

AWARD NO.

01/2005-06 / DC (N-14)

NAME OF THE VILLAGE

RITHALA

NATURE OF ACQUISITION

P.D.D

PURPOSE OF ACQUISITION

**FOR PUBLIC PURPOSE NAMELY FOR
ROHINI RESIDENTIAL SCHEME UNDER
PLANNED DEVELOPMENT OF DELHI.**

INTRODUCTORY

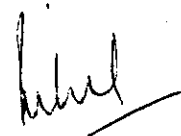
These are the proceedings for determination of compensation U/s 11 of LA Act, 1894 in respect of land measuring 68 bigha of village Rithala, Delhi. The land is required by the Government for a public purpose namely for Rohini Residential Scheme under Planned Development of Delhi.

The land stands notified under section 4 of LA Act, 1894 vide notification No. F.11(3)/93/L&B/LA/12630 dated 25.10.2002 issued by the Government of National Capital Territory of Delhi, Land and Building Department. The Government of National Capital Territory of Delhi, Land & Building Department issued a declaration under section 6 of LA Act, 1894 vide notification No. F. 11(3)/93/L&B/LA/4615 dated 9.6.2003.

In pursuance of the said notification, notices under section 9 & 10 of the LA Act, 1894 were issued to the interested persons. Also notice were issued under section 50 of LA Act, 1894 were issued to the requisitioning department. In response to the notices issued, claim(s) filed by the claimant(s)/interested persons/requisitioning department have been discussed under the heading "**CLAIMS**".

MEASUREMENT

The area to be acquired as given in the declaration under section 4 & 6 of the LA Act is 68 bigha 15 biswa. Field staff on total of the notified land found it also to be 68



bigha 15 biswa. Whereas, the total area to be awarded comes out to be 68 bigha on the reasons given below: -

Khasra No. 25//16 measuring 0-15 has been notified. As per record total area of Khasra No. 25//16 is 4-16 out of which land measuring 0-18 has been acquired vide award No. 20/82-83 and balance land measuring 3-18 has been acquired vide award No. 4/85-86. As such whole land of Khasra No. 25//16 has been acquired. Hence Khasra No. 25//16 min (0-18) is being excluded from the present award. Accordingly the total of the land to be awarded comes to be 68 bigha.

Thus, the present award is for **68 bigha** land as per detail given below: -

Rect. No.	Kh. No.	Area (Bigha-Biswa)
16	14/1	1-05
	25/1/2	0-12
23	10 min	0-10
27	5 min	0-01
37	5 min	0-13
	6	4-12
	7/1 min	1-16
	7/2 min	1-17
49	8 min	3-18
	9	4-16
	12	4-16
	13 min	3-12
	19 min	1-00
50	3 min	0-14
	8	4-10
58	12	2-07
68	21/1	1-05
69	21 min	0-12
70	16 min	0-06
	17 min	4-00
	25 min	4-00
73	5 min	4-00
74	1 min	4-00
	2 min	0-12
	8 min	0-12

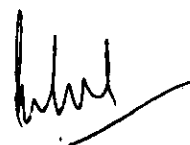
	9 min	4-00
	10 min	0-16
	12 min	0-15
	13 min	4-00
	14 min	0-15
	17/1 min	1-00
	18 min	0-08
	TOTAL	68-00

CLAIMS

In response to the notices issued under section 9 and 10 (to interested persons) and under section 50 of the LA Act to the requisitioning Department following persons/department have filed their claims: -

S No	Name of the claimant	Kh No.	Claims	Remarks
1	Kiran Kumar Gupta, Bharat Bhushan Gupta, Deepak Gupta, Jagdish Chander, Harish Chander, Surinder Kumar, Rajinder Kumar, Mulkh Raj Gupta	8 min (3-18), 9 (4-16), 12 (4-16), 13 min (3-12), 19 min (1-00)	Land @Rs.50,000/- per Sq yds alongwith statutory additional amount, solatium and interest. Rs.1.00 lacs as litigation charges	The claimants have produced copy of notification issued by MCD declaring the entire land of village Rithala as Urban area. Copy of award No. 2/99-2000 in respect of land acquired in village Civil Lines wherein the LAC has awarded the market value of land @ Rs.6,300/- per Sq mtr on the basis of L&DO. Copy of Award No. 1/DC(W)/2001-02 in respect of land acquired in village Basaidarpur, wherein the LAC has awarded their market value @ Rs.5,799.16 per Sq yds on the basis of L&DO.

