. The only advantage to this plot is the new road in the rear.
205	Increment reduced to Rs. 3 per sq. yard	.. This plot has existing roads on both sides and benefits only indirectly by the general development under the Scheme.
207	Increment reduced to Rs. 3 per sq. yard	.. This plot has a frontage on an existing road and benefits only indirectly by the general development under the Scheme.
208	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on the main Gokhale Road and benefits only indirectly by the general development under the Scheme.
212	Increment reduced to Rs. 3 per sq. yard	.. This plot has an existing road on both sides and benefits only indirectly by the general development under the Scheme.
220	Increment reduced to Rs. 3 per sq. yard Proportion fixed under sec. 66 (1) confirmed.	.. This plot is situated in close proximity to Gokhale Road and benefits only indirectly by the general development under the Scheme.
221	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated in close proximity to Gokhale Road and benefits only indirectly by the general development under the Scheme.
222	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on an existing road in close proximity to Gokhale Road and benefits only indirectly by the general development under the Scheme.
224	Increment reduced to Rs. 4 per sq. yard	.. This plot is no doubt situated on an existing road, but derives some benefit by the widening of that road just in front of it.
225	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated at the corner of two existing roads.
230	Increment reduced to Rs. 3 per sq. yard	.. The plot is situated on an existing road, and benefits only indirectly by the general development under the Scheme.
231	Increment reduced to Rs. 3 per sq. yard	.. The plot is situated on an existing road, and benefits only indirectly by the general development under the Scheme.
232	Increment reduced to Rs. 3 per sq. yard	.. This plot benefits only indirectly by the general development of the interior of the locality.
235	Increment reduced to Rs. 3 per sq. yard	.. The only advantage to this plot is the regularising of the road on the side.
248	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on the main Gokhale Road itself.
268	Increment reduced to Rs. 5 per sq. yard	.. This plot abuts on an existing main road.
269	Increment reduced to Rs. 5 per sq. yard	.. This plot abuts on an existing main road.
275	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on the main Gokhale Road itself.
285	Increment reduced to Rs. 10 per sq. yard	.. This plot benefits no doubt by a 40 feet road on its side, but it is situated on an existing road in front.
294	Increment reduced to Rs. 5 per sq. yard	.. The plot is on a main road and benefits only by the regularising and widening of the road on its side.
299	Increment reduced to Rs. 8 per sq. yard	.. The plot is situated on an existing lane. That lane is to be made into a pucca one, but this plot also benefits by the widening and development of the road connecting with that lane.
306	Increment reduced to Rs. 6 per sq. yard	.. The plot benefits no doubt by the widening of the road on its side, but it is situated on an existing road.
309	Increment reduced to Rs. 3 per sq. yard	.. This plot has a frontage on the Portuguese Church Street and derives only an indirect benefit from the general development of the area to its rear.
310	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on an existing road and benefits only indirectly by the general development under the Scheme.
314	Increment reduced to Rs. 3 per sq. yard	.. This plot is at the corner of two main roads and only benefits by the widening of one of those roads at the corner opposite to it.
331	Increment reduced to Rs. 6 per sq. yard	.. This plot has a frontage on Bhawanishankar Road, though it derives some benefit by the new road on its rear.
333	Increment reduced to Rs. 5 per sq. yard	.. Though situated on an existing road, it derives some benefit by the 40 feet road which starts from that corner.
360	Increment reduced to Rs. 10 per sq. yard	.. This plot is situated on an existing road which is however to be widened into a 40 feet road.
361	Increment reduced to Rs. 10 per sq. yard	.. This plot is situated on an existing road which is now to be widened into a 40 feet road.
366	Increment reduced to Rs. 12 per sq. yard	.. Though this plot gets two new roads around it under the Scheme, it has a frontage on an existing road which is only to be widened under the Scheme.
371	Increment reduced to Rs. 9 per sq. yard	.. Though this plot benefits by new roads to its east and south, and by the widening of the road to its north it already has a prominent corner position on Gokhale road itself.
381	Increment reduced to Rs. 15 per sq. yd. by majority decision.	.. This plot is situated in proximity to Gokhale Road from which it already had an access, though no doubt it benefits considerably by new roads under the Scheme on two sides and by the proposed Recreation Ground.
400	Increment reduced to Rs. 5 per sq. yd.	.. This plot is situated on Gokhale Road itself, but it benefits by the widening of the road on its side into a 60 feet road.

SCHEDULE "B"—cont.

