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AWARD NO. 6/88-89

NAME OF VILLAGE	BADU SARAI
NATURE OF ACQUISITION	PERMANENT
PURPOSE OF ACQUISITION	CONSTRUCTION OF APPROACH ROAD.

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These are the proceedings for determination of compensation u/s 11 of Land Acquisition Act 1894. The land under acquisition measuring 2 bigha 19 biswa situated in village Badu Sarai was notified u/s 4, 6, 17 vide notification No.F.7(14)/82-L&B(i)(ii)(iii) dated 1.10.86 and 3.10.86 respectively for a public purpose namely for approach road. In pursuance of the aforesaid notifications notices u/s 9 & 10 of the L.A. Act were issued to the interested persons for inviting their claims and claims filed by them are discussed hereinunder the heading "Claims for compensation".

TRUE & CORRECT AREA

The land was measured on the spot by the field staff, that is found correct and is as under:-

<u>Rectangle No.</u>	<u>Khasra No.</u>	<u>Area</u>
31	9/2/1	0-8
	12/1	1-5
	19/1	1-6
	Total	<u>2-19</u>

CLAIMS FOR COMPENSATION

The following persons have filed their claims for compensation is as under:-

<u>S.No.</u>	<u>Name of Claimant</u>	<u>Kh. No.</u>	<u>Claim</u>
1.	Jhumal s/o Sheo Chand	31	
		9/2 min	Rs.100 per sq. yd.
	Smt. Vidya w/o Om Parkash	12 min	
		19 min	

...2/-

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DOCUMENTARY EVIDENCE

No documentary evidence has been produced by the claimants.

MARKET VALUE

The market value of the land under acquisition is to be determined with reference to all its advantages and potentialities and the price prevailing at the date of notification u/s 4 of the L.A. Act i.e. 1.10.86. In assessing the market value of the land under acquisition, bonafide sale transactions of land parallel in all circumstances to the land in the same village or area and also awards for similar land made with reference to the date of notification u/s 4 of the L.A. Act have to be taken into account.

Keeping in view the above factors a research was made in the revenue record to locate the sale transactions relevant to our purpose. The following sale transactions of land have been found in the record in respect of the village Badu Sarai during the year 1984-85 as the latest:-

S.No.	Sale Deed No.	Date of Registration	Area	Consideration money
1.	3472	15.3.85	16-0	46000/-
2.	3623	19.3.85	4-6	13500/-
3.	3471	16.3.85	6-17	21000/-
4.	4003	25.4.85	10-13	31000/-
5.	4004	25.3.85	5-0	14500/-
6.	3470	16.3.85	11-14	34000/-
7.	3473	16.3.85	7-13	22000/-
8.	3474	-do-	6-10	20000/-
9.	5316	10.4.85	3-18	11000/-
10.	5319	-do-	13-13	30000/-
11.	5317	20.4.85	0-12	20000/-
12.	5319	-do-	2-0	5500/-
13.	5787	6.5.85	11-14	6600/-
14.	5788	-do-	2-8	4000/-
15.	5786	-do-	16-3	4000/-
16.	3698	9.9.85	3-0	12000/-
17.	731	16.3.85	4-15	22000/-
				...2/-

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18.	732	18.1.85	8-6	46406/-
19.	7325	4.7.85	6-4	20000/-

The average ^{of the} year 1984-85 comes to Rs.2999.00 P.B. The latest award in this village has been drawn as under:-

S.No.	Award No.	Date of notification U/s 4	Compensation awarded P.B.
1.	12/84-85	13.1.1981	Rs.2500/- Per bigha

There is no enhancement against the said award. The average of the above sale transactions seems to be the best guideline to reach the reasonable market value. However, there is a gap of one year between the date of notification u/s 4 and the sale transactions discussed above. So the gap of one year may be given due consideration while determining the market price.

Keeping in view the above facts I am of the opinion that Rs.4000/- per bigha seems to be the fair, just and reasonable market value of the land under acquisition and I award the same accordingly.

OTHER COMPENSATION

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

SOLATIUUM

30% solatium shall be payable on the market value of the land on account of compulsory nature of acquisition u/s 23(2) of L.A. Act.

ADDITIONAL MARKET VALUE U/s 23(1-A)

As provided u/s 23(1-A) of the Land Acquisition (Amendment) Act 1984 additional market value @ 12% per annum on the market value of the land from 1.10.86 which is the date of notification u/s 4 to the date of possession i.e. 18.1.88.