				Copy of judgment by a Division bench of Hon'ble High Court of Delhi wherein an urbanized land was being used for agricultural purpose. The Hon'ble High Court was pleased to fix the market value of land as an urban land and not as an agricultural land as land was surrounded by developed colonies not touching the land, acquired @Rs.7,390/- per Sq yds on the basis of notification of the year 1995.
2	Jagbir Singh S/o Malkhan, Smt Karanti, Smt. Kamlesh Ds/o Shwo Raj, Om Prakash S/o Kundan, Veer Pal Singh, Brij Pal Singh both Ss/o Sukhbir Singh, Shambir Singh S/o Hardwari through his attorney Jagbir Singh	37//6 (4-120, 7/1 min (1-16)	Land @Rs.25,000/- per Sq yds alongwith statutory benefits admissible under the LA Act	The claimants have produced the copy of Award No. 5/2003-04 of village Mangolpur Khurd wherein the Lac has awarded the market value @ Rs.3,180/- pre Sq mtr Copy of death certificate and will executed by Smt Rajkali.
3	Anangpal Singh, Anil Kumar, Sunder Singh all Ss/o Hardhan Singh	37//5min (0-13)	-do-	-do-
4	Suraj Bhan S/o Aflatoon	69//21 min(0-12), 70//16 min (0-06), 17min (4-00), 25 min (4-00), 73//5	-do-	-do-



		min (4-00), 74//1 min (4-00), 2min (0-12), 8 min (0-12), 9 min (1- 16), 10 min (0-16), 12 min (0-15), 13 min (4- 00), 17/1 min (0-02), 18 min (0- 03)		
5	Sudhir Singh, Dharmender Singh, Dhirender Singh, Jagdev Singh, Pradeep Kumar @ Pradeep Singh	68//21/1 (1- 17), 70//16 min (0-06), 17min (4- 00), 25 min (4-00), 73//5 min (4-00), 74//1 min (4-00), 2min (0-12), 8 min (0-12), 9 min (1- 16), 10 min (0-16), 12 min (0-15), 13 min (4- 00), 17/1 min (0-02), 18 min (0- 03)	-do-	-do-
6	Ajit Singh S/o Suraj Bhan	68//21/1 (1- 05)	-do-	-do-

MARKET VALUE

While determining the market value of the land as on 25.10.2002, i.e the date of notification U/s 4 of the Land Acquisition Act, 1894, several factors such as location of

the land, nature of soil, awards announced in the recent past of the same or adjoining villages, pronouncement of different courts, claims filed by the interested persons, sale deeds and price policy of the Government regarding acquisition of agricultural land are to be taken into consideration.

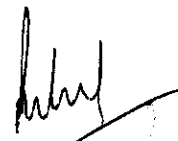
Claims filed by the claimants have been perused. The interested persons are claiming the market value of the land to be fixed at Rs.25,000/- per Sq mtr to Rs.50,000/- per Sq yds on the ground that on the date of issuance of notification under section 4 of the Land Acquisition Act, the entire area all around and touching the land of the claimants was fully developed and was being used for residential and commercial purpose. The land of the claimants has the same level and enjoying the same amenities and facilities as other lands of Rohini Colony which is one of the biggest colonies of Asia. Even DDA has been selling land nearabout the date of notification at the rates ranging from Rs.50,000/- to Rs.60,000/- per Sq yds. In the information for sale of lands even to general public, the minimum reserve price of land measuring 2106 Sq. yds in Rohini Sector-3, Delhi is Rs.9.34 crore which comes to more than Rs.60,000/- per Sq yds. Further, the claimants have also produced the copy of judgment by a Division Bench of Hon'ble High Court of Delhi wherein an urbanized land was being used for agricultural purpose. The Hon'ble High Court was pleased to fix the market value of land as an urban land and not as an agricultural land as land was surrounded by developed colonies not touching the land. The interested parties have also produced the copies of Award as referred in the claims.

