

28/80-81

ALSHOPUR

PLANNING

FOR OUTER RING ROAD NO. 26.

INTERVIEW & CONTACT ACT

No/Kh.No.

220

Award No.

13-6

UNIVERSITY

Name of the owner

Name of the
occupant.

Kh.No. with

Kind of soil

1/8th. East Arm S. 1/2 T. 1/2 S. 1/2
 1/6 share. 1/6 share. 1/6 share.
 1/6 T. 1/6 share. 1/6 share.
 1/6 T. 1/6 share. 1/6 share.
 1/6 B. 1/6 share. 1/6 share.
 1/6 B. 1/6 share. 1/6 share.

12/7/1(2-8) G.M.

Contd....2/-

Sl.No.	Name of the owner	Name of the Occupant.	Kh.No.with area.	Kind of soil.
2.	s/sh. Ram Bhaj s/o Khecheru 1/4 share, Khecheru Chond s/o Khecheru 1/4 share, Mohlar s/o Kallu 1/2 share r/o Keshopur, Delhi.	1. Krishan Kumar s/o Siri Ram 2. Jagu Singh 3. Gurcharan Kaur 4. Mohan Singh 5. Mohan Singh 6. Karan Singh 7. Dalip Singh	16/3/1(1-11) 8/1 (0-1)	G.M. -do-
3.	Gram Sabha of vill. Keshopur, Delhi.	The names of the occupants in respect of these Kh. Nos. are mentioned in the heading compensation claims.	13/3/2 (less than 4/2 (4-12) 7/2/1 (1-2) 8/1 (1-2) 23/1(3-0) 6/25/1/1(0-16) 13/13/2(3-0) 14/1 (1-11) 13/5/1 (0-8) 17/1 (0-2) 18/2 (4-7)	G.M. -do- -do- -do- -do- -do- -do- -do- -do- -do-
		Total Area	20-00	G.

G.Total = 24 bighas

Note:- Kh.No. 6/25/1/1 mg. 16 biswas is entered as 'Sarkar Doulat Nagar' in the Khatauni of the village, but this Kh.No. has not yet been acquired.

COMPENSATION CLAIMS

The following interested persons have filed their claims in response to the notices issued u/s 9 and 10 of L.A. Act.

Sl.No.	Name of the claimant	Kh.No. & Area	Compensation claimed
1.	Sh. Balkishan on behalf of Sh. Rajpal r/o WZ-117 Keshopur, Delhi (Present Address: No. 438/4, Viman Nagar, Airforce Poona-32)	13/18(50 sq. Yards.	Has claimed that he has built on 500 yd. in 1972 & mentioned the value of land & house Rs. 5000/-.
	Sh. Rajpal r/o WZ-112 Keshopur, Delhi	13/18(50 sq. yds.	Has claimed that he has built house on in 1966 Rs. 8000 mentioned as value of land & house

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1. No. Name of the claimant	Kh. No. & Area	Compensation claimed
Sh. Lakshmi, WZ-118 Kesho Pur, Delhi.	13/18 (50 sq. yds.)	Claimed that a house on 50 sq. yds. was built up by him in 1966 Rs. 7000/- as value of the land & house has been mentioned in his claim.
Shri Dharan Singh s/o Jeevan Singh w-z30/A, Guru Manak Nagar near Tilak Nagar Delhi.	13/13 200 sq. yds.	Has claimed for alternative site and Rs. 25000/- for the cost of land and house on the land under acquisition.
Shri Inder Singh s/o Late Shri Gokal Chand on behalf of Smt. Imarti Devi wd/o Shri Gokal Chand r/o WZ-107, Kesho Pur, Delhi.	13/17 250 sq. yds.	Has claimed that the house on the land was built in 1963 and also mentioned the value of the land & house which is to be acquired.
Shri Tahar Singh s/o Sardar Sardool Singh	13/14 250 sq. yds.	Has claimed compensation @ Rs. 50/- per sq. yd. for land & Rs. 15000/- for construction and Rs. 50,000/- by way of damages solatium 15%.
Shri Surogar Singh s/o Vis. Kshi Singh WZ-112-A	13/18 100 sq. yds.	Has claimed that the house was built in 1964 of the price of land and house is Rs. 80,000/-.
Shri Saty. Pal s/o Shri Mahesh Chand WZ-29, Kesho Pur, Delhi.	13/22 50 sq. yds.	Has stated that the house was built in 1962 & Rs. 20,000/- as cost of land & house.
Shri Kuldeep Singh s/o Mahesh Chand WZ-29, Kesho Pur, Delhi.	13/23 50 sq. yds.	As above.
Shri Mahesh Singh s/o Rajan Singh WZ-61, Kesho Pur, Delhi.	16/3 100 sq. yds.	Has stated that the house was built in 1960 & the cost of land & house is Rs. 80,000/-.
Shri Jyoti Prashad s/o Pawan R. WZ-978 Kesho Pur, Delhi.	13/18 100 sq. yds.	Has stated that the house was built in 1963 and also mentioned Rs. 40,000/- as cost of land & house which is to be acquired.

