

AWARD No.: 25/89-90

NAME OF VILLAGE : GHONDA GUJRAN KHADAR.
NATURE OF ACQUISITION: PERMANENT
PURPOSE OF ACQUISITION: PLANNED DEVELOPMENT OF DELHI.

These are proceedings u/s 11 of the Land Acquisition Act for determination of compensation of land measuring 4 bighas 03 biswas of village Ghonda Gujran Khadar.

The land under acquisition was notified u/s 4 vide Notification No. F.8(1)/80-L&B(1)-43216 dated 22.12.87 with the provisions of Section 17(1). The declaration u/s 6 was made vide notification No. F.8(1)/80-L&B(2)2751 dt. 29.1.88. In pursuance of the aforesaid notification notices under section 9 & 10 of the Land Acquisition Act were issued to all the recorded owners. No claim has been filed by them.

The land acquisition field staff carried out the necessary measurement of land at the site, and its verification was made from the revenue records of the village. The total area 4 bighas 03 biswa.

<u>KHASRA NO.</u>	<u>AREA</u>	<u>CLASSIFICATION OF SOIL</u>
401	4.03	---

CLAIMS & EVIDENCE:

No claim has been forwarded by the recorded owners.

MARKET VALUE:

There is neither any sale transaction nor any award of this village having notification u/s 4 of year 1988. All sale-deeds are very old which cannot be treated reasonable for fixing the market price of land under acquisition. An award of nearby village Gharonda Neemka Banger in which the date of notification u/s 4 is 5.8.1985. In award No. 25/87-88 the similar kind of soil and same situation of land was assessed @Rs.15,000/- per bigha. By making it the base for fixing the market value after adding the interest @ 12% for three years the market value comes to Rs. 20,400/- per bigha.. I determine the fair market value of land under acquisition at the rate of Rs. 20,400/- per bigha, which to my mind takes care of all around rise of

prices in agricultural land in the area and appears to be reasonable and matches well to quality and potentiality of land.

OTHER COMPENSATION:

There is no structure & well in the land under Acquisition.

SOLATIUUM:

30% solatium of the market value of land under acquisition shall be paid on account of compulsory acquisition as provided in section 23(2) of the Land Acquisition (amendment) Act, 1984.

ADDITIONAL AMOUNT U/S 23(1-A): Additional compensation u/s 23 (1-A) @ 12% per annum w.e.f. the date of notification u/s 4 i.e. 22.12.87 to the date of announcement of the award.

APPORTIONMENT: The compensation will be paid on the basis of latest entries in the revenue records, in case of dispute it will be sent to the court of A.D.J. for adjudication.

LAND REVENUE:

The land under acquisition is assessed to Rs. 4.66/- as land revenue which will be deducted from the rent roll of the village from the date of possession.

POSSESSION: Possession of the land will be taken over after the decision of C.U.P. 3596/87, M/s. Sandhya Educational Society (Regd.) under ^{U/S} ~~notification~~ U.O.I..

SUMMARY OF THE AWARD:

Compensation of 4 bighas 03 biswa land @ Rs.28,400/-	Rs. 84,660-00
30% solatium	Rs. 25,398-00
Adl. amount @ 12% from 22/12/87 to 23.1.90 i.e. 2 years & 31 days.	Rs. 21,181-23
GRAND TOTAL :	Rs.1,31,239-23

(Rupees one lac thirty one thousand two hundred thirty nine and paise twenty three only).

(M.P. MATHUR)
LAND ACQUISITION COLLECTOR
DELHI.