Here, it is submitted that the interested parties have failed to produce any evidence regarding the sale of land by DDA at Rs.50,000/- or Rs.60,000/- per Sq. yds. Also the interested parties have produced the copy of Award pertaining to village Civil Lines, Basaidarapur which is no way near the land of village under consideration. Infact the land of village under consideration is near to village Mangolpur Khurd, but cannot be said that the land in village Rithala will fetch the same rate as that of the land situated in village Mangolpur Khurd. As such the claims of the interested parties cannot be acceded to.

Here it is submitted that the village Rithala has been declared as urbanized village. Also as per the joint survey carried by the officials of requisitioning department, Land

and Building department and the staff of Land Acquisition branch (Saraswati Vihar Sub-Division) on 12.6.2000, it is revealed that the land is not being used for agricultural purpose. A part of the land is being used by DDA, whereas there are temporary constructions consisting of houses and some land is lying vacant. Land adjoining the land under reference has already been acquired vide various awards announced from time to time. The latest being the Award No. 16/85-86. In the said award the Land Acquisition Collector assessed the market value of the land under acquisition @ Rs. 10,840/- per bigha for the best land as on 31.12.1981, the date of notification U/s 4 of the LA Act. Later the reference Court (Additional District Judge) has enhanced the market value and assessed @ Rs.21,000/- per bigha. Which was further enhanced @ Rs.73,000/- per bigha by the Delhi High Court. The High Court in its order has stated that revenue Estate had its own importance and was a very large revenue estate surrounded by eight villages, namely Pooth Kalan, Pansali, Shahbad Daulatpur, Sameypur, Badli, Naharpur, Mangolpur Kalan and Mangolpur Khurd. A portion of land situated within the revenue estate of Rithala was acquired for public purpose namely, Planned Development of Delhi through notification issued under section 4 of the Act on 24.10.1961. The High Court of Delhi in the said case did not find the sale instances sufficient in absence of evidence of comparison of the land with the land acquired. The High Court had thereon proceeded to assess the market value on the basis of offer of the DDA inviting application for lease plots of sizes of 26, 32, 48, 60 and 90 Sq. mtr at the rate of Rs.100/-, Rs.125/-, Rs.150/- and Rs.200/- per Sq mtr respectively in adjacent Rohini Complex. The High Court observed that the Rohini Scheme had already become operational in February, 1981 when brochures were issued by the DDA. As such the Court held that it would not be unreasonable to infer as on the dates of the notifications which are subject matter of these appeals issued U/s 4 of the Act there was a tremendous potential for the remaining land of raising residential and commercial construction.

Legal opinion on the judgment passed by the Delhi High Court was taken from the Land & Building Department. The opinion of the legal cell was to file SLP on the ground that "it is well settled principle of law that in determining the market value of land the prices paid in sale and purchase of land acquired within a reasonable time from the



date of acquisition of the land in question would be the best piece of evidence. In its absence the prices paid for land possessing similar advantages to land in the neighborhood of the land acquired in and about the time of notification would apply the data to assess the market value (AIR 1992 SC 666), the Supreme Court of India in case of state of U.P. Vs Rajender Singh (AIR 1996 SC page 1564) had that "the burden is on the claimant to establish that the land under acquisition are possessed of the same value, nature of the land are same and capable to fetch same price and sp also other situations as comparable features".