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
		'A' Section—cont.
405	Increment reduced to Rs. 10 per sq. yd.	.. This plot no doubt benefits by the widening of the 25 feet road in front of it into a 60 feet through road, but it is situated in proximity to the main Gokhale Road.
418	Increment reduced to Rs. 3 per sq. yd.	.. The plot is situated at the corner of two existing roads.
421	Increment reduced to Rs. 6 per sq. yd.	.. Though this plot benefits by a Recreation Ground to its rear, and a 15 feet passage to its south, we have taken into account the fact that it is situated on an existing road.
425	Increment reduced to Rs. 5 per sq. yd.	.. The plot is situated on existing roads.
434	Increment reduced to Rs. 7 per sq. yd.	.. This plot benefits by the regularising and widening of the road to its north into a 60 feet road, but we have also taken into account the fact that it is situated on Bhawanishankar Road itself.
435	Increment reduced to Rs. 8 per sq. yd.	.. This plot has access from a road which is being widened. It has no frontage along that road.
440	Increment reduced to Rs. 12 per sq. yd.	.. This plot benefits by the regularising and widening of the road which was only a narrow lane, but it had a frontage on it.
441	Increment reduced to Rs. 12 per sq. yd.	.. This plot benefits by the regularising and widening of the road which was only a narrow lane, but it had a frontage on it.
451	Increment reduced to Rs. 12 per sq. yd.	.. This plot, though it gets the benefit of a new 40 feet road to its west, has already a frontage on an existing road to its south.
452	Increment reduced to Rs. 8 per sq. yd.	.. The plot has a main road on one side and benefits only by the widening of the small irregular lane into a 60 feet road connecting it to the Gokhale Road (South).
462	Increment reduced to Rs. 12 per sq. yd.	.. This plot benefits by the widening of the road to its north, and a new 40 feet road to its west, but we have taken into account the fact that the road to its north was an existing road.
464	Increment reduced to Rs. 10 per sq. yd.	.. This plot already had a sort of access to it.
467	Increment reduced to Rs. 12 per sq. yd.	.. This plot benefits by the regularising and widening of the road in front of it into a 40 feet road, and also by a passage on its side which leads to the Recreation Ground in the rear. At the same time, we have taken into account the fact that it had a frontage on an existing lane.
469	Increment reduced to Rs. 10 per sq. yd.	.. This plot is situated on an existing road which is now to be widened into a 40 feet road.
471	Increment reduced to Rs. 10 per sq. yd.	.. This plot is situated on Bhawanishankar Road, though it does benefit by a new road on its side and a Recreation Ground in the rear.
475	Increment reduced to Rs. 4 per sq. yd.	.. This plot is situated on Bhawanishankar Road itself.
493	Increment reduced to Rs. 8 per sq. yd.	.. This plot now gets access through a concreted road under the Scheme.
494	Increment reduced to Rs. 8 per sq. yd.	.. This plot now gets access through a concreted road under the Scheme.
495	Increment reduced to Rs. 8 per sq. yd.	.. This plot now gets access through a concreted road under the Scheme.
497	Increment reduced to Rs. 4 per sq. yd.	.. This plot is situated on Bhawanishankar Road itself.
510	Increment reduced to Rs. 18 per sq. yd.	.. This plot is reserved for a new service industry and has two new roads—one on its side, and another towards the south, but we have taken into account the fact that it is situated on an existing road.
512	Increment reduced to Rs. 18 per sq. yd.	.. This plot is given an access on a new road, but the same is only a 40 feet road.
519	Increment reduced to Rs. 6 per sq. yd.	.. This plot benefits by the new 40 feet road towards the east of it, but is situated on an existing small road.
520	Increment reduced to Rs. 4 per sq. yd.	.. This plot is situated on Bhawanishankar Road itself.
521	Increment reduced to Rs. 5 per sq. yd.	.. This plot abuts on a main road and benefits only by some development in the interior of the locality behind it.
528	Increment reduced to Rs. 6 per sq. yd.	.. Though benefiting by a 60 feet road to the west connecting it with Gokhale Road, this plot has a frontage on two existing roads.
532	Increment reduced to Rs. 18 per sq. yd.	.. We have taken into account the fact that this plot is situated on an existing road on one side.
534	Increment reduced to Rs. 8 per sq. yd.	.. Though this plot benefits by a new road at the rear which will be useful in view of its size and depth, it has, after all, a frontage on Bhawanishankar Road.
537	Increment reduced to Rs. 6 per sq. yard	.. This plot benefits by a new road to its south, but is situated on Bhawanishankar Road itself.
551	Increment reduced to Rs. 8 per sq. yard	.. This plot benefits no doubt by a road at the rear, particularly having regard to its depth, but at the same time, it has a frontage on Bhawanishankar Road.
554	Increment reduced to Rs. 10 per sq. yard	.. We have taken into account the fact that this plot is earmarked for parking purposes only by the Municipality for public use.
561	Increment reduced to Rs. 6 per sq. yard	.. The plot is situated on Bhawanishankar Road, and the lane on its side which is being widened leads to a dead-end.

SCHEDULE "B"—cont.