INTEREST

The possession of the land under acquisition has been taken over u/s 17 of the L.A. Act on 18.1.88. Therefore

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interest u/s 34 of L.A. Act @ 9% p.a. will be payable to the interested persons w.e.f. 18.1.86 to 30.9.88 the date of announcement of the award.

APPORTIONMENT

Payment of compensation will be made on the basis of the latest entries in the revenue record. In case of disputed amount which cannot be amicably settled may be referred to the Court of ADJ u/s 30-31 of the L.A. Act.

LAND REVENUE

The land under acquisition is assessed to Rs.0-78 paise land revenue which will be deducted from the village "Khalsa" i.e. rent roll from the date of taking over possession of the land.

SUMMARY OF THE AWARD

1. The market value of the land measuring 2 bigha 19 biswas @ Rs.4,000/- per bigha.	Rs.11800.00
2. 30% solatium	Rs. 3540.00
	Rs.15340.00
3. Additional amount @ 12% p.a. w.e.f. 1.10.86 to 18.1.88 (1 year 109 days)	Rs. 1838.86
4. Interest u/s 34 @ 9% p.a. w.e.f. 18.1.86 to 30.9.88 (256 days)	Rs. 968.31
Total	Rs.18147.17

Rupees Eighteen Thousand One Hundred Forty Seven and paise Seventeen only).

(V.K.S. CHAUHAN)
LAND ACQUISITION COLLECTOR (PS)
DELHI

APPROVED
(Signature)
SECRETARY (REVENUE)

Announced in the open Court & filed.
(Signature)
Notices u/s 12(2) of the LA Act be issued to those persons who are not present.
(Signature)

आजा आजा हा गीत व ड. २२१ १
की प्रकृति २-१९

आज दिनांक 18-1-88 को, आदेशानुसार श्री
आदिग्रहण कार्यकारी क्षेत्र (P.S) बहमरा श्री
दिलनजाल बान्नीगो, पारे लेख बान्नीगो, (L.A)
व श्री अबलदुल रहीन चणारी (L.A) मुख्याधिकारी
मौके पर पहुंचे। महकमा Acquiring की ओर से
मौके पर बांध निधन विभाग नजफगढ़ जाला ईलाका
नं० 2 के सहायक अभियंता श्री आर. सी. मननन्द (A.E)
श्री पी. के. सन्देश (J.E) व श्री शेखर अवाधी (J.E)
मौके पर हाजिर मिले। श्री आदिग्रहण Act
के अनुसार अधिग्रहित भूमि नम्बर 31-10-86
31/12/86 (1-05), 31/12/86 (1-06) कुल ताकदी 2-19,
जो की द्वारा 4, 6, 17 Notification No F7(14)/82-
L & B (X)(3) दिनांक 3-10-86 व 3-10-86 के अधिग्रहित
है, और उपरोक्त भूमि बाबत Const. of Approver,
Road from Badliwari Bridge connecting Rhalimpur
Road अधिग्रहित है। बांध को जो गलियान है प्राप्त करके
मौके पर निशान दे दी जा रही है जो कि बांध के महकमा
Acquiring के उपाय्य श्री आर. सी. मननन्द (A.E)
आदि को उसी समय उसी दिशा में हवाले किया गया।
मौके पर उपरोक्त नम्बर 31-10-86 के फसल गेहूं वसला
वास्तवी हुई है, महकमा Acquiring के उपाय्य श्री
आर. सी. मननन्द ने उपरोक्त फसल पकने के बाफ

व्यक्त की इज्जत दे दी है। वाक्य अन्त आवाही
विभी वीर की महान्त पेश नही आभी ।

आवाही मुवाहित हो चुकी है। इस तबदीली
आवाही मुवाही व मुशरी की अन्तदुप रहीं
अपराधी से भी पा व देहता के अन्तर अन्त
वा व आवाज बुलन्द करा दी गई है।

पटवरी हल्का आवाही दौरे के आवाही भी
पा दौरे नही आवाही ! आवाही की
एक आवाही तहसीलदार अन्तरी की आवाही
अन्तरी अन्त दौरे आवाही आवाही
दी जायगी ! आवाही की एक आवाही
अन्तरी Acquaintance के आवाही के दे दी गई !
भी पा उपाहित आवाही के आवाही अन्तरी
गई ! 18/1/88

Amish
18/1/88

Prakash
18/1/88

Chalk
18/1/88

18/1/88

Donline
18/1/88

Dehal
18/1/88 (J. D)

18.1.88

DELHI