

AWARD NO.

: 1999-2000

NAME OF THE LOCALITY

: 3429, Gali Hakim Baga, Chawri Bazar, Delhi.

PURPOSE OF ACQUISITION

: Planned Development of Delhi.

INTRODUCTION :

Property No. 3429, Gali Hakim Baga, Chawri Bazar, Delhi., required by the Government at the public expense for a public purpose namely Metro Rapid Transport System (MRTS). It was notified u/s 4 vide Notification No. F.7(35)/95/L x B/LA/II/8646 dt. 24-07-97. The final Notice v/s 6 of the LA Act was issued on 21-08-97 vide No. F.7(35)/95/LxB/II/10826. Notice u/s 9(1) was given the publicity and noticed u/s 9(3) and 10 on L.A. Act were issued to the intrested persons most of them have filed claims.

MEASUREMENT AND OWNERSHIP :

According to notification u/s 6 of the property under acquisition is 32 Sq. mtr. The details of the property under acquisition are given below :-

NAME OF VILLAGE	TOTAL AREA	FIELD NOS. OF BOUNDRIES
Chawri Bazar, Delhi.	32 Sq. Mtr.	Shop. 3429, gali Hakim Baga, Chawri Bazar, Delhi.

CLAIMS & EVIDENCES

In response to the notices issued under section 9 & 10 of Land Acquisition Act, following persons have filled their claims. The list of claims and evidence are as under. But in support of claims/demands put forth by the claimants, no logical reasons have been submitted neither any documentary evidence have been enclosed in support of their claims.

S. NO	NAME OF PROPERTY	CLAIMANT	REMARKS/CLAIMS
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2.	3429, Gali Hakim Bagga, Chawri Bazar, Delhi.	Mr. Ajay Kumar Shah	Demanded alternative suitable site, Rs. 20,00,000/- for goodwill, Rs. 1,00,000/- Per Sq. Feet Land + Rs. 10,00,000/- for damage for changing the business.
3.	3429, Gali Hakim Bagga, Chawri Bazar, Delhi.	M/s. A-One Tools Agency	Demanded alternative suitable site, Rs. 20,00,000/- for goodwill, Rs. 1,00,000/- Per Sq. Feet Land + Rs. 10,00,000/- for damage for changing the business.
4.	3429, Gali Hakim Bagga, Chawri Bazar, Delhi.	M/s. Bhagwati Machinery Store	Demanded alternative suitable site, Rs. 20,00,000/- for goodwill, Rs. 1,00,000/- Per Sq. Feet Land + Rs. 10,00,000/- for damage for changing the business.
5.	3429, Gali Hakim Bagga, Chawri Bazar, Delhi.	Mr. Raj Kumar Aggarwal	Demanded alternative suitable site, Rs. 20,00,000/- for goodwill, Rs. 1,00,000/- Per Sq. Feet Land + Rs. 10,00,000/- for damage for changing the business.
6.	3429, Gali Hakim Bagga, Chawri Bazar, Delhi.	M/s. Omega Sanitation	Demanded alternative suitable site, Rs. 20,00,000/- for goodwill, Rs. 1,00,000/- Per Sq. Feet Land + Rs. 10,00,000/- for damage for changing the business.
7.	3429, Gali Hakim Bagga, Chawri Bazar, Delhi.	M/s. Sapan Traders	Demanded alternative suitable site, Rs. 20,00,000/- for goodwill, Rs. 1,00,000/- Per Sq. Feet Land + Rs. 10,00,000/- for damage for changing the business.
8.	3429, Gali Hakim Bagga, Chawri Bazar, Delhi.	M/s. Sanjeev Eng. Works	Demanded alternative suitable site, Rs. 20,00,000/- for goodwill, <u>Rs. 1,00,000/-</u> Per Sq. Feet Land + Rs. 10,00,000/- for damage for changing the business.
9.	3429, Gali Hakim Bagga, Chawri Bazar, Delhi.	M/s. Rakesh Kakkar	Demanded alternative suitable site, Rs. 20,00,000/- for goodwill, Rs. 1,00,000/- Per Sq. Feet Land + Rs. 10,00,000/- for damage for changing the business.
10.	3429, Gali Hakim Bagga, Chawri Bazar, Delhi.	M/s. Krishna Enterprises	Demanded alternative suitable site, Rs. 20,00,000/- for goodwill, Rs. 1,00,000/- Per Sq. Feet Land + Rs. 10,00,000/- for damage for changing the business.

