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AWARD NO. 05 / DC / N / 2001-2002

NAME OF VILLAGE : DELHI - PATTI
(PUL BUNGASH AREA)

NATURE OF AWARD : PERMANENT

PURPOSE OF ACQUISITION : MASS RAPID TRANSIT SYSTEM

A notification for acquisition of land at Pul Bangash - Roshnara Road area forming part of Village Delhi - Patti was notified U/s 4 of the Land Acquisition Act, 1894 vide Notification No.F.7(19)/2000/L&B/LA/MRTS/6712 dated 8.8.2000 for construction of Mass Rapid Transit System. The declaration U/s 6, Land Acquisition Act, 1894 was issued vide Notification No.F.7(19)/2000/L&B/LA/MRTS/10647 dated 17.10.2000. The specifications of the land notified for acquisition are as under :-

Locality/Area	Kh.No.	Area Bigha - Biswa	Field Nos. of boundaries
Pul Bangash-Delhi Roshnara Road adjoining ITI, Subzi Mandi and behind Palace Cinema	388 Min	6 - 13 Or 5600 Sq.Mt.	Area bounded by properties/houses and roads are as under

***BOUNDARIES** : All the below properties are in Kh.No.388 Min of Village Delhi having an area of about 6 bigha 13 biswa (5600 sq.mtr.). The boundaries of the area required for MRTS are as follows :-

POCKET-A: From Roshnara Road Side, Gali Rahat Ganj on eastern side from property No.8747 to Railway Boundary bearing property No.8747 to 8742 and its appurtenant structures, on left hand side of Gali.

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On western side of Gali Rahat Ganj property No.8713 (Partly), 8712, 8711 and its appurtenant structures complete upto Railway Boundary.

POCKET-B: Towards South side of Gali Aram Ganj Property No.8711 (partly), 8717 (partly) and 8707 (partly) with its appurtenant structures complete upto the Railway Boundary.

POCKET-C: Properties towards West side of Gali Bhar Garh bearing No.8616, 8615, 8614 (partly) and 8612 (partly) with all appurtenant structures.

Wide publicity was given about the declaration for information of the general public through major news papers in Delhi in both English and Hindi languages. Declaration U/s 6, L.A. Act was published in Hindustan Times (English) on 12.11.2000 and in Hindustan (Hindi) on 12.11.2000. Notification U/s 17 of the Land Acquisition Act, 1894 was issued vide Notification No.F.7(19)/2000/L&B/LA/MRTS/10648 dated 17.10.2000. Since the notification was issued U/s 17 of the Land Acquisition Act, which is the urgency clause, the provision of Section 5-A of the Land Acquisition Act was dispensed with. Notices U/s 9 and 10 of the Land Acquisition Act were issued to the interested persons as per the records. The claims from the interested persons were received and considered while making this award. A total number of 54 claims were received which were discussed under the heading 'Claims and Evidences'. The structures were got evaluated by the Public Works Department of Govt. of N.C.T. of Delhi and the evaluation report was submitted through D.M.R.C. The project of Mass Rapid Transit System is being executed by the Delhi Metro Rail Corporation (D.M.R.C.).

MEASUREMENT AND TRUE AREA

As per the notification, land measuring 5600 Sq.Mtr. were notified for acquisition, on which the properties bearing municipal numbers are located. The area as described by the boundaries in the notification was measured and was found available on site during physical survey. Similarly, all the notified properties are located within the notified area except property No.8717. In fact, no property has been given the Sl.No.8717 in this area. The area shows as property No.8717 in the map actually pertains to Property No.8707. Part of the area of property No.8707 has already been

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included in the notification and declaration. Hence the entire area required for the mass-rapid transit system project has been covered in the notification and there is no discrepancy on this account. The area occupied by each of the property was measured which are indicated in Table No.2. The built up areas on which structures are standing are also measured and the same were cross checked with the evaluation report and shown in Table No.2. Where there is some discrepancy regarding built up area between the survey and the evaluation report; the same was corrected on the basis of survey. The evaluation of structures in such cases were arrived at accordingly.

The total area under the possession of private persons as per the survey comes to **4714.63 sq.metre**. The rest of area measuring upto **885.37 sq.metre**, are under the use of general public; hence categorised as public land for common use. Hence the compensation is assessed for land of **4714.63 sq.metre** only against the notified land of **5600 sq.metre** covered under this award.

CLAIMS AND EVIDENCES

In response to the notices issued U/s 9 and 10 of the Land Acquisition Act, as many as 54 claims were received from the interested persons. The list of claims and evidences has been listed in **Table No.1** furnishing the relevant details. In the claims, no documentary evidence was furnished in support of market-price for land claimed. These claimed market prices are not only exorbitantly high, but also not supported by any credible documentary evidence. Hence, such claims do not reflect the true market value of land; hence rejected. Similarly the claimants have furnished evaluation reports which were considered but not accepted as the properties were got evaluated through the Public Works Deptt. of Govt. of Delhi having a uniform basis. Further the claims regarding business loss, loss towards shifting have been filed by the interested persons without furnishing any basis and cogent reasons. Hence such unsubstantiated claims are also not acceptable.



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TABLE NO.1

Sl. No	Property No.	Name of the Claimant	Claims	Documents in support of claims, if any
1.	8711	Deepak Gupta, Prop. M/s Sonu Printers	1. Loss of Business Rs.2.5 Lacks 2. Loss of Goodwill Rs.3 Lacks 3. Loss of Shifting of Business Rs.2 Lacks 4. Loss of Shifting of residence Rs.1 Lack	1. Rent Receipts
2.	8711	Anand Mohan Gupta S/o Risal Singh	1. Cost/price of land @ Rs.50,000/- Per sq.yd. total land 95 sq.yds Rs.47,50,000/- 2. Cost of construction (claimant Incurred approx. Rs.6,00,000/- In the year 1997 which is now Increased up to Rs.10,00,000/- as per hike in prices of materials)Rs.10,00,000/- 3. Loss of future earnings (claimant Earning Rs.3000/- per month From the tenants Rs.3,00,000/- 4. Loss of shifting Rs.2,00,000/-	1. Valuation Report 2. G.P.A. 3. Agreement to Sell 4. Will
3.	8711	Sandeep Gupta, Prop. Vinus Electrical	1. Loss of goodwill Rs.5,00,000/- 2. Loss of business Rs.4,00,000/- 3. Loss of shifting Rs.2,50,000/- 4. Alternative site for commercial purpose	1. Rent Receipts
4.	8711	Deepak Kumar Bholka S/o Ratan Lal Bholka	No claim demanded	1. G.P.A.
5.	8711	Smt. Seema Kumar W/o Sh. Ashok Kumar	1. Market value of property @ Rs.10,00,000/- Besides cost/expenses, 30% Solatium, Additional Amount and statutory interest.	1. G.P.A. 2. Will

