

Award No.....1814.....

Name of Village.....Nagli Jalib.

Nature of Acquisition...Permanent.

Purpose of Acquisition..Planned development of Delhi.

Land measuring about 16000 acres was notified for acquisition at the public expense for a public purpose, namely, for the planned development of Delhi vide notification No.F.15(245)/60-LSG/L&H dated the 24th October, 1961, under section 4 of the Land Acquisition Act, 1894. The land in village Nagli Jalib was also included in this notification. Report regarding objections received u/s 5(a) of the Land Acquisition Act, 1894, against the aforesaid notification in respect of land situate in village Nagli Jalib was submitted to the appropriate authority. After due consideration of the objections received u/s 5(a), notification u/s 6 for an area of 353 Big. 19 Bis. of land was issued vide No.F.4(92)/62-L&H(11) dated the 27th March, 1963. It consisted of the following

Khasra Nos:-

1 etc./72, 1 etc./74 to 78, 1 etc./115/79/1, 1 etc./116/79/2, 1 etc./80, 1 etc./80/1, 1 etc./81, 1 etc.82 to 95, 1 etc./98 to 102, 1 etc./734/109/1, 1 etc./735/109/2, 1 etc./110 to 112, 1 etc./623/113/1, 1 etc./624/113/2, 1 etc./625/114/1, 1 etc./626/114/2, 1 etc./627/114/3, 1 etc./628/114/4, 1 etc./629/114/5, 1 etc./630/114/6, & 1 etc./631/114/7.

In this declaration the Collector of Delhi was also directed to take order of the acquisition of the said area u/s 7 of the said Act. Notice u/s 9 and 10 of the aforesaid Act were issued to the known interested parties. Due publicity, as required under law, was also given in this respect. The claims received in response to the notices will be discussed in this award under the heading 'Claims for Compensation'.

Measurement & Nature of soil:

The Land Acquisition Field Staff verified the entries with the revenue record and also checked the area of the land under acquisition at the site. As a result of this checking, the following discrepancies came to light:-

Khasra No.	Area according to notification Big.Bis.	Area according to R.Record & on site. Big.Bis.	Increase or decrease in area Big.Bis.
1 etc./80/1	15-08	16-08	1-00 Increase
1 etc./114/5	4-02	4-04	0-02 Increase

1 etc./114/7	4-02	4-04	0-02 Increase.
1 etc./79/1	28-01	28-00	0-01 Decrease.
		Increase:	1-03
		Decrease:	0-01

Thus the area under acquisition actually comes to 358 Big. 2 Bis. but it also consists of 18 Big. 8 Bis. of built up area. In order to expedite the acquisition proceedings it was decided by the Housing Commissioner that the award in respect of non-built up area be drawn first and acquisition proceedings in respect of the built up area be taken up as soon as its valuation is assessed by the Asstt. Engineer, Valuation, P.W.D, Vikas Bhawan, Delhi. In pursuance of this decision, an area of 18 Big. 8 Bis. has been left out of the acquisition for the present. The following are the details of the built up area:-

Khasra No.	Area Big.Bis.
1 etc./80	0-12
1 etc./80/1	16-08
1 etc./115/79/1 min.	0-16
1 etc./115/79/2 min.	0-12
Total:	<u>18-08</u>

The present acquisition file has, therefore, been prepared in respect of 336 Big. 14 Bis. of land, the nature of soil of which is as under:-

Kind of soil	Area Big.Bis.
Chahi	236-00
Rosli.	62-06
G.Mumkin.	23-00
B.Qaddim.	15-08
Total:	<u>336-14</u>

Ownership & Tenancy:

According to the entries in the revenue record, the following persons are shown as owners or occupants of the area shown against each:-

S. No.	Name of the owner	Name of occupant	K.No.	Area Big.Bis.	Soil
1	2	3	4	5	6
1.	Daya Nand, Ram Kishan, Dharampal, Sri Kishan ss/o Sube Singh all in equal shares.....1/2.	Self cultivation.	1 etc./72	36-14	Chahi: 18-00 Rosli: 18-08 G.M.: 0-06 Chahi & Kotha.
	Mst. Bhagwani wd/o Sube Singh.....1/2.	1/3.			

1	2	3	4	5	6
Jai Lal, Hirdey Ram ss/o I Bharta in equal shares. I	2/3.		1 etc./116/ 79/1mu.	Big.Bis. 27-04	Chahi.

Note: (i) From a perusal of the mutation register it is evident that S/Sh. Dayak Nand, Ram Kishan, Dharam Pal, Sri Kishan ss/o Subey Singh all in equal shares (1/2) and Smt. Bhagwani wd/o Subey Singh (1/2) sold out 2 Big. 5 Bis. of land out of Khasra No.72 to S/Sh. Jai Lal, Hirday Ram ss/o Bharta and that mutation was also sanctioned in their favour vide No. 654.