Even otherwise the circulars which fixes the rates of the land situated in various parts of Delhi are applicable to fully developed urban lands and does not apply to agricultural land situated in the villages. The land acquired in the present case was situated in the village Rithala and so was being used for agricultural purposes. The provisions of DLR Act which prohibits the use of land for residential or commercial purposes were applicable to the land under acquisition. Accordingly, SLP has been filed by the union of India against the enhancement made by the High Court in the Supreme Court of India. The case is still pending adjudication before the Supreme Court of India. Here, it is pertinent to mention that the Government while giving the opinion to file SLP against the judgment passed by the Delhi High Court, has accepted the market value fixed by the reference Court i.e Additional District Judge @ Rs.21,000/- per bigha as on 31.12.1981. Also, the Hon'ble Supreme Court of India has recognized the formula of 12% increase in the market value for the land subsequently notified and acquired. After taking into the consideration the increase of 12% p.a in the market value of this land, the market value comes to Rs.2,26,881.00 per Bigha as on 25.10.2002, i.e the date of notification under section 4 of LA Act in the present matter. Further, in a policy announcement which came into effect from the financial year 2001-2002, Government of National Capital Territory of Delhi fixed the indicative prices of agricultural land @ Rs.15,70,000.00 per acre or Rs. 3,27,083/- per bigha for the acquisition of agricultural land vide their order No. F.9(20)/80/L&B/LA/6696 dated 9.8.2001 which are applicable with effect from 1.4.2001. Which is more than the market value assessed at Rs.2,26,881/- as on 25.10.2002. Hence

X Now assessed
in 21,000 P.B.9.

[Signature]

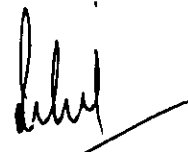
the same is not acceptable. Moreover in decision given by the Supreme Court of India in Bhag Singh and others Vs union Territory of Chandigarh AIT 1985 SC 1576 it says :

Where land is acquired under the Land Acquisition Act, 1894, it would not be fair and just to deprive the holder of his land without payment of the true market value when the law in so many terms, declare that he shall be paid such market Value".

In determining the amount of compensation, factors enumerated in section 23 of the Act are to be taken into consideration and the factors enumerated in Section 24 of the Act are to be extended. Further the Supreme Court in The Collector, Raigarh Vs Dr. Hari Singh Thakur and another (1979) SCC 236 held that the question as to whether a particular land had potential value as a building site or not is primarily one fact depending upon several factors such as its condition and situation, the user to which it is put or is reasonably capable of being put, its suitability for building purpose, its proximity to residential, commercial and industrial areas and educational, cultural or medical institution, existing amenities like water electricity and drainage and the possibility of their future extension, whether the nearby town is a developed schemes and the presence or absence of pressure of building activity towards the land acquired or in neighborhood thereof.

It is in light of these principles that we have to approach the question before us. In the instant case the village has been urbanized and the land is not being used for agricultural purpose as such the above submission can not be applied for determination of market value of the land.

Secondly, Since the village has been urbanized, agricultural rates are not applicable in the instant case. Schedule of market rates issued from time to time by the Government of India, Ministry of Urban Affairs & Employment, Department of Urban Development (Lands Division) is available with the Office. The rates issued by the department vide order dated 16.4.199 are valid, period of two years i.e from 1.4.1998 to 31.3.2000. No rate



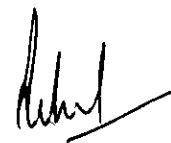
has since been notified by the Government. Nearest village to Rithala and mentioned in the list is Sarai Rohilla. The residential rates of Sarai Rohilla is Rs.6,930/- per Sq. meter.

Since there is a very vast difference as regards the location and potentiality of the lands situated in village Sarai Rohilla and Rithala. Both the areas are about 8 to 10 Km apart. As such the rates fixed by Government of India, Ministry of Urban Affairs & Employment, Department of Urban Development (Lands Division) in respect of village Sarai Rohilla is not applicable. To come to very viable assessment of the market value of land, sale deed executed in the same village is being considered.

This office is possession of the sale transaction in respect of land situated in village Rithala.