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S. No.	Name of the claimant	Kh. No. & Area	Compensation claimed
12.	Shri Lachmi Narain S/o Tara Ram WZ 979 Kesho pur, Delhi.	13/18 100 Sq Yds.	Has claimed that his house was built in 1963 and the cost of land & house is Rs. 50,000/-
13.	Shri Rameshwar Dwedi WZ- 106-B, Kesho pur, Delhi.	13/13 13/13 145 1/2 Sq. yds.	Has mentioned in his claim that the house was built in 1966 and the cost of land & house is Rs. 50,000/-
14.	Shri Sanchari Lal Gupta S/o Narain Dass Gupta WZ 3/1, Kesho Pur, Delhi.	13/13 100 sq. yds.	Has stated in his claim that the house was built in 1974 and Rs. 40,000/- as cost of land and house.
15.	Shri Inderjit Singh S/o Luba Singh WZ-100/1, Kesho Pur, Delhi.	13/17 100 sq. yds.	Has stated in his claim that the house was built in 1961 and Rs. 40,000/- as cost of land and house.
16.	Shri Banarsi Singh S/o Inder Singh WZ. 3-C, Kesho Pur, Delhi.	13/23 85 sq. yds.	Has mentioned in his claim that the house was built in 1965 and cost of land and house is Rs. 30,000/-
17.	Shri Inder Singh on behalf of Shri Hira Singh WZ-102, Keshopur, Delhi.	13/17 150 sq. yds.	Has stated in his claim that the house was built in 1960 and Rs. 30,000/- as cost of land & house.
18.	Shri Faquir Chand S/o Anant Ram WZ-106, Keshopur, Delhi.	13/13 100 sq. yds.	Has mentioned in his claim that the house was built in 1964 and Rs. 50,000/- as cost of land and house.
19.	Shri Lal Singh S/o Sardar Singh	13/18 100 sq. yds.	Has mentioned in his claim that the house was built in 1962 and Rs. cost of land and house.
20.	Shri Shivan Singh S/o Labb Singh r/o Panipat Sanchi Road, Nagri H.No. 4	13/18 100 sq. yds.	Has mentioned in his claim that he purchased the house in 1962 and Rs. 10,000/- cost of land.