Final Plot No. (1)	Decisions (2)	Reasons (3)
'A' Section—cont.		
566	Increment reduced to Rs. 8 per sq. yard	.. We have taken into account the fact that the lane which is being widened and made into a pucca road is an existing lane.
573	Increment reduced to Rs. 15 per sq. yard	.. The user of this plot is residential only.
581	Increment reduced to Rs. 16 per sq. yard	.. This plot has a large frontage on Sayani Road and is in close proximity to Gokhale Road.
582	Increment reduced to Rs. 15 per sq. yard	.. This plot benefits considerably by the development of Tulsi Pipe Line Road with which Sayani Road will form a junction in front of it. As, however, the plot already has access from Sayani Road which is an existing road, the increment has been reduced.
596	Increment reduced to Rs. 8 per sq. yard	.. This plot has a frontage on Gokhale Road itself, but it benefits by the widening of Elphinstone Road into a 130 feet road.
598	Increment reduced to Rs. 10 per sq. yard	.. The road in front of it is no doubt to be widened into a 130 feet through road but the plot is situated on an existing road and is not far from its junction with Gokhale Road.
609	Increment reduced to Rs. 3 per sq. yard	.. This plot derives only an indirect benefit from the general development under the Scheme.
615	Increment reduced to Rs. 5 per sq. yard	.. This land can only be used as a Recreation Ground. Though it is Municipal property, it has not been acquired under the Scheme.
616	No increment to be charged .. ..	.. Having regard to the user to which this plot is restricted, it can have no market-value on the footing that the Scheme is completed.
617	No increment to be charged .. ..	.. Having regard to the user to which this plot is restricted, it can have no market-value on the footing that the Scheme is completed.
'B' Section		
625	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated at the corner of existing roads and derives only an indirect benefit by the general development under the Scheme.
626	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on an existing road and derives only an indirect benefit by the general development under the Scheme.
631	Increment reduced to Rs. 5 per sq. yard	.. Though the plot benefits by the original passage, which was not a through passage, being converted into a through road, we have taken into account the fact that that road is to be a very narrow road.
633	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on Ranade Road extension which is an existing road.
634	Increment reduced to Rs. 5 per sq. yard	.. Though the plot benefits by the original passage, which was not a through passage, being converted into a through road, we have taken into account the fact that that road is to be a very narrow road.
643	Increment reduced to Rs. 5 per sq. yard	.. Though the plot benefits by the original passage, which was not a through passage, being converted into a through road, we have taken into account the fact that that road is to be a very narrow road.
647	Increment reduced to Rs. 7 per sq. yard	.. This plot benefits by the development of the interior of the locality, but have taken into account the fact that the new through road is to be only 12 feet wide along its frontage on both sides.
656	Increment reduced to Rs. 8 per sq. yard	.. Under the Scheme this plot gets a frontage on a new 20 feet road, but we have taken into account the fact that under a document it has some sort of access from Cadell Road.
657	Increment reduced to Rs. 8 per sq. yard	.. This plot gets a frontage on a new 20 feet road, but we have taken into account the fact that under a document it has some sort of access from Cadell Road.
677	Increment reduced to Rs. 5 per sq. yard	.. This plot is situated on an existing road, though no doubt it benefits by the development at the rear occasioned by that road being continued further under the Scheme.
687	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on an existing road and is in close proximity to Ranade Road Extension.
688	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on an existing road and is in close proximity to Ranade Road Extension.
693	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on Ranade Road which is an existing road.
698	Increment reduced to Rs. 3 per sq. yard	.. This plot has already a frontage on Ranade Road which is an existing road.
706	Increment reduced to Rs. 18 per sq. yard	.. This plot benefits by reason of being earmarked for service industries in the Scheme, but it is not far away from Ranade Road itself.
707	Increment reduced to Rs. 16 per sq. yard by majority decision.	.. This plot benefits considerably by a new 40 feet road to its east, a 30 feet passage to its north, and a Recreation Ground all along its southern boundary, but we have taken into account the fact that the user permitted under the Scheme is not industrial user.
717	Increment reduced to Rs. 3 per sq. yard	.. This plot is situated on the main Gokhale Road itself and benefits only indirectly by the general development of the locality under the Scheme.

SCHEDULE "B"—cont.

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
		'B' Section—cont.
718	Increment reduced to Rs. 4 per sq. yard by majority decision. The owner's claim for injurious affection is rejected as not being within section 29 (2) but within section 70 (2).	This plot is situated on Gokhale Road itself and derives little benefit from the widening and regularising of the 40 feet road to its south.
721	Increment reduced to Rs. 4 per sq. yard ..	We have taken into account the fact that apart from general benefit under the Scheme, this plot benefits only by the 40 feet road on which it opens out.
724	Increment reduced to Rs. 4 per sq. yard ..	We have taken into account the fact that apart from the general benefit under the Scheme, this plot benefits only by the 40 feet road on which it opens out.
725	Increment reduced to Rs. 12 per sq. yard ..	Under the Scheme, this plot gets a new 40 feet road to its west, and the road to its south has also been widened, but at the same time, the fact that it has a substantial frontage on the latter road cannot be ignored.
726	Increment reduced to Rs. 12 per sq. yard ..	This plot no doubt gets a frontage on a new 40 feet road, but it has a frontage on an existing road to its south which is being widened and regularised under the Scheme.
727	Increment reduced to Rs. 11 per sq. yard by majority decision.	Under the Scheme this plot gets a frontage along a new road with a Recreation Ground by its side, but we have taken into account the fact that the new frontage it gets is small in relation to the depth of the plot.
732	Increment reduced to Rs. 12 per sq. yard ..	Though this plot gets a new 40 feet road to its west, we have taken into account the fact that it has a frontage on an existing road to its south, which no doubt is being widened under the Scheme.
744	Increment reduced to Rs. 10 per sq. yard ..	Though this plot benefits by the widening of the road to its south and by a new road to its east, we have taken into account the fact that it has a frontage on Cadell Road.
755	Increment reduced to Rs. 7 per sq. yard ..	Though this plot gets a new 40 feet road which opens up the interior, we have taken into account the fact that the plot is situated on Cadell Road.
757	Increment reduced to Rs. 5 per sq. yard ..	This plot is situated on Cadell Road itself, though no doubt, it gets a 10 feet passage along its northern boundary.
779	Increment reduced to Rs. 8 per sq. yard ..	Though no doubt this plot gets the benefit of a new access and a Recreation Ground in the rear under the Scheme, we have taken into account the fact that it is situated right in the interior.
781	Increment reduced to Rs. 10 per sq. yard ..	The 40 feet passage to its west comes to a dead-end near the Recreation Ground and the plot itself, though benefiting by the widening of the road to its north, is not far from Gokhale Road.
786	Increment reduced to Rs. 5 per sq. yard ..	We have taken into account the fact that this plot is in the interior and there is not much improvement in the access to it.
787	Increment reduced to Rs. 5 per sq. yard ..	We have taken into account the fact that the passage to its south is an existing passage.
789	Increment reduced to Rs. 3 per sq. yard ..	This plot is situated on the main Gokhale Road itself and benefits only indirectly by the general development under the Scheme.
790	Increment reduced to Rs. 5 per sq. yard ..	We have taken into account the fact that the new passage to be made under the Scheme comes to a dead-end somewhere at the rear of the property which makes it difficult to develop the same.
791	Increment reduced to Rs. 3 per sq. yard ..	The only advantage to this plot is the concreting of the existing passage which is now to be made into a public passage.
792	Increment reduced to Rs. 3 per sq. yd. ..	This plot is situated on Gokhale Road itself and benefits only indirectly by the general development under the Scheme.
793	Increment reduced to Rs. 3 per sq. yd. ..	The only advantage to this plot is the concreting of the existing passage which is now to be made into a public passage.
794	Increment reduced to Rs. 3 per sq. yd. ..	This plot is in the interior and already has an access on Gokhale Road.
806	Increment reduced to Rs. 3 per sq. yd. ..	This plot is situated on Gokhale Road itself.
821	Increment reduced to Rs. 6 per sq. yd. ..	We have taken into account the fact that it is situated on an existing road which has no doubt been widened and regularised under the Scheme.
823	Increment reduced to Rs. 4 per sq. yd. ..	Though benefiting by a 30 feet road to its west, this plot has a large frontage on Portuguese Church Street which is an existing road.
825	Increment reduced to Rs. 5 per sq. yd. ..	Though this plot gets the advantage of the widening of the road to its east we have taken into account the fact that it is situated on Portuguese Church Street which is an existing road.
831	Increment reduced to Rs. 5 per sq. yd. ..	We have taken into account the fact that this plot is situated at the corner of existing roads, though no doubt it benefits by the new 40 feet road to its west which opens up the interior of the locality.
833	Increment reduced to Rs. 3 per sq. yd. ..	This plot is in the interior and gets only an indirect benefit from the general development under the Scheme.
837	Increment reduced to Rs. 10 per sq. yd. ..	Though no doubt this plot is situated on a road which leads to an entirely undeveloped area, we have taken into account the fact that it is only second from the corner of an existing road.

