

Vikas Bhawan, New Delhi. A supplementary award, re valuation of the above mentioned structures shall be as and when any information regarding valuation is received.

2. CLASSIFICATION OF LAND :

The details of khasra Nos. in form 7-A have been prepared under Para 55 of the Financial Commissioner's No. 28 which are as under:-

<u>S.No.</u>	<u>Khasra No.</u>	<u>Area</u> <u>Big. Bis.</u>	<u>Kind of soil</u>
1.	460	0 - 12	Rosli
2.	1034/496	0 - 17	"
3.	851	1 - 13	"
4.	832	1 - 10	"
5.	833	0 - 18	"
6.	1047/537	0 - 11	Nehri
7.	539	1 - 07	"
8.	823	0 - 15	Rosli
9.	522	2 - 02	"
10.	148/2	2 - 18	Nehri
11.	149/2	0 - 19	"
12.	145	2 - 02	"
13.	852	1 - 19	Rosli
14.	936/143	2 - 11	"
15.	980/750	1 - 15	Nehri
16.	144	2 - 10	"
17.	822	1 - 04	Rosli
18.	900	2 - 08	"
	494	1 - 13	Nehri
		0 - 04	"

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28	1049/545	4 - 07	Rosli
29.	549	1 - 19	"
30.	1050/545	4 - 07	"
31.	1051/545	0 - 18	"
32.	1052/546	0 - 12	"
33.	740	0 - 18	"
34.	1038/887	0 - 08	"
35.	413	2 - 05	Nehri
36.	888	3 - 00	Rosli
37.	1022/558	0 - 10	"
38.	734	2 - 05	"
39.	1032/846	0 - 17	"
40.	1076/837	1 - 18	"
41.	1069/428	0 - 06	Nehri
42.	1101/757	1 - 04	Rosli
43.	974/410	0 - 04	"
44.	412/2	0 - 07	"
45.	384	1 - 04	Nehri
46.	720	1 - 10	"
47.	721	1 - 07	"
48.	1072/722	0 - 18	"
49.	893	4 - 01	Rosli
50.	896	3 - 12	"
51.	897	3 - 15	"
52.	482	1 - 04	Nehri
53.	483	2 - 14	"
54.	1078/890	1 - 13	Rosli
55.	886	2 - 02	"
56.	831/1	1 - 04	"
57.		2 - 08	"
58.		1 - 13	Nehri
59.		1 - 13	Rosli
60.		0 - 18	Nehri
61.		0 - 15	Dak
62.		1 - 13	

65.	465	2 - 08	Nehri
66.	1036/732	0 - 07	Rosli
67.	794	2 - 17	"
68.	798	2 - 08	"
69.	745	1 - 19	Nehri
70.	1037/732	1 - 15	Rosli
71.	350	8 - 02	Matiar
72.	975/410/2/1	0 - 02	Rosli
73.	417/2	0 - 05	"
74.	416	1 - 10	"
75.	417/2	1 - 03	"
76.	580/2	0 - 16	"
77.	452	0 - 12	Nehri
78.	453	0 - 15	"
79.	144 min	2 - 09	"
80.	331/2	0 - 06	Rosli
81.	1039/887	2 - 00	"
82.	340/2/1	1 - 06	Nehri
83.	970/346	4 - 04	"
84.	147/1	2 - 17	"
85.	139/2	0 - 07	Rosli
86.	142	04	Nehri
87.	937/143	1 -	
88.	140	0 - 12	Rosli
89.	340/3/1	1 - 10	Nehri
90.	940/146	1 - 13	"
91.	941/146	1 - 01	Rosli
	939/146	1 - 04	"
94.		1 - 01	"
		1 - 13	Nehri
		16	Rosli
			Matiar

102.	433	1 - 07	Nehri
103.	538 <i>A</i>	0 - 12	"
	981/750	1 - 14	"
104.	536	1 - 10	"
	728 <i>A</i>	2 - 05	Rosli
105.	535	1 - 13	Nehri
106.	895	1 - 19	Rosli
107.	752	1 - 04	Nehri
108.	430	1 - 13	"
109.	338	1 - 01	"
110.	339	1 - 01	Rosli
111.	1120/337	2 - 05	Nehri
112.	341	1 - 16	"
113.	342	2 - 11	"
114.	343	1 - 04	"
115.	498	0 - 15	"
116.	512	2 - 02	Bagh Chah <i>114</i>
117.	377	1 - 04	"
118.	378	1 - 07	" <i>[Signature]</i>
119.	780	3 - 02	Nehri
120.	826	0 - 15	Matiar
121.	518	3 - 00	Nehri
122.	1048/537 <i>A</i>	0 - 18	"
123.	1033/496 <i>A</i>	1 - 00	"
124.	829	0 - 18	Rosli
125.	845	1 - 16	"
126.	492/2	1 - 16	Nehri
127.	532	0 - 15	Rosli
128.	1079/890	0 - 06	"
129.	1075/779	0 - 15	Nehri
130.	492/1/2	0 - 15	"
131.	1102/75		Rosli

139.	715	2 - 08	Rosli
140.	820	3 - 06	"
141.	1030/846	0 - 17	"
142.	486	5 - 02	Nehri
143.	497	2 - 02	Rosli
144.	885	2 - 17	Matian
145.	441	2 - 11	Nehri
146.	531	0 - 13	Matian
147.	1023/558	0 - 05	Rosli
148.	451	0 - 15	"
149.	758	1 - 16	"
150.	753	1 - 07	"
151.	141	1 - 10	Nehri
152.	429	1 - 01	"
153.	484	0 - 18	"
154.	1074/779	0 - 18	"
155.	717	2 - 11	Rosli
156.	889	4 - 07	"
157.	492/3	0 - 09	Nehri
158.	1118/337	1 - 10	"
160.	1119/337	0 - 15	"
161.	938/143	0 - 12	Rosli
162.	534	0 - 12	Nehri
163.	459	2 - 11	"
164.	500	2 - 05	"
165.	487	2 - 08	Bhud Awal
166.	499	2 - 05	Nehri
167.	523	2 - 08	"
168.	1078/838 727	XXXXXX 1 - 16	"
169.	716	1 - 19	"
170.	899	2 - 14	Ro
171.	710/1	1 - 14	Mat
		1 - 04	Ho
		0 - 18	Mat
		12	Neh

178.	533 ✓	0 - 09	Nehri
179.	461 ✓	1 - 01	"
180.	462 ✓	0 - 18	"
181.	731 ✓	2 - 11	Rosli
182.	147/2 ✓	2 - 17	Nehri
183.	785 ✓	3 - 06	G.M. Johar
184.	1004/709/1 ✓	0 - 19	Matiar
185.	1005/709/2 ✓	0 - 05	"
186.	1067/730 ✓	0 - 18	Rosli
187.	528 ✓	2 - 14 ✓	"
188.	529 ✓	2 - 08 ✓	Nehri
189.	530 ✓	3 - 18	Rosli
190.	1065/730	5 - 09	Dakar Riala
191.	1060/708/1	1 - 07	Rosli
192.	1063/730 ✓	4 - 11	Dkar Riala
193.	1066/730 ✓	2 - 14	Rosli
194.	1029/834 ✓	0 - 17	Rosli
195.	711 ✓	2 - 11	Matiar
196.	1028/834 ✓	1 - 05	Rosli
197.	548 ✓	1 - 19	"
198.	1021/344 ✓	0 - 12	Nehri
199.	969/346 ✓	3 - 18	"
200.	1064/730 ✓	2 - 08	Dakar Riala
201.	739 ✓	0 --12	G.M. Gadha
202.	584/2 ✓	0 - 11	Rosli
203.	352 ✓	0 - 09	G.M. Nallah
204.	354 ✓	0 - 12	"
205.	356 ✓	0 - 09	"
206.	369 ✓	0 - 06	G.M. Chah Ikhtada
207.	855/2 ✓	1 - 01	G.M. Plot
208.	707/1 ✓	0 - 12	Rosli
209.	424 ✓	1 - 13	G.M. Nallah
210.	743 ✓	1 - 04	Nehri
211.	744 ✓	0 - 13	"
212.	811 ✓	3 - 15	"
213.	443 ✓	2 - 05	"
214.			

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215.	810 min ✓	0.- 06	Rosli
216.	387 ✓	3.- 00	Nehri
217.	389 min ✓	2 - 00	"
218.	390 ✓	1 - 19	Rosli
219.	391 ✓	2 - 02	Nehri
220.	392 ✓	1 - 01	"
221.	393 ✓	1 - 13	"
222.	421 ✓	3 - 03	"
223.	810 min ✓	0 - 06	Rosli
224.	816 ✓	0 - 06	"
225.	836/2 ✓	5 - 08	"
226.	551 ✓	1 - 10	Nehri
227.	1001/913/836	1- 19	Rosli
228.	1002/913/836	1- 07	"
229.	800 min ✓	1 - 04	"
230.	817 ✓	2 - 02	"
231.	769 min ✓	0 - 12	"
232.	810 min ✓	0 - 06	Matiar
233.	466 ✓	1 - 13	Bhud Awal
234.	467 ✓	1 - 16	Rosli
235.	723 ✓	6 - 06	Nehri
236.	737 ✓	0 - 15	G.M. Gadha
237.	336 min ✓	2 - 14	Nehri
238.	394 min ✓	1 - 16	"
239.	526 ✓	1 - 16	Rosli
240.	527 min ✓	0 - 12	"
241.	552 ✓	4 - 13	Nehri
242.	759 min ✓	3 - 03	Rosli
243.	786 ✓	1 - 16	Nehri
244.	809 ✓	3 - 06	Matiar
245.	836/1,4to8/11 min ✓	1 - 12	Rosli
246.	836/1,4to8/12 min ✓	2 - 13	"
247.	355 min ✓	2 - 15	"
248.	347 min ✓	2 - 10	"
249.	804 ✓	1 - 13	
250.	803 ✓	1 - 14	
251.	842 ✓		