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Sl. No	Property No.	Name of the Claimant	Claims	Documents in support of claims, if any
6.	8711	Smt. Raj Rani W/o Sh. Charan Dass	1. Rs.25 Lakhs for market value 2. Rs.5000/- shifting charges 3. Rs.20,000/- litigation charges	1. G.P.A. 2. Will
7.	8711	Surender Singh Anand S/o Boder Singh	1. Rs.35,000/- per sq.yard for land 2. Rs.1,22,300/- towards the cost of structure 3. Other benefits	1. Sales Tax Assessment Order
8.	8711	Himalaya Electrical Education, Prop. Sanjay Kapoor	1. Rs.50,000/- per sq.yard for land 2. Alternative place	1. Sales Tax Registration Certificate
9.	8711	Lokesh Kumar Gupta, Prop. Moon Light Enterprises	1. Rs.50,000/- per sq.yard for land 2. Business loss Rs.2.50 Lakhs 3. Shifting charges Rs.2 lakhs 4. Alternative accommodation	1. Factory licence (non-confirming)
10.	8711	Monika Kapoor Proprietor	1. Rs.50,000/- per sq.yard 2. Transfer of power and telephone etc. Rs.2 lakhs	1. Agreement to Sell 2. G.P.A. 3. Will
11.	8711	Maruti Electrical, Prop. Rakesh Gupta	1. Rs.7 lakhs towards the business loss 2. Rs.3 lakhs for payment of retrenchment of labour 3. Rs.3 lakhs for permanent shifting of business 4. Rs.3 lakhs for structure 5. Rs.50,000/- per sq.yard for land 6. Change of location of business Rs. 4 lakhs 7. Rs.2 lakhs for shifting of statutory facility telephone etc. 8. Alternative site	1. G.P.A. 2. Will 3. Sales Registration Certificate
12.	8711	Brij Mohan Dhingra S/o Shyam Dass, Prop. Lokesh Auto Engg.	1. Rs.10 lakh for business loss 2. Rs.4 lakh for shifting of business 3. Rs.50,000/- per sq.yard for land 4. Rs.3,20,000/- for structure 5. Rs.2 lakh for foundation 6. Rs.10 lakh for loss of goodwill	1. Valuation Report 2. G.P.A. 3. Will
13.	8711	Hari Ram S/o Prabhu Dayal	1. Value of property Rs.20 lacs 2. Alternative commercial site in the nearby locality of the property	1. Factory Licence (Non-confirming) 2. Partnership Deed 3. Dissolution Deed

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Sl. No	Property No.	Name of the Claimant	Claims	Documents in support of claims, if any
14.	8612	Smt. Kailash Devi S/o Late Sh. Hari Mohan	1. Rs.5 lakh for structure 2. Alternative accommodation	1. Water Bill 2. Electricity Bill
15.	8612	Smt. Vidyawanti W/o Late Sh. Jyoti Prasad	1. Rs.5 lakh for structure 2. Alternative accommodation	1. Ration Card 2. Electricity bill
16.	8612	Raj Kumar S/o Jyoti Prasad	1. Rs.4 lakh for structure 2. Alternative accommodation	1. Ration Card
17.	8612	Raj Kumar S/o Late Sh. Hari Mohan	1. Rs.4 lakh for accommodation	1. Ration Card 2. Water Bill 3. Electricity Bill
18.	8612	Karam Chand S/o Sh. Kundan Lal	1. Rs.5 lakh for structure 2. Alternative accommodation	1. Ration Card 2. Electricity Bill
19.	8712-13	M/s Khanna Brothers, Khanna Gear Corporation	1. Rs.50,000/- per sq.yard for land 2. Rs.8 lakh for loss of business 3. Rs.4 lakh for shifting of business 4. Rs.17.32 lakhs for structure 5. Rs.5 lakh for foundation 6. Rs.10 lakh for loss of goodwill	1. Copy of Sale deed 2. Copy of Dissolution 3. Deed and Relinquish Deed
20.	8614	Virender Kumar S/o Late Sh. Inder Raj	1. Rs. 5 lakh for structure 2. Alternative accommodation	1. Ration Card 2. Electricity Bill
21.	8615	Bhajan Lal S/o Sh. Buta Singh	1. Rs.5 lakh for structure 2. Alternative accommodation	No document
22.	8616	Ganesh Chand S/o Late Sh. Mangat Ram	1. Rs.16 lakh for structure 2. Alternative accommodation	1. Ration Card 2. Electricity Bill
23.	8707	Joginder Singh Ram S/o Sh. Prabhu Dayal	1. Rs.15,000/- per sq.yard for land	No document
24.	8707	Sh. Kanshi Ram Aggarwal S/o Late Sh. Suraj, Sole Prop. M/s Bhawani Chemicals	1. Rs.50,000/- per sq.yard for land 2. Rs.3.268 lakh for structure 3. Alternative site	1. Sales Tax Registration Certificate 2. Electricity Bill 3. Water Bill

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Sl. No	Property No.	Name of the Claimant	Claims	Documents in support of claims, if any
25.	8707	Sh. A. H. Dwivedi and Sh. G.H. Dwivedi, Partner M/s Hyde & Co.	1. Rs.50,000/- per sq.yard for land 2. Rs.4 lakh for shifting of business 3. Rs.25 lakh for loss of business 4. Rs.25 lakh for structure 5. Rs.5 lakh for foundation 6. Rs.15 lakh for loss of goodwill	1. Valuation Report 2. Rent Receipts
26.	8707	Sh. Ashutosh Singhal Prop. Balaji Chemical Industries	1. Rs.50,000/- per sq.yard for land 2. Rs.10 lakh for loss of goodwill 3. Rs.3 lakh for loss of business 4. Rs.4 lakh for shifting of business 5. Rs.71,800/- for structure	1. Valuation Report
27.	8707	Videsh Mehta S/o Late Sh. Om Prakash Kwalitiy Poly Pack	1. Rs.50,000/- per sq.yards. for land 2. For structure Rs.13,35,400/- 3. Loss of business Rs.7,00,000/- 4. Shifting of business Rs.3,00,000/- 5. Loss of goodwill Rs.10,00,000/-	1. Valuation Report
28.	8707	Manjeet Singh Bedi S/o Late Sh. Bishan Singh Bedi, Director Financer & Traders Pvt. Ltd.	1. Rs.3,40,82,700/- for cost of land 2. Rs.48,52,084/- for cost of construction 3. Rs.20 lakh for foundation charges 4. Rs.50 lakh for loss of business 5. Rs.10 lakh for payment of wages to the retrenched employees 6. Rs.20 lakh for purchasing of suitable site 7. Rs.25 lakh for loss of goodwill	1. Valuation Report 2. Site Plan
29.	8707	Kuldeep Singh Bedi S/o Sh. Bishan Singh Bedi Basant India Co.	1. Rs.3,03,34,425/- for cost of land 2. Rs.12,38,906/- for structure 3. Rs.50 lakh for loss of business 4. Rs.12 lakh for payment of wages 5. Rs.25 lakh for acquiring suitable site 6. Rs.25 lakh for shifting of business and loss of goodwill	1. Valuation Report 2. Site Plan 3. G.P.A.