SCHEDULE "B"—cont.

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
		'B' Section—cont.
839	Increment reduced to Rs. 5 per sq. yd.	.. This plot has not been provided with access from or frontage on any public road under the Scheme and benefits only indirectly by the general development of the interior.
844	Increment reduced to Rs. 7 per sq. yd.	.. Though this plot benefits by the frontage it now gets on a new 40 feet road to its side, we have taken into account the fact that it already has a frontage on an existing road.
858	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on Gokhale Road itself.
867	Increment reduced to Rs. 12 per sq. yd.	.. We have taken into account the fact that under the Scheme its user is somewhat restricted.
871	Increment reduced to Rs. 3 per sq. yd.	.. This plot has no frontage on a public road and benefits only indirectly by the general development under the Scheme.
877	Increment reduced to Rs. 8 per sq. yd. by majority decision.	This plot is in the interior and has only a narrow access from Old Prabhadevi Road.
880	Increment reduced to Rs. 6 per sq. yd.	.. We have taken into account the fact that this plot has a frontage on an existing road, though no doubt it benefits by the widening of the road on its side.
881	Increment reduced to Rs. 18 per sq. yd. by majority decision.	Though this plot is reserved for service industries, and now gets the benefit of a large frontage on a 40 feet road, we have taken into account the fact that it is not far from Old Prabhadevi Road.
884	Increment reduced to Rs. 12 per sq. yd.	.. This plot gets a new 40 feet road to its west, but it had access from a narrow lane to its north which is now being widened into a 20 feet road only.
885	Increment reduced to Rs. 10 per sq. yd.	.. This plot has access from a narrow lane, instead of which it will no doubt now have a frontage on 40 feet road.
886	Increment reduced to Rs. 10 per sq. yd. by majority decision.	This plot does not get a frontage on a road.
889	Increment reduced to Rs. 5 per sq. yd. by majority decision.	This plot is not far from Gokhale Road itself.
894	Increment reduced to Rs. 12 per sq. yd.	.. Though this plot benefits by the 80 feet road under the Scheme, it already has access from Khed Gully along a fairly wide road.
895	Increment reduced to Rs. 10 per sq. yd.	.. This plot no doubt benefits by a new 40 feet road to its west, as well as by the widening of the road to its east into a 80 feet road along which shops will now be permitted under the Scheme. We have, however, taken into account the fact that its main frontage is on Khed Gully which is an existing road.
899	Increment reduced to Rs. 6 per sq. yd.	.. This plot benefits by the widening of the road to its north, but we have taken into account the fact that it has frontages on two existing roads.
907	Increment reduced to Rs. 8 per sq. yd.	.. This plot is situated on an existing road and is in proximity to Khed Gully.
909	Increment reduced to Rs. 12 per sq. yd. by majority decision.	We have taken into account the fact that this plot is situated at the corner of two existing roads, though no doubt one of them is to be continued right through an area which was undeveloped so far.
910	Increment reduced to Rs. 12 per sq. yd. by majority decision.	The plot is situated on Sayani Road and also has access from the east where there is a road leading to a dead-end.
914	Increment reduced to Rs. 6 per sq. yd.	.. We have taken into account the fact that this plot has frontages on two existing roads, though it does get an additional frontage on a new road to its east under the Scheme.
917	Increment reduced to Rs. 10 per sq. yd.	.. Though this plot benefits by the new 40 feet road, it has access from a lane off Sayani Road.
918	Increment reduced to Rs. 8 per sq. yd.	.. This plot is in the interior and only benefits by the widening of the passage into a 20 feet passage, which however leads to a dead-end.
923	Increment reduced to Rs. 12 per sq. yd.	.. This plot is no doubt situated on a new 80 feet road and is a vacant plot, but it is not far away from Sayani Road itself.
924	Increment reduced to Rs. 12 per sq. yd.	.. This plot is no doubt situated on a new 80 feet road and is a vacant plot, but it is not far away from Sayani Road itself.
925	Increment reduced to Rs. 12 per sq. yd.	.. This plot is no doubt situated on a new 80 feet road and is a vacant plot, but it is not far away from Sayani Road itself.
926	Increment reduced to Rs. 12 per sq. yd.	.. Though this plot benefits by the new 80 feet road in front of it, we have taken into account the fact that it is not far from the corner of New Prabhadevi Road.
948	Increment reduced to Rs. 8 per sq. yd.	.. Though this plot benefits by a new 40 feet road which opens up the interior of the locality, we have taken into account the fact that it is situated on an existing road.
950	Increment reduced to Rs. 10 per sq. yd.	.. We have taken into account the fact that its main frontage is on an existing road.