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252.	796 ✓	2 - 02	Chahi
253.	854/2 ✓	1 - 01	Rosli
254.	706/1 ✓	0 - 18	"
255.	353 ✓	0 - 06	"
256.	355 min ✓	2 - 10	"
257.	759 min ✓	3 - 03	"
258.	836/1, 4to8/12 min ✓	2 - 15	"
259.	347 min ✓	2 - 09	"
260.	349/2 ✓	2 - 08	"
261.	848 ✓	1 - 10	Rosli Riala
262.	394 min ✓	1 - 19	Nehri
263.	1021/719 min ✓	2 - 00	"
264.	336 min ✓	2 - 14	"
265.	347/2 ✓	4 - 19	"
266.	839 ✓	2 - 11	Rosli
267.	474 ✓	1 - 19	Nehri
268.	475 ✓	1 - 19	"
269.	544 ✓	7 - 07	Rosli
270.	724 ✓	3 - 15	Nehri
271.	754 ✓	1 - 13	"
272.	843 ✓	1 - 16	Rosli
273.	349/1 ✓	2 - 11	Matiar
274.	805 ✓	1 - 10	"
275.	808 ✓	3 - 12	"
276.	371 min ✓	2 - 11	Rosli
277.	375 ✓	1 - 19	"
278.	836/3 ✓	5 - 08	
279.	910/54 ✓		

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284.	718	3 - 06	Nehri
285.	791	3 - 03	Rosli /
281 286.	2 - 02 881	2 - 02	"
287.	882	1 - 01	"
288.	883	1 - 04	"
289.	766	5 - 14	Matiar
290.	818	2 - 05	"
291.	819	1 - 16	"
292.	468	1 - 16	Rosli
293.	880	3 - 12	"
294.	359/1 min	3 - 00	"
295.	360	3 - 18	"
296.	357	23 - 05	"
297.	419	3 - 03	Bagh Nehri
298.	426	1 - 10	"
299.	439	1 - 16	"
300.	527 min	2 - 08	Rosli
301.	1018/726	2 - 08	"
302.	770	5 - 11	"
303.	790	2 - 02	"
304.	802	5 - 05	Nehri
305.	1021/719 min	6 - 00	Rosli
306.	704/1	1 - 09	"
307.	359/1 min	4 - 02	"
308.	361	4 - 04	"
309.	362	1 - 04	"
310.	363/2	5 - 15	Nehri
311.	364/2	0 - 06	Rosli
312.	365/2	1 - 13	Nehri
313.	366/2	0 - 04	Rosli
314.	351	6 - 15	"
315.	368/2	25 - 14	(G.M. Abadi 4-10 (Nehri 3-10 (Rosli 17-14 Rosli
316.	370	2 - 11	"
317.	372	2 - 14	"
318.	373	3 - 09	"
319.	374	1 - 13	"

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320.	751 min	1 - 10	Nehri
321.	755	1 - 13	"
322.	756	3 - 15	Rosli
323.	1003/913/836	3 - 10	"
324.	824	4 - 04 4	"
325.	825	4 - 10	Matiar Riala
326.	<u>425</u>	4 - 16	Nehri (2-10 Rosli (2-06
327.	<u>434/2</u>	1 - 13	Nehri
328.	1021/719min	5 - 01	Rosli
329.	376	2 - 02	"
330.	<u>435</u>	2 - 02	Nehri
331.	376/1	0 - 06	"
332.	783	2 - 11	"
333.	784	0 - 18	"
334.	1020/719	5 - 03	Rosli
335.	445	0 - 06	"
336.	448	1 - 19	"
337.	450	0 - 15	Nehri
338.	550	1 - 13	Rosli
339.	555	0 - 13	"
340.	481	1 - 04	Nehri
341.	446	2 - 02	Rosli
342.	447	2 - 14	"
343.	761	4 - 16	Matiar
344.	762	5 - 02	"
345.	763	2 - 11	"
346.	760	2 - 14	Dakar
347.	764	2 - 11	Matiar Riala
348.	765	1 - 04	Matiar
349.	485	8 - 11	(Nehri 2-15 (Rosli 5-16
350.	566/2	0 - 08	Nehri
351.	574/2	0 - 16	"
352.	576	0 - 18	"
353.	581/2	0 - 14	"
354.	582/2	0 - 18	"
355.	703/1	1 - 13	"

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19/2/52

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356.	1021/719	min 4 - 00	Nehri
357.	1019/726	2 - 05	Rosli
358.	856	2 - 14	"
359.	857	0 - 12	"
360.	858	1 - 13	"
361.	860	2 - 17	"
362.	396/2	1 - 16	Nehri
363.	800	1 - 07	Rosli
364.	540	1 - 07	Rosli
365.	541	0 - 06	"
366.	542	2 - 02	"
367.	910/545	1 - 04	"
368.	554	1 - 01	"
369.	560	1 - 10	"
370.	565	1 - 07	"
371.	751 min	3 - 00	Nehri
372.	769 min	0 - 06	Rosli
373.	571/3 min	5 - 04	"
374.	572	0 - 09	"
375.	573	0 - 06	"
376.	793	3 - 09	"
377.	810 min	0 - 03	Nehri
378.	449	1 - 13	"
379.	543	2 - 05	Rosli
380.	547	5 - 02	"
381.	380	3 - 12	"
382.	415	0 - 18	"
383.	420	2 - 11	"
384.	814	0 - 09	"
385.	815	3 - 00	"
386.	812	0 - 12	Matiar
387.	1000/913/836	4 - 06	Rosli
388.	849	2 - 17	"
389.	440	4 - 16	(Rosli 2-00 (Nehri 2-10
390.	561	1 - 16	Nehri
391.	559	1 - 13	
392.	775	3 - 00	

393.	748	4 - 16	Nehri
			Rosli
394.	912/836	2 - 05	"
395.	836/1,4to8/	2 - 14	"
	1 min		"
396.	847	1 - 04	"
397.	800 min	0 - 09	"
398.	844	1 - 19	"
399.	799 min	0 - 12	"
400.	813	3 - 00	Matiar Riala
401.	564	1 - 13	Rosli
402.	799 min	0 - 18	"
403.	454	0 - 18	Nehri
404.	455	3 - 03	"
405.	427 min	0 - 09	"
406.	456	4 - 07	Rosli
407.	457	0 - 06	"
408.	836/1,4to8/	5 - 08	Matiar
	1 min		Nehri
409.	477	0 - 12	"
410.	729 min	3 - 12	Dakar Riala
411.	725	3 - 18	Rosli
412.	397/2	0 - 03	"
413.	746	1 - 04	Nehri
414.	747	0 - 18	"
415.	714	1 - 16	Dakar
	min	3 - 12	Dakar Riala
			"
			Rosli

430.	418/2	1 - 19	Nehri
431.	567	8 - 14	Bagh Chahi Nehri
432.	568	7 - 01	Bagh Chahi (boundary wall)
433.	569	1 - 16	"
434.	861/2	13 - 08	(Chahi 6-11 Rosli 6-17/2
435.	884	4 - 04	Rosli
436.	525	1 - 19	"
437.	1125/513	0 - 09	"
438.	520	1 - 07	Bhud Awal
439.	521	2 - 02	Rosli
440.	505	2 - 11	Nehri
441.	506	3 - 18	"
442.	507	1 - 13	"
443.	524	1 - 01	"
444.	434/1	1 - 10	"
445.	501	0 - 18	Rosli
446.	1127/502 & 1128/502	1 - 01	"
447.	503	1 - 16	"
448.	504	1 - 07	"
449.	509	0 - 06	Nehri
450.	510	1 - 13	"
451.	511/1	0 - 10	G.M. Makan Pukhta
452.	515	1 - 10	Nehri
		2 - 05	Rosli

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467.	570	1 - 13	Bagh Chahi
468.	345	4 - 19	Rosli
469.	800 min	1 - 01	G.M. Khal
470.	334/2	0 - 13	Nehri
471.	335/2	1 - 11	"
472.	444	1 - 01	"
473.	774	3 - 15	Rosli
474.	781	1 - 07	Nehri
475.	782	0 - 09	"
476.	777	0 - 18	"
477.	778	1 - 01	"
478.	767	3 - 03	Rosli
479.	768	3 - 03	"
480.	771	0 - 12	"
481.	772	4 - 10	Nehri
483.	797	2 - 05	"
484.	806	2 - 08	Matlar
485.	807	2 - 08	Nehri
486.	801/1	2 - 05	Rosli
487.	422	0 - 12	Nehri
488.	423	1 - 16	"
489.	426	12 - 00	(Nehri 6-00 (Rosli 6-00
490.	427	0 - 15	Rosli
491.	471	3 - 17	Nehri
492.	472	3 -	"
493.	478	1 - 01	"
494.	479	2 - 11	"
495.	480	2 - 02	Rosli
496.	385	7 - 13	Nehri
497.	386	4 - 16	"
498.	491	3 - 03	"
499.	490	0 - 09	"
500.	489	2 - 17	"
501.	476	1 - 13	"
502.	488	2 - 05	"

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503.	575/2 ✓	3 - 10	Nehri
504.	388	3 - 18	Rosli
505.	389 min	2 - 10	"
506.	414 ✓	2 - 05	Nehri
507.	787 ✓	0 - 18	Rosli
508.	788	0 - 06	"
509.	789	1 - 13	"
510.	792 ✓	2 - 17	"
511.	801	4 - 10	"
512.	795 ✓	2 - 14	Nehri
513.	577 ✓	1 - 07	"
514.	563 ✓	1 - 04	"

Total:

1123-15
1121 = 15

The land owners have not raised any objection regarding the measurement and classification of land. At present there is no other alternative left with me except to agree with the classification and measurement as proposed by the Naib Tehsildar, Land Acquisition, on the basis of entries of Khasra Girdawri and other relevant record. At the time of publication of notification U/s 4 the classification of land ~~xxxx~~ is as under:

Kind of land	Area Bis. Bis.
Rosli	552 - 19
Nehri	394 - 00
Matiar	65 - 15
Dakar	6 - 18
Bagh Chahi	36 - 16
Bhood Awal	5 - 08
Johar	3 - 06
Dakar Biala	21 - 06
G.M. Gadha	1 - 07
G.M. Nallah	3 - 03
G.M. Chah	0 - 08
G.M. Phot	1 - 01
Chahi	8 - 12
Rosli Biala	3 - 18
G.M. Abadi	2 - 01

Matiar Riala

10 - 01

G.M. Khal

1 - 01

TOTAL: 1121 = 151

3. P O S S E S S I O N :

The area is being acquired at the public expense for public purpose namely for Planned Development of Delhi and the possession of this area has not so far been taken by the acquiring department.