(ii) It also goes to show that S/Shri Subey Singh and Jai Lal hypothicated 1/9th share of Khasra No.72 measuring 4 Big. 1 Bis. in favour of Govt. against a Takavi loan of Rs.400/- vide mutation No. 246.

(iii) S/Shri Subey Singh and Jai Lal hypothicated 1/2 share of Khasra No. 72 and 1/5th share of Khasra No.116/79/1 against Takavi loan of Rs.1500/- and Rs.400/- vide mutation Nos. 41 and 247 respectively.

2. Faqira s/o Kure	Self cultivation	1 etc./75	7-17	Chahi: 7-14 G.M. : 0-03 Makan.
		1 etc./83	2-12	Chahi
		1 etc./94	3-17	Chahi
		1 etc./87	5-01	Rosli.
		1 etc./103	5-11	G.M.Plots.

Note: (i) The entries in the mutation register go to show that Sh. Faqira sold 4 Bis. of land out of Khasra No. 1 etc./103/12 to Mst. Kapali Devi wd/o Bhagwan Dass, d/o Ramditta Mal at present residing at J-145, Rajouri Garden, 3 Bis. of land comprising of Khasra No. 1 etc./103/8 to Sh. Kuldeep Singh s/o Ram Singh, r/o Q.No.55, Tihar, 3 Bis. of land out of Khasra No.103/3 to Shri Bakshi Harnam Singh s/o S.Gopal Singh, Coal Merchant, 14137, Tilak Nagar, 3 Bis. of land each i.e. 6 Bis. comprising of Khasra Nos. 103/5 and 103/6 to Sh. Dewan Singh s/o Hukam Singh r/o Tilak Nagar and 4 Bis. out of Khasra No. 103/2, 3 Bis. out of Khasra No. 103/9 and 3 Bis. out of Khasra No. 103/11 to Sh. Dewan Singh and that mutation in respect of the above sale transactions were also sanctioned vide No.604, 655, 656, 658 and 659 respectively.

(ii) It also goes to show that Shri Faqira sold out 3 Bis. of land out of Khasra No. 1 etc./103/4 to Sh. Tirlok Singh s/o Partap Singh, r/o 23/45, West Patel Nagar, New Delhi, vide mutation No. 650 and that the said Tirlok Singh resold the aforesaid land to Sh. Dewan Singh s/o Hukam Singh, r/o 14/35, Tilak Nagar vide mutation No.651. Subsequently, the said Sh. Dewan Singh sold the above land to Sh. Sarvar Singh s/o Kartar Singh r/o Q.No. 22/9, Tihar.

In all such cases where mutations stand sanctioned, the present owners will be entitled to get compensation.

3. Sukh s/o Jhunda	Self cultivation	1 etc./76	6-12	Chahi
		1 etc./84	10-17	Chahi
		1 etc./86	5-17	Chahi
		1 etc./90	15-00	Chahi
		(No well exist on site but shown in Khasra Girdawari).		
		1 etc./92	2-18	Chahi
		1 etc./108	3-02	Chahi
		1 etc./78	7-04	Rosli
		1 etc./102	9-15	Chahi

1	2	3	4	5	6
4. Mir Singh s/o Budh Ram.	Self cultivation.	1 etc./93 5-14 Chahi 1 etc./626/ 6-06 Chahi 114/2.(No well on site as shown in Khasra Girdawari). 1 etc./623/ 11-02 Chahi 113/1. 1 etc./627/ 4-02 Chahi: 4-00 114/3. G.M.: 0-02 (No well has been shown in Khasra Girdawari but a well exists in this No.). 1 etc./628/ 2-06 Chahi 114/4. 1 etc./631/ 4-04 Rosli 114/7.			
5. Sarup Singh s/o Budh Ram.	-do-	1 etc./104 4-13 Chahi 1 etc./625/ 4-08 Chahi 114/1.(No well on site as shown in Khasra Girdawari). 1 etc./624/ 15-01 Chahi 113/2. 1 etc./629/ 4-04 Chahi 114/5. 1 etc./630/ 5-00 Chahi: 4-18 G.M.: 0-02 114/6.(Well exists on site but not shown in Khasra Girdawari).			
6. Balbir Singh, Ram Kala sons, Mehro, Sujani daughters and Mst. Afimo wd/o Jit Singh all in equal shares.	-do-	1 etc./82 6-12 Chahi 1 etc./89 11-10 Rosli 1 etc./77 7-06 Rosli 1 etc./735/ 4-14 Chahi 109/2.			
Note: (1) Vide mutation No. 665 the heirship of Smt. Afimo has been sanctioned in favour of Balbir Singh etc. the other co-sharers of the Khewat.					
7. Kala s/o Gangal	-do-	1 etc./81 6-08 Chahi 1 etc./85(No/13-03 Chahi: 13-00 entry of well in / G.M.Chahi: 0-03. Khasra Girdawari but a well exists at the spot.) 1 etc./111 10-00 Chahi 1 etc./112 5-04 Chahi: 5-00 G.M.Chahi: 0-04 1 etc./734/ 2-10 Chahi 109/1.			
<u>Eight shares</u>					
8. Daya Nand, Ram Kishan, Dharam Pal, Sri Kishan ss/o Sube Singh in equal shares..1/2. Mst. Bhagwani wd/o Sube Singh 1/2, All above in 1/3. Jai Lal, Hirday Ram ss/o Dharta in equal shares 2/3.	-do-	1 etc./98 7-04 B. Qaddim. 1 etc./91 0-18 G.M.Chahi.	1/8		
Faqira s/o Kure.....1/8. Sukh Lal s/o Jhunda.....1/4. Mir Singh, Sarup Singh ss/o Budh Ram in equal shares..1/8. Balbir Singh, Ram Kala sons, Mst. Mehro, Sujani daughters, Mst. Afimo wd/o Jit Singh in equal share.....1/8. Kala s/o Gangal.....1/4.					

