

AWARD NO. 159/86-87

Name of Village : Nawada
Nature of acquisition : Permanent
Purpose of acquisition : Planned Development of Delhi.

N.T. (R)
19/91

These are proceedings ^{for} to determination of compensation Under Section 11 of the Land Acquisition Act 1894. The land measuring 3 373 Bighas 17 biswas situated in village Nawada was notified u/s 4 of the land acquisition act vide notification No. F4(16)/84 L & B dated 27.1.1984 for public purpose namely, Planned Development of Delhi. The substance of notification was given due publicity as required under the law and the objections were invited from the interested persons. After considering the objections u/s 5-A of the L. A. Act, the Delhi Administration issued a declaration U/s 6 of the L. A. Act in respect of 373 Bighas 17 Biswaw of land in village Nawada vide notification No. F9(16)/84 L & B dated 18-9-1984 for acquisition of the land for the purpose mentioned above.

Notices under section 9 and 10 were issued to the persons interested to file their claims and the the claims filed by the claimants are discussed hereinafter under the heading claims:

MEASUREMENT & OWNERSHIP

V Verification of the area and interests held by various persons in the land has been carried out from the entries made in the revenue records of the Village.

The area was also measured at spot by the field staff. According to declaration u/s 6 total area of 373 bighas 17 biswas stands notified for acquisition. On further verification made by the field staff from revenue records, the area was found correct. However ~~specification of the area revealed that~~ an area of 317 bighas and 13 biswas comprising of khasra Nos. 869 min (6-04), 872 (7-6), 873(4-7), 874(3-3), 875(4-16), 876(4-16), 877 (6-8), 893(4-11), 894(3-1), 895(0-9), 896(5-0), 897(4-0), 898((4-4), 899(2-7), 900(3-5), 901(3-11) 902(2-13), 903(3-1), 904(3-13), 905(3-9), 906(3-7), 907(3-15), 908(3-3), 909 (2-17), 910(4-3), 911(4-5), 912(2-17), 913(3-19), 914(5-15), 917(5-15), 918(3-1), 919(2-11), 920(5-9), 921 (0-14), 922(6-14), 923(2-19), 924(5-0), 925(7-8), 926(4-6), 927(6-0), 928(7-4), 929(8-14), 930(3-17), 931(5-0), 932(8-2), 933(0-5), 934(6-19), 935(7-4), 936(6-1), 937(2-9), 938(4-16), 939 (4-16), 940(4-16), 941(6-12), 942(0-7), 943(2-13), 944(7-8), 945(2-13), 946(6-18), 947(4-1), 948(2-1), 949(3-6), 950(0-5), 951(3-19), 952(4-7), 953(1-18), 955(5-10), 956(6-10), 957(1-8), 958(2-17), 959(4-5), 960(4-16) 961(4-15), 962(2-7), 963(0-14), 964(4-18) ~~are built up and are being excluded from the present award. A supplementary award for the same will be drawn later on.~~

The details of the Khasra Nos. being acquired in this award are as under:-

Khasra No.	Area Bigha.Biswas
878	3-14
879	2-19
880	4-16

<u>Khasra No.</u>	<u>Area</u> <u>Bigha- Biswas</u>
881	7-6
882	7-6
886	7-6
887	4-16
888	2-9
889	4-16
890	4-16
891	2-9
892	3-11
	<u>56-4</u>

The Land owners have not raised any objection regarding the measurement and classification of land which is based on the enteries in the khasra Girdawri and others relevent record at the time of notification U/S 4.

CLAIMS +--

In pursuance of notices issued U/S 9 & 10 the following persons have filed their claims.

<u>S.No.</u>	<u>Name of the Claimant</u>	<u>Khasra No.</u>	<u>Claim</u>	<u>Remarks</u>
1.	Smt. Janak Rani W/o Sh. Rajender Nath Seth	889	Rs. 500/- persq. yd. for land and Rs. 9000/- for Construction	NIL
2.	Smt. Sukhwant Kaur W/o S. Balbir Singh	881	Rs. 500/- per sq. yds. for land Rs. 25,000/- for construction	

