

For Sign.

22/C

AWARD NO. : 22/2005-2006

Name of Village : Bahapur

Area under acquisition : 10 Bigha 14 Biswa

Purpose of acquisition : Planned Development of Delhi

Nature of acquisition : Permanent

Notification u/s 4 : F.9(17)/2000/L&B/LA/2334  
Dt.10.05.2002

Notification u/s 6 : F.9(17)/2000/L&B/LA/2334 Dt.08.05.2003

A notification u/s 4 of the L.A. Act was issued vide No.F. 9(17)/2000 L&B/LA/2334 Dt.10.05.2002 & u/s 6 vide No.F.9 (17)/ 2000/L&B/LA/2334 Dt.08.05.2003 for acquisition of land admeasuring 10 Bighas 14 Biswas of village Bahapur.

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

<u>Field No./Kh.No.</u>	<u>Area</u>
1715/1613/558	10-14

The following Civil Writ Petitions were received in respect of the khasra numbers given below: -

CWP No.	Title	Status of the case
2758/96	Sachinder Kumar & Ors Vs DD A & others.	vide order Dt.24.05.2000 the petition was dismissed.

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

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**Compensation Claims: -**

The following persons have filed claims for compensation: -

Name of the Claimant	Claim
1. Mahender Kumar S/o Sh.Chiranji Lal 2. Arbird Kumar S/o Sh.Chiranji Lal 3.Sachinder Kumar (Deceased) through L.Rs (a) Shakuntala (Wife) (b) Aseem Kumar (Son) (c) Seema Sharma (Daughter)	Petitioners have claimed that the compensation of land in the said locality cannot be evaluated at less than of Rs.3, 00,000/- per sq.mtrs (Rs. Three lacs per Sq.Mtrs). Further, a claim of a sum of Rs.50, 00,000/- against the market value of the trees standing on the property & alternative plot of land of equal value of the equal area.

**Documentary Evidence:** - No documentary evidence has been filed by the recorded owners/interested persons to substantiate the claim.

**Market Value :-**

The market value of the land has to be determined with reference to the 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.

The recorded owner/interested persons have claimed Rs.3.00 lacs per sq.mtrs. but no documentary evidence filed by them. The claim of the interested persons seems to be exorbitant and in absence of any documentary evidence, the same has been rejected. Hence, the undersigned relied upon the award announced in the same locality in recent year, one of which is award No.9/2001-2002 has been announced on 08.10.2001 subsequent to the notification u/s 4 of L.A Act on 12.10.98. In the aforesaid award the indicative price fixed by the government of NCT of Delhi for agriculture land has been taken as market value.

Keeping in view of this, the undersigned has taken cognizance of indicative price fixed for agriculture land, as Rs.15.70 lacs per acre conveyed vide letter No. F.9(20)/80/L&B/LA/6696 Dt.09.08.2001. Accordingly, I assess the market value as on the date of notification u/s 4 of L.A. Act as Rs.15.70 lacs per acre.

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TREES: - The land is vacant, hence no compensation assessed.

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

30% SOLATIUM: - 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.

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.

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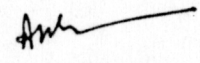
For S. & M.

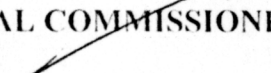
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SUMMARY OF AWARD :

<u>S. No.</u>	<u>Details</u>	<u>Amount of Compensation.</u>
1.	Market value @ Rs.15.70 Lacs per acre for an area measuring 10 Bigha 14 Biswa	Rs. 34,99,790=24
2.	Solatum @ 30%	= Rs.10, 49,937=07
3.	Additional amount @ 12% u/s 23(1-A) w.e.f.10.05.2002 to 05.05.2005(i.e. 1091 days)	= Rs. 12,55,322=22
Total		= Rs. 58,05,049=53

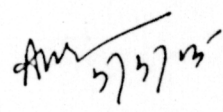
Total (Rupees fifty eight lacs five thousand forty nine & fifty three paise only)

  
(A.K. Singh)  
Land Acquisition Collector  
DIST. SOUTH

  
DIVISIONAL COMMISSIONER/ SECRETARY (REVENUE)  
DELHI.

1/5/2005

Award announced in open court.  
Notice u/s 12(2) is issued.

  
5/5/05