

164/c

AWARD MADE UNDER SECTION 11 OF LAND ACQUISITION ACT, 1894

AWARD NO. : 02/2013-14

Name of Village : Jogabai

Area under acquisition : 133.205 Sqm

Purpose of acquisition : Acquisition of land for a public purpose
namely 1 Pocket Land at Escort Hospital.

Nature of acquisition : Permanent.

Notification u/s 4 : F.7(25)/11/L&B/LA/MRTS/1612 dated 02/05/13

Notification u/s 6 : F.7(25)/11/L&B/LA/MRTS/2720 dated 20/05/13.

Notification U/s 17(1) : F.7(25)/11/L&B/LA/MRTS/2721 dated 20/05/13.

The detail of true and correct area of the land under award is as under: -

<u>Field No./Kh.No.</u>	<u>Area</u>
18 Min	133.205 Sqm
Total Area =	(133.205 Sqm)

AM
10/11/14
Notices:- Notices u/s 9 were issued to all the recorded owners and Notice U/s 10 were also issued to the interested persons. In compliance of Notice issued U/s 10 Lakshay Sawhney (Advocate) appear on behalf of Escort Hospital and Submitted that their lease deed with DDA had been terminated, which is under challenge before the High Court and till then they requested to keep in abeyance or withdraw from the acquisition of land in question including all notices/notification etc. No claim has been filed.

Agg. Kumar

Dy. Secy
10/10/14
CE/6
DGM/LA
G. N. N.
15/11/14

Possession: Possession of Khasra No. 18 Min(133.205 Sqm) has been taken on 23.09.2013

Compensation Claims : - The following persons have filed claims for compensation as per details below:

S. No.	Name of Claimant	Claim/Reply U/s 9
1.	DDA	No claim has been filed.

Documentary Evidence:

Vide letter dated 13/6/2013, Sh. Lakshay Sawhney (Advocate) on behalf of Escort Hospital submitted that their lease deed with DDA had been terminated, which is under challenge before the High Court in case bearing CS (OS) No.1440/2005 and OMP No.364/2005. The copy of High Court order dated 7/10/2005 and 20/10/2005 was also enclosed. No claim has been filed.

HISTORY:

The notification under section 4 of LA Act was issued on 02/05/2013 for acquisition of land bearing khasra nos. 18 Min measuring 133.205 Sqm for DMRC, followed by declaration under section 6 & 17 of LA Act dated 20/05/2013. Notices under section 9 & 10 issued to all the interested parties and personal hearing was also given on 10/06/2013 and 13.06.2013 to the parties present. Notice under section 50(2) was also issued on 18/11/2013 to the beneficiary department for adducing evidence for the purpose of determining the amount of the compensation.

The possession of land bearing Khasra No. 18 Min(133.205 Sqm) taken over on 23.09.2013 and the same were also handed over to the beneficiary department.

Arjun

16/11

Market Value :-

The market value of the land has to be determined with reference to the price prevailing as at the date of preliminary notification. The market value means the price that would be paid by willing purchaser to a willing seller where both are actuated by business principles prevalent at the time in the locality. The price, therefore, paid for comparable properties in the neighborhood are the usual evidence as to the market value.

The notice u/s 50 (2) of LA Act has been issued to the requisitioning agency i.e. Delhi Metro Rail Corporation (DMRC) vide letter dated 18-11-2013 but no specific claim/rate has been raised by the agency. Hence, the approved Govt. rate for agricultural land @ Rs.53,00,000/- (Rupees Fifty three lakh only) per acre i.e. Rs.11,04,166.60 (Rupees Eleven Lakh four thousand one hundred sixty six and paise sixty only) per Bigha may be considered for deciding the market value.

TREES: - No trees were found existing in the land under acquisition, hence no compensation assessed.

STRUCTURE: - There were no structures on the subject land for which no compensation considered.

30% SOLATIUM: - 30% Solatium is payable on the market value of the land U/S 23(2) of L.A. Act 1894.

ADDITIONAL AMOUNT U/S 23(1-A):

In addition to the market value of the land an amount calculated at the rate of 12% per annum on such market value for the period commencing on and from the date of publication of the notification under section-4, sub section- (1), in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier.

APPORTIONMENT

Compensation will be paid on the basis of the latest entries in the revenue record. If there is a dispute regarding title/apportionment, which could not be settled here within a reasonable period, the dispute will be referred to the court of ADJ for adjudication u/s 30 & 31 of L.A. Act.

VESTING OF OWNERSHIP

From the date of taking over the possession of the land, the land under acquisition will vest absolutely in government and free from all encumbrances.

[Signature]

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LAND REVENUE DEDUCTIONS :

The land revenue assessed by the revenue officer concerned till date shall be deducted from the awarded money at the time of making the payment.

SUMMARY OF AWARD :

<u>S. No.</u>	<u>Details</u>	<u>Amount of Compensation.</u>
1.	Market value @ Rs.53,00,000 per Acre i.e. Rs. 1309.66 per Sq Mt for an area measuring (133.205 Sqm) (1 Acre = 4046.85 Sq. Meters Rate of 1 Meter = Rs.1309.66/-)	= Rs.1,74,453/-
2.	Solatium @ 30%	= Rs. 52,336/-
	Sub-Total	= Rs.2,26,789/-
3.	Additional amount @ 12% u/s 23(1-A) w.e.f 02.05.2013 to 23.09.2013(145 days)	= Rs.8,316/-
4.	Interest U/s 34 @ 9 % from 23.09.13 to 30.12.13 (99 days)	= Rs.4258/-
	Grand Total	=Rs.2,39,363/- (Rupees Two Lakhs Thirty Nine Thousand Three Hundred and Sixty Three only).

Ajay Kumar
(AJAY KUMAR)

LAND ACQUISITION COLLECTOR (SOUTH-EAST)

Anand
DIVISIONAL COMMISSIONER
Pr. SECRETARY (REVENUE)

Award announced in open court on 30/12/13
at 9.45 am.

Ajay Kumar
30/12/13