

AWARD No. 2036

Name of the village:

Hasann

Nature of acquisition:

Perma

INTRODUCTION:

The land situate in the estate of village Has is required by the Government at the public expense for public purpose namely for the Planned Development of A. preliminary notification under section 4 of the L.A. Act was made on 13.11.1959. The substance of the said notification was given due publicity, and objections were invited from interested persons. The objections were received and a report was sent to the Delhi Administration. The land sought to be acquired by the said notification is an area of 34,070 acres, and the acquisitions in this area by publication of notifications under section 4 of the L.A. Act from time to time. For the present acquisition a declaration under section 6 of the Land Acquisition Act was made vide the notification No.F.4(19)/65-L&H dated 14.6.1966. A notice under section 9(1) was given due publicity and the notices under sections 9(3) and 10 of the L.A. Act were served upon the interested persons. Most of the interested persons have responded to the notices by filing their claims.

'MEASUREMENT & OWNERSHIP'

According to the notification under section 6 of the Land Acquisition Act the total area to be acquired was 732 bighas and 19 biswas. But from further verification made on the spot under section 8 of the Land Acquisition Act the area under acquisition was found to be 732 bighas and 16 biswas. The difference of 3 biswas is due to a discrepancy at the site as per the 'Misal Haqiyat' and I, therefore, hold the area to be acquired as 732 bighas and 16 biswas, the detail of which according to the

record is as given below:-

Khasra No.	Area.		Kind of land.
	Big.	Bis.	
1.	6	09	Matiar.
2.	8	05	Matiar.
3.	7	10	"
4.	6	15	"
5.	3	03	"
6.	9	06	"
7.	10	10	"
8/1.	5	14	Matiar Rihala.
8/2.	5	14	Matiar Rihala.
9.	17	05	Matiar.
10.	12	18	Chahi 12 - 13 Gm. 0 - 05
11.	7	07	Matiar.
12.	0	09	Rosli.
13.	2	14	Rosli.
14.	0	06	Banjer Qadim.
15.	1	04	Ghairmumkin Rasta.
16.	3	09	Rosli.
17.	3	03	Rosli.
130/18.	3	03	Rosli.
131/18.	6	06	Rosli.
132/18.	7	04	Rosli.
19.	31	04	Banjer Qadim 22-16 Rosli 8-08
20.	5	11	Dakar.
21.	5	17	Dakar.
22.	3	09	Dakar.
23.	3	00	Rosli.
133/24.	4	19	Rosli.
134/24.	4	19	Rosli.
25.	4	04	Rosli.
26.	3	12	Matiar 2 - 02 Rihala 2 - 02
27.	2	05	Matiar.
28.	3	09	Rosli.
29.	4	01	Rosli.

30.	2 - 05	Rosli.
31/1.	4 - 13	Rosli.
31/2.	4 - 13 ✓	Rosli.
32.	3 - 15 ✓	Rosli Rihala.
33.	6 - 12	Matiar Rihala.
135/34.	2 - 10 ✓	Matiar.
136/34/2.	2 - 01 ✓	Matiar.
35/2.	4 - 03 ✓	Matiar.
138/36/2.	1 - 09 ✓	Rosli.
37/2.	1 - 09	Rosli.
38/2	0 - 18 ✓	Rosli.
39/2.	0 - 10	Banjer Qadim.
40.	0 - 12 ✓	Rosli.
41.	5 - 02	Rosli.
139/42.	2 - 15 ✓	Rosli.
140/42.	2 - 16 ✓	Rosli.
141/43.	3 - 11	Rosli.
142/43.	3 - 10 ✓	Rosli.
44.	3 - 03	Rosli.
45.	10 - 07	Chahi.
143/46.	4 - 19 ✓	Rosli.
144/46.	4 - 19 ✓	Rosli.
145/47.	1 - 11 ✓	Rosli Rihala.
146/47.	1 - 12	Matiar Rihala.
48.	6 - 15 ✓	Rosli.
49/2.	4 - 19 ✓	Rosli Rihala.
50/2.	3 - 09	Rosli.
147-148/51/2.	7 - 11 ✓	Rosli Rihala 3-05 Rosli 4-06
52. 2	5 - 02	Rosli.
53/2/2	10 - 06	Banjer Qadim.
54.	3 - 12 ✓	Matiar Rihala.
55.	0 - 12 ✓	Rosli.
56. 2	0 - 13	Chairmudin. 0-02 Banjer Qadim. 0-02 Banjer Qadim. 2
2 57/1 + 58/2. (4-1) (2-14)	6 - 15 ✓	
59.	0 - 12 ✓	