All the above claimants have not submitted any evidence in support of their written claims. Objections were sought against above said acquisition from effected parties/persons. All of them filed objection against their acquisitions but all of them got rejected as nothing specific was mentioned in their objection about area of the shop etc. Objections were of general nature so the same could not be accepted in public interest. Moreover, the above said parties have not challenged the legality of the acquisition.

9/12

MARKET VALUE :

The market value of the land under acquisition is to be determined in the context of the prices prevailing at the time of issue of notification u/s 4 i.e. 24-07-97. In the determining of the market value of the land on the material date sales of other land possessing similar advantages and similar circumstances will enter into consideration. Awards and court if any in respect of similar situation land on or about the material date can also offer guidance. In the instant case rate of L & DO considered while determining the value of the land. In the list of L & DO name of the above said locality is not appearing however names of some near by markets are appearing in the list. As per above said list price of land of Teliwara was Rs. 12,600/- in 7/97. Therefore while considering the value of the land price of commercial land of Teliwara was kept in mind. In addition to Rs. 12,600/- per Sq. Mts. Benefit of compulsory acquisition is also here by given to the above said persons/parties u/s 23 1 (a) of L.A. Act, which says 12% interest p.a. is to be given on the value of land for a period of 2 years. That will cost Rs. 96,768/-. Therefore total value of the land becomes Rs. 4,03,200/- (Rupees Four Lakhs Three Thousand Two Hundred only).

There are 10 Shops on the land under Acquisition. The following are the valuation by the PWD against all 10 shops required to be acquired.

S. NO.	NAME OF THE CLAIMANTS/OFFICE/CO./SHOP	PROPERTY NO.	VALUATION OF THE STRUCTURE AS ASSESSED BY THE PWD
1.	M/s. Sanjeev Engg. Works	Shop No. 4, Bldg. No. 3429, Gali Hakim Bagga, Hauz Qazi, Delhi-110 006.	Rs. 29,800/-
2.	M/s. A-1. Tool Agency	Shop No.2, Bldg. No. 3429, Gali Hakim Bagga, Hauz Qazi, Delhi-110 006.	Rs. 11,400/-
3.	M/s. Omega Sanitation	Shop No. 3	Rs. 12,270/-
4.	M/s. Sapan Traders	Shop No. 4	Rs. 11,500/-
5.	M/s. Bhagwati Machinery Store	Shop No. 5	Rs. 12,270/-
6.	M/s. Rakesh Kakkar	Shop/Office No. 6. Shop at 1 st Floor	Rs. 90,200/-

M/s. Ajay Kumar Shah	Shop No. 7 Shop at 1 st Floor	Rs. 20,000/-
M/s. Raj Kumar Aggarwal	Shop No. 8 at 1 st Floor	Rs. 21,600/-
Krishna Enterprises	Shop No. 9 at 2 nd Floor	Rs. 63,000/-
M/s. Kumar & Co.	Shop/Office No. 10 at 2 nd Floor	Rs. 11,900/-

INTEREST :

No interest is payable as neither possession has been taken nor there is a gap of more than 3 years between the notification u/s 4 & u/s 6. There is a provision of 15% p.a. as interested chargeable under section 28 of the LA Act. But same is not applicable in the instant case.

APPROPRIATION :

The compensation of the land and valuation of the structure will be paid as per the latest entry in the records/MCD record.

LAND REVENUE :

No Land Revenue was assessed for this land.

SUMMARY OF THE AWARD :

Market value of land measuring 32 Sq. Mtrs. Rs. 12,600 Per Sq. Mts. = Rs. 4,03,200.00

Market value of structure = Rs. 2,83,440.00

30% solution will be paid on the market value of the land u/s. 23 (2) of the L.A. Act for compulsory acquisition. = Rs. 1,20,960.00

Benefit under section 23 (1) (a)

= Rs. 96,768.00

Signature

Damaged w/s 23(1) Clause V on account of shifting charges

= Rs. 10,000.00

(Rs. 1,000/- per head)

GRAND TOTAL

Rs. 9,14,368.00

(Rs. Nine Lakhs Fourteen Thousand Three Hundred Sixty Eight Only)

*Announced in the Open Court today
2. c 29/8/99 (19 Aug 99)*

[Signature]
LAC(DG) 19/8