S.No.	Registration No.	Date of Sale	Area of land sold	Total sale value	Average sale price per bigha
1.	21684	4.10.02	200 Sq Yds	80,000/-	400/- per Sq. Yds
2.	19283	11.9.02	357.5 -do-	1,80,000/-	504/- -do-

There is no reason to discard the same as it shows the actual market condition prevailing on September and October 2002. Also the said rates are on the higher side in comparison with the rates fixed by the Government during the same period in respect of agricultural land. The notification U/s 4 of the LA Act has been issued on 25.10.02, the market value is to be assessed as on the date of notification issued U/s 4 i.e on 25.10.2002. The aforesaid sale deeds have been registered a couple of months prior to the issuance of the notification which is a good indication as regards the prevailing the market value around the notified land. The market value as per the sale deed is 400/- and Rs.504/- per Sq yards. Moreover as per the judgment of the Hon'ble Supreme Court of India in the case of Kaushalya Devi Bogra versus LAC, Aurangabad, AIR 1984 SC: Dewan Anand Kumar versus UOI, AIR 1984 Delhi, it has been held that when large tracts are acquired, the transaction in respect of small properties do not offer a proper guideline. Therefore, the valuation in transaction in regard to smaller property is not

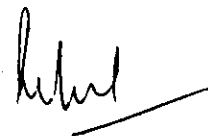


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taken as a real basis for determining the compensation for larger tracts of property. In certain other cases the Supreme Court indicated that for determining the market value of a large property on the basis of sale transaction for smaller property a deduction should be given. In the present case since the acquisition is for a small chunk of land, no deduction is being made. Accordingly, I take the average of the two which comes to Rs.452/- per sq. yards.

Moreover, the land under reference is required by the Government for a public purpose namely Rohini Residential Scheme. Recently this office has acquired land in village Pansali, Prehladpur Bangar, Khera Kalan, Khera Khurd and Shahbad Daulatpur for a public purpose namely Rohini Residential Scheme. The land was notified under section 4 and 6 of the LA Act vide notification dated 27.11.1999 and 3.4.2000. The then Land Acquisition Collector assessed the market value of land at Rs. 12.16 lacs per acre or say Rs. 253333.33 per bigha or say Rs.251.23 per Sq yards as on 27.11.1999. Also, the Hon'ble Supreme Court of India has recognized the formula of 12% increase in the market value for the land subsequently notified and acquired. After taking into the consideration the increase of 12% p.a in the market value of this land, the market value comes to approx Rs.350.00 per Sq. Yards as on 25.10.2002, i.e the date of notification under section 4 of LA Act in the present matter. Also the land of Pansali and that of Rithala are 4 Km apart. Since Rithala has been urbanized the rate of land would be on higher side than that assessed for Pansali and other villages which are agricultural in nature. As per sale deed available with this office in respect of land in Village Rithala the average value of the land comes to Rs.452.00 per Sq yard which is an increase of 29% from that assessed in respect of agricultural land in village Pansali, which in my opinion is a true indication of the market value of the land under acquisition.

Therefore, In light of the above discussions, I assess the market value of this land/plot @ Rs.452.00 (Rupees Four Hundred Fifty Two only) Per Sq yards as on 25.10.2002.



SOLATIUM

As per 23(2) of the LA Act, 1984, solatium @30% shall be paid to the interested persons on the market value of the land, due to compulsory nature of acquisition.

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount @12% p.a on the market value of the land as per the provisions of section 23(1-A) of the LA Amended Act, 1984 from the date of notification under section 4 i.e. 25.10.2002 till date of possession or announcement of the award whichever is earlier as per the provision of the LA Act, 1984.

POSSESSION


Physical possession of the land under acquisition will be taken after pronouncement of the award.

STRUCTURE

As per joint survey report dated 12.6.2000 there are structures which is unlawful and contrary to public policy/ land use. As such the same is disregarded and the market value shall be deemed to be the market value of the land put to ordinary use.