4. C L A I M S :

1. Shri. Bihari s/o Jhandu :

CLAIM

Claims compensation of Kh.No. 460 etc. as in the objection @ Rs. 15/- per sq. yd. on account of the location of the land.

REMARKS

Gave no evidence in support of his claim except his own statement. The compensation shall be fixed according to facts and figures available from the revenue record.

2. Sh. Mahavir s/o Ram Sarup etc.

Claim compensation of Kh.No. 460 min etc. mentioned in the objection @ Rs. 15/- per sq.yd. on account of location of the land which was bought by their father for residential purposes and shop for business point of view.

-do-

3. Sh. Mahavir s/o Ram Sarup etc.

As at S.No. 2

-do-

4. Sh. Ram Singh s/o Munshi etc.

Claim compensation for Kh.No. 399 etc. mentioned in the objection @ Rs. 15/- per sq.yd. alongwith damages @ Rs. 500/- per bigha. Further demands Rs. 8000/- & Rs. 4000/- and Rs. 6000/- for Tube-well, well & boundary wall in Kh.No. 482, 486 & 531 respectively.

-do-

5. Sh. Bishamber s/o Pirthi :

Claims compensation for Kh.No. 831/1 etc. mentioned in the objection @ Rs. 15/- per sq.yd. on account of location of the land.

-do-

6. Sh. Birbal s/o Jagta :

Claims compensation for Kh.No. 420 etc. mentioned in the objection @ Rs. 25/30 per sq.yd. on account of fertility of the land.

As at S.No. I

7. Sh. Birbal s/o Jagta :

Claims compensation for Kh.Nos. 430, 431 & 432 in spite of Khacheroo.

Claimer's ownership of these Khasra Nos. The amount of these Khasra Nos. shall be kept under dispute as his name does not stand in the revenue record.

8. Sh. Birbal, Dhani Ram etc.

Claim compensation of land owned by Smt. Ganga Devi as here legal heirs.

The compensation shall be kept under dispute till the succession is proved by some proof.

9. Sh. Brij Pal s/o Jagta :

Claims compensation for Kh. No. 420 etc. mentioned in objection @ Rs. 25/30 per sq-yd.

No evidence except his own statement has been produced. The compensation shall be fixed according to facts and figures collected from the revenue record.

10. Sh. Bannu Urph Phool Singh s/o Jagta :

As at S.No. 9

-do-

11. Sh. Dhani Ram s/o Jagta :

As at S.No. 9

-do-

12. Sh. Bakhtawar s/o Makhan :

Claim compensation for Kh. No. 502 etc. @ Rs. 15/- per sq.yd. due to location of this area which is surrounded by colonies and is situated on the pucca road leading to Wazirabad.

-do-

13. Sh. Gurcharan Singh s/o Buta Singh :

Claims compensation for Kh.No. 852, 850 @ Rs. 30/35 per sq.yd. due to location of the land near Loni Road which is most suitable for residential colony. Further claims Rs. 10,000/- as compensation for well and tube-well.

-do-

14. Sh. Tej Ram s/o Makhan :

Claims compensation for Kh. No. 144 etc. @ Rs. 15/- per sq.yd. due to location of this land which is surrounded by colonies and is situated on the pucca road leading to Wazirabad. Further claims Rs. 5/- per mound for trees.

-do-

15. Sht. Bhagwan Deviw/o ^{Fateh Chand} ~~Sht. Lal~~

Claims compensation for Kh.No. as mentioned in the application at the rate stated therein.

As at S.No. 9

16. Sht. Shanti Devi w/o Chhote Lal

Claims compensation for Kh.No. 1120/337 etc. mentioned in the objection @ Rs. 20/- per sq.yd. due to location of the land on the pucca road leading to Wazirabad.

-do-

17. Sh. Girwar Singh s/o Bakhtawar

Claims compensation for Kh.No. 381 etc. as mentioned in the objection @ Rs. 15/- per sq.yd. and further demands Rs. 5/- per mound for trees.

Did not turn up inspite of personal service effected on him. Hence no action is called for. The compensation shall be fixed according to facts and figures collected from the rev. record.

18. Sh. Chiman Lal :

Claims compensation for Kh.No. 1049/545 etc. mentioned in the application @ Rs. 50/- per sq.yd. due to the location of the land and location of Joti Nagar around it.

Hans Raj, father of the claimant gave his statement without producing any proof in support of his son's claim. The compensation shall be fixed according to facts and figures available from the revenue record.

19. Sh. Kharati Lal s/o Perma Nand etc.

Claim compensation for Kh.No. 1050/545 etc. mentioned in the objection @ Rs. 30/- per sq.yd on account of location of the land surrounded by Joti Nagar etc. modern colonies, and further claims other compensation as mentioned in the application.

Statement of Shri R.M. Goswami, counsel on behalf of the petitioner was recorded and has demanded compensation according to report of Mr. Goel, Engineer. The structures shall be paid if erected before publication of notification U/s 4 of the L.A. Act and the question of giving compensation according to Mr. Goel's report does not arise. Except the ~~statement~~ of the Counsel, no other evidence has been produced. The compensation shall be fixed according to facts and figures collected from the revenue record.

20. Sh. Kharati Lal s/o Sultan etc.

Claim compensation for Kh.No. 1076/337 etc. mentioned in the objection @ Rs. 15/- per sq.yd. due to the location of the land on the pucca road leading to Wazirabad.

No evidence except own statement has been produced. Hence the compensation shall be fixed according to facts and figures collected from the rev. record.

21. Sh. Kharati Lal s/o Sultan

Claim compensation for Kh.No. 383 @ Rs. 15/- per sq. yd. due to location of the land on the pucca road leading to Wazirabad.

-do-

22. Sh. Luttas s/o Bhoja

Claim compensation for

Kh.No. 1125/513 etc. mentioned in the application as Bhumidars alongwith other persons at the ratio of 4:1 respectively. Demands compensation of the land @ Rs. 15/- per sq.yd. and other compensation as mentioned in the application.

23. Smt. Bahali wd/o Inder etc.

Claim compensation for Kh.No. 384 @ Rs. 15/- per sq.yd. due to the location of the land on the pucca road leading to Wazirabad.

-do-

24. Sh. Amar Singh s/o Muhshi etc.

Claim Bhumidari rights of Kh.No. 518 etc. mentioned in the objection due to partition and demands compensation of the land @ Rs. 15/- per sq.yd. on account of location of the land which is adjacent to pucca road and demands Rs. 650/- per bigha for damages on account of notification U/s 4 issued during 1961 and displacement. The compensation to the tune of Rs. 8000/- for a tube-well and house in khasra No. 182 is also demanded and further states that khasra No. 1032/846 belongs to Sumer Singh, the other claimant.

-do-

25. Sh. Jamidar s/o Pirthi

Claims that acquisition proceedings is illegal and further objects the purpose for which the land is acquired. Due to location of this area amidst Joti Nagar colonies etc, and near Loni Road wants either to get his land released or wants compensation to be paid @ Rs. 10000/- per bigha. Further demands Rs. 2500/- for 160 mango trees standing over the land.

-do-

26. Sh. Baljit Singh:

Claims compensation for his land @ Rs. 15/- per sq.yd. due to location of the land on the pucca road leading to Wazirabad.

-do-

27. Sh. Bidhanber s/o Pirthi

Claims compensation for Kh.No. mentioned in the application @ Rs. 15000/- per bigha and Rs. 7750/- & Rs. 5000/- for his garden and house respectively.

-do-

28. Sh. Chhote s/o Makhan Lal

Claims compensation for his land @ Rs. 15/- per sq.yd. due to the location of the land on the pucca road leading to Wazirabad.

-do-

30. Sh. Bhagwana s/o Bakhtawar:

Claims compensation @
Rs. 15/- per sq.yd. due to
location of the land on the
pucca road leading to Wazirabad.

As at S.No. 20.

31. Sh. Babu Ram s/o Prabh Dyal:

As at S.No. 30

-do-

32. Sh. Bhagwat s/o Girdhari :

As at S.No. 30

-do-

33. Sh. Jai Parkash s/o Sukh Dev:

As at S.No. 30

-do-

34. Sh. Risal Singh s/o Mohan :

Demands compensation for
Kh.No. 142 and 937/143 @ Rs. 15/20
per sq.yd. on account of the
location of these khasra Nos.

-do-

35. Smt. Khazani wd/o Ram Sarup:

Claims compensation of $\frac{1}{2}$ share
of khasra Nos. mentioned in the
application @ Rs. 10/- per sq.yd.
due to location of the land on the
pucca road leading to Wazirabad.

-do-

36. Sh. Ant Ram s/o Ram Chander etc.

Claims compensation @ Rs. 15/-
per sq.yd. due to location of the
land on pucca road leading to
Wazirabad.

One of the-claimant Ganga Ram
gave his statement without givi-
ng any evidence. The compensa-
tion shall be fixed according to facts
and figures available from the rev. record.