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Shri Avtar Singh S/o Piana Singh WZ 1007/1 Keshopur, Delhi.	13/14	77 42 sq. yds.	Has mentioned in his claim that the house was built in 1974 and the cost of land & house is Rs. 25,000/-.
Shri Mela Singh S/o Pouja Singh WZ 1007/2 Keshopur, Delhi.	13/14	77 42 sq. yds.	He stated in his claim that the house was built in 1974 and the cost of land & house is Rs. 20,000/-.
Shri Dewan Singh S/o Kukan Singh WZ 942, Keshopur, Delhi through Jaginder Kaur.	13/18	100 sq. yds.	Has stated in his claim that the house was built in 1973 and the cost of land & house is Rs. 80,000/-.
Smt. Sona Devi w/o Ragbir Singh WZ 995- 996, Keshopur, Delhi.	13/23	200 sq. yds.	Has stated in her claim that the house was built in 1963 and the cost of land & house is Rs. 25,000/-.
Sh. Sub. Major Santokh Singh S/o Chhaja Singh WZ 30/2, Keshopur, Delhi.	13/23	100 sq. yds.	Has stated that the house was built in 1964 and the cost of land and house is Rs. 40,000/-.
Shri Kailash Kumar S/o Dr. Shri Ram Govil w/o H.No. 19, Dal Mandir, Ruland Sihar (U.P.)	16/3	100 sq. yds.	Has stated in his claim that the house was built in 1971 and the cost of land & house is Rs. 20,000/-.
Shri Jaga Singh S/o Baulat Singh WZ 99/1, Keshopur, Delhi.	13/18	50 sq. yds.	Has mentioned in his claim that the house was built in 1960 and the cost of land and house is Rs. 20,000/-.
Shri Ajit Singh s/o Tarnam Singh w/o WZ- 1/8, Keshopur, Delhi.	13/23	50 sq. yds.	Has stated in his claim that the house was built in 1966 and the cost of the land & house is Rs. 40,000/-.
Shri Kuldeep Raj WZ-3 Keshopur, Delhi.	13/23	50 sq. yds.	Has stated in his claim that the house was built in 1966 and the cost of the land & house is Rs. 4000/-.
Prerna Bai w/o Matna Mand WZ- 3, Keshopur, Delhi.	13/23	153 sq. yds.	Has claimed in her claim that the house was built in 1963 and the cost of land & house is Rs. 20,000/-.
Shri Babu Singh, Mahal & Swarna Singh w/o Keshopur, Delhi.	13/23	200 sq. yds.	Have stated in their joint claim that they purchased the plot No. 143 & 144 mg. 200 sq. yds. and the cost of these plots are Rs. 25000/-.
Sadhu Singh S/o Singh WZ-30, Keshopur, Delhi.	13/23	50 sq. yds.	Has mentioned in his claim that the house was built in 1959 and the cost of land & house is Rs. 25,000/-.

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| 33. | Shri Nidhan Singh s/o
Santa Singh WZ-30,
Keshopur, Delhi. | 13/23 | 50 sq.
yds. | Has stated in his claim
the house was built in
and the cost of land &
house is Rs. 35000/-. |
| 34. | Suri Kundan Lal s/o
Milkhi Ram R/o WZ-99,
Keshopur, Delhi. | 13/18 | 100 sq.
yds. | Has stated in his claim
that the house was built
in 1957 and the cost of
land & house is Rs. 150 |
| 35. | Smt. Purnanaran Kaur d/o
Balwant Singh w/o Pritam
Singh WZ-58A, Keshopur, Delhi. | 16/3 | 100 sq.
yds. | Has stated in her claim
that the house was built
in 1959 and the cost of
land & house is Rs. 1,2 |
| 36. | Smt. Saeela Wanti d/o
Shri Baljitwar Singh
WZ 83, Gurgaon Manak Nagar
New Delhi-18 on behalf of
Shri Husho Singh s/o
Jawan Singh. | 13/14 | 200 sq
yds. | Has claimed that the h
was built in 1959 and
cost of land & house is
Rs. 80,000/-. |
| 37. | Smt. Baljitwar Singh s/o
Khazan Singh r/o WZ 83,
Keshopur, Delhi. | 13/23 | 100 sq.
yds. | Has stated in his claim
the house was built in
1960 and the cost of
& house is Rs. 80,000/- |
| 38. | Smt Lalwanti s/o
Gurdayal Singh r/o WZ-29,
Keshopur, Delhi. | 13/18 | 85 sq
yds. | Has mentioned in her
that the house was built
in 1968 and the cost of
land & house is Rs. 3 |
| 41. | Smt. Blashwari w/o
Leela Pat. | 16/8 | 75 sq.
yds. | Has stated that the
was built in 1979 and
cost of land & house
Rs. 2000/-. |
| 42. | Smt. Dharam Singh s/o
Mange Ram r/o WZ-99,
Keshopur, Delhi. | 13/18 | 85 sq.
yds. | Has mentioned in his
that the house was built
in 1965 and the cost of
land & house is Rs. 1 |
| 43. | Smt. Ram Lubhai w/o
Bunda Ram r/o WZ 532
Keshopur, Delhi. | 13/18 | 90 sq.
yds. | Has stated in her claim
that the cost of land &
house is Rs. 10,000/-
is under acquisition |
| 44. | Smt. Munshi Ram s/o
Dass r/o WZ 30A/1,
Keshopur, Delhi. | 13/13 | 400 sq
yds. | Has stated in his claim
that the house was built
in 1962 and the cost of
the land & house is
Rs. 1,50,000/-. |
| 45. | Smt. Kizpa Ram s/o
Chattan Singh r/o
WZ-106C, Keshopur, Delhi. | 13/13 | 145 1/2
sq.
yds. | Has stated in his claim
the house was built
and the cost of land
is Rs. 50000/-. |