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Sl. No	Property No.	Name of the Claimant	Claims	Documents in support of claims, if any
30.	8707	Kuljeet Singh Bedi S/o Bishan Singh Bedi Director M/s Teg Knitters Pvt. Ltd.	1. Rs.3,96,53,930/- for cost of land 2. Rs.37,53,353/- for structure 3. Rs.20 lakh towards foundation 4. Rs.50 lakh for loss of business 5. Rs.15 lakh for payment of salary to worker 6. Rs.25 lakh for purchasing of suitable site 7. Rs.25 lakh for shifting of business	1. Valuation Report 2. Site Plan
31.	8742-B	Laxmi Dhingra W/o Late Sh. Bal Kishan	1. Rs.20 Lakh for land	No document
32.	8742-B	Kundan Lal, Roshan Lal Ss/o Late Sh. Dhanpat Rai	1. Rs.25,000/- per sq.yd.for cost of land 2. Rs.20 lakh for cost of structure 3. Alternative accommodation	1. Valuation Report 2. Agreement to Sell 3. Memorandum of understanding
33.	8742-B	Ramesh Arora S/o Narsingh Dass	1. Rs.25,000/- per sq. yard for land 2. Rs.2 lakh for loss of business 3. Rs.1 lakh for payment of wages 4. Alternative site	1. Memorandum of understanding
34.	8742-A	Chander Kanta W/o Late Sh. Pyare Lal Malhotra	1. Rs.35,000/- per sq.yard for land 2. Rs.75,000/- for litigation charges 3. Rs.75 lakh for cost of structure	1. Regd. Sale Deed 2. Copies of Court Orders 3. Death Certificate
35.	8742-B	Brij Mohan Dhingra S/o Sh. Shyam Dass	1. Compensation of land @ Rs.50,000/- per sq.yds. 2. For structure Rs.1,95,100/- 3. Loss of property Rs.3,00,000/- 4. Loss of goodwill Rs.5,00,000/- 5. 30% Solatium 6. 12% Additional Amount 7. Interest Under Section 28 of the LA Act	1. Valuation Report
36.	8742-A	Raj Rani W/o Late Sh. Ramji Dass and Smt. Asha, Daughter	1. For land Rs.50,000/0 per sq.yard 2. For Super structure Rs.5,00,000/-	1. Copy of Regd Sale Deed 2. Voter I-Card 3. Ration Card

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Sl. No	Property No.	Name of the Claimant	Claims	Documents in support of claims, if any
37.	8742-B	Chhote Lal Jain S/o Mange Ram Jain	1. For land Rs.25,000/- per sq.yds. 2. Other benefits like interest, alternative accommodation and other benefits and amenities.	1. Agreement to Sell 2. Rent Receipts
38.	8742-B	Smt. Sharda Rani W/o Late Sh. Chaman Lal	1. Rs.20,00,000/- for compensation	1. Ration Card 2. Telephone bill
39.	8742-B	Vijay Kumar S/o Des Raj	1. Rs.15 lakh as compensation of property	No document
40.	8742-A	Sh. Ajab Kohli S/o Sh. Ranjeet Singh	1. Rs.10 lakhs as damage charges 2. Alternative accommodation	1. Ration Card 2. Idemnity Bond 3. Telephone bill
41.	8742-A	Ranjeet Singh S/o Sher Singh	1. Rs.10 lakhs as damage charges 2. Alternative accommodation	1. Ration Card 2. Electricity bill
42.	8742-A	Sh. Satish Narang S/o Late Sh. Hira Lal Narang	1. Rs.10 lakhs as damage charges 2. Alternative accommodation	1. Electricity bill
43.	8742-A	Sh. Raman Majishia S/o Sh. Balbir Singh	1. Rs.10 lakhs as damage charges 2. Alternative accommodation	1. Ration Card 2. Electricity bill
44.	8742-A	Balbir Singh S/o Late Sh. Jota Singh	1. Rs.10 lakhs as damage charges 2. Alternative accommodation	1. Ration Card 2. Electricity bill
45.	8742-A	Sh. Sukhvinder Singh S/o Late Sh. Sawan Singh	Total Claims more than Rs.10 lakhs	1. Ration Card 2. Electricity bill
46.	8742-43	Delhi Wakf Board W.H. Zaidi,	No claim towards compensation	1. Copy of Regd deed of Wakf
47.	8743	Smt. Ladi Grover S/o Sh. Suresh Grover	1. Alternative accommodation/plot 2. Compensation to construct the house	1. Ration Card Copy of Regd. Sale Deed
48.	8743	Rajesh Grover S/o Late Sh. Shanti Lal Grover	1. Alternative accommodation/plot 2. Compensation to construct the house	1. Ration Card 2. Copy of Sale Deed in favour of Sh. Shanti Lal, the Father-in-law
49.	8743	Jugal Grover S/o Sh. Shanti Lal Grover	1. Alternative accommodation/plot 2. Compensation to construct the house	1. Ration Card 3. Copy of Sale Deed
50.	8744	Raj Kumar, Om Prakash Ss/o Udey Bhan	1. Rs.2,29,00,000/- for land 2. Rs.10,00,000/- for structure	No document

Sl. No	Property No.	Name of the Claimant	Claims	Documents in support of claims, if any
51.	8745	Avtar Singh S/o Sh. Kanshi Ram	1. Rs.1,75,000/- for value of structure 2. Rs.5 lakh for loss of business 3. Rs.2 lakh for loss of shifting 4. 30% Solatium 5. 12% Additional market value 6. Statutory interest	1. Copy of Valuation Report 2. Site Plan
52.	8746	Avtar Singh S/o Sh. Kanshi Ram	1. Rs.85,00,000/- for value of structure 2. Rs.5 lakh for loss of business 3. Rs.1,50,000/- for loss of shifting 4. 30% Solatium 5. 12% Additional market value 6. Statutory interest	1. Copy of Valuation Report 2. Site Plan
53.	8746	Smt. Krishna Ahluwalia W/o Late Sh. Gurvachan Singh	1. Rs.25 lakh market value of the property besides costs/expenses 2. 30% solatium, additional amount and statutory interests	No document
54.	8747	Avtar Singh S/o Sh. Kanshi Ram	6. Rs.65,000/- value of structure 7. Rs.4 lakh for loss of business 8. Rs.1,30,000/- for loss of shifting 9. 30% Solatium 10. 12% Additional market value 11. Statutory interest	1. Valuation Report 2. Site Plan