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1	2	3	4	5	6
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Note: Heirship of Mst. Afimo has been sanctioned in favour of Balbir Singh and others vide mutation No. 665.

9. Raghbir Singh, Mohinder Singh, Mahabir Singh, Tarif Singh, Niranjana Singh ss/o Teka, all in equal shares.	self culti- vation	1 etc./107 1 etc./95 1 etc./105	3-02 3-19 4-14	Chahi Rosli Rosli
10. Jage Ram, Ram Singh ss/o Bhikan owners in possession in equal shares. Teka of Khewat No. 8, 'Haqdar Shamlat'.	-do-	115/79/2 min.	2-13	Chahi
11. Daya Nand, Ram Kishan, Dharam Pal, Sri Kishan ss/o Sube Singh in equal shares... 1/2 Mst. Bhagwani wd/o Sube Singh 1/4. 1/2, all above in 1/3. Jai Lal, Hirday Ram ss/o Bharta both in equal in..... 2/3	-do-	1 etc./74	0-05	G.M. Chah
Faqira s/o Kure..... 1/3. Sukh Lal s/o Jhunda..... 1/8. Teka s/o Uday Ram..... 1/2.				
12. Dharman s/o Shadi.	-do-	1 etc./101 1 etc./106	3-06 2-15	Chahi Chahi.
Sixteen shares.				
13. Faqira s/o Kure..... one Sukh Lal s/o Jhunda..... one Mir Singh, Sarup Singh ss/o Budh Ram in equal shares... four Kala s/o Gangal..... two Balbir Singh, Ram Kala sons, Mst. Mehro, Sujani daughters, Mst. Afimo wd/o Jit Singh all equal..... one Teka s/o Uday Ram..... five Dharman s/o Shadi..... two	-do-	1 etc./110	0-08	G.M. Chah.
Note: Heirship of Mst. Afimo in favour of Balbir Singh etc. sanctioned vide No. 665.				
14. Teka s/o Uday Ram..... 1/2. Dharman s/o Shadi..... 1/4. Bakhtawar, Ranjit, Partap ss/o Sahja in equal..... 1/4.	-do-	1 etc./100	8-04	B. Qaddim.
15. Shamlat Deh, according to the shares, 'Jaddi'.	-do-	1 etc./88	14-11	G.M. Khara
Thorough fare.	1 etc./99	0-07	G.M. Rasta.	

Claims Compensation:

In response to the notices issued u/s 9 and 10 of the Land Acquisition Act, some of the claimant objectors have come forward with the objection that Khasra Nos. 80, 80/1 and 96 should not be acquired as they have got their Ghars and Gitwars in the said land. It is no use discussing their claims in this file as these Khasra Nos. have been excluded from the acquisition proceedings. The other claimant objectors have claimed compensation ranging from Rs. 100 to Rs. 500.

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Rs.60/- per sq. yard on the ground that the land under acquisition is situated near other developed colonies like Ganesh Nagar, Mahabir Nagar, Krishna Park, Krishna Puri and is also situated at about 3/4 forlong from the land acquired in the year 1959-60 for Hari Nagar D.T.U. Depot. They have further urged that the development of colonies in the neighbourhood has changed its nature and the land in question is now situated in an urban area and is, therefore, fit to be developed for residential purposes. They have also stressed that the land under acquisition is very fertile one and it gives a production of 8/9 maund per Bigha of wheat. The claims received in this connection are discussed in detail as under:-