SL.NO.	Name of the Claimant	Kh. No.	Claim	Remarks
3.	Mahrati Jagdish Anand Jee etc.	878	Rs. 500/- per sq. yard for land Rs. 90,000 for construction	NIL
4.	Smt. Bimla Rani W/o Sh. K.N. Sethi	889	Rs. 500/- per sq. yd. for land Rs. 30,000/- for construction	NIL
5.	Sh. Ranbir Kumar S/o Sh. Ved Parkash Gupta	878	Rs. 500/- per sq. yd. for land Rs. 20,000/- for Construction	NIL
6.	Smt. Satwant Kaur W/o Sh. Mohan Singh	891	Rs. 500/- per sq. yd. for land Rs. 35,000/- for construction	NIL
7.	Smt. Peehlado W/o Sh. Ram Kishan	886	Rs. 500/- per sq. yd. for land Rs. 55,000/- for construction	NIL
8.	Smt. Janak Rani W/o Sh. Mohender Nath Seth	889	Rs. 500/- per sq. yd. for land Rs. 39000/- for construction.	NIL
9.	Smt. Surjeet Kaur W/o Sh. Mewa Singh	886	Rs. 500/- per sq. yd. for land Rs. 25000/- for Construction	NIL
10.	Sh. Darshan Kumar Gupta S/o Lachman Dass	878	Rs. 500/- per sq. yd. for land Rs. 20,000/- for Construction	NIL
11.	Sh. Sultani Ram S/o Ved Parkash Gupta	878	Rs. 500/. per sq. yd. for land Rs. 20,000/- for construction	NIL
12.	Smt. Prem Lata W/o Sh. Kallu Ram	881	Rs. 500/- per sq. yd. for land Rs. 35,000/. for construction	NIL

Contd....5.

S.No.	Name of the Claimant	Kh. No.	Claim	Remarks
13.	Sh. Ramesh Chander Sharma S/o Sh. Chet Ram Sharma	876	Rs. 500/- per sq. yd. for land Rs. 25,000/- for Construction	NIL
14.	Sh. Shiv Charan Vashishtha S/o Ramjas Vashishtha	-do-	Rs. 500/- per sq. yd. for land 30,000/- for Construction	NIL.
15.	Sh. Mela Ram S/o Sh. Lal Chand	904 to 914 <u>80</u>	Rs. 500/- per sq. yd. for land Rs. 20,000/- for construction	NIL
16.	Sh. Ram Rattan Joshi S/o Sh. Shoana Dass	904 to 914 <u>120</u> 917 to 920 <u>78,79</u>	-do-	NIL.
17.	Smt. Shanti Wd/o Sh. Mauji, Sh. Rajinder Singh etc.	878,879, 880,881 886,887, 888,889; 890, 891, 892, 894, 896	Rs. 1000/- per sq. yds. for land Rs. 50/- loss for shops Rs-20/- each for loss of business	NIL
18.	Sh. Om Parkash, Sh. Vijay Singh Sh. Vpinder Singh etc.	917-920	Rs. 2000/- per sq. yd. for land Rs. 60,000/- for construction	Photo- copy of Khotni etc.
19.	Smt. Prem Lata W/o Sh. Kallu Ram			
20.	Smt. Sita Rani W/o Sh. Harain Dass	887	Rs. 500/- per sq. yd. for land	NIL.
21.	Sh. Satish Kumar S/o L. Sh. Topan Dass	894	Rs. 500/- per sq. yd. for land	NIL
22.	Sh. Krishan Lal S/o L. Sh. Girdhari Lal	904 to 914 <u>162</u>	-do-	NIL.