59.	6 - 06	Rosli.
60.	0 - 15 ✓	Banjer Qadim.
61.	4 - 10	Rosli.
62.	0 - 09 ✓	Banjer Qadim.
63.	2 - 17	Dakar Rihala.
64.	0 - 15 ✓	Banjer Qadim.
149/65.	2 - 05	Dakar.
150/65.	2 - 05 ✓	Dakar.
151/66.	2 - 14	Dakar.
152/66.	2 - 11 ✓	Dakar.
153/67.	1 - 00	Dakar.
154/67.	3 - 01	Dakar.
68.	7 - 04	Dakar Rihala.
69.	4 - 07	Dakar.
70.	2 - 17 ✓	Mutiar Rihala.
71.	5 - 08 ✓	Gharumkin Johr.
72.	2 - 17 ✓	Rosli.
73.	0 - 09	Rosli.
74/1,2,3, and 4.	33 - 19 ✓	Rosli.
75/1/2..	6 - 09	Rosli.
75/2/2.	1 - 04 ✓	Banjer Qadim.
76.	3 - 03	Banjer Qadim.
77.	3 - 03	Dakar Rihala.
78.	11 - 17 ✓	Dakar Rihala.
110.	1 - 10 ✓	Rosli 6 - 06 2
111..	6 - 00	B. Qadim 5
112..	3 - 18 ✓	Gm. Shore.
113.	3 - 06	Banjer Qadim.
114.	5 - 05	Banjer Qadim.
129/114.	1 - 04 ✓	Dakar.
115.	16	Banjer Qadim.
116.	13	Dakar.
117.	5 - 14 ✓	Rosli.
118.	5 - 05	Rosli.
119.	1 - 19 ✓	Rosli.
120.	3 - 09	Rosli.

90.	5 - 11	Rosli.
91.	0 - 06	Gm. Rasta.
92.	5 - 05 ✓	Bhood Awal.
155/93.	2 - 08	Banjer Qadim.
156/93.	12 - 00.	Gm. Shore.
94.	5 - 02	Bhood Awal 4 - 02
95/1.	16 - 00	B. Qadim 1 - 00
96.	17 - 08 ✓	Gm. Shore.
97.	2 - 02	Rosli.
98.	0 - 18 ✓	Dakar.
99.	0 - 018	Dakar Rihala.
100.	4 - 04 ✓	Dakar.
101.	3 - 12	Dakar.
102.	2 - 05	Dakar.
103.	1 - 19 ✓	Dakar.
104.	2 - 11 ✓	Dakar.
105.	5 - 14 ✓	Dakar.
106.	7 - 01	Dakar.
107.	15 - 15	Dakar.
108.	3 - 18 ✓	Dakar.
109/2.	6 - 01	Banjer Qadim.
109/1.	1 - 00	Dakar.
110.	1 - 10 ✓	Banjer Qadim.
111.	6 - 00	Gm. Shore.
112.	3 - 18 ✓	Banjer Qadim.
113.	3 - 06	Banjer Qadim.
114.	5 - 05	Dakar.
129/114.	1 - 04 ✓	Banjer Qadim.
115.	16 - 07	Dakar.
116.	13 - 19 ✓	Rosli.
117.	5 - 14 ✓	Rosli.
118.	5 - 05	Rosli.
119.	1 - 19 ✓	Rosli.
120.	3 - 09	Rosli.