S. No.	Name of claimant	K.No. & Area	Details of claim and evidence adduced.
1	2	3	4
✓ 1.	Paras Ram Gupta, Daya Nand, Sham Sunder ss/o Bakhtawar Lal, r/o 58, Model Basti, Delhi.	113/2 8 Bis.	No specific amount of compensation has been demanded. It has, however been mentioned that the land in question was purchased by them via registered saledeed No.4532 dated 2nd Dec. 1959, but the copy of sale deed has not been filed. As mutation has not been sanctioned in favour of the claimants, the compensation amount will remain disputed.
2.	Umrao Singh s/o Kanhaiya Lal, r/o Nagli Jalib & certain other shareholders.	80,80/1 79,96/1 and 88.	They have not claimed any compensation but have requested that the Khasra Nos. should not be acquired as they have got their Ghers and Gitwars in them. It has already been mentioned above that Khasra Nos.79, 80 and 80/1 are not being acquired for the present as they consist of built up portion. Khasra No.96 is not under this notification. As Khasra No.88 is being acquired in this scheme, the recorded owners are entitled to get compensation of this land only.
3.	Meer Singh s/o Budh Ram.	Details of Khasra Nos. not mentioned.	He has demanded compensation @ Rs.10/- per sq.yd. and Rs.2000 for three wells. No evidence been filed.
4.	Mst. Bhagwani wd/o Sube Singh, Daya Nand, Ram Kishan, Dharam Pal Sri Kishan(Minors) ss/o Sube Singh, Jai Lal and Hirday Ram ss/o Bharta.	-do-	They have filed a joint claim through Sh.Kishan Chand Choudhary Advocate, demanding compensation Rs.10/- per sq.yd. for the 11 and the following compensation One pacca house including a without roof.....Rs.10/- One Jant tree.....Rs.50/- 3 Pacca wells.....Rs.20/- They have also stated that 2 wells the objectors have 3 wells

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share and 1/8th share respectively while the third well is exclusively owned by the objectors. No evidence has been filed in support of the claim.

The compensation payable to the minors will be remitted to the A.D.J.

Sarovar Singh Plot No.3,
s/o Kartar Singh, 150 sq.yds.
Block No.22, Q.No. out of
9, Tihar colony K.No.103.
No.2, Ashok Ngr.

He has demanded compensation @ Rs.35/- per sq. yard and in support of his claim he has filed a copy of the registered sale deed No.4436 which goes to show that the said plot was purchased for Rs.1200/-.

S/Sh. Raghubir 95, 105 &
Singh, Mahender 107, Area
Singh, Mahabir 11 Big.
Singh & Tarif 15 Bis.
Singh, Niranjan
Singh (Minors),
ss/o Tek Chand.

They have claimed compensation @ Rs.20/- per sq. yard for land, Rs.500/- for trees and Rs.5000/- for a well situate in Khasra No.80/1. No details of trees have been given. As regards compensation of well, they are not entitled to get it as the same is not being acquired for the present.

The have filed the following documentary evidence:-

(a) A copy of the registered saledeed No. 3458 dated 28th November, 1963, showing that an area of 140 sq.yds. in village Nagli Jalib was sold for Rs.375/- only.

(b) A copy of saledeed No.799 dated 27th Feb., 1961, which goes to show that an area of 425- 2/9 sq.yds. situate in village Rosangipur, Abadi of Shanker Garden colony was sold for a consideration of Rs.8930/-.

(c) A copy of registered saledeed No.55 dated 9th Jan. 1963, from a perusal of which it appears that an area of 200 sq. yds. situated in Abadi Ganesh Nagar, Village Nagli Jalib was sold for Rs.2000/-.

The compensation payable to the minors will be remitted to the A.D.J.

7. Balbir Singh, Ram 40 Big.
Kala ss/o Jit Khasra Nos.
Singh, Mst. Mehro not
& Sujani ds/o mentioned.
Jit Singh and Mst.
Afimo w/o Jit Singh
r/o V.Nagli Jalib.

They have demanded compensation @ Rs.20/- per sq. yard for the land, Rs.500/- for trees and Rs.5000/- for wells sunk in Khasra No.110 and 98. No evidence has been filed.

8. Bakhtawar Singh 2 Big.-
s/o Sahja Ram. 1 Bis.

He has demanded compensation @ Rs.20/- per sq.yd., Rs.500/- for trees, Rs.5000/- for wells sunk in Khasra Nos.80/1(not under acquisition)and 110 but no proof has been given in support of the claim.

9. Dharma s/o Shadi 12 Big.-
3 Bis.

Has demanded compensation @ Rs.20/- per sq.yd., Rs.500/- for trees, Rs.2500/- for a well in Khasra No.110 & Rs.5000/- for a well in Khasra No.80/1. It has already been mentioned above that Khasra No.80/1 is not being acquired in this scheme. No ~~any~~ proof has been filed.