TABLE NO.2

VALUATION OF PROPERTIES

Sl. No.	Valuation No.	Property No.	Plot Area (Sq.Mtr.)	Built Up Area (Sq.Mtr.)	Value of Structure (In Rs.)	Value of Land (In Rs.)	Total Value (In Rs.)
1	2	8745, 8746, 8747	233.68	48.49	65500	1619402.4	1,684,902.40
2	3	8744	176.7	176.7	683200	1224531	1,907,731.00
3	4	8743	71.29	59.18	177700	494039.7	671,739.70
4	5	8742-B	69.59	64.59	75300	482258.7	557,558.70
5	6	8742-B	26.13	26.13	121600	181080.9	302,680.90
6	7	8742-B	19.44	18.96	27200	134719.2	161,919.20
7	8	8742-B	39.57	39.57	57000	274220.1	331,220.10
8	9	8742-B	40.6	40.6	173400	281358	454,758.00
9	10	8742-B (FF and SF)		36.06	207300		207,300.00
10	11	8742-A (FF & Terrace)		44.73	135200		135,200.00
11	12	8742-A (FF)		37.97	56700		56,700.00
12	13	8742-A (GF)	94.2	94.2	134400	652806	787,206.00
13	14	8742-A (GF)	16.91	16.91	24100	117186.3	141,286.30
14	15	8742-A (GF)	66.77	58.9	95300	462716.1	558,016.10
15	16	8742-A (FF)		15.05	37900		37,900.00
16	17	8742-A (Back Portion)	54.27	37.28	49000	376091.1	425,091.10
17	18	8742-A (Front Portion)	42.09	29.48	47350	291683.7	339,033.70
18	19	8712, 8713	317.35	317.35	965100	2199235.5	3,164,335.50
19	20	8711 (FF & SF)	19.16	27.31	180900	132778.8	313,678.80
20	21	8711 (GF)	15.3	21.74	48600	106029	154,629.00

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Sl. No.	Valuation No.	Property No.	Plot Area (Sq.Mtr.)	Built Up Area (Sq.Mtr.)	Value of Structure (In Rs.)	Value of Land (In Rs.)	Total Value (In Rs.)
21	22	8711 (FF)	32.75	46.68	114200	226957.5	341,157.50
22	23	8711 (GF)	36.57	52.12	68430	253430.1	321,860.10
23	24	8711	53.6	76.39	182600	371448	554,048.00
24	25	8711	80	113.99	364800	554400	919,200.00
25	26	8711	10.95	15.6	33500	75883.5	109,383.50
26	27	8711	48.87	69.65	162900	338669.1	501,569.10
27	28	8711 (FF)	63.57	90.6	252900	440540.1	693,440.10
28	29	8711 (FF & SF)	26.42	37.65	46200	183090.6	229,290.60
29	30	8707/17	876.89	424.86	452200	6076847.7	6,529,047.70
30	31	8707	80.16	53.66	129800	555508.8	685,308.80
31	32	8707	40.7	20.2	53900	282051	335,951.00
32	33	8707	45.15	Compound Wall	27000	312889.5	339,889.50
33	35	8707	1839.03	1292.96	5751400	12744477.9	18,495,877.90
34	36	8616	66.88	41.36	178800	463478.4	642,278.40
35	37	8615	42.34	22.79	38900	293416.2	332,316.20
36	38	8614	7	10.47	22500	48510	71,010.00
37	39	8612	24.73	16.34	35800	171378.9	207,178.90
38	40	8612 (GF)	23	16.82	35800	159390	195,190.00
39	41	8612(FF)		11.38	20900	0	20,900.00
40	42	8612(GF)	12.97	18.39	51300	89882.1	141,182.10
41	43	8612(FF)		18.39	56400	0	56,400.00
		Total	4714.63		11442980	32672385.9	44,115,365.90

MARKET VALUE

The market value of the land under acquisition is to be determined with reference to the date of notification U/s 4 of the L.A. Act, 1894 which is 8.8.2000 in this case. For determination of the market value of the land under acquisition its current land use, potentiality of future land use, the proximity of the land to the nearby developed areas have been taken into consideration while fixing the market value as required under the Land Acquisition Act. The conforming land use of the area under the present acquisition is residential as per Master-Plan. The areas adjacent to this land are under use for various conforming and non-conforming purposes. Two methods of valuation of land were followed to arrive at the true market value on the date of notification U/s 4 of the Act. In one method the recorded transaction of sales of similar lands in the nearby vicinity were enquired into. It was noted that, very few registered sales transactions were carried out, which were also of very small parcels of land. Hence, the method of comparing similar lands sale transactions was found unsuitable for arriving at the fair market value of the locality, as required U/s 23 of the Land Acquisition Act, 1894.

In the other method, the schedule of market rates of lands in various localities of Delhi intimated / circulated by the Department of Urban Development, Ministry of Urban Affairs and Employment vide its Notification No.J-22011/4/95-LD dated 16.04.1999 was considered. The schedule of market rates notified as above have been given as indicative market prices and arrived at by experts after considering all the relevant factors affecting land prices in Delhi. The indicative market value of land for residential purpose in the Roshanara Road area of Delhi has been given as Rs.6930/- per Sq. Metre, which has been accepted as the true market value of land covered in this award.

OTHER BENEFITS

(A) Additional Benefits :- Besides the market value as fixed, the rightful claimants are also entitled to have additional benefits @ 12 % per annum on the market value of land U/s 23(1A) of the Land Acquisition Act, from the date of notification U/s 4 of the Act i.e. 8.8.2000 till the date of making of award i.e. 8.6.2001 (for a period of 303 days).

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(B) Solatium :- Besides the market value fixed as above the rightful claimants are also entitled to 30% Solatium over and above the compensation on the basis of market value of land component as specified U/s 23(2) of the Land Acquisition Act, 1894.

(C) Compensation for Super Structure :- The structures appurtenant to the land under acquisition were got evaluated by P.W.D. of Govt. of N.C.T. of Delhi and received through D.M.R.C. The evaluation report has been scrutinised with reference to the survey conducted by revenue officials and the compensation amount of the structures were determined accordingly. The details are mentioned in Table No.2

(D) Interest :- Although there is provision of interest U/s 34 of the Land Acquisition of Act, 1894, but in this case possession has not been taken over as yet. So no interest on this account is allowed.

