

(27)

A W A R D NO. 7/83-84 dt. 25/5/83.

NAME OF THE VILLAGE : KHUREJI KHAS  
NATURE OF ACQUISITION : PERMANENT  
PURPOSE OF ACQUISITION: PLANNED DEVELOPMENT OF DELHI  
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Introductory :-

These are the proceedings U/S 11 of the Land Acquisition Act in respect of an area measuring 1 bigha 02 biswa in village Khureji Khas. The land is required by the Govt. for a public purpose, namely, for Planned Development of Delhi at public expense. It is covered by notification No.F8(29)/71-L&H dt. 24/3/73 U/S 4 of the L.A.Act and No.F8(15)/74-LA(P)/L&B dt. 9.12.75 U/S 6 of the Act.

Notices u/s 9 & 10 were issued to the interested persons but non have come forward with his claim or proof regarding market value.

MEASUREMENT :-

The area under acquisition was measured on spot by the field staff with reference to revenue record and details of which are as under:-

| <u>Khasra No.</u> | <u>Area</u>    | <u>Kind of soil</u>      |
|-------------------|----------------|--------------------------|
| 26/2/1            | 00 - 04        | Geir Mumkin Plot         |
| 26/9/1            | 00 - 18        | Geir Mumkin Makan & Plot |
|                   | 01 - 02 Bighas |                          |

MARKET VALUE :

Market value is to be assessed as on 24.3.73, the date on which notification U/S 4 was issued. All relevant provisions laid down in the Act are to be kept in mind for arriving at fair market value. The claimants have not furnished proof regarding market value nor any relevant sale transaction is available in revenue record. Only reliable piece of evidence for arriving at fair market value are the previous awards. Close to the material date are only three, the details of which

.....2/-.

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are given as under :-

| Award No. | Date of notification<br>U/S 4 | Rates Awarded<br>Per bigha               |
|-----------|-------------------------------|------------------------------------------|
| 3/71-72   | 23-4-68                       | Rs.2020/- Block -A<br>Rs.1500/- Block -B |
| 37/78-79  | 29-6-73                       | Rs.1100/-.                               |
| 32/78-79  | 17-2-72                       | Rs.2500/-.                               |

Rest of the Awards pertain to the earlier periods which cannot be considered as <sup>relevant</sup> ~~base~~ to these proceedings.

Judicial Judgments are available against the assessment of market price in Award No. 3/71-72. The material date for this Award is 23.4.68 and A.D.J fixed the price at Rs.4000/-PB for Block-A & Rs.3000/-PB for Block-B. The land of this award placed in Block-A is fairly comparable to the land of these proceedings; Being the two land similar, <sup>the</sup> ~~there is~~ judicial Judgments in L.A. Case Nos. 60/72 - 'Soomat Prakash Vs. U.O.I.' 59/72 - 'Ram Lal Arora Vs. U.O.I.' & 248/73 - 'Ram Chand Vs. UOI' are taken as base for arriving at market value in this case. The enhancement of Rs.4000/-Per Bigha has been challenged by the Union of India in the High Court over & above Rs.3000/-PB. Hence the judicial judgments by the ADJ is not final and the price accepted by the Union of India is quite fair & just. I, therefore, fix the price of land under acquisition at Rs.3,000/- P.B. and award the same.

#### WELLS & TREES :

There is no well & tree on the land now under acquisition as such nothing is assessed on this count.

#### STRUCTURES :

There is entry of ~~two temporary~~ structures on Kh. No. 26/9/1. There are two temporary shops and one tin shed on an area of less than a biswa, though there is entry of Geir Mumkin Makan in the khasra Girdwari. Actually this area was <sup>not cleared or</sup> ~~acquired as an~~ unauthorised construction for which entry of the khasra girdawari, on the material date but these .....3/-.

shops and tin sheds have come up again<sup>and</sup> are quite temporary in nature. Hence no compensation is assessed for these structures. The owners are at liberty to remove the malba.

SOLATIUM :

15% solatium will be paid to the persons interested over & above the value of land on account of compulsory nature of acquisition.

APPORTIONMENT :

Compensation will be paid on the basis of the latest entries available in the revenue record. If there is a dispute which could not be settled here within the reasonable time then the matter will be referred to the court of ADJ for adjudication.

DEDUCTION OF LAND REVENUE :

The land under acquisition is assessed to land revenue amounting to Rs.0.22, which will be deducted from the 'Khalsa' rent roll of village Khureji Khas from the date of taking over possession.

VESTING OF OWNERSHIP :

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

SUMMARY OF THE AWARD

Land measuring 1 big 02 bis  
@ Rs.3,000/-per bigha.

Rs.3,300=00

Add 15% solatium

Rs. 495=00

Rs.3,795=00

( Rupees Three Thousand Seven Hundred Ninety Five Only)

*[Signature]*  
( B.S. RANA )  
Land Acquisition Collector (PD)  
Delhi.

*[Signature]*  
25.5.83  
A.C. (P.D.)