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10.Kala s/o Gangal	43 Big.- 6 Bis.	He too has demanded compensation @ Rs.20 per sq.yd. for land, Rs.500/- for trees, Rs.10000/- for wells in Khasra Nos.110, 85, 112 and 91; Rs.5000/- for a well in Khasra No.80/1 which is not under acquisition for the present. The claim is not supported by any evidence.	ed.
11.Partap Singh s/o Sahja Ram.	2 Big. 1 Bis.	-do-	
12.Ranjit Singh s/o Sahja Ram.	-do-	-do-	
13.Jage Ram and Ram Singh ss/o Bhikan	3 Big.5 Bis.	They have claimed compensation @ Rs.50/- per sq.yd. for land, Rs.3000/- for trees, Rs.2500/- for a well in Khasra No.79/2. The claim is not supported by any evidence.	
14.Ch. Tek Chand alias Tika Ram s/o Udhey Ram.	12 Big.- 16 Bis.	He has demanded compensation for land @ Rs.20/- per sq.yd., Rs.500/- for trees & Rs.12,000/- for four wells in Khasra Nos. 110, 74 & 80/1. According to the entry in the revenue record the claimant has got shares in 2 wells sunk in Khasra No. 110 and 74. Khasra No. 80/1 is not being acquired.	ly
Note: Claimants from No.10 to 14 have also claimed different amounts for structures in Khasra No.80 and 80/1 but these Nos. have been excluded from the acquisition proceedings for the present.			
15.Sukh Lal s/o Jhunda.	Details of Khasra Nos. or area not mentioned.	He has filed his claim through Sh.Kishan Chand Choudhary, Advocate, claiming compensation @ Rs.10/- per sq.yd. for land and Rs.2000/- for 3 wells. He has also stated that the claimant has 1/4th, 1/6th & 1/6th shares respectively in the 3 wells situated in the land under acquisition. No evidence has been adduced in support of the claim.	ic
16.Kapali Devi wd/o Bhagwan Dass, 115-J, Rajouri Garden, New Delhi.	Plot No.10, 210 sq.yds. Khasra No. 113.	She has filed her claim through Bakshi Ram Singh, Advocate, claiming compensation to the tune of Rs.4200/- while the registered saledeed No.2466 in evidence goes to show that the said plot was purchased for Rs.1064/- only.	ig
17.Faqira s/o Kure.	20 Big.	He has filed his claim through Sh.Kishan Chand Choudhary, Advocate, demanding compensation @ Rs.10/- per sq.yd. for the land, Rs.50,000/- for a grove situated in an area of about 4 Big. of land saying that the claimant gets a net income of Rs.500/- per year from the fruits of the aforesaid garden every year. He has also demanded Rs.2500/- for boundary wall, Rs.12000/- for 3 pacca rooms and Rs.2000/- each for 3 wells.	a

The claimant has filed 3 attested copies of saledeeds, the details of which are as under:-

(a) Copy of registered saledeed No.2682 dated 5th August, 1961, showing that a

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plot of 200 sq.yds. in an unauthorised colony of Nagli Jalib named Mahabir Nagar ed. was sold for Rs.2000/-.

(b) According to the copy of an agreement of saledeed dated 28th Feb. 1963, a plot measuring 200 sq.yds. was meant to be sold for Rs.4000/-.

(c) Copy of registered saledeed No.4328 dated 5th November, 1959, showing that a plot of 400 sq.yds. in Mahabir Nagar was sold for Rs.4000/-.

18. Sarup Singh
s/o Budh Ram.

Details of
Khasra Nos.
or area not
mentioned.

He has filed his claim through Sh. Kishan Chand Choudhary, Advocate, claiming compensation @ Rs.10/- per sq.yard for land and Rs.2000/- each for three wells in the said land. It has also been stated in the claim that the claimant has got 1/16th share in 2 wells while the third well is exclusively owned by him. No proof has been filed in support of his demand.

The claims filed are highly exaggerated and exorbitant. The copies of saledeeds filed pertain to small plots of land situated either in unauthorized or approved residential colonies and cannot, therefore, be taken as a true index of the market value of the land.

Market Value:

We have to see as to what was the market value of the land on 24th October, 1961, the date of notification u/s 4 of the Land Acquisition Act. According to the following data ^{as furnished} ~~submitted~~ by the Naib Tehsildar (Land Acquisition) the sale price during the preceeding five years from the aforesaid notification comes to Rs.3071/49 paisa per bigha Kham.

<u>Year</u>	<u>Area</u> Big. Bis.	<u>Consideration</u>	<u>Average per bigha Kham</u>
1956-57	18-19 $\frac{1}{2}$	Rs.53,003.12 paisa	Rs.2719.90 paisa
1957-58	9-17	Rs.33,116.00	Rs.3362.03 paisa
1958-59	21-05	Rs.64,358.50 paisa	Rs.3028.64 paisa
1959-60	14-08	Rs.48,557.00	Rs.3372.02 paisa
1960-61	9-05	Rs.27,411.00	Rs.2963.35 paisa
Total:	73-14 $\frac{1}{2}$	Rs.2,26,445.62 nP	Rs.3071.49 paisa

From a close scrutiny of the above sale transactions, it appears that the sale transactions mostly pertain to small plots of land ranging between 2 Bis. to 12 Bis. Moreover, the entries in the mutation

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register go to show that the same plot has been sold twice or thrice and in every transaction the price has inflated considerably. It, therefore, goes without saying that such saledeeds cannot serve much useful purpose in ascertaining the reasonable price of the land under acquisition. The following mutations, however, relate to the sale transactions of comparatively large area of land in this village.