23.	Sh. Om Parkash S/o Sh. Kana Ram	879,880	Rs. 500/- Per sq. yd. for land	NIL.
24.	Sh. Darshan Singh S/o Sh. Ram Bharara	881	Rs. 500/- per sq. for land Rs. One Lack for construction	NIL
25.	Smt. Chanchal W/o D Darshan Singh Bhalla	-do-	-do-	NIL
26.	Smt. Kiran Bala D/o Sh. Sukh Dayal	889	-do-	NIL
27.	Smt. Janak Kumari W/o Sh. Om Parkash	890	Rs. 500/- per sq. yds. for land	NIL
28.	Smt. Sneh Lata W/o Sh. Ram K Lubhaya	889	Rs. 300/- per sq. yds. for land	Photo - copy of sale deed.
29.	Sh. Ramel Dass S/o Sh. Tula Ram	882 876	Rs. 20,000/- per sq. yd. for land Rs. 6000/- for construction	NIL
30.	Smt. Gindori Devi W/o Sh. Jagdish Pershad	897 to 903/86, 87,89,90, 91, 92, 93 etc.	Rs. 1000/- per sq. yd. for land Rs. 3 Lacks for Construction	NIL
31.	Sh. Jagdish Pershad S/o Sh. Mani Ram	917 to 920	Rs. 100 0/- per sq. yd. for land Rs. 50,000/- for construction	NIL
32.	Sh. Bishamber Dayal S/o Sh. Sukhdev	897 to 903 82-84,96 101	Rs. 1000/- sq. yd. for land to, Rs. 50,000/- for Construction	NIL
33.	Smt. Rajinder Kaur C/o Sh. Harbass Singh Chawla	891	Rs. 500/- per sq. yd. for land Rs. 35,000/- for construction	NIL

34.	Sh. Vijay Kumar Malhotra S/o Sh. Amar Nath	891	Rs. 500/- per sq. yd. for Land	NIL
35.	Sh. Gurbhajan Singh S/o Sh. Harnam Singh	-do-	-do-	NIL
36.	Smt. Amarjeet Kaur W/o Sh. Jaswinder Singh	877	Rs. 2000/- per sq. yd. for land	NIL
37.	Sh. Daljit Singh	877	-do-	NIL
38.	Smt. Jaswinder Kaur W/o Rajinder Singh	-do-	-do-	NIL
39.	Sh. Indu Singh S/o Joginder Singh	-do-	-do-	NIL
40.	Sh. Harbhajan Singh S/o Sh. Kartar Singh	-do-	-do-	NIL
41.	Sh. Joginder Singh S/o Sh. Samjuean Singh	-do-	-do-	-do-
42.	Sh. Joginder Singh S/o S			
42.	Sh. Surjeet Singh S/o Sh. Mohan Singh	-do-	-do-	-do-
43.	Smt. Naginder Kaur W/o Sh. Makhan Singh	877	Rs. 2000/- per sq. yd. for land	Photo- copy of agreement to sell etc.
44.	Inderjeet Singh S/o Sh. Karam Singh	-do-	-do-	-do-
45.	Sh. Karam Singh S/o Arjun Singh	-do-	-do-	-do-
46.	Sh. Amarjeet Singh S/o Sh. Karam Singh	-do-	-do-	-do-

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47.	Gurdeep Kaur W/o Sh. Kehar Singh	882	Rs. 2000/- per sq. yd. for land	Photo- copy of agreement to sell etc.
48.	Santokh Singh S/o Sh. Tara Singh	877	-do-	-do-
49.	Sh. Baljeet Singh S/o Sh. Joginder Singh	-do-	-do-	-do-
50.	Sh. Daljeet Singh S/o Sh. Kehar Singh	-do-	-do-	-do-
51.	Dhanna Singh S/o Sh. Diwan Singh	-do-	-do-	-do-
52.	Smt. Pritam Kaur W/o Sh. Gurdeep Sh. Gurpal Singh	11/20 12/24	-do-	-do-
53.	Sh. Dharam Pal S/o Sh. Purañ Chand	-do-	-do-	-do-
54.	Sh. Amar Nath S/o Sh. Kesar Dass	882	-do-	-do-
55.	Joginder Kumar S/o Niranjan Singh	873	-do-	-do-
56.	Smt. Urmila	875,876	-do-	-do-
57.	Sh. Prithvi Dass S/o Sh. Davi Dass	872	-do-	-do-
58.	Smt. Prem Bala W/o Sh. Prithvy Dass	-do-	-do-	-do-
59.	Sh. Satish Kumar S/o Sh. Satya Pal	882	-do-	-do-
60.	Smt. U.K. Nayal W/o Shri Bjmedea Nayal	-do-	-do-	-do-