APPORTIONMENT

There is no revenue record regarding ownership / possession over the land under the present acquisition. Hence the documents available with the interested persons, and the present occupants have been taken into consideration for arriving at the apportionment for each part of the property. The details of the land under possession of different persons were derived from the survey reports conducted at the time of evaluation and by the land acquisition officials during enquiry. It was observed that some of the properties are in possession of owners, whereas some of the properties are in possession with the tenants / occupants without title. Some tenants are enjoying long term tenancy rights of different portions of properties. A number of occupants are in possession over the properties over a very long period. A few of the occupants have also come into possession over a short period. The rights of all interested persons have been examined in detail. It is decided that the owners who are also in possession, be given the entire compensation amount determined for the land and structure for that property. But in cases where the tenancy rights are being enjoyed over a long period by the persons who are in possession of the property then by following settled principles, the

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compensation is apportioned in the ratio 25:75, i.e. 25% to the owners and 75% to the tenants enjoying long term tenancy and are in possession of the property. In certain cases, where the persons who are in possession over a short period and are not owners; the compensation amount arrived at for the corresponding property be apportioned in the ratio of 25:75, i.e. 25% to the persons in possession over a short period and 75% to the owners. Each property and the basis of apportionment among claimants are discussed as under :-

1. The properties at Sl.No.1 of the Table No.2 bearing nos. 8745, 8746 and 8747 have been valued as in the Table No.2. Sh. Avatar Singh S/o Kanshi Ram has filed claim for all the three properties 8745, 8746 and 8747, whereas Smt. Krishna Ahluwalia W/o Gurbachan Singh has filed claim for property No.8746 only. Smt. Krishna Ahluwalia has not filed any document of ownership / possession in support of her claim. During the survey carried out by revenue officials and the survey during evaluation of properties; it was noted that Sh. Avatar Singh has the possession of all the three properties. As the claim of Smt. Krishna Ahluwalia regarding property no.8746 has no basis; it stands rejected. On the other hand Sh. Avatar Singh has possession over the said properties; but the ownership of the properties could not be established at this stage. The compensation assessed against the properties awarded is apportioned between the owner and Sh. Avatar Singh having possession in the ratio of 25:75, i.e. 25% to the owner and 75% to Sh. Avtar Singh.

2. The property at Sl.No.2 of the Table No.2 bearing no.8744 is with Raj Kumar and Om Prakash as possession only. No ownership proof could be established. Hence, the amount of compensation assessed against this property is apportioned between the owner and persons having possession in the ratio of 25:75.

3. The property at Sl.No.3 of Table No.2 bears no.8743 and is assessed as mentioned in the Table No.2. Smt. Lady Grover, Rajesh Grover and Sh. Jugal Grover have claimed that their father late Sh. Shanti Lal Grover had purchased this property on 4.7.1958 from Sh. Chatter Bihari Lal, advocate through registered sale deed No.4318, Addl. Book No.1,

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Volume No.469 dated 28.5.1959. On enquiry, it was found that the property earlier belonged to Smt. Samsad Begum. On the death of Samsad Begum a dispute arose between the brother and sister of Samsad Begum, and a civil suit was filed in Delhi. Sh. Chatter Behari Lal, advocate was appointed as receiver of the property No.8743 in the said civil suit; who after taking permission from the Court sold the property to Shanti Lal Grover.

On the other hand, the Delhi Wakf Board has also filed their claim to this property on the basis of registered Wakf Deed No.4238, Book No.1, Volume No.1988 at pages 279-298 dated 28.9.1938.

A field survey was got conducted and it was revealed that there is no evidence of any mosque / Imambara since 1947 at Property No.8743. The field survey also revealed that the legal heirs of Shanti Lal Grover are still in occupation of the property. Sh. Chatter Bihari Lal, advocate has sold parts of the property No.8742-8743 to several persons through registered sale deeds after taking permission of the Court and these sale deeds have not been declared non-est or invalid till date.

On the basis of above facts the claim of Delhi Wakf Board stands unfounded; hence rejected. The entire compensation in respect of the property is allowed to the legal heirs of Shanti Lal Grover.

4. The properties from Sl.No.10 to Sl.No.17 in Table No.2 are part of the same property numbered as 8742-A. Different portions of the building under occupation of different persons have been assessed separately and detailed in Table No.2.

A number of claims have been received regarding these properties which have been mentioned in detail in Table No.1. All these claims were scrutinised and physical survey was carried of the building of 8742-A and following facts are noted.

Smt. Chandra Kanta W/o Late Sh. Pyare Lal and Smt. Raj Rani W/o Sh. Ramji Lal have filed their claims on the basis of registered sale deeds executed in the name of their husbands by Sh. Chhattar Bihari Lal, Advocate. On the other hand M/s Delhi Wakf Board has also claimed that this property belongs to them as Wakf property. Delhi Wakf

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Board has furnished a registered Wakf Deed No.4238, Book No.1, Volume No.1988 at page 279-298 dated 28.9.38 in support of their claims. But Delhi Wakf Board has not produced any documents regarding ownership of the said property and continuing possession thereon till date. Smt. Chandra Kanta, one of the interested persons has filed copies of decisions of a number of Courts to show their claim on this property. In its order dated 16.5.1963 Sub Judge, Delhi has held that Delhi Wakf Board has got no locus standi to pray for setting aside the sale proceeding regarding this property by Sh. Chhatter Bihari Lal, advocate as receiver of this property. The matter regarding existence of Mosque or Imambara on this property as claimed by Delhi Wakf Board has also been examined by Smt. Asha Menon, Addl. Rent Controller vide order dated 4.11.1999. In the said order it has been held that the registered sale deed vide which Sh. Chhatter Bihari Lal, advocate has sold the suit property as 8742-A to Sh. Pyare Lal and Sh. Ramji Das Ahluwalia has not been declared to be non-est or invalid. The receiver was appointed in the civil suit by the Court of competent jurisdiction and the sale deed were executed under the authority of the Court. Finally the Addl. Rent Controller has decided that Sh. Pyare Lal Malhotra & others are the owners of 8742-A. Further, a field survey has also been conducted by the revenue officials and it was reported that no such Mosque or Imambara has existed since 1947 in this property.

In view of the above facts the claim of Delhi Wakf Board has no basis and hence rejected. Sh. Pyare Lal Malhotra and Sh. Ramji Das Ahluwalia who have purchased this property from Sh. Chhatter Bihari Lal, advocate through a registered sale deed No.43184, Book No.1, Volume No.469 of pages 389-396 dated 28.5.59 are held to be the owners of the property. Since the above two persons have died, their legal heirs are entitled to receive the compensation as owners.