SCHEDULE "B"—cont.

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
'B' Section—cont.		
951	Increment reduced to Rs. 18 per sq. yd.	.. This plot is earmarked for a new industry in the Scheme, but we have taken into account the fact that it has a small frontage on New Parbhadevi Road which is an existing road.
953	Increment reduced to Rs. 18 per sq. yd.	.. We have taken into account the fact that it has a passage to its rear, and also has access in front from Sayani Road, though that was a dead-end.
968	Increment reduced to Rs. 12 per sq. yd.	.. Though this plot benefits by the 80 feet road under the Scheme, it already has access from Khed Gully along a fairly wide road.
977	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on the main Gokhale Road itself and benefits only indirectly by the general development under the Scheme.
981	Increment reduced to Rs. 5 per sq. yd.	.. This plot is situated on the main Gokhale Road, but we have taken into account the fact that there is to be a Recreation Ground behind it.
982	Increment reduced to Rs. 6 per sq. yd.	.. This plot is situated on the main Gokhale Road, but we have taken into account the fact that there is to be a Recreation Ground behind it, and a 20 feet passage along its southern boundary.
1010	Increment reduced to Rs. 6 per sq. yd.	.. Apart from the general benefit under the Scheme, this plot only benefits by the widening of the road on which it abuts into a 40 feet road.
1016	Increment reduced to Rs. 5 per sq. yd.	.. This plot is not far away from Khed Gully which is an existing road.
1022	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated at the corner of two existing roads.
1026	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on the main Gokhale Road itself.
1027	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on the main Gokhale Road itself.
1033	Increment reduced to Rs. 12 per sq. yd. by majority decision.	.. Though this plot benefits by the development of the interior, we have taken into account the fact that it is not far away from Sayani Road.
1038	Increment reduced to Rs. 10 per sq. yd. by majority decision.	.. Though this plot benefits by the regularising of the road on which it abuts, and by the development of the interior of the locality behind it, it has some sort of a road in front of it.
1047	Increment reduced to Rs. 12 per sq. yd.	.. Though under the Scheme this plot is reserved for a new industry, we have taken into account the fact that it is too small for industrial user and has a shape which makes it difficult to develop the same.
1059	Increment reduced to Rs. 12 per sq. yd. by majority decision.	.. Though this plot benefits by the new 50 feet road to its north which connects it with the 130 feet road provided under the Scheme, this plot has a semi-circular frontage on New Prabhadevi Road which is an existing road.
1061	Increment reduced to Rs. 8 per sq. yd.	.. Though this plot benefits by the new passage which gives it access on New Prabhadevi Road, we have taken into account the fact that it is situated in the interior.
1063	Increment reduced to Rs. 6 per sq. yd.	.. We have taken into account the fact that this plot is situated on an existing road.
1064	Increment reduced to Rs. 5 per sq. yd.	.. We have taken into account the fact that there is not much improvement in the road on which it abuts.
1067	Increment reduced to Rs. 5 per sq. yd.	.. This plot has access on a passage to its west which is now to be concreted under the Scheme.
1070	Increment reduced to Rs. 5 per sq. yd.	.. This plot benefits only indirectly by the widening of the road to the south of the Standard Mills into a 40 feet road.
1090	Increment reduced to Rs. 12 per sq. yd. Claim for injurious affection rejected.	.. Though the existing industry on this plot is permitted to be continued under the Scheme, we have taken into account the fact that this plot has its frontage and main entrance on an existing road and is so situated that it cannot derive any substantial benefit from the development of the surrounding locality, including the 80 feet road to its west. We have also taken into account the large size of this plot which is over 48,000 square yards.
1091	Increment reduced to Rs. 18 per sq. yd.	.. Under the Scheme this plot is reserved for a new industry and gets the advantage of a new road to its west, but we have taken into account the fact that it has a frontage on New Prabhadevi Road, and we have also taken into account the fact of the existence of some old structures on a part of that plot, though not their value.
1095	Increment reduced to Rs. 6 per sq. yd.	.. We have taken into account the fact that this plot already has a frontage on New Prabhadevi Road which is an existing road.
1096	Increment reduced to Rs. 14 per sq. yd.	.. Though this plot benefits by the new 80 feet road, and also benefits by the existing industrial user being continued under the Scheme, we have taken into account the fact that a substantial part of it is to be used only for residential purposes, and that it is also not far away from New Prabhadevi Road which is an existing road.
1098	Increment reduced to Rs. 12 per sq. yd.	.. This plot benefits by the widening of Chawani Gully and the road on its side, but both these roads are existing roads, though narrow.
1111	Increment reduced to Rs. 5 per sq. yd.	.. We have taken into account the fact that this plot is situated on Cadell Road itself.

SCHEDULE "B"—cont.