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Shri Delip Singh s/o Leba Singh r/o 68-B, Keshopur, Delhi.	16/8	150 sq yds.	Has mentioned in his claim that the house was built in 1958 and the property not be acquired. And the cost of land & house is Rs. 1,20,000/-.
Smt. Champa Devi w/o Khayalo Ram r/o Guru Manak Nagar, Delhi.	13/18	150 sq. yds.	Has stated in his claim that the house was built in 1968 and the cost of land & house is Rs. 30000/-.
Shri Chiranaji Lal s/o Bodh Ram r/o WZ 30-A, Keshopur, Delhi.	13/18	150 sq. yds.	Has stated that the house was built in 1964-65 and the cost of land & house is Rs. 40,000/-.
Shri Joginder Singh s/o Ram Chand s/o WZ 29/2A, Keshopur, Delhi.	13/23	100 sq yds.	Has stated that the house was built in 1960 and the cost of land & house is Rs. 120000/-
Smt. Susheela Devi w/o Jagan Nath s/o A1/13, Lawrence Road, Delhi.	13/23	100 sq. yds.	Has stated in his claim that the house was built in 1973 and the cost of land & house is Rs. 10,000/-. Has mentioned in her claim that the house was built in 1978 and the cost of land is Rs. 10,000/-.
Shri Harohajan Singh s/o Asma Singh s/o WZ-5, Keshopur, Delhi.	13/23	50 sq. yds.	Has stated in his claim that the house was built in 1973 and the cost of land & house is Rs. 25000/-.
Shri Chand Singh s/o Karan Singh s/o WZ-5, Keshopur, Delhi.	13/23	50 sq. yds.	Has mentioned in his claim that the house was built in 1973 and the cost of the same is Rs. 15,000/-.
Joga Singh s/o Vir Singh s/o WZ 57, Guru Manak Nagar, Delhi.	13/18	85 sq. yds.	Has claimed that his house was built in 1970 and the cost of land & building of Gurudawara is Rs. 20,000/-.
Shri Jaga Singh s/o Veer Singh s/o WZ 57 16/3, Guru Manak Nagar, Delhi.	13/23 16/3	100 sq. yds.	Has stated that the house was built in 1957 and the cost of land & building of Gurudwara is Rs. 50,000/-.
Shri Karam Singh s/o Kand Singh s/o H.No. 64A, Guru Manak Nagar, Bank Road, New Delhi.	16/8	300 sq. yds.	Has stated in his claim that his house was built in 1960 and the cost of land & house is Rs. 1,70,000/-.

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55. Sat. Mohini Sharda w/o 13/13 100 sq. Has stated in the claim that the house was built in 1970 and the cost of land & house is Rs. 25,000/-.
- Krishan Dev r/o WZ 1002, Keshopur, Delhi (Through Krishan Dev)
56. Shri Dharma Dass s/o 13/13 100 sq. Has mentioned in his claim that the cost of land & house is Rs. 15,000/-.
- Dhan Pat r/o WZ 1002, Guru Nanak Nagar, New Delhi. (Through Krishan Dev)
57. Shri Mulraj Raj Sharma s/o Daulat Ram r/o 14/65, 13/13 200 sq. Has stated in his claim that the cost of land in front of park is Rs. 20,000/-.
- Punjabi Bagh, New Delhi. (Through P. Jai Chand)
58. Sat. Santosh Kumari d/o 13/13 200 sq. Has stated in her claim that the cost of land in front of park is Rs. 20,000/-.
- Pt. Jai Chand r/o 14/65, Punjabi Bagh, N. Delhi.
59. Shri Abdul Wahid s/o Abdul 6/1 min 250 sq. Has stated in his claim that the plot is purchased by him and also in possession of him. He further stated that the colony is developed since 1960.
- Haji r/o 7471, Qasabpura, 7/5 min sq yds. Sadar Bazar, Delhi.
60. Shri Mohd Hanif s/o 7/5 min 250 sq. As above.
- Inamuddin r/o 7636, Gali Daroga Wali, Qasabpura, Delhi.
61. Shri Abdul Salim s/o 6/1 min 250 sq. As above.
- Abdul Hajid r/o 7471, Qasabpura, Sadar Bazar, Delhi.
62. Smt. Kamla Devi w/o Durga 16/8 150 sq. Has stated in his claim that the house was built in 1970 and the cost of land & house is Rs. 70,000/-.
- Pershad r/o 61A, Keshopur, Delhi.
63. Shri Nehtab Singh Bedi 16/3 100 sq. Has stated in his claim that the market value of property built as two room and a court yard is Rs. 25,000/-. Demand compensation equal to market value.
- H.No. 3703 Gali No. 3A Multani Daudha P. Har Ganj, N. Delhi.
64. Smt. Sushila Devi w/o Dosh Raj 13/13 200 sq. Has claimed for compensation for the 1st floor is Rs. 20,000/- and Rs. 7,000/- as cost of super structure also for alternative accommodation.
- r/o WZ 993 & 994 Guru Nanak Nagar, Near Tilak Nagar, Delhi.
65. Shri Bachan Singh s/o 16/3 350 sq. Has claimed for alternative plot.
- Tara Singh r/o WZ 17, Pirthi Park, Tilak Nagar, Delhi.
66. Shri Dalip Singh s/o Khara 13/23 100 sq. Has stated that the house was built in 1962 and the cost of land & house is Rs. 15,000/-.
- Singh r/o WZ 86, Keshopur, Delhi.