37. Sh. M/S Jassa Ram, Fateh Chand through
Shri Sita Ram, partner

Claim ownership of Khasra
No. 511 and objects the ownership
of Ram Chander as recorded in the
revenue record. States the proceed-
ings are illegal which should either
be abandoned or the objector be given
compensation @ Rs. 15,000/- per bigha
on account of the potential value of
the land due to its location and
demands Rs. 45000/- for super structures.

~~Six~~ The counsel on behalf
of the objector has given
his statement without giving
any evidence. The compensa-
tion shall be fixed accordi-
to facts and figures collect-
from the revenue record.
Moreover the compensation
amount shall be kept
under dispute.

38. Dr. Rang Bahadur etc.

Has submitted his claim
for Khasra Nos. mentioned in
the application and claims
ownership of those khasra Nos.
and stated that the acquisition
proceedings are illegal in the
light of recent decision of the
court failing which demands
compensation to the tune of
Rs. 5,57,640/- for land, trees
and poultry farm.

Counsel on behalf of objector
has given no other evidence
except his own statement and
demands compensation as menti-
oned therein. The compensa-
tion shall be fixed according
to facts and figures collect-
from the revenue record.

39. Sh. Phoolwati w/o Baij Nath:

States to have purchased land measuring 15 biswas out of khasra No 532 adjacent to Loni Road and wants compensation @ Rs. 15,000/- per bigha for the land and Rs. 2,000/- for super structures.

The counsel has given his own statement without producing any sort of evidence. The compensation shall be fixed according to facts and figures available from the revenue record.

40. Sh. Bani s/o Pirthi:

Claims exclusive possession of khasra No. 492 & 383 and wants that the compensation of this area should not be paid to Jamidar etc.

The objector has not mentioned any amount as compensation for the land according to his version. The amount is not to be paid to the persons mentioned in the application. The amount shall be kept under dispute and will be paid according to procedure mentioned in the Apportionment.

41. Sh. Harmal s/o Soran:

Claims compensation for khasra No. 1022/568 etc, mentioned in the application @ Rs. 15/- per sq.yd. due to location of the land on the pucca road leading to Wazirabad.

Smt. Kashmiri mother of objector has given her statement without any proof which cannot be relied upon. The compensation shall be fixed according to facts and figures available from the rev. record.

42. Sh. Hardwari s/o Nihal :

Claims compensation for khasra No. 2070/712 etc, mentioned in the objection @ Rs. 15/- per sq.yd. due to location of the land on the pucca road leading to Wazirabad.

Has given no evidence except his own statement which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

43. Sh. Adit Singh s/o Dayala

Claim 1/5th share as tenant-at-will out of land mentioned in the application and demands compensation @ Rs. 15/- per sq.yd. Besides it, compensation of Rs. 7000/- for garden and Rs. 750/- for damages and separation.

-do-

44. Smt. Gian Kaur w/o Gurcharan Singh:

Demands compensation @ Rs. 30/35 per sq. yd. and Rs. 15,000/- for house and structures.

Gurcharan Singh, husband of the claimant gave his own statement & supported the facts mentioned in the objection. No other proof was given by him. Hence the statement cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

45. Smt. Prakash Kumari:

Demands compensation @ Rs. 30/- per sq.yd. alongwith Rs. 400/- for boundary wall.

No evidence except the statement of Harbans Lal, the husband of the claimant has been produced. The compensation shall be fixed according to facts and figures collected from the revenue record.

46. Smt. Yogesh Chadha w/o D.P. Chadha

Claims compensation @ Rs. 50/- per sq.yd. due to fertility of the land. No evidence except the statement of the counsel has been produced which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from revenue record.

47. Sh. Thandi Ram:

Claims Rs. 35,000/- as compensation for khasra No. 783.

-do-

48. Sh. Birbal etc.

Claims compensation of khasra No. 1005/704, 1067/703 as owner.

-do-

49. Sh. Rulia s/o Narain Singh:

Claims compensation for khasra No. 1066/730 @ Rs. 15,000/- per bigha.

Gurcharan Singh, brother of the objector gave his statement without giving any proof which cannot be accepted as correct. The compensation shall be fixed according to facts and figures collected from the rev. record.

50. Smt. Tara Devi w/o Krishan Gopal:

Claims Rs. 50/- per sq.yd for khasra No. 1063/730.

No evidence except her own statement has been produced. In the absence of any evidence the compensation cannot be awarded as desired but on the other hand it shall be fixed according to facts and figures collected from the revenue record.

51. Sh. Babu Ram, Musadi Lal ss/o Erabh Dayal

@ Rs. 15/- per sq.yd.

Claim compensation for khasra No. 1121/344 and other compensation as mentioned in the objection.

Babu Ram has given his own statement without producing any proof. The compensation shall be fixed according to facts and figures collected from the revenue record.

52. Sh. Surian s/o Risal:

Claims compensation for khasra No. 734 @ Rs. 15/- per sq.yd. and other compensation mentioned in the application.

Shri Surat Singh, counsel has given his own statement without giving any evidence which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

53. Shri Shame Singh s/o Amar Singh:

Claims compensation for khasra No. mentioned in the objection @ Rs. 30/- per sq.yd. and other compensation as mentioned in the application.

No evidence except his own statement has been produced which cannot be accepted as correct. The compensation shall be fixed according to facts and figures collected from the revenue record.

54. Sh. Mohar Singh etc.

Claims compensation for khasra No. mentioned in the objection @ Rs. 15/- per sq.yd. and other compensation as mentioned in the objection.

No evidence except his own statement has been produced which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

55. Sh. Budh Singh s/o Bhagwan Singh :

Claims compensation for khasra No. 357 @ Rs. 25/- per sq.yd.

Shri Devender Kumar Goel, Advocate gave his statement without producing any sort of evidence which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

56. Sh. Tek Chand s/o Ram Chander etc.

Claim compensation for khasra No. 761 etc, mentioned in the objection @ Rs. 30/- per sq.yd.

Only Shri Tek Chand has given his statement in support of their claim without giving any evidence which cannot be relied upon. Hence the compensation shall be fixed according to facts and figures collected from the revenue record.

57. Sh. Shanti Narain, Prakash Narain:

Claim compensation @ Rs. 30,000/- per bigha of their land now under acquisition.

Prakash Narain has given his statement without producing any evidence which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

58. Sh. Jai Narain s/o Jagat Narain etc.

Claim compensation @ Rs. 30,000/- per bigha of their land now under acquisition.

Shiv Narain, brother of the claimant gave his statement in support of their claim without giving any sort of evidence. The compensation shall be fixed according to facts and figures collected from the revenue record.

59. Sh. Babu s/o Shiv Sahai:

Claims compensation for khasra No. 380 etc, mentioned in the objection @ Rs. 15/- per sq.yd. due to location of the land on pucca road leading to Wazirabad.

No evidence except his own statement has been produced which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

60. Sh. Harpat s/o Nanak:

Claims compensation of the land now under acquisition @ Rs. 15/- per sq.-yd. and other compensation as mentioned in the application.

-do-

61. Sh. Shiv Charan s/o Davala:

As at S.No. 60

-do-

62. Sh. Gur Sahai s/o Saktu:

As at S.No. 60

-do-

63. Sh. Bishamber s/o Dayala

Claims compensation of his land now under acquisition @ Rs. 15/- per sq.yd. and other compensation as mentioned in the objection.

As at S.No. 59.

64. Smt. Chand Raniw/o Des Raj :

Claims compensation for his land now under acquisition @ Rs. 30/35 per sq.yd. and further demands Rs. 25,000/- for super structures.

Shri Tilak Raj, son of the claimant gave his statement without producing any evidence which cannot be relied upon. The compensation shall be fixed according to the facts and figures collected from the revenue record.

65. Sh. Bakhtawar s/o Makhan etc.

Claim compensation of his land now under acquisition @ Rs. 15/- per sq.yd. due to location of the land on the pucca road leading to Wazirabad.

No evidence except his own statement has been produced which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

66. Sh. Nathu s/o Bhagwana :

Claims compensation for khasra No. 1021/719 @ Rs. 10/12 per sq.yd. as Bhumidar.

-do-

67. Sh. Mohan s/o Jhata etc.

Claim compensation for his land now under acquisition @ Rs. 15/- per sq.yd. due to location of the land on the pucca road leading to Wazirabad.

Shri Narpal gave his statement without giving any evidence which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

68. Sh. Khazan s/o Bhagwan Sahai etc.

Claim compensation @ Rs. 25/- per sq.yd. and Rs. 5000/- for well in khasra No. 351.

Shri Devender Kumar Goel, Advocate gave his statement without giving any evidence which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

69. Sh. Bhonde s/o Gangoli etc.

Claim compensation for his land which is now under acquisition @ Rs. 40/- per sq.yd. and other compensation as mentioned in the objection.

No evidence except their own statement was produced which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

70. Sh. Bhola s/o Nanwa etc.

Claims Rs. 11000/- in all for the land and one pucca room.

-do-

71. Sh. Laig Ram :

Claims ~~compensation~~ Rs. 5000/- in all for the land and one room in khasra No. 368.

-do-

72. Sh. Bhanwer Singh s/o Bode etc.

Claim compensation for khasra No. mentioned in the objection @ Rs. 30/- per sq.yd. and other compensation as mentioned in the objection.

As at S.No. 69.

73. Sh. Shera s/o Chetu:

As At S.No. 72

-do-

74. Sh. Rama s/o Amar Singh:

Claims Rs. 5600/- in all for land, one pucca room and one neem tree.

-do-

75. Sh. Surjit s/o Hira:

Claims Rs. 8800/- in all for the land @ Rs. 30/- per sq.yd., one room pucca, two kacha rooms, handpump & trees etc.

-do-

76. Sh. Bhim Raj s/o Sanwalia etc.

Claims Rs. 6600/- in all for the land at the rate of Rs. 30/- per sq.yd., one room and one neem tree.