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
' B ' Section—cont.		
1113	Increment reduced to Rs. 5 per sq. yd.	.. This plot is situated on existing roads, though no doubt it benefits by the development of the interior of the locality under the Scheme.
1115	Increment reduced to Rs. 8 per sq. yd.	.. We have taken into account the fact that this plot is in the interior and does not get a frontage on the new 40 feet road to which it is given access.
1125	Increment reduced to Rs. 14 per sq. yd.	.. This plot is situated in an area which is at present an undeveloped area and does benefit by the Scheme, but we have taken into account the fact that it is not far away from Cadell Road.
1128	Increment reduced to Rs. 7 per sq. yd.	.. We have taken into account the fact that it already has a frontage on Cadell Road, though it now gets a frontage on the new 80 feet road also.
1129	Increment reduced to Rs. 6 per sq. yd.	.. We have taken into account the fact that this plot is situated on Cadell Road, though no doubt it now gets a frontage on the new 80 feet road also.
' G ' Section		
1132	Increment reduced to Rs. 3 per sq. yd.	.. This plot is on an existing road and benefits only indirectly by the general development under the Scheme.
1154	Increment reduced to Rs. 4 per sq. yd. by majority decision.	We have taken into account the fact that though this plot benefits indirectly by the development of the area to the east of Cadell Road, it is situated on Cadell Road itself.
1163	Increment reduced to Rs. 8 per sq. yd.	.. This plot is situated on two existing roads and benefits only indirectly by the general development under the Scheme. It is true that the existing industry is allowed to continue under the Scheme, but we have taken into account the fact that the area of this plot is as extensive as nearly 58,000 square yards.
1167	Increment reduced to Rs. 5 per sq. yd.	.. We have taken into account the fact that Kashinath Dburu Road is an existing road on which it has frontage, though no doubt this plot benefits by the development of other roads around it.
1174	Increment reduced to Rs. 4 per sq. yd.	.. We have taken into account the fact that this plot is situated on Cadell Road, though no doubt it benefits by the interior development on both sides of that road.
1175	Increment reduced to Rs. 4 per sq. yd.	.. We have taken into account the fact that this plot is situated on Cadell Road, though no doubt it benefits by the interior development on both sides of that road.
1177	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated at the corner of two existing roads.
1180	Increment reduced to Rs. 3 per sq. yd.	.. This plot is at the corner of two existing roads.
1181	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on an existing road and benefits only indirectly by the general development under the Scheme.
1188	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on an existing road and benefits only indirectly by the general development under the Scheme.
1190	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on an existing road and benefits only indirectly by the general development under the Scheme.
1191	Increment reduced to Rs. 5 per sq. yd. by majority decision.	This plot is situated on Kashinath Dhuru Road which is an existing road.
1202	Increment reduced to Rs. 10 per sq. yd. on lessor's appeal. Lessee's appeal not maintainable as no increment has been charged to him and he is therefore not a "party aggrieved" within the terms of section 34.	We have taken into account the fact that this plot is adversely affected by change of user under the Scheme.
1203	Increment reduced to Rs. 8 per sq. yd.	.. This plot is in the interior and has no direct access.
1204	Increment reduced to Rs. 6 per sq. yd.	.. This plot benefits by the interior development, but we have taken into account the fact that notwithstanding the passage on its north, having regard to the depth of the plot, its development would require the sacrifice of some of its area for laying out roads, etc. We have also taken into account the fact that change of user under the Scheme affects this plot adversely.
1205	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on Cadell Road itself.
1206	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on the main Cadell Road itself.
1207	Increment reduced to Rs. 6 per sq. yd. by majority decision.	Though this plot benefits by the widening and improvement of the road which runs along its entire southern boundary, we have taken into account the fact that it has a frontage on Cadell Road.
1211	Increment reduced to Rs. 12 per sq. yd.	.. The plot benefits no doubt by the widening and improvement of the road along its northern boundary, but we have taken into account the fact that the passage to its west is somewhat irregular in width and leads to a dead-end.

SCHEDULE "B"—cont.

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
' C ' Section—cont.		
1212	Increment reduced to Rs. 10 per sq. yd.	.. Though this plot benefits by the widening of the road in front of it which leads straight out on to Cadell Road, and also by the widening of the road on which it has a frontage, we have taken into account the fact that the latter road leads to a dead-end as it proceeds to the south.
1214	Increment reduced to Rs. 8 per sq. yd.	.. We have taken into account the fact that this plot is situated in the interior and does not benefit very much by the Scheme, though it does benefit by the improvement in its approach from Cadell Road.
1215	Increment reduced to Rs. 12 per sq. yd.	.. This plot benefits no doubt by being earmarked under the Scheme for a new industry, but the fact that it is very much in the interior cannot be ignored.
1216	Increment reduced to Rs. 9 per sq. yd.	.. This plot benefits no doubt by the widening of the road to its south, and also by the small frontage it now gets on Cadell Road, as well as by the existing industry being continued under the Scheme. We have however, taken into account the enormous size of this plot which is over one lakh square yards.
1235	Increment reduced to Rs. 3 per sq. yd.	.. This plot is situated on Cadell Road itself.
1242	Increment reduced to Rs. 3 per sq. yd.	.. This plot benefits only indirectly by the general development under the Scheme.
1260	Increment reduced to Rs. 10 per sq. yd.	.. This plot is not far away from Cadell Road itself, though it does benefit by a new road to its west, as well as by the regularising of the roads to its north and east.
1261	Increment reduced to Rs. 13 per sq. yd.	.. We have taken into account the fact that only a small part of this plot is earmarked for service industries.
1289	Increment reduced to Rs. 6 per sq. yd.	.. This plot is situated in the interior and does not benefit very much by the improvements under the Scheme.
1290	Increment reduced to Rs. 7 per sq. yd. Claim for injurious affection due to Burial Ground on Final Plot No. 1291 rejected.	.. Though this plot gets a new 15 feet passage all along its eastern boundary we have taken into account the fact that it is situated in the interior.

J. R. VIMADALAL,
President.

G. A. KAMTEKAR,
Assessor.

H. N. KANGA,
Assessor.

BOMBAY:
The 8th November 1962.