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7. Shri Dalip Singh r/o 13/18
WZ 30A, Guru Nanak Nagar,
Delhi.
Has claimed that he is tenant of
one Shri Chiranjil Lal and paying
Rs. 30/- per month as rent to him.
Also requested for alternative site
and Rs. 50/- per sq. yd. as
compensation.
8. Shri Om Parkash r/o 13/18
WZ 31A, Guru Nanak Nagar,
Delhi.
Has claimed that he is paying
Rs. 30/- per month as rent to one
Smt. Champa Devi owner of the house.
Also requested that the alternative
site be given to him and Rs. 50/-
per sq. yd. as compensation be
given.
9. Shri Chander Bhan r/o 13/18
WZ 998, Guru Nanak Nagar, Delhi.
Has stated in his claim that he is
paying Rs. 30/- per month as rent
to Shri Har Bhajan Singh. Also
requested that the compensation
Rs. 50/- per sq. yd. be given as
well as alternative plot be given.
10. Shri Dal Singh r/o 13/18
WZ 979, Guru Nanak Nagar,
Delhi.
Has claimed for compensation
@ Rs. 50/- per sq. yd. and for
alternative plot. Also stated
in his claim that he is paying
Rs. 30/- per month as rent to one
Shri Lakshmi Narain owner of the
house.
11. Shri Shiam Lal r/o 13/18
WZ 978, Guru Nanak Nagar,
Delhi.
Has claimed for compensation
@ Rs. 50/- per sq. yd. or the
alternative plot. Also stated
that he is paying Rs. 35/- per
month to Shri Jyoti owner of
the house as rent.
12. Shri Budh Ram r/o 13/18
WZ 10A, Guru Nanak Nagar,
Delhi.
Has claimed that he is paying
Rs. 30/- per month as rent to the
house owner Shri Purnan and
further stated that Rs. 50/-
per sq. yd. as compensation be
given as alternative plot be
provided.
13. Shri Ram Phal r/o 13/18
WZ 12A, Guru Nanak Nagar, Delhi.
Has stated that he is paying
Rs. 30/- per month as rent and also
requested for Rs. 50/- per sq. yd.
as compensation or alternative
plot.
14. Smt. Shoola Devi w/o 13/18
Gian Chand r/o H.O.
WZ 116 Shahapuri, Delhi
on behalf of Gian Chand s/o.
Badri Dass
Has stated that the house was
built in 1971 and the cost of
land and house is Rs. 30,000/-.