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61.	Smt. U. K. Nayal W/o Sh. Bjmendea Nayal	874	Rs.2000/- per sq. yd. for land	Photo- copy of Agreement to sell etc.
62.	Smt. Darshan Devi W/o Sh. Vishnu Dutt Sharma	872	-do-	-do-
63.	Sh. Lachman Dass	882	-d o-	-do-
64.	Smt. Sudesh Arora W/o Sh. Vinod Arora	-do-	-do-	-do-
65.	Smt. Kamlesh Khanna W/o Sh. Darshal Lal Khanna	-do-	-do-	-do-
66.	Smt. Ranka Rani W/o Sh.Kalyan Chand	872	-do-	-do-
67.	Shri P. Prashad S/o Sh. K. Prashad	876	-do-	-do-
68.	Smt. Satya Wati W/o Sh. Surjeet Kumar	872	-do-	-do-
69.	Smt. Asha Rani W/o Parmeshwari Dass	875	Rs. 2000/-per sq. yd. for land	-do-
70.	Sh. Narain Singh S/o Sh. Chottey Lal	876	-do-	-do-
71.	Sh. Mool Chand S/o Sh. Onkar & Sharma	872	-do-	-do-
72.	Sh. Prem Chand Dalal S/o Sh. Rishal Singh Dalal	782	-do-	-do-
73.	Smt. Prem Lata W/o Sh. Devi Dass Khurana	876	-do-	-do-

74.	Smt. Monika Kapoor W/o Sh. Vijay Kapoor	882	Rs.2000/- per sq. yd. of for land	Photocopy of Agree- ment to Sell etc.
75.	Smt. Santosh Devi W/o Sh. Om Parkash	873, 874	-do-	-do-
76.	Smt. Shanti Gupta W/o Sh. Gulab Chand Gupta	872	-do-	-do-
77.	Smt. Sushila Devi W/o Sh. Bharat Singh	873	-do-	-do-
78.	Sh. Jhinghuria Lal S/o Sh. Lohra	874	-do-	-do-
79.	Smt. Raj Rani W/o S. Baldev Singh	873	-do-	-do-
80.	Sh. Rabindra Nath Banerjee S/o L. Sh. H. C. Banerjee	875,882	-do-	-do-
81.	Sh. Guenut Singh S/o Sh. Nirmal Singh	874	-do-	-do-
82.	Smt. Kanta Sharma W/o Sh. Jagdish Sharma	-do-	-do-	-do-
83.	Sh. Roshan Lal Sharma S/o Pt. Salig Ram	-do-	-do-	-do-
84.	Yashoda Devi W/o Sh. Laxmi Chand	874,823	-do-	-do-
85.	Sh. Balkat Ram S/o Sh. Ladha Ram	882	-do-	-do-
86.	Sh. Prem Chand Dalel guardian of Ram Mohan and Vinay Kumar	-do-	-do-	-do-

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|-----|---|---------------------------|--|---|
| 87. | Smt. Maya Ghosh
W/o Sh. Ajit
Kumar Ghosh | 873 | Rs. 2000/- per sq.
yd. for land | Photocopy
of Agree-
ment to
etc. |
| 88. | Sh. Satish Kumar
S/o Sh. Dhani
Ram | 872,
873 | -do- | -do- |
| 89. | Sh. Janak Raj
Kapoor S/o Sh.
Dewan Chand
Kapoor | 875,876 | -do- | Photocopy
of sale d |
| 90. | Smt. Sarbati
Devi Wd/o
Sh. Parshadi Lal | 904 to 914
<hr/> 131 | Rs. 500/- per
sq. yd. for
land | NIL |
| 91. | Smt. Chanchal
Kumari W/o
Sh. Arjun Dev | 882 | Rs. 500/- per
sq. yd. for
land
Rs. 30,000/-
for construction | Photocopy
of Khatoni |
| 92. | Anand Pur
Trust through
Sh. Yog Darshan
Nand General
Attorney | 892/7,
893 | Rs. 2000/- per sq.
yds. for land
Rs. 2 Crores
for structure
& Samadhis | NIL |
| 93. | Sh. Bhupinder
Kumar Anand
S/o L. Sh. Sohan
Lal | 873 | Rs. 200/- per sq.
yd. for land | Photo-
copy of
Khatoni |
| 94. | Smt. Vidya Wati
W/o Sh. Ram Lal | 917 to 920
<hr/> 32-35 | Rs. 500/- per
sq. yd. for
land | NIL |
| 95. | Sh. Ashok Kumar
Gulati S/o
Beli Ram Gulati | 875 | Rs. 2000/- per sq.
yd. for land | Photo-
copy of
saleded. |
| 96. | Sh. Rakesh Kumar
S/o Sh. Tej Rhan | 882 | -do- | -do- |
| 97. | Sh. Ravindu Chabra
S/o Sh. J. J.R.
Chabra | 872 | -do- | -do- |