121.	2 - 02	Rosli.
122.	6 - 12	Rosli.
123.	3 - 12 ✓	Rosli 3 - 09 Gm. 0 - 03
124.	3 - 03	Rosli.
125.	3 - 00	Rosli.
126.	2 - 02	Rosli. @ Rs. 1
127.	16 - 19 ✓	Rosli.
128.	2 - 08	Banjer Qadim.

732 - 16

29 - 18

KIND AND CLASSIFICATION OF LAND:

Chahi.	46 - 19
Mutiar.	88 - 16
Matiar Rihala.	28 - 03
Rosli.	289 - 02
Rosli Rihala.	13 - 10
Dakar.	109 - 16
Dikar Rihala.	17 - 05
Bood Awal.	20 - 15
Ghairmumkin.	42 - 01
Banjer Qadim.	73 - 09

732 - 16

39-18
189-14 ✓
167-14 ✓
130-6
205-14
732-18

'CLAIMS AND EVIDENCE'

The following claimants have submitted their claim petitions for compensation:-

Sl.No.	Name of the claimant.	Compensation demanded.
1.	Naresh Chand Jain.	Claims for compensation of khas No.109.
2.	Jagan Nath, Ganga Ram, ss/o Mamman, through Shri S.S.Shukla & and R.K. Shukla Advocates.	Demanded compensation @ Rs.12000 per bigha for the land and Rs.250/- for trees.
3.	Mehr Chand s/o Lakhi. through Raghubir Singh Advocate.	Demanded compensation @ Rs.5000 per bigha.
4.	Gurbachan Singh s/o Kartar Singh, and Shmt. Swaran Kaur, w/o Shri Gurbachan Singh.	Claims compensation @ Rs.30/- sq.yd. for the land measuring 500 sq.yds. in khasra No.75.
5.	Amar Singh.	Demanded compensation @ Rs.1 sq.yd.

Rs.10/- per

6. Nobat, Jagmal ss/o Sukhan, Ram Murti s/o Duli through Bakshi Tej Singh Vohra Advocate. Demanded compensation @ Rs. 7 sq.yd.
7. Nanwa s/o Chhajju. Rs.10,000/- per bigha.
8. Hukam Chand s/o Wasinda Ram. @ Rs.25/- per sq.yd.
9. Hukam Chand s/o Wasanda Ram and his co-sharers Subash Chander s/o Tara Chand. Rs.25/- per sq.yd.
10. Kasturi Lal s/o Tara Chand, and Hukam Chand s/o Wasanda Ram. Rs.25/- per sq.yd.
11. Des Raj s/o Ram Lal, Krishan Lal s/o Sakhir Chand. Rs.25/- per sq.yd.
12. Teja s/o Datta Ram. Rs.10,000/- per bigha.
13. Bikhari s/o Kirpa Singh. Did not state the specific rate for compensation.
14. Shib Lal s/o Shame Singh. Rs.10,000/- per bigha.
15. Shmt. Dev Kaur, Ram Murti etc. Rs.40/- per sq.yd.
16. Dilbagh Rai s/o Ram Pratap Singh. Rs.25/- per sq.yd.
17. Chhutan s/o Nathu. Rs.1,000/- per bigha.
18. Chhutan s/o Nathu for self and his brother Girwar. Rs.10,000/- per bigha. or the prevalent market rate.
19. Ram Chand s/o Shame Singh. Rs.10,000/- per bigha.
20. Shmt. Kishan Devi w/o Ram Chander. Did not mention the specific rate of compensation.
21. Ram Chander s/o Shame Singh. In this claim petition, he did not mention any rate of compensation.
22. Mohinder Singh Josh. s/o Muthara Singh. Claimed compensation @ Rs.12/- per sq.yd.
23. Harnam Singh s/o Mohan Singh. Claimed compensation @ 25/- per sq.yd.
24. Girwar s/o Bikhari. Rs.10/- per

