

OFFER NO. 832-A.

Name of the Village:

Khureji Khas.

This is a case for the acquisition of the land in the above village, required by the Government at public expense for the public purpose, namely for the construction of quarters for the displaced persons from Pakistan.] A declaration under section 3 of the re-settlement of displaced persons Land Acquisition Act, 1948 was made by the Chief Commissioner Delhi vide his notification No.F.15(45)/53-NT&CE dated 5-12-53. The possession of the land was taken on 7-9-54 and an offer was made to the land owners. The land owners did not accept the offer and the cases were sent to the Arbitrator for fixing the price of the land so acquired. The cases have not been decided by the Arbitrator so far. The Ministry of Rehabilitation afterwards decided that they will make an exgratia grant of Rs.4,000,000/- to all the land owners from whom land has been acquired under the above said Act, In addition to the amount payable legally, provided they withdraw cases from the Arbitrator and compound the cases on this basis fully and finally. A scheme was prepared on the basis of exgratia grant and was submitted to the Delhi Administration for their approval. The sanction of the Delhi Administration at a flat rate of Rs.525/- per bigha has been conveyed to this office vide Shri Jagmohan's D.O.No.F.50(175)/60-LSG dated 2-2-62. It is, therefore, a necessity to make a fresh offer on the basis of this grant.

MEASUREMENT & OWNERSHIP.

According to the notification the total area to be acquired was 476 bighas and 18 biswas. From further verification of the papers it is found that this area is correct. The ownership of the land under acquisition is given below:-

No.	Name of the owner.	Khasra No.	Area. Big-Bis.
✓	Abdul Rasheed adopted s/o. Shmt. Bholi.	20/16	2-10
		20/21	4-16
		20/24	4-16
		20/25	3-16
		20/26	0- 6

Contd....

21/25	4-16
24/5	4-16
24/6	4-16
24/9/2	3-0
24/12/1	2-9
24/14/1	1-16
24/15	4-16
24/16	4-16
24/24/2	4-14
24/25	4-14
25/1	4-16
25/2	4-16
25/3	4-16
25/10	4-16
25/11	4-16
25/12/3	1-0
25/20	4-16
39/5/1	0-14
Total:	87-7

Abdul Rasheed owner
Jameed s/o. Nanhen
tenant of more than 12
years.

21/21/1	2-10
21/22	4-16
24/1/1	1-14
24/2	4-16
24/9/1	2-13
Total:	16-9

Kale & Rughan ss/o.
Inder Singh 21/72,
Ram Chander s/o.
Pateh Singh 17/72,
Bahadar s/o. Risal 17/72,
Pem Raj s/o. Hira Singh
17/72 share.

25/14	4-11
25/15	2-1
25/16	0-5
25/17	2-11
25/18	4-16
25/19	4-16
25/6	3-16
25/7	4-16
25/8	4-16
25/9	4-16
25/21	3-12

	25/22	4-16
	25/23	5-0
	25/24/1	2-0
	25/27	0-6
	25/28	0-18
	25/30	0-19
	38/2/1	1-9
	38/26	0-5
	Total:	56-3
4. Bahadar s/o. Risal.	25/12/1	1-14
	25/13	4-16
	Total:	6-10
5. Gurbachan Singh s/o. Kishan Singh.	8/21	1-3
	22/5/1	1-8
	Total:	2-11
6. Kishan Chand s/o. Daulat Ram 17/91, Chand Lal 3/91 Khan Chand 7/91, Nanak Singh 10/91, Tek Chand 8/91, Makhan Lal 5/91, Kala Ram 7/91, Dass Ram 3/91, Sahab Ram 19/91 & temple of the Panchayat 2/91 share. Chand Lal 3/91 , Nadgel 3/91 , Bhagwan Dass 7/91	8/22/2	0-5
	8/23	4-6
	Total:	4-11
7. Shanker Dass s/o. Bansi Dhar.	8/22/1	2-12
	8/24	4-16
	21/2	4-16
	21/3	4-16
	21/4	4-16
	21/7/1	1-0
	21/8/1	4-4
	Total:	27-0
8. Mam Raj, Hari Singh & Bhoop Singh ss/o. Jagat	21/23/3	2-4
	24/3	4-14
	24/4	4-15
	24/7	4-15
	24/8	4-15
	24/14/2	1-0
	Well. 24/26	0-5
	Total:	22-3
9. Ballu s/o. Mukhia 2/3, Rattan s/o. Phusan 1/3.	21/20/1	3-5
	21/18	4-16

21/19	4-16
21/11/3	1-11
21/10/2	1-16
21/11/1	0-19
21/11/2	1-10
21/12	4-16
21/13	4-16
Total:	28-5

Ladha Ram s/o.	20/8/2	3-10
Dyal Dass, Kamal Neter		
s/o. Siri Ram & Bala Singh	20/11	4-16
s/o. Nanka. All 3 in equal		
share.	20/12	4-16
	20/13	5-6

Well. 20/27	0-5
21/15	4-16
Total:	23-9

Naddar Mal s/o.	21/1/2	1-0
Ram Richhpal.		
	21/8/2	0-12
	21/9	4-16
	21/10/1	3-10
	<u>Total:</u>	<u>9-18</u>

Hakim Singh s/o.	20/30	0-19
Mahel Dass.		