Mutation No.	Date of Registration	Area Big.Bis.	Consideration money
376	27-9-57.	2-00 Rosli	Rs.8000/-
398	30-9-57	3-05 Chahi	Rs.1500/-
462	14-4-60	2- 00 Rosli	Rs.9500/-
456	11-1-60	3-05 Rosli	Rs.7800/-
559	8-2-61	4-05	Rs.2000/-
488	11-2-59	3-05	Rs.8000/-

I have inspected the land under acquisition and the lands pertaining to the above mutations. The land under acquisition is partly situated on the main Majafgarh Road at a distance of about 3 furlongs from Tilak Nagar and partly situated near village Abadi. It is mainly agricultural land and is still being used as such. The land pertaining to the mutations referred to above except mutation Nos. 398 and 559 is situated on the other side of Majafgarh Road near some approved colonies. The land involved in mutation No.398 and 559 is, however, situated within the land under acquisition.

The land under acquisition can be conveniently divided into two blocks. Block A would consist of the land falling on Majafgarh Road. 1 etc./72, 1 etc./74, 1 etc./75, 1 etc./76, 1 etc./77, 1 etc./78, 1 etc./116/79/1, 1 etc./80/1, 1 etc./81, 1 etc./98, 1 etc./100, 1 etc./101, 1 etc./102, 1 etc./103, 1 etc./104, 1 etc./105, 1 etc./106, 1 etc./107, 1 etc./108, 1 etc./112, 1 etc./623/113/1, 1 etc./624/113/2.

Total Area: 183 Big. 3 Bis

Block B would consist of the following numbers situated far from Majafgarh Road on the back of Block A. 1 etc./115/79/2, 1 etc./82, 1 etc./83, 1 etc./84, 1 etc./85, 1 etc./87, 1 etc./88, 1 etc./89, 1 etc./90, 1 etc./91, 1 etc./92, 1 etc./93, 1 etc./94, 1 etc./95, 1 etc./734/109/1, 1 etc./735/1

1 etc./110, 1 etc./111, 1 etc./625/114/1, 1 etc./626/114/2, 1 etc./627/114/3, 1 etc./628/114/4, 1 etc./629/114/5, 1 etc./630/114/6, 1 etc./631/114/7.

Total Area: 153 Big. 4 Bis.

No award has so far been drawn in respect of the land situated in this village. Although a portion of the land under acquisition is situated adjacent to the land acquired under Award No.1698 of village Posangipur but it would not be proper to award the rate in this village at that basis as the sale transactions of that village cannot be considered as a criterion to assess the market value of this village. However, after giving full consideration to the demand of the land owners concerned, the situation, frontage, quality of land, the evidence adduced by the claimants or data ^{submitted} forwarded by the Naib Tehsildar, I am of the opinion that the following rates would be most reasonable and fair and I, therefore, award the same accordingly.

Block A @ Rs.1200/- per bigha kham.

Block B @ Rs.1000/- per bigha kham.

No compensation is assessed in respect of Khasra No.1 etc./99 (Area 0-07 Bis.) which is a thorough fare and is being used as such by all the residents of the village.

The interested persons shall also get 15% as solatium on the cost of land, wells & structures as compulsory acquisition charges.

Compensation for Structures, Wells & Trees:

There are some ordinary type of structures in the land under acquisition, the value of which is assessed by the N.T. As the value assessed is quite fair and reasonable, I see no reason to differ from it.

Khasra No.	Particulars of structures	Value assessed
1 etc./72	One room 10'x 17' and 7' high without roof. It is made of bricks and mud.	Rs.200/-
1 etc./75	(a) One room 15' x 10' and 10' high made of bricks and mud. Roof of wooden rafters (6) and stone slabs. It is fitted with a door.	Rs.1000/-
	(b) One room 24' x 10' and 10' high, made of bricks and mud. Roof of wooden rafters (10) and stone slabs, two doors and two windows.	Rs.1200/-
	(c) One room 12' x 10' and 10' high, made of bricks and mud. Roof of wooden rafters (4) and stone slabs. One door fitted.	Rs.800/-

Khasra No.	Particulars of structures	Value Assessed.
	(d) Boundary wall 603' long and 4' high, Plastered, thickness 3' with pillars 9' x 9' in between.	Rs.900/-
	(e) Pucca drain (Nali) for watering and floor of bricks before the above three rooms.	Rs.1000/- Rs.100/-
Total:		Rs.4000/-