APPORTIONMENT

Compensation will be paid to the land owners as per the latest entries in the revenue record. In case of any dispute regarding title, apportionment of compensation, the matter will be referred to the court of ADJ, Delhi under section 30-31 of the LA Act, 1984. As per revenue record Smt Raj Kali is the owner of land comprising in Khasra

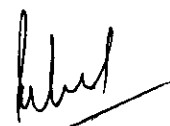


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No. 37//6 (4-12), 7/1 min (1-16). The claimants Ms Kranti and Kamlesh both daughters of Smt Raj Kali have sought the compensation of the share of Smt Raj Kali, their mother on the basis of registered will executed by the deceased in their favour. In this regard it is submitted that as per CWP No. 6970 of 2002 titled as Sukbir Singh and others versus Union of India through Land Acquisition Collector, North-West District, Ms Karanti and Ms Kalesh have been impleaded as LRs of Smt Raj Kali. Accordingly, the names of Ms. Karanti and Ms. Kamlesh are included in the apportionment in place of Smt Raj Kali. Also Sh. Sudhir Singh, Dharamender Singh, Dhirender Singh, Jagdev Singh and Pradeep Kumar @ Pardeep Singh in their claims have stated that their father Sh. Anand Pal Singh who is the recorded owner of land measuring 2-17-10 (full share) and 23-13 (half share) has expired. Since they are the only natural heirs they are entitled to receive the compensation as per D.L.R. Act. Payment to the LRs of Sh. Anand Pal Singh will be disbursed in accordance with the DLR Act and subject to the furnishing of surviving member certificate issued by the concerned area SDM.

The details of apportionment are as under:

S.No.	Name	Rect No.	Kh No.	Area Bigha-Biswa	Compensation (in Rs.)
1	Rshipal Singh S/o Suraj Bhan (1/12 share)	68	21/1	1-05	75,765.75
2	Suresh Pal Singh S/o Suraj Bhan (1/12 share)				75,765.75
3	Ajit Singh Singh S/o Suraj Bhan (1/12 share)				75,765.75
4	Vikram Singh S/o Suraj Bhan (1/12 share)				75,765.75
5	Joginder Singh S/o Suraj Bhan (1/12 share)				75,765.75



6	Veer Singh S/o Suraj Bhan (1/12 share)				75,765.75
7	Sudhir Singh S/o Anand Pal Singh (1/10 share)				90,918.90
8	Dharmendra Singh S/o Anand Pal Singh (1/10 share)				90,918.90
9	Dhirender Singh S/o Anand Pal Singh (1/10 share)				90,918.90
10	Jagdev Singh S/o Anand Pal Singh (1/10 share)				90,918.90
11	Pradeep Kumar S/o Anand Pal Singh (1/10 share)				90,918.90
12	Karan Singh S/o Gahad	23	10 min	0-10	3,63,675.60
13	Veerpal S/o Sukhbir (1/16 share)	37	6 7/1 min	4-12 1-16	2,90,940.50
14	Brijpal S/o Sukhbir (1/16 share)		Total	6-08	2,90,940.50
15	Shyambir S/o Hardwari (1/8 share)				5,81,881.00
16	Smt Shanti Devi D/o Sheoraj (1/12 share)				3,87,920.66
17	Smt Kamlesh D/o Sheoraj (1/12 share)				3,87,920.66

18	Ms Karanti D/o Smt Raj Kali W/o Sheoraj (1/24 share)				1,93,960.33
18-A	Ms Kamlesh D/o Raj Kali W/o Sheo Raj (1/24 share)				1,93,960.33
19	Om Prakash S/o Kundan (1/4 share)				11,63,762.00
20	Jagvir S/o Malkhan (1/4 share)				11,63,762.00
21	Kiran Kumar S/o Hansraj (1/12 share)	49	8 min 9 12 13 min 19 min	3-18 4-16 4-16 3-12 1-00	10,97,088.13
22	Bharat Bhushan S/o Hansraj (1/12 share)		Total	18-02	10,97,088.13
23	Deepak Gupta S/o Hansraj (1/12 share)				10,97,088.13
24	Jagdish Chander S/o Chaman Lal (1/12 share)				10,97,088.13
25	Harish Chander S/o Chaman Lal (1/12 share)				10,97,088.13
26	Rajender Kumar S/o Chaman Lal (1/12 share)				10,97,088.13
27	Surrender Kumar S/o Ramlubhaya (1/4 share)				32,91,264.40
28	Mulkraj S/o Tohli Ram (1/4 share)				32,91,264.40