	Smt. Manjeet Kaur W/o Sh. Kasnail Singh	873	Rs. 2000/- per sq. yd. for land	Photocopy of sale deed.
9.	Smt. Santosh Kapor W/o Sh. Balwant Raj Kapor	876	-do-	-do-
100.	Smt. Shakuntla W/o Sh. Satya Narain	873,874	-do-	-do-
101.	Smt. Jaswanti W/o Sh. Ram Kishan Dass Goel	872,873	-do-	-do-
102.	Sh. R.S. Razada S/o Sh. R.S. Razada	876	-do-	-do-
103.	Smt. Sudershan Chabra	872	-do-	- do-
104.	Sh. Ajit Singh S/o S. Sardai Singh	872	Rs. 2,000/- for per sq. yd. for land Rs. 2 Lacks for construction	NIL.
105.	Sh. Gain Chand Gupta	873	Rs. 2,000/- per sq. yd. for land	Photocopy of General Power of Attorney.
106.	Sh. Dharm Singh S/o Shonkas Singh	875	-do-	-do-
107.	Sh. Purshotam Lal Triakha S/o L. Sh. Charanjit Lal	875	-do-	-do-
108.	Shri Uma Dutt Baeashar S/o L. Sh. Balak Ram Parashar	882	-do-	- do-
109.	Smt. Darshan Kaur W/o, Sh. Sukh Dev Singh	875 877	-do-	-do-

110.	Yash Pal Sharma	882	Rs. 2,000/- per sq. yd. for land	Photocopy of General Power of Attorney
111.	Sh. Shanker Dass Mehta	872	-do-	-do-
112.	Smt. Bimla Devi Smt. Kamla Devi	874	-do-	-do-
113.	Smt. Anguri Devi W/o Amar Singh	882	-do-	-do-
114.	Smt. Sunita Devi W/o Sh. Jagan Nath Parshad	894, 889	Rs. 1500/- per sq. yd. for land Rs. 50,000/- for consturction	NIL
115.	Pardhan Gaon Sabha Nawada,	895,921, 942,950, 869	Rs. 500/- per sq. yd. for land	NIL
116.	Smt. Durga Devi W/o Sh. Devi Chand	951 to 953/6	Rs. 400/- per sq. yd. for land	NIL
117.	Sh. Amar Singh Saini S/O Sh. Natha Ram	875	Rs. 2000/- per sq. yd. for land	Photocopy copy to agreement etc.
118.	Sh. Ishar Singh son of Shri Murshi Rarr	-do-	-do-	-do-
119.	Sh. Satgurei Dheer son of Sh. Malla Mal Dheer	897 to 903 1 to 4 etc.	Rs. 500/- per sq. yd. for land	NIL

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MARKET VALUE

The market value of the land is to be assessed keeping in view the situation, advantages and potentialities attached to the land on the date of notification u/s 4. The land use also plays an important role in deciding the market value of the land.

The interested persons have claimed compensation ranging from Rs.300/- persq.yd. to Rs.2000/- per sq.yd. but have not filed any documentary evidence in support of their contention. The field staff of this office was directed to prepare a list of the sale deeds executed in this village prior to the date of notification u/s 4 i.e. 27.1.84. The following sale deeds are reported to have been executed:-

<u>Sale deed No. & date</u>	<u>Area</u>	<u>Rate</u>	<u>Average</u>
6536 dated 29.4.81	0-08	Rs.10000/-	Rs.25000/-
6537 dated 29.9.81	0-06	Rs. 8000/-	Rs.27000/-
6538 dated 29.9.81	0-16	Rs.18000/-	Rs.22500/-
5472 dated 22.9.82	0-05	Rs.12000/-	Rs.48000/-
6607 dated 17.12.82	0-02	Rs. 5000/-	Rs.50000/-

The price in the sale deeds at S.No.1 to 5 is ranging from Rs.22500/- to Rs.50000/- per bigha. But the area sold in each case is less than one bigha. Hence the sale deeds are not being considered for the purposes of assessing the market price in the instant case.

