

OFFER NO. 13/8-29

Name of Village Bankoli

Nature of acquisition - Temporary.

Purpose of acquisition--Construction of Embankment to drain No.6.

Q.F.F.R.

In pursuance of Notification No.F.7(46)/71/L&B(iv) dated 17.3.75 issued under section 35(1) of the Land Acquisition Act, 1894 the Delhi Administration required some land in Village Bankoli at public expense for public purpose, namely construction of embankment to drain No.6 for a period of one year from the commencement of such occupation. Notices under Section 35(1) of L.A.Act were served upon all the interested persons to file their claims which are discussed under the heading "Claims".

Possession :- The possession of land was taken over & handed over to the enquiring Department on 17.2.76.

Measurement

According to the notification under section 35(1) of the Land Acquisition Act, the area to be acquired is 7 bighas 3 Bis. The demarcation of the land has been made according to the revenue records.

The details of its Khasra Nos. alongwith its classification is given as under :-

S.No.	Khasra No.	Area	Kind of Soil at the time of notification.
1.	95 min	0-16	Abps.
2.	96 min	2-00	-do-
3.	97 min	1-16	-do-
4.	122 min	1-15	-do-
5.	123 min	0-16	-do-
Total		7-03	

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Claim

In pursuance of the notices u/s. 35(1) of the L. A. Act 1894, the following interested persons have filed their claims as under:-

1. Shri Sheo Chand s/o Nayadare resident of village Bankoli on behalf of Ram Piayari d/o Nayadare, Vohti d/o Nayadare Bhanwar Singh s/o Nayadare Take Chand and Bhima s/o Umrao. They have claimed compensation @ Rs.15000/- per bigha and Rs.500/- per bigha for levelling.
2. Risal s/o Shiv Dayal, r/o village Bankoli. He has claimed compensation @ Rs.15/- per sq.yds. and for damages to crop and levelling Rs.5/4 per sq.yds.
3. Ami Chand s/o Roshan r/o village Bankoli. He has claimed compensation Rs.5000/- per bigha.

In support of their claim no one has produced any proof, therefore the compensation will be fixed as per rules.

MARKET VALUE

The average sale price of the land of the five years preceding the date of notification u/s. 35(1) is as under :-

<u>Year</u>	<u>Area sold</u>	<u>Amount</u>	<u>Average per Bigha.</u>
1970-71	83-03	190752.50	2294.00
1971-72	77-05	148092.50	1917.00
1972-73		No sale	
1973-74	23.00	60000.00	2608.70
1974-75	66.06	140926.00	2125.58

In the year 1974-75 sale of land measuring 44-11 Bis. was made for Rs.66326/- vide sale deed No. 713 dated 14.11.74 the average price per Big. of this transaction come to Rs.1488.80 This sale deed has been made only four month earlier to the notification u/s. 35(1). This gives a fair & reasonable market value of the land under acquisition.

In addition to above the market value in offer No. 7/73-74 dated 31.5.73 was found at Rs.1500/- per bigha. Thus taking into consideration the transaction dated 14.11.74 and the above award & the market value for the land if its is required permanently may be at the rate of Rs.1200/- per bigha.

The village is governed under the Delhi Land Reforms Act 1954 and no area can be sublet by a Bhoomidar unless one is widow or disabled person. It is, therefore, not possible to ascertain a fair rental value of the land in question. The only alternative thus is to pay 6% interest on the market value assessed of the land. Hence the annual rental value at the rate of 6% on Rs. 1488.80 works out to Rs. 90/- per Bigha which is fair. I accordingly assess the same for a period of one year.

MODE OF PAYMENT

The payment of compensation of the land under acquisition shall be paid according to the latest entries in the revenue record before making any payment if any objection is received from any person, the payment will be made after any amicable settlement between the parties concerned, failing which the matter shall be referred to the competent court of A.D.J. u/s 30-31.

Subject to the above remarks, the offer is summarised as under:-

1. Rental value of land measuring 7 Big.
3 Bis. @ Rs. 90/- per bigha from
(17-2-78 to 16-2-78)

643.50

(RUPEES SIX HUNDRED FORTY THREE & PAISA FIFTY ONLY)

(P.C. MISRA)
LAND ACQUISITION COLLECTOR(N)
DELHI.

Announced & filed today
2/6/78

काली कला काशी गंगा नदीका तीरा पर बसा है। ३५०

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