SCHEDULE "C"
(INCREMENTS RAISED)

Final Plot No. (1)	Decision (2)	Reasons (3)
'A' Section		
176	Increment increased to Rs. 8 per sq. yd.	.. This plot has no road at all and is land-logged. Under the Scheme, it gets a through road with a frontage on it.
180	Increment increased to Rs. 8 per sq. yd.	.. This plot has no road at all at the rear and is land-logged. Under the Scheme it gets a through road with a frontage on it.
183	Increment increased to Rs. 8 per sq. yd.	.. This plot has no road at all and is land-logged. Under the Scheme, it gets a through road with a frontage on it.
184	Increment increased to Rs. 8 per sq. yd.	.. This plot has no road at all and is land-logged. Under the Scheme, it gets a through road with a frontage on it.
194	Increment increased to Rs. 8 per sq. yd.	.. This plot has no road at all and is land-logged. Under the Scheme, it gets a through road with a frontage on it.
283	Increment increased to Rs. 7 pes sq. yd.	.. This plot benefits by a new road and a Recreation Ground at the rear. Though the new road comes to an dead-end near this plot, it would be useful in view of the depth of the plot.
533	Increment increased to Rs. 22 per sq. yd.	.. This plot benefits considerably by Tulsi Pipe Line land becoming a 130 feet road, and also by a new 40 feet road at the rear.
'B' Section		
848	Increment increased to Rs. 14 per sq. yd. by majority decision.	This plot has no doubt a small frontage on Portuguese Church Street but in view of its shape and depth, it benefits considerably by the new 40 feet road at the rear which makes it easy of development and opens up the interior of locality. Moreover, we have taken into account the fact that industrial user, though restricted in terms, is continued in respect of this plot under the Scheme.
970	Increment increased to Rs. 14 per sq. yd. by majority decision.	We have taken into account the fact that there is to be a fairly big Recreation Ground along its entire south-eastern boundary.
1029	Increment increased to Rs. 12 per sq. yd.	We have taken into account the fact that this plot is earmarked in the Scheme for a new industry, and also benefits by the regularising of the road to its west.
1030	Increment increased to Rs. 12 per sq. yd.	.. We have taken into account the fact that this plot is earmarked in the Scheme for a new industry, and also benefits by the regularising of the road at the rear.
1121	Increment increased to Rs. 10 per sq. yd.	.. We have taken into account the fact that industrial user, though restricted in terms, is continued in respect of this plot under the Scheme.
'C' Section		
1223	Increment increased to Rs. 12 per sq. yd.	.. This plot which is largely vacant, has been earmarked in the Scheme for a new industry and therefore benefits considerably, though it is situated on Cadell Road itself.

BOMBAY:
The 8th November, 1962.

J. R. VIMADALAL,
President.
G. A. KAMTEKAR,
Assessor.
H. N. KANGA,
Assessor.

SCHEDULE "D"

(INCREMENTS FIXED ON TWO OR MORE PLOTS AS ONE PLOT)

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
'A' Section		
81 82	Increment fixed at Rs. 6 per sq. yd. in respect of both the plots, which being continuous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	Regarded as one plot, this plot abuts on N. C. Kelkar Road, though no doubt the widening of the road on its side on which it has a long frontage, benefits the plot.
237 238	Increment fixed at Rs. 3 per sq. yd. for Final Plot Nos. 237 and 238, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	This plot has four existing roads around it, only one of which is to be slightly improved.
486 488 489 490 500	Increment fixed at Rs. 14 per sq. yd. by majority decision in respect of these plots, which being at the material date (<i>viz.</i> , 25th June 1951), a continuous portion of land held in one ownership, must be regarded as one plot for the purpose of estimating increment.	Over 70 per cent of the area of this composite plot is earmarked for industry, and it also benefits by an entirely new road all along its southern boundary as well as by Tulsi Pipe Line land to its east becoming a public road. It frontage on Dadar Road also is being improved. We have also taken in to account the large size of this composite plot and the fact that it has frontage on Bhawanishankar Road as well as on Dadar Road, though they are some what irregular. It may be mentioned that on the matter being remitted for re-consideration by the Town Planning Officer, the urinal (Final Plot No. 492) located on Final Plot No. 490 has been removed altogether from the vicinity of this plot.
513 514	Increment fixed at Rs. 10 per sq. yd. for both these plots which being continuous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	We have taken into account the depth of this plot and the fact that its frontage on the new road is encumbered with a Fazandari-holding.
516 517	Increment fixed at Rs. 10 per sq. yd. on both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	Though the front part of the plot abuts on Bhawanishankar Road, the plot is deep in shape and benefits by the new 40 feet road in the rear.
591 592 593	Increment fixed at Rs. 10 per sq. yd. at a uniform rate for these three Final Plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	It may be stated that though the portion which has a frontage on Elphinstone Road is confined to residential user, it benefits by the widening of that road into a 130 feet road and the development of the junction of that road with Sayani Road. The matter had been remitted for the re-consideration of the Town Planning Officer with a suggestion that the user of Final Plot No. 593 should be changed into industrial user, but the Town Planning Officer has, after reference to the Municipal Commissioner under the terms of Proviso (ii) to Section 32 (1) (xiv), declined to make the variation suggested by the Board.
612 613	Increment fixed at Rs. 16 per sq. yd. These plots, being a continuous portion of land held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	We have taken into account the large size of the plot and the fact that, regarded as one plot, it has access from the low-level road to its south.
'B' Section		
675 676	Increment fixed at Rs. 10 per sq. yd. for both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	This plot has access from an existing road, though it comes to a dead-end at the boundary of the plot itself.
734 735	Increment fixed at Rs. 12 per sq. yd. at a uniform rate for both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	We have taken into account the fact that this plot gets a frontage on a new 40 feet road, as well as a narrow access from Ash Lane which itself is to be widened under the Scheme.
751 752 753 754	Increment fixed at Rs. 9 per sq. yd. at a uniform rate for these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	Though this plot benefits considerably by the development of two new 40 feet roads to its north and east, respectively, we have taken into account the fact that it has a fairly large frontage on Cadell Road.