The field staff was further directed to consult if any award has been drawn in this village. The field staff has reported that vide award No.118/80-81 announced on 3.3.81 compensation has been assessed at the rate of Rs.3250/- per bigha. The date of notification in this award was 14.3.80 i.e. about four years prior to the date of notification u/s 4 in the instant case. It is a matter of common knowledge that prices have increased considerably during the last 4-5 years. Besides the land under acquisition is abutting on the main road to

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Tajafgarh. Hence this award also cannot be made the basis of assessing the market value in the instant case. In case the sale deed discussed on the prepage are taken as the basis for determining the market price the same ranges between Rs.22500/- Rs.50,000/- per bigha. As I have discussed, all these five sale deed, pertain to small [✓]pases of land [✓]regarding [✓]from 100 [✓]sq. yds to 800 sq. yds - There is no option but to reject there sale deeds as they are on much higher side and unrealistic. The land of this village is however abutted and surrounded by the land of village Hastal, Matila and kakrola. The topography [✓]and nature of [✓]side of this village is also similar to these very near-by villages. There are no awards recently announced for village Matiala or Hastal which could guide regarding the market value of land which could be reasonable and fair. There is however an award No. 14/86-87 of village kakrola where the market price/ value of Rs. 17800/- has been awarded. I have checked the records and the date of notification U/s 4 in the instant case happens to be the same as that of village Kakrola, Since the quality of land in both these villages is also same and keeping in view the proximity [✓]and other over all factors of location, I ~~determine~~ [✓]that [✓]it will be fair and justice to allow the market value of Rs.17800/- per bigha for the instant case. Accordingly I determine the market value of village Nawada as Rs.17800/- per bigha.

SOLATIUM

As provided under sub- section 2 of section 23 of the land Acquisition Act, the interested persons will be paid 30% solatium on the market value of the land due to compulsory nature of acquisition as per provisions of the land Acquisition (Amendment) Act, 1984.

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount

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@ 12% on the market value of the land w.e.f. the date of notification U/s 4 till the announcement of the award as per the provisions of land Acquisition (Amendment) Act 1984.

STRUCTURES WELLS AND TUBEWELL

There is no structure, well or tubewell on the land now under acquisition.

APPROPRIATION

The payment of the compensation will be made to the interested persons according to the latest entries in the revenue records. In case of any dispute arising in the allotment of the compensation, the matter will be referred to the court of Additional District Judge, Delhi U/s 30-31 of the land Acquisition Act for adjudication.

LAND REVENUE

The land revenue in the instant case works out to Rs. 19.77 Paise which will be deducted from the khalsa Rent roll of the village w.e.f. the date of taking over possession of the land.

SUMMARY

Compensation for land measuring 56 bighas 4 biswas @ Rs. 17800/- per bigha.	Rs. 10,00,360.00
Solatium @ 30%	Rs. 3,00,108.00
	Rs. 13,00,468.00
Additional amount @ 12% on the market value of Rs. 10,00,360/- w.e.f. 27.1.84 to 13.9.86 i.e. 2 years 230 days.	Rs. 3,15,730.06
Grand total	Rs. 16,16,198.06

(Rupees Sixteen lacs sixteen thousand One hundred ninety eight and paise six only)

A.D.M. (LA)
Secretary (Revenue)

Handwritten text in a cursive script, likely a ledger or account book. The text is written on a single page and is organized into several horizontal sections, each containing multiple lines of entries. The entries appear to be numerical or alphanumeric codes, possibly representing dates, amounts, or identifiers. The script is dense and somewhat difficult to decipher due to its cursive nature and the age of the document. The text is written in dark ink on a light-colored, possibly aged, paper. The overall layout suggests a systematic recording of information over time or across different categories.

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सि मित्रवद ज्ञान वात्रव है ताकी कागजान माल मे अमल
राम द हो लक । कायवइ कोठा मुकाम हो चुकी है ।
पिपार पल्लव है ।

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Teh. DDA
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Rei Singh Pat 23.9.86
D.D.A

Mahinder Singh
Pat 23.9.86
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बडी, कौका पा काम वादी मडडा के लिये लगे
क्याइगा के लगे नही कुड काम वादी मडडा लगाये

दे प्रका है रिजेट प्रवृत्त है

~~द के लगे~~

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