-do-

77. Sh. Shame Singh s/o Sanwalia etc.

Claims Rs. 5300/- in all for the land @ Rs. 30/- per sq.yd., two kacha rooms, handpump and one neem tree.

-do-

78. Sh. Mam Chand etc.

Claim Rs. 18250/- in all for the land @ Rs. 30/- per sq.yd., two pucca rooms, one kacha room and one neem tree.

-do-

79. Sh. Dewan s/o Kalu etc.

Claim Rs. 38550/- in all for the land @ Rs. 30/- per sq.yd., for structures and trees etc.

-do-

80. Sh. Brahmi alias Braham Singh etc.

Claim Rs. 21400/- in all for the land @ Rs. 30/- per sq.yd., for structures and trees over the land.

-do-

81. Sh. Tatia alias Rati Ram etc.

Claim Rs. 15600/- in all for the land @ Rs. 30/- per sq.yd., for structures and trees over the land.

-do-

82. Sh. Mangal s/o Jag Ram etc.

Claim Rs. 10800/- in all for the land @ Rs. 30/- per sq.yd., for structures and trees over the land.

-do-

83. Sh. Neta alias Not Ram :

Claims Rs. 15900/- in all for the land @ Rs. 30/- per sq.yd., for structures and trees over the land.

As at S.No. 69.

84. Sh. Amar Singh s/o Sawai:

Claims compensation for khasra No. 368 @ Rs. 30/- per sq.yd.

-do-

85. Sh. Lekha s/o Todar etc.

Claim Rs. 5200/- in all for the land @ Rs. 30/- per sq.yd., for structures and trees over the land.

-do-

86. Sh. Richpal s/o Singhu etc.

Claim Rs. 11600/- for all for the land @ Rs. 30/- per sq.yd., for structures and trees over the land.

-do-

87. Sh. Sarwan s/o Gulab etc.

Claim compensation for khasra No. 368 @ Rs. 30/- per sq.yd.

Shri Ganesh Dass, Advocate gave his statement in support of their claim without giving any sort of evidence. The compensation shall be fixed according to facts and figures collected from the revenue record.

88. Sh. G.S. Kashyap s/o Bhagwan Chand:

Claim compensation for khasra No. 861/2 etc. as mentioned in the objection @ Rs. 30/- per sq.yd.

Shri Sheo Raj Bahadur, Advocate gave his statement without giving any sort of evidence. The compensation shall be fixed according to facts and figures collected from the revenue record.

89. Sh. Khacheru s/o Makhan etc.

Claim compensation @ Rs. 15/- per sq.yd. and other compensation as mentioned in the objection.

Did not turn up in spite of personal service effected on him. Hence the claim cannot be accepted as correct. The compensation shall be fixed according to facts and figures collected from revenue record.

90. Sh. Kure s/o Bhuna :

Claims compensation for @ Rs. 15/- per sq.yd. due to location of the land on bucca road leading to Wazirabad.

No evidence except his own statement has been produced which is not reliable. The compensation shall be fixed according to facts and figures collected from the revenue record.

91. Sh. Hans Raj s/o Nathu:

Claims compensation for khasra No. 547 @ Rs. 50/- per sq.yd.

-do-

92. Sh. Mool Chand s/o Birbal:

Claims compensation @ Rs. 15/- per sq.yd. due to location of the land on pucca road leading to Wazirabad.

As at S.No. 90.

93. Sh. Toonda s/o Kewta:

As at S.No. 92

Shri Giri Dass, son of claimant gave his statement without producing any evidence which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

94. Sh. Chandu etc.

As at S.No. 92

Chandu gave his statement without producing any evidence which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

95. Sh. Pema s/o Manglan :

As at S.No. 92

No evidence except his own statement has been produced which cannot be relied upon. The compensation shall be fixed according to facts and figures collected from the revenue record.

96. Dulia s/o Man Singh etc.

As at S.No. 92

Shri Kanhaya, one of the claimants gave his statement without producing any evidence. The compensation shall be fixed according to facts and figures collected from the revenue record.

97. Sh. Aflatoun s/o Madan:

As at S.No. 92

As at S.No. 95

✓ 98. Sh. Rati Bal Shah s/o Mange Lal Shah etc.

Claim compensation for the land @ Rs. 20/- per sq.yd. and other compensation as mentioned in the objection.

One of the co-sharers has given his statement and has also produced evidence but without any corroboration. The compensation shall be fixed according to facts and figures collected from rev. r.

99. Sh. Jagan Nath s/o Sewa Ram:

Claims compensation for khasra No. 509 etc. mentioned in the application @ Rs. 15000/- per bigha.

As at S.No. 95

100. Sh. Ramesh Chand s/o Ram Narain.

Claims compensation @ Rs. 15/- per sq.yd. due to location of the land on the pucca road leading to Wazirabad.

-do-

101. Sh. Droupati Devi wd/o Ram Chander:-

4 Claims compensation for Rs. 35/- per sq.yd. and further demands Rs. 1,50,000/- for Alu (Potato) Factory.

Shri Damodar Dass, nephew, gave his statement without giving evidence. The compensation shall be fixed according to facts and figures collected

102. Sh. Rattan Singh s/o Phool Singh:

Claim compensation @ Rs. 50/-
per sq.yd. for Kh.No. 345.

Shri Raghbir Singh Advocate
gave his statement without produ-
cing any evidence which cannot
be relied upon. The compensation
shall be fixed according to facts
and figures collected from the
revenue record.

[Signature]

103. Sh. Balwant s/o Jodha:

Claims compensation for
Khasra No. 701 @ Rs. 10/12
per sq.yd.

No evidence except his own state-
ment has been produced which can-
not be relied upon. The compensa-
tion shall be fixed according to
facts and figures collected from
the revenue record.

104. Sh. Jagan Nath s/o Sewa Ram:

Claims compensation for
Khasra No. 519 @ Rs. 15000/-
per bigha.

The ^{un}counsel of the claimant gave
his statement without producing
any evidence. Hence the claim
cannot be accepted as correct.
The compensation shall be fixed
according to facts and figures
collected from the revenue record.

105. Sh. Parakash Chander:

Claims Rs. 27,935/- for
his land which is now under
acquisition.

No evidence except his own state-
ment has been produced which can-
not be accepted as correct. The
compensation shall be fixed acco-
rding to facts and figures coll-
ted from the revenue record.

The evidence, if any, produced by the claimants is not
sufficient to believe their claims as discussed above against
claim.

5. MARKET - VALUE :

The land of this village is governed by the Delhi
Reforms Act, 1954, and cannot be used for purposes other than
agriculture without the prior sanction of the competent
authorities.

The area now under acquisition is very vast and
road from Shahdra to Loni almost divides this area into two.
Another road from Wazirabad bridge connects the Shahdra
and some of the northern portion of the land now under
acquisition also adjoins this road and this area is near the
village. A few Khasra Nos. are also in deep depression.
In view of all these facts the land now under acquisition
assessed at flat rate and will have to be divided into
blocks.

contd.

Before dividing the land into different blocks according to the situation and quality of land it seems necessary to mention about L.A. Case No. 469/1962 Shri Jai Narain etc. Vs. Union of India which relates to the land acquired vide award No. 1138 in pursuance of notification No. F.15(18)/61-LSG(ii) dated 16-3-61 issued by the Government of India that of the L.A. Act, 1894 in this village. While drawing/award the Land Acquisition Collector divided the land in the following blocks:
BLOCK 'A': It includes area between the village and Canal and the Loni Road irrespective of classification of land.

BLOCK 'B': The remaining other area lying towards the western side of the Canal irrespective of classification of land.

The compensation amount per bigha was fixed as under:-
BLOCK 'A': Rs. 900/- per bigha. BLOCK 'B': Rs. 370/- per bigha.
Being dis-satisfied with this awarded amount several references were made U/s 19 on the applications put forward by different interested persons. The learned A.D.J. vide his judgement dated 4.10.63 in the above mentioned case enhanced the compensation amount regarding khasra No. 571/1 to Rs. 1800/- per bigha i.e. according to the prices paid by the purchaser and was pleased to remark as under regarding other land placed in Block 'A'.

The price fetched by field No. 570 in 1955 was Rs. 1700/- per bigha. In fact that part of adjoining field No. 571 was sold on 6.7.1960 vide Ex. A2, at Rs. 1765/- per bigha shows that during the period of five years from 27.7.1955 the date of mutation No. 556 and 6.7.1960, the date of sale deed, copy Ex. A3, the rise in price in this locality was negligible. The Land Acquisition Collector, was, therefore, right in assessing the market price of the strip of land from Loni Road to the Canal except that of field No. 571/1 at Rs. 900/- per bigha on the basis of the price fetched by field No. 556 & 574, which adjoined field No. 571 but were removed from Loni Road in 1955 at Rs. 389/- per bigha, vide mutation No. 555, copy Ex. B1. In fact this is rather a liberal evaluation regarding the acquired area except a few fields lying behind field No. 571/1 because fields No. 412, 437, 438 & 562, which were near the acquired land other than field No. 471 and a little behind field No. 566 & 574, had been sold in August, 1957, at Rs. 350/- per bigha vide mutation No. 573.

copies Exts. R/2-3."

The price of land placed in Block 'B' was enhanced to Rs. 670/- per bigha by the learned A.D.J. vide his judgement mentioned above. In the light of above discussion, the land under acquisition is to be divided into different blocks in such a way that the purchaser who have paid an abnormal high price should not suffer on account of the fact that such transactions are a few in number and should not be considered.