25. Aut Ram s/o Manphool Singh. @ Rs.10000/- per bigha.
26. Har Dutt, Moti, Chitru etc. Rs.10/- per sq.yd.
27. Tikar Tam s/o Pat Ram, Pyare s/o Pat Ram. Rs.10/- per sq.yd.
28. Sis Ram s/o Badan. Rs.50,000/- per bigha.
29. Raghubir s/o Amir Singh. Rs.10/- per sq.yd.
30. Ratti Ram etc. Rs.10/- per sq.yd.
31. Shmt. Sohan Devi d/o Surta. Rs.10,000/- per bigha.
32. Rattan Lal s/o Surta. Rs.10,000/- per bigha.
33. Mohan Lal s/o Surta. Rs.10,000/- per bigha.
34. Assa Ram. Rs.10/- per sq.yd.
35. Har Lal s/o Shamme Singh, Amar Singh s/o Kishan Lal. Rs.10,000/- per bigha.
36. Chitroo s/o Shanshera. Rs.10,000/- per bigha.
37. Kirpal Singh s/o Lal Singh Sethi. Rs.15/- per sq.yd.
38. Harbans Singh, Brahm Datt etc. ss/o Inchha Ram. Rs.12,000/- per bigha.
39. Harbir s/o Risal. As above.
40. Hari Singh s/o Bhikan. Rs.10,000/- per bigha.
41. Champat s/o Durga. Rs.7,000/- per bigha.
42. Kishan Lal s/o Nathu for self and Mam Chand brother. Rs.5/- per sq.yd.
43. Himat Singh alias Himta. Rs.10,000/- per bigha.
44. Sr. Darshan Singh s/o Gopal Singh. Rs.40/- per sq.yd. for the land, Rs.20/- each for 10 kikar trees.
45. Jagbir Singh, Hari Chand, Lakhi Chand ss/o Tofa, and Budhan s/o Joga. Rs.30/- per sq.yd. for the land, Rs.50/- per tree for about 100 trees, Rs.3000/- for well, Rs.5000/- for tube well, Rs.3000/- for kotha.
46. Ram Chander s/o, Tirkha Rs. 5/- per sq.yd. and
47. Vidya Bushan s/o Shri Hari Ram Mittal, through Shri Kalyan Dass Bhasin. Rs.5-6/- per sq.yd. and 15/- per tree in the land.

48. M/S Mittal Sons, Land & Finance (P) Ltd. Rs.5-6/- per sq.yd. for the land, and Rs.15/- per tree on the land.
49. Dr.Balwant Singh s/o Siri Ram Singh. Rs.3000/- per bigha for the land.
50. Ram Chander s/o Shame Singh. Did not mention the rate of compensation for khasra No.74/3 and 87/2 in his claim petition.
51. Mehr Chand s/o Lakhi. Rs.5000/- per bigha.
52. Ujagar Singh s/o Sagar Singh. Rs.5/- per sq.yd.
53. Dilbagh Rai Kshyp. Did not mention any specific rate of compensation.
54. Shambu Dayal s/o Babu Ram. Claimed Rs.500/- for 250 sqyds. and Rs.100/- for hand pump.

The following evidences have been produced by the following claimants in support of their claim for compensation:

Sl.No.	Name of the producer.	Documents produced.
1.	Shri Mohinder Singh Josh s/o Muthara Singh.	Certified copy of the registered sale deed No.4005, book No.1, volume No.3105, page 170-171 dated 13.12.1958 regarding sale of 151 sq.yds. out of khasra No. 1073/521 of village Mandoli Fazalpur, for Rs.500/- yielding an average 3.31 per sq.yd.
2.	Shmt. Krishna Devi.	A certified copy of judgement in case No.819 of 1964 regarding enhancement of land measuring 1823 sq.yds. of khasra No.1073/521 @ Rs.2300/- per bigha over and above the Collector's award of Rs.700/- per bigha, in award No.983, of village Mandoli Fazalpur,
2.	Shmt. Krishna Devi.	In her statement dated 28.9.1967 she has stated to have purchased the plot No.23 measuring 76 sq.yds. for Rs.190/- from Sri Mohinder Singh Josh on 9.2.1956, but did not produce the registered sale deed. She further demanded compensation according to the claim of Shri Mohinder Singh Josh.
3.	Shri Kirpal Singh S _o thi.	Referred to the documents mentioned at sl.No.1 above, but did not adduce any further evidence in support of his claim.