29	Ajit Singh S/o Khajan Singh	58	12	2-07	17,09,275.43
30	Udai Singh S/o Nanhe Singh	16	14/1 25/1/2 Total	1-05 0-12 1-17	13,45,599.81
31	Tara Chand S/o Chailuram	50	3 min 8 min Total	0-14 0-10 1-04	8,72,821.50
32	Kirpal Singh Girsu S/o Mahender Singh	50	8 min	1-00	7,27,351.25
33	Hem Chander S/o Sheonath	50	8 min	3-00	21,82,053.75
34	Patram S/o Bansi	27	5 min	0-01	36,367.56
35	Chander Bhan S/o Shiv Lal (1/2 share)	37	7/2 min	1-17	6,72,799.90
36	Krishan Gopal S/o Shiv Lal (1/2 share)				6,72,799.90
37	Hardhan Singh S/o Hazari Lal	25 37.	5 min	0-13	4,72,778.31
38	Virdhi Chand S/o Nar Singh	74	14 min 17/1 min 18 min Total	0-07-10 0-08 0-01 0-16-10	6,00,064.78

1 Bigha = 400 b/swaryi

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39	Anandpal Singh S/o Aajline <i>Expired</i>	74	9 min 14 min 17/1 min 18 min Total	1-16 0-07-10 0-10 0-04 2-17-10	20,91,134.84
40	Suraj Bhan S/o Aajline	74	9 min 17/1 min 18 min Total	1-16 0-02 0-03 2-01	14,91,070.06
41	Baldev Singh S/o Daya Lal	74	9 min	0-08	2,90,940.50
42	Anandpal Singh S/o Aajline (1/2 share) <i>Expired</i>	69 70 73 74	21 min 16 min 17 min 25 min 5 min 1 min	0-12 0-06 4-00 4-00 4-00 4-00	86,00,928.53
43	Suraj Bhan S/o Aajline (1/2 share)		2 min 8 min 10 min 12 min 13 min Total	0-12 0-12 0-16 0-15 4-00 23-13	86,00,928.53
	TOTAL			68-00	4,94,59,885.00

.025 bigha
+.85
0.875
+2
2.875 bigha

LAND REVENUE

The land revenue is assessed and deducted from the Khalsa rent roll of village from the date of taking over the possession of the land.

[Signature]

SUMMARY OF AWRAD

(In Rs.)

1	Market value of land measuring 68 bigha @ Rs.4,55,765.16 per bigha	3,09,92,030.88
2	Solatioum @30% on the market value U/s 23(2) of LA Act, 1894.	92,97,609.26
3	Additional amount @12% p.a on the market value w.e.f. 25.10.2002 to 12.4.2005 for 2 year & 170 days U/s 23(1-A) of LA Act, 1894. <i>900 days</i>	91,70,244.75
4	TOTAL(COL 1+2+3)	4,94,59,884.89 or say 4,94,59,885.00

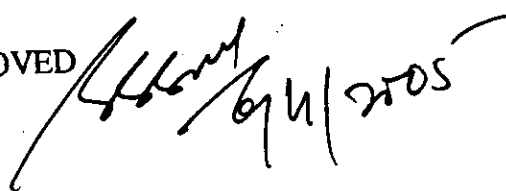
Rs. 7,27,351.25

(Rupees Four Crore Ninety Four Lacs Fifty Nine Thousand Eight Hundred Eighty Five Only)

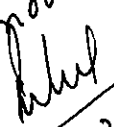


(PRASHANT. K. PANDA)
Land Acquisition Collector(N-W)

APPROVED



Secretary (Revenue)

Award announced in open court

 12/4/2005