As already mentioned, in L.A. Case No. 469/1962, the learned A.D.J. had enhanced the compensation amount of khasra No. 571/1 on the basis of price fetched by a portion of this Kh. No. as well as price paid for Kh. No. 570. The perusal of the record also reveals that area measuring 5 bighas 2 biswas out of khasra No. 571 min was sold vide registered deed dated 6.7.60 for Rs. 9000/- in favour of Shri Ramesh Chander s/o Ram Narain and the average price of this area comes to Rs. 1764/-71. At present area measuring 3 bighas 19 biswas is under acquisition out of it. Hence it would also not be possible now to fix price of these khasra Nos. less than the amount enhanced by the learned A.D.J.. Keeping in view the judgement ~~and by the~~ ^{of} the learned A.D.J. in L.A. Case No. 469/1962 & area measuring 3 bighas 19 biswas out of khasra No. 571 which is in the possession of Shri Ramesh Chander s/o Ram Narain should be placed in one block simply to safeguard the interest of the purchasers so that they may not be paid less than the amount spent by them for purchasing this area.

Area of those khasra Nos. which are adjacent on both sides of the Loni-Shahdra Road as well as the khasra Nos. which are adjacent to approach road from Wazirabad bridge to Loni Road is more valuable than the area lying behind it but there is an exception of khasra No. 786 which is in deep depression. All these khasra Nos. can be put together in one block for purpose of valuation.

With the exception of khasra No. 784, 785 & 786 the ~~of~~ ^{of} the remaining area which is of the same quality and is also not adjacent to any pucca road and can easily be put in one block.

In the light of above
order acquisition is divided into the following

BLOCK NO. I: Area measuring 3 bighas 19 biswas of khasra
571/3 min under the possession of Shri Ramesh Chander s/o
Ram Narain and khasra No. 570 measuring 1 bigha 13 biswas are
included in this block. The total area of this block thus
comes to 5 bighas ¹/₂ biswas.

BLOCK NO. II:

Except khasra No. 736 all the other khasra Nos.
adjacent to both sides of Loni-Shahdra Road as well as all
such khasra Nos. which are adjacent to Link Road from Wazirabad
bridge to Loni Road are equally valuable and attractive and are
included in this block and these khasra Nos. are as under:-

335/2, 974/410, 975/410/2/1, 411/2, 412/2, 413, 416, 417/2,
1122/513/1, 1124/513/1, 1125/513, 531, 532, 533, 534, 544,
1050/545, 1052/546, 547, 569, 571/3 min, 57 5/2, 580/2,
581/2, 582/2, 584/2, 1004-1005/709/1, 1063/730, 1064/730,
737, 738, 793, 794, 798, 799, 840, 841, 852,
Total Area: 32 bighas ¹/₂ biswas.

BLOCK NO. III:

With the exception of khasra Nos. 784, 785 & 786
the whole of the area is included in this block. This area is
not adjacent to any pucca road and includes the following
khasra Nos.

139/2, 140, 141, 142, 936/143, 937/143, 938/143,
144, 145, 939/143, 940/146, 941/146, 147/1, 147/2, 148/2,
149/2, 336, 336/3, 1118/337, 1119/337, 1120/337, 338, 341,
342, 343, 1121/344, 345, 969/346, 970/346, 347 min, 347 min
347/2, 347/3, 348, 349/1, 349/2, 350, 351, 352, 353, 354,
355, 356, 357, 359/1, 360, 361, 362, 363/2, 364/2, 365/2,
366/2, 368/2, 369, 370, 371, 372, 373, 374, 375, 376, 377,
377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387,
389, 390, 391, 392, 393, 394, 414, 415, 416, 417, 418, 419, 420,
422, 423, 424, 425, 426, 427, 1068/428, 1069/428, 428, 429,
430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350

915/431, 916/432, 432, 433, 917/433, 434/1, 434/2, 435, 436,
 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448,
 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460,
 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472,
 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, x
 485, 486, 487, 488, 489, 490, 491, 492/1/1, 492/1/2, 492/2,
 492/3, 493/1, 493/2, 494, 495, 1033/496, 1034/496, 1035/496,
 497, 498, 499, 500, 501, 1127, 1128/502, 503, 504, 505, 506,
 507, 509, 510, 511/1, 511/2, 512, 1130/514, 1131/514, 515, 516,
 1123/517/1, 1129/517/2, 518, 519, 520, 521, 522, 523, 524,
 535, 526, 527, 528, 529, 530, 535, 536, 1047/537, 1048/537,
 538, 539, 540, 541, 542, 543, 1049/545, 910/545, 1051/546,
 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 1022/558.
 1023/558, 559, 560, 561, 562, 563, 564, 565, 566/1, 566/2,
 567, 568, 572, 573, 574/1&2, 576, 577, 701/1, 702/1, 703/1,
 704/1, 705/1, 706/1, 707/1, 1060/708/1, 710/1, 711, 1070/712,
 1071/712, 713, 714, 715, 716, 717, 718, 1020/719, 1021/719 min
 1021/719 min, 1021/719 min, 1021/719 min, 720, 721, 1072/722,
 (5 - 01) (2 - 00) (6 - 00) (4-00) - 1
 1073/722, 723, 724, 725, 1013/726, 1019/726, 727, 728, 729,
 1065/730, 1066/730, 1067/730, 731, 1036/732, 1037/732, 733,
 734, 735, 736, 738, 739, 740, 741, 742, 743, 744, 745, 746,
 747, 748, 749, 980/750, 981/750, 751, 752, 753, 754, 755, 756,
 1101/757, 1102/757, 758, 759, 760, 761, 762, 763, 764, 765,
 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777,
 778, 1074/779, 2075/779, 780, 781, 782, 783, 788, 789, 790,
 791, 792, 795, 796, 797, 800, 801, 802, 803, 804, 805, 806,
 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818,
 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831/1,
 832, 833, 1023/834, 1029/834, 835, 912/836, 836/2, 836/1-4 to
 min, 836/3, 1000/913/836, 1001/913/836, 1002/913/836, 1003/913
 836, 1076/837, 839, 842, 843, 844, 845, 1030/846, 1031/846,
 1032/846, 847, 848, 849, 850, 851, 854/2, 855/2, 856, 857,
 858, 859, 860, 861/2, 860, 861, 862, 863, 864, 865, 866, 1033
 867, 1039/867, 868, 869, 1073/890, 1079/890, 891, 892, 894,
 895, 896, 897, 899, 900, 901,

Total Area: 1027 Bichas 8 Bichwas.

BLOCK NO. IV:

The area of this block is situated on the eastern side of Shahdra-Loni Road which is more than 4 feet deep and remains under water during most of the time of the year and includes the following khasra Nos.

784, 785 & 786.

Total Area: 6 Bighas.

In calculating the amount of compensation to be awarded certain points as mentioned under section 23(1) of the Land Acquisition Act, are to be kept in view. In order to determine the market value, many other factors enter into reckoning which are also necessary, for instance, the sale transactions of the village concerned that took place during first 5 years preceding the date of publication of notification U/s 4 of the Act, i.e. 24.10.61, nearness of the land to any pucca road, the size and shape of the land now under acquisition, all the previous transactions, situation and use to which it can be put to, rise and fall in prices due to demand of the land in market and the land acquired previously in the village concerned. It is a fact that exact market value is not likely to be fixed in any case, but it cannot be denied that every possible effort should not be made to fix up the correct market value prevailing on the date of notification U/s 4. The claims of the right-holders already discussed are also to be kept in view for fixing up the market value.

The land has already been acquired in this village at public expense for public purpose namely for the construction of a road upto Shahdra to Loni Road under notification which has already been discussed. The price fixed by the learned A.D.J. while deciding the case No. 469/1962 has also to be kept in view because no appeal has been filed against that judgement.

Before fixing the market value of the land it also seems necessary to have an idea of yearwise average sale price of the land per bigha for 5 years preceding the date of publication of notification U/s 4 of the Land Acquisition Act, 1954, i.e. 24.10.61. The yearwise statement is as under:-

S.No.	Year	Area Big.Bis.	Amount	Average price per bigha
1.	1956-57	29 - 08	Rs. 6275/-	Rs. 233-84
2.	1957-58	55 - 04	Rs. 9630/-	Rs. 174.46
3.	1958-59	40 - 09	Rs. 39905/-	Rs. 988.75
4.	1959-60	41 - 04	Rs. 82430/-	Rs. 2000.73
5.	1960-61	13 - 01	Rs. 18820/-	Rs. 1442.15
TOTAL:		179 - 06	Rs. 157750/-	Rs. 879-81

The above table shows that the average sale price during the first 5 years preceding the date of publication of notification comes to Rs. 879-81. The above table also shows that the price of land per bigha fell down during the year 1957-58 as compared with the price prevailing during the year 1956-57. During the year 1959-60 the average price per bigha is the highest i.e. Rs. 2000.73 but thereafter i.e. during the year 1960-61 the price of land per bigha fell down to Rs. 1442-15. It is also a fact that the prices of all agricultural products had not gone down since then and this fact will have to be kept in view while fixing the price of the land under acquisition.