Vishnu Dass s/o.	20/29	6-9
Aynashi Ram & Vilayati Ram		
ss/o. Gokal Chand share		
2. Rameshwar Pershad s/o.		
Bishamber Sahai share 1/4.		

Vishan Chand & Puran Chand	9/23/1	2-8
ss/o. Mohan Lal.		

Fateh Mohd s/o.	20/10	4-11
Allahyar Khan.		
	21/6/1	2-0
Total:		6-11

Sunder Lal s/o.	9/24/1	2-3
Sultan Singh.		

Abhey Kumar s/o.	9/13/1	1-16
Daulat Ram.		

Chuni Lal s/o.	9/12/1	0-17
Dip Chand.		
	9/13/2	1-0
Total:		1-17

Vishan Gopal, Madan		
Gopal ss/o. Rup Kishore 1/3,		
Brij Kishore s/o. Daulat		
Ram 1/3. Tulsi Ram s/o.		
Saligram 1/3 share.	9/12/2	0-14

Uma Shankar, Durga Shanker	20/1	4-16
& Dwarka Shankar ss/o.	21/5	4-16
Daya Ram owner custodian tenant of more than 12 years.	Total:	9-12
Shiv Kumar s/o. Devi Chand	9/12/3	1-8
& Ganesh Dass s/o. Gajju Mal.	9/19	4-16
	Total:	6-4
Hem Bihari s/o. Gopinath $\frac{1}{2}$	9/21/3	0-4
Leela Ram s/o. Guman Ram & Rameshwar Pershad s/o.		
Bishamber Sahai $\frac{3}{8}$.		
Jeesukh s/o. Kharaksha $\frac{1}{8}$.		
Owners custodian tenant of more than 12 years.		
Narain Singh s/o. Ram Chander.	21/23/1	1-6
	21/24/1	2-8
	Total:	3-14
Chandu Lal & Kamer Sein ss/o. Sudaggar.	20/7/1	0-12
The latter Khasra No. was in possession of the Custodian as tenant of more than 12 years time.	20/19/2	1-0
	Total:	1-12
Narain Singh s/o. Ram Chander	20/19/4	0-19
2/3. Devi Singh s/o. Sumer Chand, Raghbir Singh s/o. Lachhman Singh & Sher Singh s/o. Jaswant Singh. Owners custodian tenant of more than 12 years.		
Jai Dayal s/o. Fakira $\frac{1}{3}$	24/12/2	2-0
Surjan & Arjun ss/o.	24/13	4-16
Bikhan $\frac{4}{9}$. Chhattar Singh s/o. Mihal Singh $\frac{2}{9}$ share.	24/19/1	3-8
	24/22/1	0-18
	24/14/3	2-0
	24/18	4-16
	24/23/1	3-12
	Total:	21-10
Ram Sarup s/o. Pirbhu Dayal.	24/17	4-16
	24/24/1	0-16
	Total:	5-12
Rameshwar Pershad s/o. Bishamber Sahai.	21/16/1	3-12
Narain Singh s/o. Ram Chander.	21/24/2	0-13
	21/24/3	1-8
	21/23/2	1-6
	Total:	3-7

10.	Narain Singh s/o. Ram Chander	21/24/2	0-13
		21/24/3	1-8
		21/23/2	1-6
		Total:	3-7
11.	Atam Sarup adopted s/o. Kewal Ram.	25/12/2	1-16
12.	Gurbachan Singh s/o. Kishan Singh.	21/1/1	3-16
13.	Rattan Lal s/o. Khairati.	21/6/2	2-16
14.	Mathra Pershad s/o. Kanhaya Lal & Sunder Dass s/o. Ramditta Mal.	9/20	5-14
		21/1	1-16
		Total:	7-10
15.	Hem Bihari s/o. Kunj Behari 1/2 share, Leela Ram s/o. Gurnani Ram, Rameshwar Perhad s/o. Bishamber Sahai 3/8, Jeessukh s/o. Kharakshan 1/8 share.	20/14/2	1-4
16.	Jai Bihari & Hem Behari ss/o. Kunj Behari Lal.	20/24/1	0-7
17.	Custodian Sekhara Kashat Chashi Ram s/o. Hari Singh vendee.	21/16/2	1-4
18.	Narain Singh s/o. Ram Chander.	21/26	0-7

Custodian of Evacuee Property.