The above two documents will be discussed in detail under the head 'Market value'. However, from the above claims it is seen that the rates of compensation demanded

by the claimants range from Rs.5/- per sq.yd. to Rs.40/- per sq.yd., but accordingly to the evidence produced the rate does not exceed Rs.3.31ps. per sq.yd. This shows that the claims of the claimants are exorbitant and without any basis. The claimants are, therefore, entitled for compensation as discussed under the head 'Market Value'.

'MARKET VALUE'

The land under acquisition is situated towards the south of the village Karkarduma, towards the north-west of village Gazipur and towards the east of the village Mandoli Fazalpur. A 200 ft. wide road now bisects the land of the village almost in the middle separating the northern and southern sides. This road joins the C.T.Road on the one end and the village Gazipur on the other end further to join with another road connecting Gaziabad. The Patparganj Road is nearly a mile and a half away from this village. This 200 ft. wide road is still unmetalled. The Railway line linking Indraprastha Estate across the Jamuna is at a distance of less than half a mile from the boundary line of village Hasanpur. The Delhi Land Reforms Act is applicable to this village and the use of the land cannot be put to any other use than agriculture. Hence the land has got no potential value for building purposes.

The land under acquisition is divided into two blocks A & B according to the level and productivity of the soil.

The Khasra Nos. 10min(0-05), 15(1-04), 56(0-03), 58(0-12), 71(5-03), 91(0-06), 156/93(12-00), 95/1(16-00), 111(6-00), 74/1 to 4 mentioned above which is shown as Robli kind of land in the khasra Girdawari is actually a sort of Gm.Shore and a high tilla and is, as such, uncultivable and inferior to the land placed in block 'A' and has therefore been kept in block 'B'. The remaining land total measuring 676 bighas 18 biswas is situated on a higher level, and is cultivable and capable of producing two yields in a year, hence, these lands are classified as Block 'A'. The following sales transactions have taken place in village Hasanpur during the last five years prior to the date of notification under section 4 of the Land Acquisition Act :-

Mutation No.	Date of registration.	Khasra No.	Area.	Kind of land.	Total sale price.	Average price per bigha.
125.	25.1.55.	75/1.	7 - 00	Rosli Rihala.	Rs.2390/-	Rs.340/-
129.	22.11.55.	53 etc.	9 - 05	Banjer Kadin.	Rs.2000/-	Rs.220/-
130.	20.12.55.	53 etc.	6 - 03	Banjer Kadin.	Rs.1500/-	Rs.250/-
131.	17.1.56.	53 etc.	8 - 00	-do-	Rs.2000/-	Rs.250/-
132.	19.1.56.	59min.	6 - 06	Rosli.	Rs.1980/-	Rs.320/-
133.	12.3.56.	53 etc.	4 - 12	B.Kadin.	Rs.1000/-	Rs.225/-
138.	25.1.56.	48-49.	11 - 17	Unknown.	Rs.3500/-	Rs.300/-
147.	16.3.59.	74/1.	1 - 13	Rosli.	Rs.500/-	Rs.300/-

The above sale instances have also been discussed in the award No.1679 of village Hasanpur. The mutations No.125, and 147 relate to khasra Nos.75/1 and 74/1 respectively, some portions of which were already acquired under award No.1679 and the remaining portions are being acquired under the present award. The average rate of the khasra Nos. 75/1 as per the mutation No.125 comes to Rs.340/- per bigha and the average rate of the khasra No.74/1 as per the mutation No.147 is Rs.300/- per bigha. In these award No.1679 both these khasra Nos. were ~~assessed~~ classified as Block 'B' and assessed @ Rs.300/- per bigha. In the award No.1679, under the head 'Claims and evidence' a reference has been made of the copy of the registered sale deed No.930 dated 28.1.1958 which relates to the khasra No.96 and 110 of village Hasanpur. Incidentally, these khasra Nos. also are now included in the present acquisition. As per the said sale deed an area of 2000 sq.yds. out of the said khasra Nos. was sold for a consideration of Rs.1915/-, thus yielding an average of Rs.957/- per bigha.