It is a fact that some area out of the area now under acquisition had already been sold during 5 years preceding the date of notification and the price of land now under acquisition is mainly to be based on the price fetched by this area. Hence there seems no necessity to discuss all the yearwise sale transactions. Hence the sale transactions which relate to the khasras which are now under acquisition are shown in the statement given below:-

Mutation No.	Date of registration.	Kh.No.	Area Big.Bis.	Total sale value
568	8.5.57	1023/558 along with other area	6 - 01	Rs. 300/-
688	10.4.57	1031/846	2 - 15	Rs. 375/-
571 & 572	13.8.57	418/1-2, 437, 438, 562	10 - 01	Rs. 3500/-
573	27.11.57	1062/708, 1070/712 along with other area	26 - 17	Rs. 1980/-
582	1.3.58	1125/513, 520, 521	3 - 18	Rs. 780/-
585	28.4.58	505 to 507	8 - 02	Rs. 1690/-
586	15.10.58	501, 1127/502, 1128/502 & 503.	5 - 02	Rs. 1300/-
605	26.3.59	1049/545, 1050/545, 1051/546, 1052/546, 549	12 - 05	Rs. 24000/-

590	11.4.59	525	1 - 19 Rs. 250/-	Rs. 123-21
607	20.11.59	524	1 - 01 Rs. 200/-	Rs. 190-40
622	6.7.60	571 ^{min}	⁴⁵⁻⁰² Rs. 9000/-	Rs. ¹⁷⁶⁴⁻⁷⁰
632	28.12.60	571	1 - 16 Rs. 4000/-	Rs. 2222-22
647	10-8-61	563, 577 & 578	4 - 07 Rs. 2000/-	Rs. 459-77

Before discussing the above mentioned sale deeds it seems necessary to point out that towards the southern side of the area now under acquisition khasra No. 509 etc. & khasra No. 877 etc. measuring 9 bighas 7 biswas & 29 bighas 13 biswas were sold under registered deed dated 22.9.59 & 2.3.60 for Rs. 9675/- and Rs. 63910/- and the average price per bigha comes to Rs. 1034-76 & Rs. 2324/- respectively. The price of land of the above mentioned kh. Nos., is not to be taken into consideration on account of the fact that firstly this area is not ^{being} acquired at present. Secondly this area is now under a well developed colony ^{and} known as Joti Nagar/is near to Shahdra Town as compared with the area now under acquisition.

As already discussed while dividing the land into different grades it can now safely be said that the interest of the owners of khasra No. 570 measuring 1 bigha 13 biswas and area measuring 3 bighas 19 biswas out of Kh.No. 571/3 is to be safeguarded in the light of the judgement passed by the learned A.D.J. in case already mentioned. It is also not out of place to mention here that the average price per bigha of the land measuring 1 bigha 16 biswas sold out of khasra No. 571 vide registered deed dated 28.10.60 comes to Rs. 2222.22 as mentioned in the statement. This khasra No. is lying on the northern side of the Link Road from Wazirabad to Shahdra-Loni Road and in the vicinity of Patrol pump and due to this fact it fetched high price as this area is lying out of the land under acquisition. Hence it has no bearing on the market value of the land now to be assessed. Hence it has not to be taken into consideration. Keeping all these facts in view I think that Rs. 1800/- is the fair and reasonable price per bigha for area now placed in Block No. I and I also assess the same.

As regards area placed in Block No. II it is quite evident that this area is adjacent to the pucca road known as Shahdra-Loni Road and Wazirabad bridge approach road. Kh.No. 1050/545 etc. measuring 12 bighas 5 biswas were sold vide registered deed dated 26.3.59 for Rs. 24000/- and the price per bigha comes to Rs. 1959-20. Out of these Kh.Nos. only Kh.No. 1050/545 and 1052/546 are adjacent to Shahdra-Loni Road. The perusal of the copy of the registered deed shows that the Vendee paid Rs. 23500/- in cash before the Sub-Registrar and the remaining amount has been accepted as paid according to the entries of the registered deed. The further perusal of the whole deed also reveals that this price of land also includes the price of houses standing on the land, well with all its machinery i.e. Iron Chul, Chakhal & Buckets etc. and other existing crops, trees & plants on the land. This deed was executed on 28.3.59 and it can now safely be presumed that the Rabi crop, which is the main crop of this area, must have been harvested by the Vendee and thus the price of this crop is also included in it. After deducting all the benefits gained by the Vendee from the above mentioned items I think that the net price of the land would hardly come to Rs. 700/- per bigha. Under these circumstances the average price as shown in the above statement of sale deed cannot be accepted as correct and hence it is ignored. It is also a fact that Kh.No. 556 & 574 measuring 2 bighas 5 biswas were sold vide registered deed dated 1.6.56 for Rs. 2000/- & Rs. 839/- per bigha as stated in award No. 1138 and the then L.A.C. based the price of 'A' block area i.e. Rs. 900/- per bigha on this very reason. But thereafter and just before the publication of notification u/s 4 of the L.A. Act Kh.Nos. 563, 577 & 578 measuring 4 bighas 9 biswas which are also near the Wazirabad bridge approach road as compared with the above mentioned khasra Nos. were sold vide registered deed dated 10-2-61 for Rs. 2000/- and the average price per bigha comes to Rs. 459-77. It is now quite clear that in this vicinity the price had come down very low and Kh.No. 556 & 574 are not included in this block. Moreover area adjacent to Shahdra-Loni Road is also equally valuable. Hence it would not look nice if the price of Kh.No. placed in this block is fixed less than Rs. 900/- per bigha. In this fact in view I think that reasonable and fair price of

area placed in this block is Rs. 900/- per bigha and I also assess the same.

Before coming to any conclusion for fixing the market rate of the land placed in ~~Block III~~ Block III it seems necessary to mention here that as mentioned above the then L.A.C. fixed the value of land placed in 'A' block on the basis of the price fetched by khasra Nos. 563 & 574 which were sold on 1.6.56 but this sale transaction has not been included in the above statement as being very old and specially when recent sales as mentioned below have taken place very close to them.

As indicated in the above statement regarding the sale out of the area which is now under acquisition it is quite clear that the lowest price per bigha comes to Rs. 49-60 and the highest price per bigha comes to Rs. 459-77 according to the sale deed dated 10-6-61 vide which Kh. Nos. 563, 577 & 578 measuring 4-07 were sold for Rs. 2000/-. This transaction took place about 21 months prior to the date of publication of notification and there is no difference as far as the quality of land of khasra Nos. 563 & 574 referred to above is concerned. It clearly shows that the price of land had a downward trend after 1-6-56 when Kh. Nos. 563 & 574 were sold and it will not be proper at this stage to stick to the price fetched by these Kh. Nos. specially when a sale deed of Kh. Nos. 563 etc. which is near to the 'A' grade area of award No. 1182 as compared with Kh. No. 563 etc. has taken place and this transaction is the latest and nearest to the date of publication of notification U/s 4 and Kh. No. 563 & 574 are also included in this grade on account of this very fact. It is also a fact that the area of this grade is adjacent to the area acquired under award No. 1182 placed in 'A' block. It would also not be out of place to mention here that area placed in block 'B' acquired vide award No. 1182 was assessed by the then L.A.C. @ Rs. 470/- per bigha, but the learned A.D.J. also enhanced the compensation amount of this area to Rs. 670/- per bigha vide his above mentioned judgement and this area is also adjacent to the area now under acquisition. This fact is to be taken into consideration because no appeal was filed against this judgement. It would also be not out of place to mention here that area in village Zindpur is also adjacent to the area now under acquisition.

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block and the price of similar area was fixed @ Rs. 700/- per bigha. Under these circumstances it does not look nice to assess at less than the enhanced amount per bigha by the learned J. Keeping all these facts as well as date of the present notification u/s 4 of L.A. Act in view I think that Rs. 700/- per bigha is the fair and reasonable price for the land now placed in Block No. III and I also assess the same.

Block IV

As already mentioned above this area is of about 4 feet depression and remains under water during the most of the time of the year. As this area is near to the Shahdra-Loni Road so I think that Rs. 450/- per bigha is the fair and reasonable price for this area of Block No. IV and I also assess the same.

TREES:WELLS & OTHER STRUCTURES:

TREES:- There are many trees like Mango, Jaman, Amrud etc. in Kh.No. 348 measuring 4 bighas 13 biswas in the shape of a garden. The details of the trees have been given by the Naib Tehsildar(LA) in his chief data. All these trees as reported by the N.T.(LA) can be used as fuel wood and are of above average type. Keeping all the facts in view it is now treated these trees can be used as fuel wood and I think that Rs. 300/- per bigha for Kh.No. 348 is the fair and reasonable price for these trees. I, therefore, assess the same. The land owners will be at liberty to remove these trees within 60 days from the date on which the award will be announced and in that case no compensation shall be paid for these trees, failing which the amount of Rs. 1395/- for Kh.No. 348 will be paid as compensation of these trees. The N.T.(LA) will make a note while making payment that the applicant gives assurance for not removing all the trees otherwise the compensation will be paid illegally. In Kh.No. 347 there are 44 mango trees and they appear of 3 years old. Trees like Mango, Jaman etc. In Kh.No. 459 & 463 are of 4 to 5 years of age. Thus all these trees were planted after the publication of notification U/s 4 and hence no price is fixed and the owners can remove them after the announcement of award. There are other several scattered trees like Kikar, Amrud, Shisham etc. which can also used as fuel wood. There is every likelihood to remove these trees either before taking over the possession of the land or after taking over the possession. Even at present the N.T. states that trees are being cut daily. The only best way /these

circumstances is that the right-holders may be allowed to remove these trees themselves. Hence no value is fixed for these trees and the claimants shall be at liberty to remove these trees within 30 days from the date on which the award shall be announced.

Khasra No. 567 to 570 are surrounded by boundary wall constructed before the publication of notification U/s 4. There is a house and tube-well alongwith many small and big trees. The price of this house and boundary wall etc. is to be ascertained from the Assistant Engineer(Valuation), CPWD, Vikas Bhawan New Delhi and the possession can only be taken thereafter. Keeping this fact in view it would be of no use to assess the price of these trees whether big or small which are standing over

it because the possession is not to be taken after the announcement of the award on account of above mentioned fact. Hence the Horticulture Department has also been requested to evaluate these trees in the meantime. A supplementary award shall be drawn as and when this office is intimated regarding valuation.

WELLS:- There are 9 wells in all area now under acquisition. One of them is lying within the boundary wall of khasra No. 567 to 570 etc. Thereafter 8 wells in the following khasra Nos. are to be assessed.