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75. Shri Kartar Singh s/o 13/18 50 sq. Has stated in his claim
Gurbachan Singh r/o yds. the house was built in
c/o Harnak Singh B-56 and the cost of land & h
J.J. Colony. is Rs. 5,000/-.
76. Shri Krishan Lal s/o 13/23 170 sq. Has stated that the con
Sharf Harnak Singh Doss r/o yds. of Rs. 150/- per sq. ud.
H.No. WZ 1434, Varindar Nagar, the land be given.
Delhi.
77. Shri Lakshmi Singh s/o Rood 13/18 100 sq. Has stated that the h
Singh r/o WZ 120A Gura Hanak yds. was built in 1975 and
Nagar, Delhi. cost of land & house
Rs. 10,000/-.
78. Smt. Nathia Devi r/o 13/18 100 sq. Has claimed that the
WZ 30 Gura Hanak Nagar, yds. was built in 1964 and
Delhi (Through Smt. Kamlinie cost of land & house
Devi w/o Purnan Chand r/o is Rs. 40,000/-
86/2, Pvt. Colony Srinivas Puri
79. Shri Dalip Singh s/o 16/8 150 sq. Has claimed for comp
S. Lash Singh r/o WZ yds. @ Rs. 300/- per sq. yd.
68 B Gura Hanak Nagar, the land i.e. Rs. 10,0
Delhi. for the construction r
on the plots. Interest
@ 18% p.a. & Compulsor
acquisition charges.
80. Shri Karan Singh s/o 16/8 300 sq. Has claimed for comp
Hira Singh r/o WZ 64A yds. of Rs. 90,000/- for t
Gura Hanak Nagar, Delhi. and Rs. 1,50,000/- fo
structures and also
interest and solatium
per L.A. Act.
81. Shri Joginder Singh s/o 13/23 100 sq. Has claimed for comp
Ram Chand r/o WZ 29/1, yds. of Rs. 30,000/- for t
Gura Hanak Nagar, Delhi. and Rs. 1,00,000/- fo
super structures ra
the plot. Also for
& solatium as per L
82. Smt. Gurcharan Kaur w/o 16/3 100 sq. As above.
Pritam Singh r/o WZ yds.
58A, Gura Hanak Nagar,
Delhi.
83. Shri Inder Singh s/o 13/17 100 sq. As above.
Labha Singh r/o WZ yds.
100/1, Gura Hanak Nagar,
Delhi.
84. S. Joga Singh s/o Veer 13/18 85 sq. Has claimed for c
Singh r/o WZ 57 Gura yds. of Rs. 25,000/- fo
Hanak Nagar, Delhi. & Rs. 30,000/- for
structure raised
and also for inte
compulsory acqui

85. S. Joga Singh s/o Veer Singh r/o WZ 57, Guru Nanak Nagar, Delhi. 13/23 100 sq. yds. Has stated for compensation of Rs. 30,000/- for the land and Rs. 50,000/- for the super structure raised on the land. Also claimed for interest & solatium as per L.A. Act.
86. Gurudwara Sangat Sabha Bhat Badary bearing No. WZ 100, Guru Nanak Nagar, New Delhi Through the President, Vice-President and Secy, of the said Gurudawara & other residents. 100 sq. yds. Have claimed that the Gurudawara may not be acquired. They also stated in their representation that the plot for the Gurudawara was purchased in 1963 and after that the Gurudawara was built.
87. Smt. Swarn Kaur w/o Arjun Singh r/o WZ 942, Guru Nanak Nagar, N. D. Lhi-18 on behalf of Shri Arjun Singh. 13/18 100 sq. yds. Has claimed for compensation of Rs. 40,000/- for the land & house also stated in her claim that the house was built in 1979.
88. Shri Sohan Singh s/o Rengha Singh r/o WZ 75, Guru Nanak Nagar, Delhi Through K. C. Sharma Advocate. 13/18 100 sq. yds. Has claimed for compensation of Rs. 100/- per sq. yd. and also stated in his claim that the plot was purchased in 1972.

DOCUMENTARY EVIDENCE:-

The following persons have produced the documentary in support of their claims:-

SHRI RAMESHWAR DIVEDI:-

Copy of sale deed No. 4202 dated 25.5.66, Area measuring 145 1/2 sq. yds. for a sum of Rs. 900/- bearing Khasra No. 13/13 which is under acquisition. Also produced copy of House Tax Receipt dated 29.12.66.

SHRI CHIRANJI LAL:-

Copy of sale deed No. 3069 dated 28.4.66, Area measuring 150 sq yds. for a sum of Rs. 1000/- bearing Khasra No. 13/18 which is under acquisition. Also produced copy of House Tax Receipt dated 30.9.77.

SHRI RAJIB GUPTA:-

Copy of sale deed No. 9440 dated 29.7.66, Area measuring 100 sq yds. for a sum of Rs. 600/- bearing Khasra No. 13/13 which is under acquisition. House tax Receipt dated 12.12.69 has also been produced by the claimant.