A perusal of the award No.1679 reveals that the Land Acquisition Collector had not taken into consideration any of the above said sale instances of village Hassanpur. Instead he had based the award on the award No.983 of village Mandoli Fazalpur, which adjoins the village Hasanpur. In the said award ^{No.1679} ~~the~~ the compensation allowed was @ Rs.600/- per bigha for the land classified as block 'A' and Rs.300/- per bigha for the land classified

as Block 'B'. Against this award four reference petitions under section 18 of the Land Acquisition Act were filed, out of which two cases have been dismissed in default and the remaining two are still pending in the court of the Addl. District Judge, Delhi.

As stated above, under the head 'Claims and evidence', the judgement of the Additional District Judge, Delhi dated 6.4.1967 passed in the L.A. Case No. 819 of 1964 relates to the award No. 983 of village Mandoli Fazalpur, for which the Additional District Judge, Delhi has enhanced the compensation awarded by the Land Acquisition Collector for the khasra No. 1073/521 of village Mandoli Fazalpur @ Rs. 700/- per bigha to Rs. 3000/- per bigha.

A close persual of the above said judgment of the Addl. Distt. Judge, Delhi shows that he has enhanced the compensation on the evidence of the sale transaction of the land of khasra No. 1073/521 itself which was sold by the claimant Shri Mohinder Singh Josh under the registered sale deed No. 4005 dated 13.12.1958. However it is seen that this khasra No. 1073/521 is situated on the extreme western end of village Mandoli Fazalpur and as such it is far away from the land under acquisition which is in village Hasanpur. Besides, this land abuts on the main Patparganj Road and is adjacent to the railway crossing. Hence it has no relevancy for arriving at the correct market value of the land under acquisition. Similarly other sale transactions as discussed above of village Mandoli Fazalpur do not provide a true guide line for the assessment of the market value of the land under acquisition of village Hasanpur. Under the circumstances the values arrived at through different sources for the lands of village Hasanpur itself can be considered as a relevant basis for assessing the true market value of the land under acquisition.

As discussed above, three different rates have emerged, namely Rs. 340/-, and Rs. 300/- per bigha as per the negotiations No. 125 and 147 for the khasra No. 75/1 and 74/1 respectively for which the rate of Rs. 300/- per bigha (Block 'B') was awarded.

by the Land Acquisition Collector in the award No.1679 and Rs.957/- per bigha as per the sale deed No.930 dated 28.1.1958 for the khasra Nos.96 and 110 which was discussed in the award No.1679. Now it is to be examined as to which rate would be most suitable for evaluating the land under acquisition.

The sale deed No.930 as discussed in the award No.1679 has been discarded by the Land Acquisition Collector with the remark that no amount of consideration was paid in presence of the Sub Registrar. As the lands involved in the ^{said} sale deed are now being acquired, the said sale deed cannot be totally ignored.

The mutations No.125 and 147 were also discarded by the Land Acquisition Collector while drawing the award No.1679, as the rates involved were on the lower side. Instead, the Land Acquisition Collector has awarded Rs.600/- per bigha for the land classified as Block 'A' and Rs.300/- per bigha for the land classified as Block 'B'. As such, in my opinion the Market Value of the land of the present acquisition should be between these two rates, namely, Rs.600/- per bigha (for Block 'A') and Rs.957/- per bigha. As stated above, the land under acquisition is surrounded on the either side of the ^{non-}metalled ^{road} road, thus rendering its situation as slightly better than the land ~~acquisition~~ ²acquired under award No.1679. In absence of any evidence other than the ones discussed above and in view of various other factors discussed above, I consider the rate of Rs.700/- per bigha for the land classified as Block 'A' and Rs.300/- per bigha for the land classified as Block 'B' will be a fair and reasonable market value. The land owners, will be entitled ^{to} some more amount on the market value by way of simple interest at 6% p.a., as the gap between the dates of the notifications under sections 4 and 6 is more than three years.

'OTHER COMPENSATIONS'

There are some small trees on the land under acquisition which are not worth assessment for compensation. The land ...14

owners will, therefore, be at liberty to remove the same if they so desire.