(b) Details of wells under acquisition and the value assessed is as follows:-

Khasra No.	Particulars	Value Assessed
1 etc./72.	A well made of bricks and cement. 7'-7" in diameter of ordinary condition, Nal 29'.	Rs.1500/-
1 etc./627/114/3.	A well made of bricks and cement, 6' in diameter of average condition; Nal about 31'.	Rs.800/-
1 etc./630/114/6.	One well made of bricks and cement, 7'-6" in diameter of ordinary condition. Nal about 30'.	Rs.800/-
1 etc./85.	One well made of bricks and cement, 7'-6" in diameter and of good condition. Nal about 30'.	Rs.800/-
1 etc./112.	One well made of bricks and cement, Diameter 7' and Nal about 31'. Condition poor.	Rs.1000/-
1 etc./91	One well made of bricks and lime. Diameter 7'-3", Nal about 31'. Condition ordinary with Khel and chande.	Rs.1100/-
1 etc./74	One well made of stone and lime. Diameter 7'-6" and Nal about 30'. Condition poor.	Rs.800/-
1 etc./110	One well made of stone and lime. Diameter 7'-6" and Nal about 33'. Condition poor.	Rs.1000/-
1 etc./88	One well made of bricks and cement with Platform about 4' high around. Diameter 6' and Nal about 27'. Condition average.	Rs.1000/-
1 etc./88	One small well made of bricks and cement with Platform 1' high around. Diameter 3'-1" and Nal about 27'. Condition poor.	Rs.600/-

Of the above wells under acquisition, ~~xx~~ there are two drinking water wells in Khasra No. 1 etc./88 which are being used by the Harijans. In view of the decision arrived at in the meeting of the Standing Committee of the D.D.A. held on 14th April, 1964, the possession of these wells will be taken only when suitable alternative possessions are made for them.

The details of the trees on the land under acquisition and their value ^{proposed} ~~assessed~~ by the Tehsildar (Land Acquisition) are as follows:-

Name of Tree	No. of Trees	Approximate Wt. in Qtls.	Rate per Qtl.	Value assessed
ex.	3	4	5	6
One	2	Qtls.	Rs.5/-	

1	2	3	4	5	6
1 etc./76	Kikar	One	3	Rs.5/-	Rs.15/-
1 etc./75	Lehsua	One	1/2	Rs.5/-	Rs.2.50 nP
-do-	Khatta	three	--	Rs.5/- per tree	Rs.15/-
-do-	Amrood	Fifty	--	Rs.6/- per tree	Rs.300/-
-do- x	Kachnar	One	--	Rs.5/- " "	Rs.5/-
-do-	Anar	Seven	--	Rs.6/- " "	Rs.42/-
-do-	Jamun	One	2	Rs.5/-	Rs.10/-
-do-	Kikar	Two	1	Rs.5/-	Rs.5/-
-do-	Peepal	One	-	-	--
1 etc./74	Jant	One	1	Rs.5/-	Rs.5/-
1 etc./116/ 79/1.	Kikar	One	1	Rs.5/-	Rs.5/-
1 etc./115/ 79/2.	Kikar	Four	2	Rs.5/-	Rs.10/-
1 etc./81	Kikar	Two	-	-	--
	Kikar	Three	-	-	--
1 etc./86	Kikar	One	3	Rs.5/-	Rs.15/-
1 etc./88	Kikar	Four	8	Rs.5/-	Rs.40/-
x	Neem	One	12	Rs.5/-	Rs.60/-
1 etc./91	Peepal	One	25	Rs.5/-	Rs.125/-
	Kikar	Three	3	Rs.5/-	Rs.15/-
	Kikar	Three	-	-	--
1 etc./90	Kikar	One	1	Rs.5/-	Rs.5/-
1 etc./94	Kikar	One	2	Rs.5/-	Rs.10/-
1 etc./100	Kikar	Four	8	Rs.5/-	Rs.40/-
1 etc./100	Kikar	Three	-	-	--
1 etc./100	Jant	One	2	Rs.5/-	Rs.10/-
1 etc./105	Kikar	One	-	-	--
1 etc./110	Kikar	Two	8	Rs.5/-	Rs.40/-
1 etc./111	Kikar	One	3	Rs.5/-	Rs.15/-
1 etc./627/ 114/3.	Kikar	One	2	Rs.5/-	Rs.10/-

As the price of the trees assessed by the N.T. is quite fair and reasonable, I award a sum of Rs.809.50 nP on account of cost of trees.

