

IN THE COURT OF SHRI RAM PARSHAD, LAND ACQUISITION COLLECTOR DELHI

OFFER NO. 2106

Name of the village:

G H I T O R N I.

Nature of acquisition:

Permanent.

In accordance with the order of collector, Delhi issued vide his order No.3(107)/Misc/(Req)/9528-34 dated 8.10.64 the area measuring 2 bighas 1 biswa of village Ghitorni was requisitioned under sub-section 4 of section 29 of the Defence of India Act, 1962, for the efficient conduct of Military Operations. The possession of the land was handed to the Military Authorities on the 16th November, 1964. Rent for one year and compensation for the crop has already been paid to the interested persons. It has now been decided to acquire the said land. Proceedings in the above has been taken up by me in exercise of powers delegated to me by the Government of India, Ministry of Home Affairs by Notification No.1888, dated the 10th June, 1965. According, notices under sub-section 2 of the section 36 of the Defence of India Act were served on the interested persons.

The details of Khasra Nos. with ownership etc and the kind of soil and the time of requisition, as per revenue record of the land are as under:-

Khasra No.	Area Big. Bis.	Name of the owners.	Name of the tenant if any.	Kind of soil
696/1/1	0 - 10	Rajinder Parshad s/o Jugal Kishore r/o A/5-26 Darya Ganj, Delhi.	Khudkasht	Rosli
697/1/1	1 - 2	Raya Ram s/o Nain Singh.		-do-
697/2/1	0 - 9	Shib Charan, Birbal, Sampat Mirsri s/o Pitam Singh in equal shares.		
Total	2 - 1			

Contd.....2/-

Notices under sub-section 2 of section 36 of the Defence of India Act have also been issued vide No.15223-27/LAB/ dated 18.10.65 to all the interested persons. No claim or objection was received in response to the above notices.

ASSESSMENT OF COMPENSATION.

According to section 37(1) of the Defence of India Act, 1938, the compensation payable for the acquisition of any property shall be:

- a) The price which the requisitioned property would have fetched in the open market if it had remained in the same condition as it was at the time of requisitioning and been sold on the date of acquisition, or
- b) Twice the price which the requisitioned property would have fetched in the open market, if it had been sold on the date of the requisitioning, whichever is less.

The acquisition proceedings in this case have been taken up within one year of the requisitioning of the land in question. The provision of Sub-Section (b) of section 37 would ordinarily be applicable to cases in which the period intervening the requisition and acquisition of land is very long and there might have been fluctuations in the price of the land. In view of this, I assess compensation according to sub-section(a) of section 37, according to the price which the requisitioned property would have fetched in the open market if it had remained in the same condition.

There have been following sales of land in village Ghitorni during the year 1964-65.

S.N.	Mutation No.	Date of regd.	Area Big . Bis.	Amount	Average per bigha.
1.	1146	2.7.64	6 - 16	Rs. 1000/-	Rs. 147.06 nP.
2.	1148	25.11.64	3 - 12 $\frac{1}{2}$	2000/-	Rs. 551-72
3.	1153	5.5.65	5 - 18	Rs. 1000/-	Rs. 169.49
4.	1156	20.7.65	22 - 2	Rs. 5000/-	Rs. 226.24
5.	1157	20.7.65	1 - 00	Rs. 1000/-	Rs. 1000.00
6.	1158	20.7.65	1 - 00	Rs. 1000/-	Rs. 1000.00
7.	1159	20.7.65	3 - 18	Rs. 4000/-	Rs. 1025.61

/- Contd....

8.	1162	36 - 16	16.3.65	Rs. 16000.00	Rs. 434.78
9.	1163	8 - 12	16.10.65	Rs. 3000.00	Rs. 348.84
10.	1166	0 - 6	21.9.65	Rs. 500.00	Rs. 1666.66

The average for these years comes to Rs. 348.96P.

The land sold vide mutation Nos. 1146, 1148, 1153, 1162 1156 & 1166 is quite far away from the land under acquisition. The most relevant sales are vide mutation Nos. 1157, 1158 & 1159. Their average works out about Rs. 1017/- per bigha. There has been no award in this village during the year 1964-65.

I have inspected the land under acquisition. The land is Rosli but it abuts on Mehrauli Gurgaon Road and is situated just adjoining the Government Higher Secondary School, Gitorni.

After taking into consideration, the quality, situation and the sales during the year 1964-65, the compensation for the land is assessed at the rate of Rs. 1000/- per bigha kham.

COMPENSATION FOR TREES WELLS AND OTHER STRUCTURES: NIL.

APPORTIONMENT OF COMPENSATION: The Delhi Land Reforms Act, 1954 is applicable to this village and compensation shall be paid to Bhoodidars according to the shares entered in the Revenue Record. In case of dispute, the matter shall be referred to the Arbitrator.

DEDUCTION OF LAND REVENUE: Khalsa amount of reduction from the land revenue due on account of land acquired works out to be 45P., which will be deducted from the Khalsa Rent Roll of the village from Kharif, 1965.

The land aforesaid will vest absolutely in the Government free from all encumbrances.

The offer is summarised as under:-

1. Compensation of land 2 big. 1 bis. Rs. 2050/-

(Ram Parshad)
Land Acquisition Collector, (M)
Delhi. dt. 29.10.66

Submitted to the Collector, Delhi for information.

(Ram Parshad)
Land Acquisition Collector, (M)
Delhi dt. 29.10.66

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