Apart from Delhi Wakf Board, Sh. Vijay Kumar S/o Sh. Des Raj, Sh. Ajab Kohli, S/o Ranjit Singh, Ranjit Singh S/o She Singh, Satish Narang S/o Late Sh. Hira Lal Narang, Raman Majitha S/o Balbir Singh, Balbir Singh S/o Jotha Singh, Sukhvinder Singh S/o Late Sh. Sawarn Singh have filed their claims. Among the above persons Sh. Satish Narang S/o Late Sh. Hira Li Narang have been ordered to be evicted by the

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Hon'ble High Court of Delhi vide its order dated 25.5.2000. In view of this no compensation is allowed to Sh. Satish Narang. Sh. Bijay Kumar S/o Sh. Des Raj who has claimed for 8742-A has not furnished any identification; no such persons were also found residing at the said address. Hence the claim filed in the name of Sh. Vijay Kumar cannot be considered on merits. Regarding the remaining persons as above, it is noted none of them have enclosed any proof regarding possession over a long period. As a result they cannot be termed as having tenancy / possession over a long period.

Hence, Sh. Ranjit Singh Kohli for property at Sl.No.10, Sh. Avtar Singh for property at Sl.No.13, Balbir Singh Majitha for property at Sl.No.14, Raman for property at Sl.No.15, Sukhvinder Singh for property at Sl.No.16 and Sachin Majitha for property at Sl.No.17 of Table No.2 are allowed to 25% of the compensation against the respective properties. The legal heirs of Sh. Pyare Lal and Sh. Ramji Das Ahluwalia are entitled to 100% of the compensation assessed for the properties at Sl.Nos.11 and 12 and 75% of the compensation for the properties at Sl.No.10, 13, 14, 15, 16, 17 of Table No.2. The compensation assessed in respect of Sh. Pyare Lal and Sh. Ramji Das Ahluwalia are apportioned as 50% to the legal heirs of Sh. Pyare Lal and 50% to the legal heirs of Sh. Ramji Das Ahluwalia.

5. The properties at Sl.No.4 to 9 of Table No.2 are part of the property No.8742-B and under the occupation of different persons. The total amount of compensation of each portion from Sl.No.4 to 9 has been assessed separately as mentioned in Table No.2. M/s Delhi Wakf Board has filed their claim as owner of the property No.8742-8743. But M/s Delhi Wakf Board has not produced any ownership document in their favour and has relied upon the Wakf Deed. Their claim to property No.8742-8743 has been discussed in detail at Sl.No.4 above and has been held as not substantiated. Even at present there is no evidence of existence of any Mosque / Imambara for last several years. During inquiry it was found that Sh. Chhatter Bihari Lal who has been appointed as receiver for this property in civil suit has sold this property through a registered G.P.A. to Sh. Des Raj S/o Tulsi Dass to the extent of ½ share and Sh. Mool Raj, Kundan Lal and Roshan Lal Ss/o Sh. Dhanpat Rai to the extent of the rest ½ share. The grounds on which the claim of

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Delhi Wakf Board was not accepted regarding property No.8742-A are also applicable here. The ownership claim of Delhi Wakf Board could not be established.

Sh. Kundan Lal, Sh. Roshan, both sons of Late Sh. Dhanpat Rai and Smt. Usha Rani Wd/o Late. Sh. Mool Raj have filed their claim as owner to the extent of $\frac{1}{2}$ share of properties r to 9 which are part of 8742-B. Sh. Ramesh Arora has filed his claim but has furnished an agreement stating that the compensation amount be given to Kundan Lal and Roshan Lal as owners as he has come into possession from there as tenant. Hence, the entire amount of compensation against property at Sl.No.4 of Table No.2 be awarded to Roshan Lal, Kundan Lal and Smt. Usha Rani being owners.

Regarding the property at Sl.No.5 of Table No.2 Smt. Sharda Rani was found to be in possession over a long period. Hence the amount of compensation against this property is apportioned between the owner at 25% and Smt. Sharda Rani, person in possession at 75%.

Regarding the property at Sl.No.6 of Table No.2 Sh. Vijay Kumar S/o Sh. Des Raj was found in possession. But the long period of possession could not be proved. Hence, the amount of compensation assessed against this property is apportioned between the owner at 75% and the person in possession at 25%.

For the part of the property at Sl.No.7 of Table No.2 Sh. Vinay Kumar Jain S/o Chote Lal Jain was found in actual possession. The long term tenancy rights were established in his favour. So the entire amount of compensation be apportioned between the owners and the Chote Lal Jain in the ratio of 25:75.

For the part of the property at Sl.No.8 of Table No.2 Sh. Brij Mohan Dhingra was found to be in possession but long period of possession could not be proved. Hence, the amount of compensation is apportioned between the owner at 75% and the person in possession at 25%.

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For the part of property at Sl.No.9 of Table No.2 Sh. Pawan was found to be in possession but the possession over a long period could not be established. Hence, the amount of compensation is apportioned between the owner at 75% and the person in possession at 25%.

From the entire compensation awarded in favour of owners regarding properties at Sl.No.4 to 9 50% thereof will be entitled to Sh. Kundan Lal, Roshan Lal Ss/o Sh. Des Raj and Smt. Usha Rani W/o Sh. Mool Raj and rest 50% to Sh. Des Raj.

6. The properties at Sl.No.18 of the Table No.2 bear Nos.8712 and 8713. The compensation has been assessed as per Table No.2. M/s Khanna Brothers have claimed to the compensation and have furnished registered Sale Deed in their favour. During Physical Survey of the site, it was also revealed that M/s Khanna Brother are in physical possession of the properties. In view of the above, the entire compensation is awarded to M/s Khanna Brothers.

7. The properties at Sl.No.19 to 28 of Table No.2 are part of the main building bearing No.8711 and different persons are having possession over different portions of the building; each portion has been assessed separately as mentioned in Table No.2. The value of structures evaluated against each property has been shown in Table No.2. The total land under possession of the occupants of 8711 has been measured at 387.19 Sq.Metre. The share of land holding for each structure has been determined on the principle of share of built up area of each property to the total built up area of 8711 which come to 551.73 Sq.Metre. Hence the share of land holding for property Nos.19 to 28 are determined to be (27.31/551.73), (21.74/551.73), 46.68/551.73, 52.12/551.73, 76.39/551.73, 113.99/551.73, 15.60/551.73, 69.65/551.73, 90.60/551.73, 90/60/551.73 and 37.65/551.73 respectively.