	20/17	4-16
	20/18	4-16
	20/19/1	2-4
Well.	20/28	0-3
	9/23/2	0-4
	9/23/3	1-10
	25/4/1	2-8
	9/23/4	0-14
	9/18	5-2
	8/16	3-14
	8/17	1-10
	8/25	4-15
	9/21/2	2-15
	9/22	4-16
Well.	9/26	0-4

	20/2	4-16
	20/3	4-16
	20/19/3	0-13
	20/20/1	1-8
	20/20/2	1-12
	25/5	3-13
Well.	25/26	0-5
	25/4/2	2-8
	21/17	4-16
	21/14/2	2-8
	20/9	4-16
	21/7/2	3-16
	21/14/1	2-8
	20/11/1	2-18
	20/4/2	0-13
	20/7/2	0-7
	20/8/1	1-12
	20/20/3	1-16
	20/22	4-16
	<u>20/23</u>	<u>4-16</u>
	Total: 94-4	

According to the above statement it is clear that 94 bighas of land belongs to the Rehabilitation Ministry who are the acquiring Department. No offer is therefore necessary for this purpose. Offer is to be made for the remaining area of 382 bighas and 14 a. This area can be divided into 3 parts.

The area in which no sale transaction ^{have} taken place after the year 1939 and no transaction took place after 1-4-48 at a rate lower than Rs. 525/- per bigha.

The area in which the transactions took place after 1-4-48 ~~before the date of acquisition~~ during the period 1-9-39 to 1-4-48.

~~The area in which the transactions took place after 1.4.48 but before the date of acquisition at a rate lower than Rs. 525/- per bigha.~~

The area in which transactions took place after 1.4.48 at a rate higher than Rs. 525/- per bigha.

According to law the persons of the third category can get the price of 1939 plus 40%. They are not entitled to anything

I am of the opinion that these persons should get the price which they purchased the land. The details of these transactions

as follows:-

of the owner.	Area under acquisition. Big. Bis.	Total price paid.
Chand etc. S.No.6	4-11	Rs. 4450.00nP.
Ram etc. at S.No.10.	23-9	Rs. 37500.00nP.
Singh at S.No.12.	0-19	Rs. 1500.00nP.
Dass etc. at S.No.13.	6-9	Rs. 7417.00nP.
Lal etc. at S.No.	2-3	Rs. 2000.00nP.
Pershad at S.No.28.	3-12	Rs. 4400.00nP.
Lal at S.No.32.	2-16	Rs. 3000.00nP.
Total:	43-19	Rs. 60267.00nP.

According to the previous offer the total compensation given

as follows:-

Compensation for 318 bighas 9 biswas Rs. 31/- per bigha.	Rs. 9885.00nP.
Compensation for 20 bighas 6 biswas of land category B.	Rs. 1200.84nP.
Compensation for 43 bighas 19 biswas of land Rs. 31/- per bigha.	Rs. 1362.50nP.
Compensation for wells in Khasra Nos. 20/26, 27, 38/26, 24/26, 30/27 & 21/26 all being non-avacuee.	Rs. 6700.00nP.
Compensation for crops.	Rs. 580.65nP.
Interest from 7.9.54 to 6.3.62 at 4%	Rs. 6176.33nP.
Total:	Rs. 24705.38nP.

In category one and two are comprised khasra numbers in which either no sale had taken place or the sales have taken place at the rate less than Rs. 525/- per bigha. In category third all sales took

place after the year 1948 and before the date of possession. I am

of the opinion that the latter class of persons ^{show} ^{that} get the money

which they purchased the land. Sanction regarding this subject

has not been received from the Delhi Administration. This matter

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referred
will be moved to the Delhi Administration and if they agree, the compensation for the land in ~~schedule~~ *category* 3 will be paid according to the purchase price. The total compensation payable will be as given below:-

Compensation for 338 bighas 15 biswas of land at the rate of Rs.525/- per bigha.	Rs. 177843.75nP.
Compensation for 43 bighas 19 biswas of land in part III.	Rs. 60267.00nP.
Compensation for wells.	Rs. 6700.00nP.
Compensation for crops.	Rs. 530.65nP. Rs. 245391.40nP.
Compensation according to previous record <i>HN</i>	Rs. 24705.38nP. Rs. 220686.02nP.

The compensation according to the exgratia grant of Rs.525/- will be paid immediately while the compensation of part III on the basis of sale price will be paid after the sanction of the Delhi Administration is received.

Dated: 25th April, 1962.

Nand Kishore
(Nand Kishore)
Land Acquisition Collector (I),
Delhi.

Submitted to the Collector of District for information and filing.

Nand Kishore
(Nand Kishore)
Land Acquisition Collector (I),
Delhi. 25-4-62.

Seen. Nmm
COLLECTOR, DELHI.

2.5.62