

AWARD NO.

: 24/DCC(S)/2005-2006

Name of Village

: Bahapur

Area under acquisition

: 08 Bigha 6 Biswa

Purpose of acquisition

: Planned Development of Delhi

Nature of Acquisition

: Permanent

Notification u/s 4 & 17

: F.9(32)/01/L&B/LA/14637 Dt.28.11.2002

Notification u/s 6

: F.9(32)/01/L&B/LA/4941 Dt.13.6.2003

A notification u/s 4 & 17 of the LA Act was issued vide No. F.9(32)/01/L&B/LA/14637 Dt.28.11.2002 & u/s 6 vide No. F.9(32)/01/L&B/LA/4941 Dt.13.6.2003 for Acquisition of 08 Bighas 6 Biswas of land village Bahapur.

The detail of true and correct area of the land under award is as under:-

Field No./Kh.No.

Area

621/2/3/2/2/1min

2-16

621/2/3/2/2/2

5-10

Contd-2-

The following Petitions were received in respect of the land :-

Case No.	Title	Status of the case
W.P(C)76-79/2004	Chet Ram Sharma & Ors Vs UOI & Ors	Dismissed vide judgement Dt.03.03.2005
W.P(C) 2162/2004	Mahant Surender Nath Vs UOI & Ors	Dismissed vide judgement Dt.03.03.2005
W.P(C) 6967/2003	Malook Nagar & Ors Vs UOI & Ors.	Dismissed vide judgement Dt.03.03.2005
SLP (C) No.23185/2003	Malook Nagar & Ors Vs L.A.C. & Ors.	Dismissed vide judgement Dt.19.12.2003

Notices :- Notice u/s 9 & 10 were issued to the all recorded owners/interested persons.

Compensation Claims :- The following person have filed claims for compensation :-

S.N	Name of the Claimant	Kh.No.	Claim	Remarks
1.	Sh. Chet Ram Sharma S/o Late Sh. Leela Ram, Sh.B.D.Sharma S/o Sh. Chet Ram Sharma, Sh. Konark Sharma S/o Sh. Sh.B.D.Sharma, Smt.Sunita Sharma W/o Late Sh.S.D.Sharma all residents of B-1/12, 2nd floor, Hauz Khas, N.Delhi	621/2/3/2/2/1 min (2-16)	Rs.3,25,000/- per Sq.Yd. As market value along with other statutory benefits as per provision of LA Act.	No documentary evidence filed

431/c

2.	Sh. Kishan Chand Sharma S/o Sh. Nityanand Sharma No 677, Chirag Delhi, New Delhi-17.	The applicant claims $\frac{1}{4}$ share in the total share of Sh. Chajju being one of his deccendant.	Rs.10 Laes per sq.yd. to the extent of his share	No documentary evidence filed
3.	Sh. Jai Lal Nagar S/o Late Sh. R.D. Nagar & Ors	Kh.No. 621/2/3/2/2/2 min (4123 Sq Yd)	Rs.3,75,000/- per sq.mtr. as market value of land, Rs.18,50,000/- towards eviction of plot, Rs.21,50,000/- towards leveling spent by the applicants alongwith interest thereon, Rs.30 laes towards construction of boundary wall & room.	No documentary evidence filed
4.	Sh. Gyan Prakash Sharma, Sh. Rajiv Kr. Bhardwaj, Sh. Vinod Kr. Bhardwaj, Sh. Satish Kr. Bhardwaj, all sons of late Sh. Jailal R/o Village Chirag Delhi.	621/2/3/2/2/1 min (2-16) 621/2/3/2/2/2 (5-10)	Rs.1,10,000/- per Sq.Yd.	No documentary evidence filed



Documentary Evidence : No documentary evidence were adduced by the claimants in support of their claims.

Market Value :-

The market value of the land has to be determined with reference to the price prevailing as at the date of preliminary notification. The market value means the price that would be paid by willing purchaser to a willing seller where both are actuated by business principles prevalent at the time in the locality. The price, therefore, paid for comparable properties in the neighborhood are the usual evidence as to the market value. Since claimants/interested persons have not filed any documentary evidence in support of their claims, therefore these claims are not justified.

The Hon'ble High Court vide judgement Dt.3.3.2005 in WP(C) No.6967/2003 has observed that prima facie, the claimants are entitled to receive compensation @ Rs.2684/- per sq.yd.

Keeping in view of this, I assessed the market value of the land @ Rs.2684/- per sq.yd.

TREES : The land is vacant hence no compensation assessed.

WALLS & STRUCTURE: The land is vacant hence no compensation assessed.

30% SOLATUM :- 30% Solatium is payable on the market value of the land U/s 23(2) of L.A.Act 1894.

ADDITIONAL AMOUNT U/s 23(1-A):

In addition to the market value of the land an amount calculated at the rate of 12% per annum on such market value for the period commencing on and from the date of publication of the notification under section-4, sub section-(1), in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier.

Contd-5-

429/2

### APPORTIONMENT

Compensation will be paid on the basis of the latest entries in the revenue record. If there is a dispute regarding title/apportionment, which could not be settle here within a reasonable period, the dispute will be referred to the court of ADJ for adjudication u/s 30 & 31 of L.A.Act.

### VESTING OF OWNERSHIP:

From the date of taking over the possession of the land, the land under acquisition will vest absolutely in government and free from all encumbrances.

### LAND REVENUE DEDUCTIONS:

The land revenue assessed by the revenue officer concerned till date shall be deducted from the awarded money at the time of making the payment.

POSSESSION: - The possession of the land has been taken over on 28.10.2003.

### SUMMARY OF AWARD :

<u>S. No.</u>	<u>Details</u>	<u>Amount of Compensation.</u>
1.	Market value @ Rs.2684/- per Sq.Yd for an area measuring 08 Bigha 6 Biswa (8369 Sq. Yd)	= Rs.2, 24,62,396=00
2.	Solatium @ 30%	= Rs. 67,38,718=80

Contd-6-


3.	Additional amount @ 12% u/s 23(1-A) w.e.f. 28.11.2002 to 28.10.2003. (i.e.334 days)	= Rs. 24,66,555=70
	SUB TOTAL	= Rs.3,16,67,670=50
4	Interest U/s 34 @ 9% w.e.f. 28.10.2003 to 27.10.2004 (one year)	= Rs.28, 50,090=35
5.	Interest U/s 34 @ 15% w.e.f.28.10.2004 to 06.06.2005(i.e 221days)	= Rs. 28,76,118=57
	Total	= Rs. <u>3,73,93,879=42</u>

(Total Rupees three crores seventy three lacs ninety three thousand eight hundred seventy nine and paise forty two only)

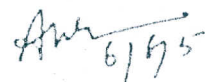
Approved

  
(A.K. SINGH)  
LAND ACQUISITION COLLECTOR  
(SOUTH)

DIV.COMMISSIONER/SECRETARY (REV.)

  
1/6/2005

Award announced in open court on today i.e. 6/6/5.

  
6/6/5