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4. SIRIX LATHI NARAIN:!

Copy of sale deed No. 2278 dated 14.6.65. Area measuring 100 sq. yds. for a sum of Rs. 700/- bearing Khasra No. 13/17, 18 which is under acquisition. House Tax Receipt dated 5.8.75 has also been produced by the claimant.

5. SHI I MUSEL RAM:!

Copy of sale deed dated 4.9.67. Area measuring 400 yds. for a sum of Rs. 1000/- bearing Khasra No. 13/13 which is under acquisition. Copy of House Tax Receipt No. 38065 dated 8.9.65 has also been produced.

6. SIRI NELA SINGH:!

Copy of General Power of Attorney No. 4042 dated 19.1.76. Area measuring 77 1/2 sq. yds. bearing Khasra No. 13/14. Copy of House Tax Receipt No. 124086 dated 27.1.76.

7. SIRI AVERN SINGH:!

Copy of General Power of Attorney bearing Khasra No. 13/14. Area measuring 77 1/2 sq. yds. Copy of House Tax Receipt dated 1.4.74.

8. SIRI DHANU DASS (THROU KATILAN DEV):!

Has produced a copy of sale deed No. 11792 dated 11.10.1971 bearing Khasra No. 13/13, area measuring 100 sq. yds. for a sum of Rs. 2000/-.

9. SMT. MOHINI SHARDA (THROU KATILAN DEV):!

Has submitted a copy of sale deed No. 11791 dated 19.11.68 bearing Khasra No. 13/13, area measuring 100 sq. yds. for a sum of Rs. 700/- which is under acquisition. Copy of House Tax Receipt has also been produced by the claimant who dated 23.1.77.

10. SIRI JYOTI PRASAD:!

Has produced a copy of sale deed No. 3330 dated 19.11.68 bearing Khasra No. 13/18, area measuring 100 sq. yds. for a sum of Rs. 700/- which is under acquisition. Has also produced House Tax Receipt No. 399030 dated 7.8.75.

11. SIRI BAL KATILAN NOMINEE OF SMT. RAM LUNHAI:!

Has produced a copy of General Power of Attorney in respect of Khasra No. 13/18 measuring 90 sq. yds.

12. SIRI KIRPA RAM:!

Has produced a copy of sale deed No. 11866* dated 8.10.78 in which Khasra No. 13/13 measuring 100 sq. yds. was purchased in Rs. 700/- This Khasra No. is under acquisition in this scheme. Has also submitted copy of House Tax dated 24.10.78.

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MARKET VALUE:

The market value of the land under acquisition has to be assessed after keeping in view the advantages and potentialities attached to the land. The other important factor as contemplated under Section 3 of the Land Acquisition Act which guides the Land Acquisition Collector in assessing the amount of the compensation is the market value of the land at the date of publication of notification under section 4. Transaction of transfer of property effected around the time of publication of such notification can obviously prove the best guide for deciding such market value. Previous awards of the village and judicial decisions can also afford guidance in determining the market value of the land.

Some of the interested persons have filed copies of sale deed mentioned under the head 'Documentary Evidence' in support of their claims. These sale deeds are of small plots purchased for residential purposes. It is a general principle that small plots of land meant for residential purposes fetch more value than the bulk of land meant for agricultural purposes. Delhi Land Reforms Act is applicable on the land under acquisition and can not be used for a purpose other than agriculture, horticulture etc. These sale deeds, therefore, can not give any guidance in determining the market value of the land and I discard the same.

It has been seen from the record that land measuring 35 bighas 15 biswa of village Keshopur was acquired by the Land Acquisition Collector vide award No. 1845. The land was classified in four blocks namely: A, B, C & D. The Land Acquisition Collector awarded Rs. 1000/- , Rs. 800/- Rs. 600/- Rs. 400/- per bigha kham for block A, B, C & D respectively. The date of notification u/s 4 of the Land Acquisition Act in this award was 13.11.59. The ADJ in a reference u/s 18 of the Land Acquisition Act in cases No. 404/66, 406/69, 391/66, 395/66, 393/66 linking block B & C to block A enhanced the compensation to Rs. ~~3500/-~~ 3500/- per bigha kham. Following these judgements of the ADJ the Land Acquisition Collector allowed the same rate of Rs. 3500/- per bigha kham in award No. 47/72-73 of village Keshopur. The date of material notification in this case was also 13.11.59. Land under present acquisition is located in the near vicinity of land acquired vide award No. 1845 & 47/72-73. The date of notification of the land under acquisition is also 13.11.59 i.e. similar to award No. 1845 and 47/72-73. Under the circumstances the decision of the ADJ referred above and allowed in award No. 47/72-73 is a proper and best evidence for assessing the market value of the land under consideration. Accordingly I feel it shall be fair and just if the market value of the land under acquisition is determined at Rs. 3500/- per bigha kham. I determine accordingly.