The property at Sl.No.19 of Table No.2 is under the occupation of Smt. Raj Rani W/o Sh. Charan Dass. Smt. Raj Rani has furnished a copy of registered General Power of Attorney in which Sh. Charan Dasss, husband of Smt. Raj Rani has been given the

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rights to receive the compensation in case of acquisition. Sh. Ashok Pratap Singh S/o Late Sh. Lal Pratap Singh has executed a General Power of Attorney and has conferred the rights regarding this building to Sh. Charan Dass. Smt. Raj Rani has also furnished a copy of the death certificate of her husband. In view of the above facts the entire amount of compensation assessed against the property at Sl.No.19 is allowed to Smt. Raj Rani.

The property at Sl.No.20 & 26 is under the occupation of Sh. Brij Mohan Dhingra. Sh. Brij Mohan Dhingra, Prop. Of M/s Lokesh Auto Engineering Works has furnished the copy of registered General Power of Attorney executed by Sh. Ashok Pratap Singh in favour of Sh. Lokesh Kumar S/o Sh. Brij Mohan Dhingra. Vide the said registered G.P.A. Sh. Lokesh Kumar has been conferred the rights to get the compensation against the said property. In view of the above facts the entire amount of compensation assessed against this property is allowed to Sh. Lokesh Kumar S/o Sh. Brij Mohan Dhingra.

The property at Sl.No.21 of Table No.2 is under the occupation of Sh. Hari Ram. Sh. Hari Ram has filed his claim and has also enclosed the documents like the copy of M.C.D. factory licence, dissolution deed, partnership deed and a copy of the judgement dated 1.9.97 of competent authority (Slum-1). From these documents it is noted that Sh. Hari Ram has possession of the property over a long period. In view of the above facts the compensation arrive at against this property is apportioned between Sh. Hari Ram at 75% and the owner at 25%.

The property at Sl.No.22 of Table No.2 is under the possession of Sh. Surender Singh Anand. Sh. Surender Singh Anand has filed his claim and has also enclosed the sales tax assessment order for the year 1981-82 of M/s Anand Earthmover, 8711, Roshanara Road, Delhi. But Sh. Surender Singh Anand has filed his claim on behalf of M.C. Auto Engineers. From the documents it is not established that Sh. Surender Singh Anand has long term occupation of the property. Hence, the amount of compensation assessed against this property is apportioned between the owner at 75% and the person in possession at 25%.

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The property at Sl.No.23 of Table No.2 a part property No.8711 is under the possession of Sh. Rakesh Gupta. Sh. Rakesh Gupta has filed his claim and has furnished registered G.P.A. and Will executed by Sh. Ashok Pratap Singh in his favour, He has also produced factory licences and sale tax registration and industrial registration certificates showing over a long period. In view of the above the entire amount of compensation assessed against this property is allowed to Sh. Rakesh Kumar Gupta.

The property at Sl.No.24 of Table No.2 a part of property No.8711 is under the possession of Smt. Monika Kapoor. Smt. Monika Kapoor has filed her claim on the basis of copy of Agreement to Sell and registered Will in her favour executed by Sh. Ashok Pratap Singh. She has also furnished copy of Sales Tax registration certificate and other documents claiming the possession of the property over a long period. Sh. Sanjay Kapoor, Prop. Of M/s Himalaya Electricals, husband of Smt. Monika Kapoor has also filed his claim against this property. In view of the documents in record it was noted that Smt. Monika Kapoor has the rights to receive the compensation of this property, hence the entire amount of compensation assessed against this property is allowed to her.

The property at Sl.No.25 of Table No.2 part of property No.8711 is under the possession of Smt. Seema Kumar W/o Sh. Ashok Kumar. Smt. Seema Kumar has furnished the copy of registered G.P.A. and Will executed by Sh. Ashok Pratap Singh in her favour. She has also furnished proof of possession of this property. In view of the above, the entire amount of compensation assessed against this property is allowed to Smt. Seema Kumar.

The property at Sl.No.27 of Table No.2 is a part of property No.8711 and under the occupation of Sh. Anand Mohan Gupta. Sh. Anand Mohan Gupta has filed his claim as owner, to the property whereas his two sons Sh. Deepak Gupta and Sh. Sandeep Gupta have filed claim as tenant in part of the property. During survey Sh. Anand Mohan Gupta was found to be in physical possession of the property. He has furnished registered G.P.A., registered S.P.A., Agreement to Sell, Indemnity Bond in his favour. Sh. Deepak

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Gupta and Sh. Sandeep Gupta, Props. of M/s Sonu Printers and M/s Venus Electricals respectively have claimed tenancy from 1997 only. In view of the above facts, the entire amount of compensation against this property is allowed to Sh. Anand Mohan Gupta, as owner and having possession

The property at Sl.No.28 of Table No.2 is a part of property No.8711 is under the occupation of Deepak Kumar Bholka. Sh. Deepak Kumar Bholka has filed S.P.A. and G.P.A. executed by Sh. Rakesh Kumar in his favour on the basis of which he has claimed right of compensation of the property. As the rights to entire compensation amount could not be established, the compensation amount is apportioned between the owner at 75% and the person in possession i.e. Sh. Deepak Kumar Bholka at 25%.

8. The property at Sl.No.29 of Table No.2 bearing No.8707 was found to be under the physical possession of M/s Hyde & Co. Only M/s Hyde & Co. has filed the claim towards the compensation for this property. It was found that M/s Hyde & Co. is not the owner of the property, but he has submitted the documents which revealed that the Company was occupying the property as tenant over a long period of more than 50 years. Hence the amount of compensation assessed against the property is apportioned between the owner (25%) and M/s Hyde & Co. (75%).

9. The property at Sl.No.30 of Table No.2 bearing No.8707 was found to be in physical possession of M/s Bhawani Chemicals and Sh. Kashi Ram Aggarwal of M/s Bhawani Chemicals has filed the claim towards the compensation of this property. From the documents, M/s Bhavani Chemical was found to be in possession as tenant over a long period of 25 years. Hence the amount of compensation assessed against the property is apportioned between the owner (25%) and M/s Bhawani Chemicals (75%).

10. The property at Sl.No.31 of Table No.2 bearing No.8707 was found to be in possession of M/s Balaji Chemicals. M/s Balaji Chemicals has filed their claim against this property, but not furnished any proof of ownership or tenancy documents over a long

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period. Hence the amount of compensation assessed against this property is apportioned between the owner (75%) and M/s Balaji Chemicals (25%).

11. The property at Sl.No.32 of Table No.2 bearing No.8707 was under occupation of Sh. Om Prakash. Sh. Bidosh Mehta S/o Sh. Om Prakash has filed the claim against this property, but could not furnish any proof of ownership or document regarding tenancy for a long period. Hence the amount of compensation is apportioned between the owner (75%) and the person in possession (25%).