SCHEDULE "D"—cont.

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
'B' Section—cont.		
840 841	Increment fixed at Rs. 7 per sq. yd. at a uniform rate for both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment. Claim for injurious affection rejected as not maintainable. Proportion under section 66 confirmed as there is no reason to make a distinction with regard to this individual plot.	Though the eastern frontage of this plot is situated in an undeveloped locality, we have taken into account the fact that it has two more frontages on existing roads.
845 846	Increment fixed at Rs. 7 per sq. yd. at a uniform rate for both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	Though this plot benefits by a new 40 feet road to its south-west, we have taken into account the fact that it has a fairly good frontage on Portuguese Church Street which is an existing road.
854 857	Increment fixed at a uniform rate of Rs. 7 per sq. yd. for Final Plot Nos. 854 and 857 [excluding 7732 square yards being the area and extended area for the use of the cemetery which has been exempted under section 32(I) (vii) by the Town Planning Officer]. Since both these plots are contiguous and were held in one ownership at the material date, they must be regarded as one plot for the purpose of estimating increment.	Though no doubt a part of this plot is to be reserved for service industries and gets the benefit of a new 40 feet road to its south, we have taken into account the fact that it has a large frontage on Gokhale Road and also a small frontage on Portuguese Church Street, both of which are existing roads.
941 941-A	Increment fixed at Rs. 7 per sq. yd. at a uniform rate for both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	Though this plot benefits by the new 40 feet road to its west, we have taken into account the fact that it is in the interior and is infested with a Fazandari pocket.
952 954	Increment fixed at Rs. 14 per sq. yd. at a uniform rate in respect of both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	We have taken into account the fact that this plot has a frontage on New Prabhadevi Road which is an existing road, and also has access from Sayani Road which is also an existing road. We have also taken into account the size of this plot which is over 28,000 sq. yds.
991 992	Increment fixed at Rs. 10 per sq. yd. for both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	These plots have no doubt been provided with an access and have the facility of a Recreation Ground under the Scheme, but it cannot be overlooked that they are interior plots.
1048 1060	Increment fixed at Rs. 11 per sq. yd. at a uniform rate for both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment. Claim for injurious affection re. Final Plot No. 1048 rejected as not maintainable.	The main frontage of this plot is on an existing road, and more than half of it is earmarked for user for residential purposes only.
1086 1087	Increment fixed by majority decision at Rs. 20 per sq. yd. for both these Final plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	This plot is reserved for a new industry and has a frontage on two roads, both of which are being widened under the Scheme from Mere lanes—one into a 40 feet road, and the other into a 80 feet road.
'C' Section		
1131 1133 1134	Increment fixed at Rs. 4 per sq. yd. at a uniform rate for all these three plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	We have taken into account the fact that Ranade Road Extension is an existing road, and that the plot is awkward in shape.
1136 1138 1139	Increment fixed at Rs. 10 per sq. yd. at a uniform rate for these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	A fairly big portion of this plot is reserved for a new service industry, and the greater part of this whole plot is vacant land. We have, however, taken into account the fact that it has a frontage on Cadell Road.

SCHEDULE "D"—cont.

Final Plot No.	Decisions	Reasons
(1)	(2)	(3)
1168 1169	Increment fixed at Rs. 5 per sq. yd. at a uniform rate for both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	We have taken into account the fact that it has a frontage on Kashinath Dhuru Road which is an existing road, though no doubt this plot benefits by the improvement in the other roads around it.
1264 1265 1266 1267 1268	Increment fixed at Rs. 20 per sq. yd. by majority decision for all these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	We have taken into account the fact that this plot had originally an access from a narrow passage on the south. Re. Final Plot No. 1265, the appeal is not maintainable in regard to the question of apportionment between lessor and lessee for the reasons stated in paragraph 16 hereinabove.
1286 1287	Increment fixed at Rs. 10 per sq. yd. at a uniform rate for both these plots, which being contiguous and held in one ownership at the material date, must be regarded as one plot for the purpose of estimating increment.	This plot no doubt benefits by the widening of the roads to its north and east but we have taken into account the fact that on inspection we found that a part of this plot is practically lost in the foreshore.

BOMBAY:
The 8th November 1962.

J. R. VIMADALAL,
President.
G. A. KAMTEKAR,
Assessor.
H. N. KANGA,
Assessor.

SCHEDULE "E"

(APPEALS DISMISSED AS TIME-BARRED)

Section	Final Plot Nos.
"A"	.. 28, 30, 39, 43, 229, 255, 265, 266 (Fazandar's Appeal time-barred), 284, 330, 362, 406, 470, 524, 542 and 557.
"B"	.. 645, 652, 704, 882, 882-A, 882-B, 882-C, 882-D, 916, 927, 980, 1018, 1075, 1094 and Original Plots Nos. 6 and 192.
"C"	.. 1151, 1193, 1197 and 1198.

BOMBAY:
The 8th November 1962.

J. R. VIMADALAL,
President.
G. A. KAMTEKAR,
Assessor.
H. N. KANGA,
Assessor.

SCHEDULE "F"

(APPEALS DISMISSED AS BEING RE: COMPENSATION ONLY)

Section	Original Plot Nos.
"A"	.. 158, 231, 330, 331, 490, 491, 544, 568 and 568-A.
"B"	.. 6, 34, 48, 104, 109, 110-D, 192, 226-A, 279-A and 395.
"C"	.. 64 and 77-A.

BOMBAY:
The 8th November 1962

J. R. VIMADALAL,
President.
G. A. KAMTEKAR,
Assessor.
H. N. KANGA,
Assessor.