CONCLUSIONS:

The site inspection of the land under acquisition revealed that there are number of built up houses. As per record shown by the owners of the houses the following structures were in existence on the land under acquisition on the date of notification u/s 4 of Land Acquisition Act 13.11.59.

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<u>Name and Address of the Owner.</u>	<u>Kh.No.</u>	<u>Area.</u>	<u>Description of structure.</u>
Sh. Kundan Lal WZ-99 Village Keshropur, Delhi.	13/18	100 sq yds.	Tea shop(Dab ² with masonry walls).
Smt. Gurcharan Kaur WZ-58A, Village Keshropur, Delhi.	16/3	100 sq. yds.	Single storeyed build

The structure existed on the land under acquisition referred above had been got valued from SW-III(PWD) Delhi Administration and he has furnished the valuation statement of the structures. has determined Rs. 323/- in respect of structures existed on Khasra No. 13/18 and Rs. 6653/- in respect of structures existed on Khasra No. 16/3. I have gone through the valuation report and totally agree with the value made by SW-III(PWD) Delhi Administration, Delhi and award the same.

All other structures were existed on the land under acquisition after 13.11.59 which is the material date of notification in the instant case. Since these structures came into existence after 13.11.59, no compensation shall be paid to the owner of these structures. However they are at liberty to remove their structures at their own cost.

WELLS & TREES:!

There is no well or tree on the land under acquisition.

RELIGIOUS PLACES:!

There is no religious place except a nishan of Gurdwara which was constructed by the Gurdwara Sangat Singh Sabha Bhat Birad. Khasra No. 13/18 after the issue of date of notification u/s 4 of the Acquisition Act. Accordingly no compensation is paid being constructed after 13.11.59.

SOLATUM:!

15% solatium is payable as per provisions of the Land Acquisition Act.

INTEREST:!

The land under acquisition was notified u/s 4 on 13.11.59. According to the Land Acquisition (Amendment & Validation) Act, 1967 the interested parties are entitled to interest at the rate of 6% from 13.11.59 date of announcement of the award.

APPORTIONMENT:!

The compensation will be paid in accordance with entries in the latest revenue records. Khasra Nos. 13, 3/2, 4/2, 7/8/1, 23/1, 13/2, 14/1, 5/1, 17/1, 18/2 and 6, 25/1/1 are belonging to the owner.

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Gram Sabha Keshapur but some person have produced sale deeds which show that they have purchased the land in shape of plots and out of these above said Khasra Nos. and also claimed compensation for the entire Gaon Sabha Land. Compensation of these Khasra Nos. be hold as disputed and will be sent to ADJ for disposal. Some persons have sold the land in the shape of plots but mutation in favour of purchasers have not been sanctioned in the revenue record. However compensation of these numbers is to be hold disputed.

LAND REVENUE:!

The land under acquisition is assessed to Rs. 1.15P as land revenue which will be deducted from the Rent Roll of the village from the date of possession is taken over.

SUMMARY OF THE AWARD:!

Compensation for the land measuring 24 bighas @ Rs. 3500/- per bigha khem	Rs. 84,000.00
Compensation for structures 15 % Solatium	Rs. 6,976.00 Rs. 13,646.40
Interest u/s 4(3) of L.A. Act of Rs. 6% per annum from 13.11.62 to 31.10.79 i.e. (16 years 363 days only)	Rs. 92,616.06
GRAND TOTAL	Rs. 197238.46

Sd/-

(NARND GOPAL)
L.A.C.(P) DELHI.

Announced in the open Court before interested Persons.

Sd/-

(NARND GOPAL)

LAND ACQUISITION COLLECTOR (P)
DELHI

DATED :- 26/5/1980.