Compensation for wells: There are three wells in the land under acquisition, the values of which have been assessed by the Naib Tehsildar(LA) as follows:-

<u>Khasra No.</u>	<u>No. of wells.</u>	<u>Value assessed.</u>
10.	1.	Rs.1250/-.
56.	1.	Rs.1500/-.
123.	1.	Rs.1000/-
	Total	Rs.3750/-.

I have inspected the site and I find that the values assessed above by the Naib Tehsildar(LA) are quite reasonable and I award accordingly.

Compensation for structure: There is no structure on the land under acquisition, therefore, the question of assessment of compensation does not arise. The compensation as demanded by Shri Jagbir Singh etc. for kotha and tube-well cannot be granted as these did not exist on the date of notification under section 4 of the Land Acquisition Act, 1894. However, they are allowed to remove their malbas if they so desire.

'APPORTIONMENT'

The compensation will be paid to the parties according to the latest entries in the Revenue Record. The Khasra Nos. 1,3,17, 21, 22, 25, 138/36, 139/42, 74/1, 74/2, 76, 77, 79,80, 81, 87/2 min, 94, 96, 99 min, 107, 109, 112, 113, 114 min, 129/14, 116 min, 117, 118, 122, 124, 125, 126, and 127 are in occupation of persons other than the bhumidars. Hence the compensation of these khasra Nos. will be kept as disputed till mutual agreement is arrived at between the bhumidars and the occupants. In case of non-settlement, the compensation will be sent to the Additional District Judge, Delhi for adjudication.

The compensation for the land bearing khasra Nos.14, 19 min, 20 min, 39, 53 min, 56, 60, 62, 74/3, 87/2, 155/95, 156/93, 108, 110, 111, 114 min and 128 will be

disputed as it belongs to the Gaon Sabha but is in authorised occupation of certain persons. Hence the compensation will be paid after referring the matter to the Deputy Commissioner, (Land & Management Department), Delhi. In case of the dispute not being settled the compensation will be sent to the Additional District Judge, Delhi for disbursement.

Some area of the land under acquisition has been sold in the shape of plots to various persons, some of whom have filed claims also, but their names do not find place in the Revenue Record due to non-sanctioning of mutations in their favour so far. Hence the compensation for such khasra Nos. will be paid after the production of proof of ownership by the respective claimants and in case of dispute of title, the compensation will be sent to the Additional District Judge, Delhi for adjudication.

Interest: As stated above under the head 'Market Value' according to the provisions of the Land Acquisition (Amendment & Validation) Act, 1967 simple interest @ 6% p.a. is allowed on the market value of the land from the date of expiry of three years viz. 13.11.1962 to the date of tender of payment of compensation awarded viz. 27.11.1967, and the award is likely to be announced on 28.11.1967, as the final declaration under section 6 of the L.A. Act was made after three years from the date of publication of the notification under section 4 of the Land Acquisition Act.

15% solatium for compulsory nature of acquisition: The land owners will also get 15% solatium for compulsory nature of acquisition as provided under section 23(2) of the L.A. Act.

'SUMMARY OF THE AWARD'

Compensation for the land of block 'A' measuring 676 bighas and 18 biswas @ Rs. 700/- per bigha. Rs. 4,73,830.00

Compensation for the land of Block 'B' @ Rs. 300/- per bigha for 55 bighas and 18 biswas. Rs. 16,770.00

Rs. 3750.00

Rs. 4,94,350.00

15% on the above as solatium
for compulsory nature of acquisition.
Interest @ 6% from 13.11.1962
to 27.11.1967 (i.e. five years
and 15 days). G.Total

74,152.50

\$s. 1,48,389.70

G. Total ... Rs. 7,16,892.20

The land is assessed to a land revenue of Rs.151.24ps. which will be deducted from the khalsra rent roll of the villager from Kharif, 1968.

(Zal Notsarwanji)
Land Acquisition Collector(DS),
Delhi/30.10.1967.

Completed
6. 2. 67
30. x. 67