Apportionment:

Compensation shall be paid to the persons interested according to the entries in the latest Jamanbandi of the village on record of the fil except in such cases which have been shown as disputed under the

Contd.....1

heading 'Claims for compensation' or in the following cases:-

1. The records on file go to show that S/Shri Suha Singh and Jai Lal ss/o Bharta (now his heirs Sh. Dayanand & others) hypothicated 1/2 share of Khasra No.72 (18 Big. 7 Bis.) and 1/9 share of Khasra No.72 (4 Big. 1 Bis.) for Rs.1500/- and Rs.400/- on account of Taqavi loan for well vide mutations No. 41 and 246 respectively. They also hypothicated 1/5 share of Khasra No. 116/79/1 for a Taqavi loan of Rs.400/- vide mutation No. 247. Compensation for the above area will be paid to the owners only when they would produce clearance certificate from the Tehsildar.

2. S/Shri Paras Ram Gupta, Daya Nand, Shyam Sunder ss/o Bakhtawar, r/o Model Basti, Delhi, have claimed compensation for 8 Bis. of land out of Khasra No. 113/2, but their names do not appear in the revenue record. Compensation to this extent is held to be disputed.

3. The previous owners will not get compensation of the following land as they have sold^{out} and the same shall be paid to the present owners in whose favour mutations have been sanctioned.

Mutation No.	Khasra No.	Area	Name of present purchaser.
604	1 etc./103/12	4 Bis.	Smt. Kapli Devi wd/o L. Bhagwan Das
650	1 etc./103/5	3 Bis.	Sh. Trilok Singh s/o Partap Singh.
652	1 etc./103/4	3 Bis.	Sh. Sarvar Singh s/o Kartar Singh.
655	1 etc./103/8	3 Bis.	Sh. Kuldip Singh s/o Ram Singh Kohli.
656	1 etc./103/3	3 Bis.	Bakshi Harnam Singh s/o S. Gopal Singh.
658	1 etc./103/5	3 Bis.	
658	1 etc./103/6	3 Bis.	
659	1 etc./103/2	4 Bis.	Sh. Dewan Singh s/o Hukam Singh.
"	1 etc./103/9	3 Bis.	
"	1 etc./103/11	3 Bis.	

4. As heirship of Mst. Afimo wd/o Jit Singh has been sanctioned in favour of S/Shri Balbir Singh, Ram Kala sons, and Mst. Mehro and Sujani daughters, of Sri. Jit Singh in equal shares vide mutation No.665, compensation shall be disbursed accordingly.

Compensation payable to minors shall be remitted to the A.D.J.Delhi, places etc.

place, wakf property, Govt. land or trust

Reduction in Land Revenue:

The land under acquisition is assessed to Rs.107.86 paisa. This amount shall be deducted from the Khalsa Rent Roll of the village from the next harvest after taking over possession.

Subject to the above, the award is summarized as under:-

Compensation for 183 Big. 3 Bis. forming part of Block A @ Rs. one thousand two hundred (Rs.1200/-) per bigha.	= Rs.2,19,780-00
Compensation for 153 Big. 4 Bis. of land forming part of Block B @ Rs. one thousand (Rs.1000/-) per bigha.	= Rs.1,53,200-00
Compensation for structures:	= Rs. 4,200-00
Compensation for wells	= Rs. 9,400-00
Add 15% Solatium on account of compulsory acquisition charges.	= Rs. 57,987-00
Compensation for trees.	= Rs. 800-50
Total	= Rs.4,45,376-50

(Rs. four lakhs, forty five thousands, three hundred seventy six and paisa fifty only).

(M. Mustafa)
Land Acquisition Collector: Delhi.
30.3.65.

Forwarded to the Deputy Commissioner (Collector of the District) for information and filing the award.

(M. Mustafa)
Land Acquisition Collector, Delhi.
30.3.65.

Seen
Wahidur Raza
A.D.M.L.A.
With Powers of Collector, Delhi
20.4.1965.

COLLECTOR, DELHI

Sri. B. S. Rana.

*Prepare the necessary papers and
put up early*
(P.T.) 26/4.

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17-65

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[illegible]

دشمنی فیه و ملک یکجہ ۱۷ مرقعہ نیلی

بسم الله الرحمن الرحيم
الحمد لله رب العالمين والصلوة والسلام على سيدنا محمد وآله الطيبين الطاهرين
الذين هم خير البرية

[illegible]

شیرین فقرا کہ میر درد شیریں دیکھیں کہ کب میر کا جو کچھ ہے اپنا زانوہ دیکھو۔ دیکھو۔ دیکھو۔

[illegible]

۱۳۰۶ / ۱۱ / ۷ - ۶۳۱ / ۱۱ / ۷
مستند قفسه ۵ مستند قفسه ۱
۱۲

دستر دیوت در نای محمدیو یار کس دین رشت قصبه چکشی خورم کرده است غرض از این
۱۴

۱۴
۷۵
۷۲

دیکھو کہ جو اہم سودے کیا گئے وہ سب پر کارزار ہے۔ ہر طرف کھودا گیا ہے۔ یہ بھی مہربان ہو

— after 24 hours