12. The property at Sl.No.33 of Table No.2 bearing No.8707 is assessed as per Table No.2. M/s Basant India Corporation, M/s Teg Knitters Pvt. Ltd. and M/s Financers & Traders Pvt. Ltd. have filed their claims. All these three firms were found to be in possession of this property. The documents furnished by Sh. Kuldeep Singh, Director M/s Basant India Corporation include, General Power of Attorney, Agreement to Sell and Will in favour of Sh. Kuldeep Singh and M/s Basant India Corporation. Thus M/s Basant India Corporation has rights to receive compensation regarding this land. The Directors of Teg Knitters Pvt. Ltd. and M/s Financers & Traders Pvt. Ltd. have submitted the claim stating that they have no objection if the entire amount of compensation is given to M/s Basant India Corporation. In view of the facts, the entire amount of compensation of this property is awarded to M/s Basant India Corporation.

13. The property at Sl.No.34 of Table No.2 bearing No.8616 has been assessed as per Table No.2. Only Sh. Ganesh Chand has filed his claim regarding this property, but he has not furnished any proof of ownership of the property. During survey Sh. Ganesh Chand was found to be in possession of the property. Hence the amount of compensation awarded against this property is apportioned between the owner at 75% and the person in possession i.e. Sh. Ganesh Chand at 25%.

14. The property at Sl.No.35 of Table No.2 bearing No.8615 has been assessed as per Table No.2. Only Sh. Bhajan Lal has filed the claim against this property but no proof of ownership of the property was furnished. During survey he was found to be in



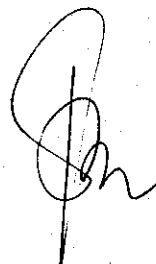
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possession. Hence the amount of compensation awarded is apportioned between the owner (75%) and person in possession i.e. Sh. Bhajan Lal (25%).

15. The property at Sl.No.36 of the table No.2 is numbered as 8614. The compensation towards the land and structure have been assessed and mentioned in Table No.2. Sh. Virender Kumar has filed claim towards compensation for this property; but he has not furnished any proof of ownership of the property. On physical survey it was revealed that Sh. Virender Kumar has been in possession of this property. In view of the above facts the amount of compensation awarded is apportioned between the owner and person in possession in the ratio of 75:25 i.e. 25% to Sh. Virender Kumar having possession and 75% to the owner.

16. The property at Sl.No.37 of Table No.2 bearing No.8612 was found to be under the possession of Sh. Karam Chand, but he has not furnished any proof of ownership of the property. Hence the amount of compensation as assessed against this property is apportioned between the owner (75%) and the person in possession i.e. Sh. Karam Chand (25%).

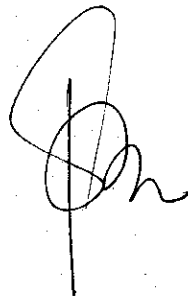
17. The property At Sl.No.38 of Table No.2 is part of No.8612. Smt. Vidya Wanti found to be in physical possession. But she has not produced any proof of ownership of the property or proof of possession over a long period. Hence the amount of compensation assessed against this property is apportioned between the owner (75%) and the person in possession i.e. Smt. Vidya Wanti (25%).

18 The property at Sl.No.39 of Table No.2 is part of No.8612. Sh. Raj Kumar S/o Sh. Jyoti Prasad was found to be in possession. But he has not produced any proof of ownership of the property or proof of possession over a long period. Hence the amount assessed against the property is apportioned between the owner (75%) and the person in possession i.e. Sh. Raj Kumar (25%).



19. The property at Sl.No.40 of Table No.2 is part of No.8612 (GF). Smt. Kailasho Devi W/o Late Sh. Hari Mohan was found to be in possession. But she has not produced any proof of ownership of the property or proof of possession over a long period. Hence the amount of the compensation assessed against this property is apportioned between the owner (75%) and the person in possession i.e. Smt. Kailasho Devi (25%).

20. The property at Sl.No.41 of Table No.2 bearing No.8612 (FF). Sh. Raj Kumar S/o Sh. Hari Mohan was found to be in physical possession. But he has not furnished any proof of ownership of the property or proof of possession over a long period. Hence the amount of compensation assessed against the property is apportioned between the owner (75%) and the person in possession (25%).



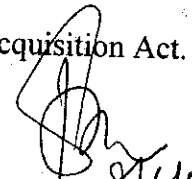
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SUMMARY OF THE AWARD

<u>Sl.No.</u>	<u>Items</u>	<u>Amount (In Rs.)</u>
1	Compensation for the land measuring 4714.63 Sq.mtr. @ Rs.6930/- per Sq.Metre	32672386.00
2	Compensation for the structures appurtenant there to as per the valuation report of P.W.D.	11442980.00
3	Additional Benefits @ 12% per annum for a period of 303 days U/s 23 (1A) of the Act	3254707.00
4	Solatium @ 30% U/s 23 (2) of the Act	9801716.00
Total =		57171789.00

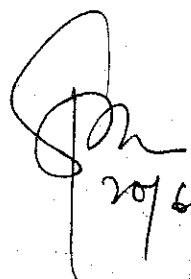
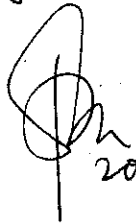
(Rupees Five Crores, Seventy One Lakhs, Seventy One Thousand, Seven Hundred and Eighty Nine only)

This award has been made under Section 11 of the Land Acquisition Act.


(SUDHIR MAHAJAN)
ADDL. DISTRICT MAGISTRATE /
LAND ACQUISITION COLLECTOR
DISTRICT NORTH

Announced in the open court
on 20/6/01 at 3 PM.

Issue notices u/s 12(2) of
L.A. Act.

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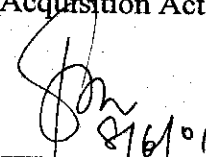
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SUMMARY OF THE AWARD

<u>Sl.No.</u>	<u>Items</u>	<u>Amount (In Rs.)</u>
1	Compensation for the land measuring <u>4715.80</u> Sq.mtr. @ Rs.6930/- per Sq.Metre <u>4714.63</u>	32672386.00
2	Compensation for the structures appurtenant there to as per the valuation report of P.W.D.	11442980.00
3	Additional Benefits @ 12% per annum for a period of 303 days U/s 23 (1A) of the Act	3254707.00
4	Solatium @ 30% U/s 23 (2) of the Act	9801716.00
Total =		57171789.00

(Rupees Five Crores, Seventy One Lakhs, Seventy One Thousand, Seven Hundred and Eighty Nine only)

This award has been made under Section 11 of the Land Acquisition Act.


(SUDHIR MAHAJAN)
ADDL. DISTRICT MAGISTRATE /
LAND ACQUISITION COLLECTOR
DISTRICT NORTH

Award announced in the open
Court on 20/6/01.