<u>Kh.No.</u>	<u>Well</u>	<u>Khasra No.</u>	<u>Well</u>
369	1	1001/913/836	1
796	1	561	1
494	1	1049/545	1
498	1	1123/513	1

Well in khasra No. 1049/545 has been reported the best out of the whole lot. Similarly well in khasra Nos. 1001/913/836, 796, 494 are of equal size and of the same condition. Well in khasra No. 498 has been reported a quite inferior ~~to~~ ^{to} ~~the~~ ^{the} ~~above mentioned~~ ^{above mentioned} wells situated in khasra Nos. ^{1001/913/836} etc.

Well situated in khasra No. 1123/513 is said to be a very small and is also stated to be unfit for use for irrigational purposes. The other wells are reported in dilapidated condition. The Naib Tehsildar has also proposed the value of all these wells in his chief data and I have no reason to not to believe the price proposed by him. Keeping all these facts in view value of above mentioned wells is fixed as under.

contd...

<u>S.No. X</u>	<u>Khasra No.</u>	<u>Price assessed</u>
1.	1049/545	Rs. 1200/-
2.	1001/913/836	Rs. 900/-
3.	796	Rs. 900/-
4.	494	Rs. 900/-
5.	498	Rs. 800/-
6.	1123/513	Rs. 2 250/-
7.	369	Rs. 100/-
8.	561	Rs. 100/-
		515

Tube-well has been fixed alongwith Rahat on well situated in khasra No. 1049/545. Equipments of tube-well as well as Persian Wheels (Rahat) can be removed with a little effort. There are Persian wheels on well, situated in khasra Nos. 796, 1001/913/836. These can be removed easily. There are certain hand-pumps which can be removed. The water table in this area is very high and right-holders generally sink pipes in their fields to take water with the help of removable engines such pipes can also be removed easily. As these tube-wells, persian wheels, handpumps & pipes etc. can also be removed very easily so no price is now fixed for them but the owners of these tube-wells etc. mentioned above will be at liberty to remove them within 15 days from the date on which the award shall be announced and no compensation shall be given in case of their failure to remove them.

OTHER STRUCTURES:- There is a boundary wall as well a building in khasra No. 567 to 570 as mentioned above and a house in the name of Sular s/o Gangoli in khasra No. 368 min and in khasra No. 511. It is not possible to assess the value of these structures on account of lack of technical knowledge for assessing the price of such big buildings. The case for valuation of structures of these khasra Nos. has ^{already} been referred to the department concerned. The supplementary award shall be drawn as and when the valuation proposed is communicated to this office.

Besides the above mentioned structures there are several other khokhas and small structures in khasra Nos. which are given as under and the dimension of the road

area has also been given below as measured by the Field Staff. The Naib Tehsildar has proposed the value of those structures in his chief data after spot inspection and varification and there is no reason for me not to agree with the value proposed by the Naib Tehsildar. Hence the above mentioned structures are assessed as under:-

S.No.	Khasra No.	Name of owner	Details of Structure & Diamention	Price assess
1.	368	Sh. Shame Singh	One hut with 4 walls of bricks of the size 16x9x16 with phoons chhappar.	Rs. 200/-
2.	"	Sh. Bhoonde s/o Gangoli	One hut with 4 walls of bricks upto 4 feet high and made with phoons chhappar of size 22x9x7	Rs. 175/-
3.	"	Sh. Mangat s/o Jagram	One hut of the size 30x10x9 of mud bricks with phoons chhappar.	Rs. 125/-
4.	"	Sh. Manak s/o Duran	One mud hut of the size 16x8x16 with phoons chhappar	Rs. 100/-
5.	"	Sh. Baljit s/o Kale	One hut of bricks of the size 16x6x8 with phoons chhappar	Rs. 200/-
6.	"	Sh. Notu s/o Kallu	One mud bricks hut with phoons chhappar of the size 35x7x6	Rs. 150/-
7.	"	Sh. Bhanwar Singh s/o Bode	One hut with pucca brick walls of the size 22x11x8 with phoons chhappar.	Rs. 250/-
8.	"	Sh. Jaggu s/o Kaly	Two huts of mud bricks of the size 27x6x5(both) with phoons chhappar.	Rs. 150/-
9.	"	Sh. Lakhe s/o Todar	One mud hut of the size 16x9x6	Rs. 100/-
10.	"	Sh. Mam Chand s/o Dojwa	Two mud huts of the size 17x9x7	Rs. 125/-
11.	"	Sh. Braham Singh s/o Kale	One mud hut of the size 16x12x7 with Chhappar.	Rs. 100/-
12.	"	Sh. Balu Lal s/o Ram Singh	One mud hut of the size 17x9x7 with chhappar.	Rs. 100/-
13.	"	Sh. Rati Ram s/o Braham	One mud hut of the size 38x9x6 with chhappar.	Rs. 200/-
14.	"	Sh. Piarey s/o Dewan	One hut pucca walls of the size 16x9x6 with chhappar	Rs. 100/-

15.	368	Sh. Surjit s/o Hira	Two huts/pucca walls with Chhappar of the size 21x9x6(both)	Rs. 250/-
16.	"	Sh. Lachhman s/o Bode	One hut of mud bricks with Chhappar of size 23x9x6	Rs. 150/-
17.	"	Sh. Richhpal s/o Singhu	Two huts of pucca bricks walls of the size 62x9x6 (both) with chhappar.	Rs. 400/-
18.	"	Sh. Hem Raj s/o Sanwle	One pucca hut of the size 21x9x5 with chhappar.	Rs. 200/-
19.	"	Sh. Roopa s/o Chetu	One pucca hut of the size 21x9x6 with chhappar.	Rs. 200/-
20.	"	Sh. Shera s/o Chetu	One pucca hut of the size 16x6x4 with chhappar	Rs. 175/- 1375
211.	493	Smt. Sukh Devi etc.	Pucca house consisting of 9 rooms of 10x10x9 size (each)	Rs. 4500/- 3450

All the other structures which are now standing over the land now under acquisition have been constructed by the interested persons after the publication of notification U/s 4. Hence no price has been fixed for those structures. However the interested persons will be at liberty to remove their structures and material within 15 days from the date of announcement of the award.

MAUFI AND JAGIR:- There is no Maufi and Jagir over the land now under acquisition.

APPORTIONMENT:-

The owners and interested persons shall be paid compensation according to the latest entries of the revenue record. S/Shri Bakhtawar, Tej Ram, Chhote s/o Makhan are recorded as occupancy tenant in khasra No. 1018/726, 770, 790, 795 & 902. The compensation of these khasra Nos. will be paid after an amicable settlement between these occupancy tenant as well as the land owners failing which this matter shall be referred to the A.D.J. for adjudication. The area of Khewat No. 51 measuring 726 bighas 1 biswa is a composit property. Shri Tilak Ram, Kamungo now states that this property has been divided by the Custodian department but no such implementation has not so far been made in the record available with the revenue patwari. The whole of the compensation amount of this Khewat No. shall be kept under dispute and shall be paid to the claimants only if they come to any amicable settlement and in case of their failure the matter will be referred to the A.D.J. for adjudication.

LAND REVENUE DEDUCTION:

Khalsa amount of reduction from the land revenue dues on account of land acquired is Rs. 244-19. There will be deduction of this amount from the Khalsa Rent Roll of the village w.e.f. the date of taking over the possession of the land.

INTEREST:

As the possession of the land has not been taken by the acquiring department so the owners and interested persons are not entitled to have any interest on this basis. However, according to the provisions of the Land Acquisition (Amendment & Validation) Act, 1967, simple interest @ 6% per annum is allowed on the market value of the land from the date of expiry of three years from the date of notification u/s 4 of the L.A. Act. In this case notification u/s 4 of the said Act was published on 24.10.61 and payment of compensation is likely to be made on 24.9.67. The interested persons will get the amount of interest for the above period @ 6% per annum as indicated above i.e. 24.10.64 to 24.9.67. As reported, proceedings were not stayed in this case.

The aforesaid land will vest absolutely in the Govt. free from all encumbrances from the date of taking over the possession.

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

1. Compensation for the land measuring 5 bighas 12 biswas of Block No. I @ Rs. 1800/- per bigha.	Rs. 10,080-00
2. Compensation for the land measuring 32 bighas 15 biswas of Block No. II @ Rs. 900/- per bigha.	Rs. 74,475-00
3. Compensation for the land measuring 1027 bighas 8 biswas of Block No. III @ Rs. 700/- per bigha.	Rs. 7,19,120-00
4. Compensation for the land measuring 6 bighas of Block No. IV @ Rs. 450/- per bigha.	Rs. 2,700-00
5. Compensation for wells.	Rs. 5,150-00
6. Compensation for structures.	Rs. 8,100-00
7. Compensation for Garden.	Rs. 1,325-00

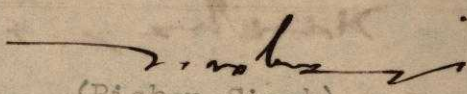
TOTAL:

Rs. 8,21,680-00

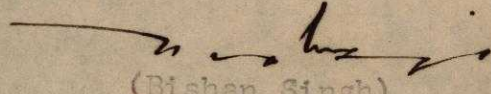
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8. 15% for compulsory acquisition. Rs. 1,23,162-00
9. Interest @ 6% per annum w.e.f.
24.10.64 to 24.9.67 Rs. 1,43,610-26

GRAND TOTAL: Rs. 10,87,852-26


(Bishan Singh) 20-7-67
Land Acquisition Collector: (W) Delhi.

Forwarded to the Collector, Delhi, for information.


(Bishan Singh) 20-7-67
Land Acquisition Collector: (W) Delhi.

Fid.



LAC

20-9-67

۲۷ ستمبر ۱۹۶۷ء - سہ ماہیہ *Statement A* و نکتہ متفقہ دیگر

جیت - سنہ ایڈیٹڈ ۲۹/۹/۶۷ مسئلہ اشخاص کی زندگی

نوٹس مسئلہ کا سہ ماہیہ ۲۹/۹/۶۷ کی سہ ماہیہ

~~Handwritten signature~~

محمد

LA 2

20/9/67

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