

Award No 7/87-88

Name of the village	Jafarpur Alias Hiran Kudna
Nature of Acquisition	Permanent
Purpose of Acquisition	Construction of Niloti minors & Sub minors under the scheme Keshopur Effluent Irrigation Scheme Phase II.

These are the proceedings for determination of compensation u/s 11 of the L.A. Act 1894 in respect of the land measuring 19 bigha 06 biswas situated in village Jafarpur alias Hiran Kudna notified u/s 4 of the L.A. Act vide notification No. F. 7(10)/85 L&B dated 10-5-85 for a public purpose namely construction of Niloti Minors & sub minors under the scheme Keshopur effluent irrigation Scheme Phase II. In view of the urgency of the scheme the provision of Sec. 17 (a) of the L.A. Act was also made applicable to this land. The Delhi Administration issued a declaration u/s 6 of the L.A. Act vide notification No. F 7(10)/85 L&B dated 10-5-85.

In pursuance of the above notification u/s 6 notices u/s 9 & 10 of the L.A. Act were issued to all the interested persons to file their claims which are discussed here after under the heading "Claims".

MEASUREMENT

The area covered by the aforesaid notification was measured on the spot by the L.A. Staff and the same was found correct as per the following details:-

<u>Kh. No.</u>	<u>Area</u>
341 min.	1-12
771 min.	2-2
773 "	1-4
776 "	1-4.
777 "	1-4.
780 "	0-19.
780/1 min.	0-5
781	1-4

Kh.No.	Area
784 min.	1-4
785 "	1-4
788 "	1-2
813 "	0-12
814 "	0-12
816	0-13
817 "	0-12
820	0-13
845 "	0-13
846 min	1-5
847 "	less than bis.
851 "	0-13
852 "	0-9

Moreover, the claimants have not raised any objection regarding the measurements and classification of the land based on the latest entries in the revenue record.

Claims:

The following persons have filed their claims in pursuance of the notices u/s 9 & 10 issued to them:

<u>Sl.No.</u>	<u>Name of the claimant</u>	<u>Kh.No.</u>	<u>claim</u>	<u>Remarks</u>
1.	Sh.Sukhbir, Raj pal s/o Jage Ram	817, 818, 820, 821 & 816.	Rs.5 lacs per acre for the land & int.etc.	No evidence
2.	Sh.Jai Lal s/o Chhattar	817 m.	prayed that the name of Jai Lal be correct.	do
3.	Sh.Lakhi s/o Prabhu	780, 781 m	Demand Rs.2 lac per acre or claimants move to the hon'ble High Court for quashing the notification and entire the acquisition proceedings.	-do-
4.	Hari Singh s/o Tek Ram	845	-do-	-do-
5.	Sh.Jai Singh etc.	341	-do-	-do-
6.	Sh. Risal Singh etc.	852	-do-	-do-
7.	Sh.Siri Lal s/o Phool Singh	846	-do+	Copy of saleded-
8.	Sh.Nanda s/o Harnam	851	-do-	..3/-

<u>Name of the claimant</u>	<u>Kh.No.</u>	<u>Claim</u>	<u>Remarks</u>
Sh.Surat Singh s/o Lachi Ram	776,777	Rs.8000/- for bearing Rs.150000/- per killa & the remaining as per sr.No.3	
Sh.Charan Singh s/o Chhattar Singh	814 816	Rs.150000/- per killa for the land & reserves his right to move to the Hon'ble High Court for quashing the notification the entire acquisition proceedings.	
Sh.Jai Lal s/o Chhattar Singh	773, 813 817	Rs.150000/- per killa for the land Rs.25000/- for tube- well and remain as at S.no. 1	
Sh.Charan Singh s/o Chhattar Singh	816	If the compensation may be allowed may kindly be paid to the applicant	copy of sale- deed. & Khatuni

MARKET VALUE:

The market value of the land to be determined after keeping view the situation advantages and potentialities attached to the law at the time of notification u/s 4 of the L.A.Act. The land use also to play an important role in deciding the market value of the land. It has been seen that the provisions of Delhi Land Reforms are applicable of thus restriction contemplated under section 22 & of Delhi Land Reform Act are applicable and the land can only be used for agriculture horticulture & animal husbandry.

The land owners have claimed compensation ranging from Rs. 1.30 per acre to Rs. 5=00 lakhs per acre. A list of sale deed/mutations of years 1982-83 and 1983-84 is as under:

<u>Date</u>	<u>Registrarion No.</u>	<u>A rea</u>	<u>Amount</u>
6.4.82	2272	0-12	Rs. 18,000
-7-82	3849	14-01	Rs. 30,000
			..4/-

<u>Date</u>	<u>Registration No.</u>	<u>Area</u>	<u>Amount</u>
7-6-82	3460	0-10	Rs. 15,000
18-11-82	5931	9-12	Rs. 25,000
19-2-83	963	30-18	Rs. 48,000
28-8-83	4802	0-12	Rs. 5,000
25-2-83	1148	0-10 $\frac{1}{2}$	Rs. 5,000
25-2-83	1152	0-17	Rs. 6,000
31-12-82	6837	1-0	Rs. 10,000
5-11-82	6281	1-0	Rs. 5,000
"	6342	0-13	Rs. 5000
"	5461	0-11	Rs. 5,000
3-6-83	3642	0-11	Rs. 13,750
3-6-83	3643	0-10	Rs. 12,500
6-4-83	2249	5-12	Rs. 18,500
6-4-83	2248	13-4	Rs. 40,000
6-4-83	2247	14-8	Rs. 40,000
6-4-83	2250	13-2	Rs. 40,000

Besides the above transactions there are following awards of this village:

<u>Awards No.</u>	<u>Date of Notification u/s 4</u>	<u>Rate</u>
11/82-83	31-10-80	@ Block A Rs.2000 P.B.
1/85-86	13-1-81	{ Block B Rs.1000/- "
		Rs.2700 Per Bigha

There are 10 sale deed executed in this village in the year 1982-83 and 6 sale deeds executed in this village in the year 1983-84. But in both years the sale deeds were executed for a small piece of the land mostly. The average of these sale deeds were Rs.11016/- in the year 1982-83 and Rs. 10360/- in the year 1983-84 per bigha. These small sale deeds were executed only to increase the market value of the land, therefore, I donot consider it fair and reasonable base to determine the market value and hence I discard the same.

One Award No. 1/1985-86 was announced in this village @ Rs.2700/- per bigha. The land in this award was notified u/s 4, ...5/-

17 of the L.A. Act on 13.1.81. There is about 4 years and 4 months gap between the two notification. For argument purposes if element of appreciation is added the figure amounting to Rs.4000/- per bigha comes.

Taking into consideration all the facts and the trend of the prices which were increasing day by day, I assess the market value Rs.4000 per bigha which is fair and justified and award the same accordingly.

COLATIM

As provided under sub-section (2) of Section 23 of the Land Acquisition Act the interested persons will be paid @ 20% on the market value of the land due to compulsory nature of the acquisition as per provision of the Land Acquisition Act 1984.

POSSESSION

The possession of the land under scheme has been taken over and handed over to the Acquiring Deptt. on 28.2.86.

INTEREST

The possession of the land under scheme has been taken over and handed over to the Acquiring Department on 28.2.86 under Section 17 of the Land Act 1984. Hence interest is payable on the compensation from the date of taken over the possession upto 1 year @ 9 % and afterwards @ 15% upto the date of announcement of award.

ADDITIONAL AMOUNT

The interested persons are entitled to additional amount of 12% on market value of the land w.e.f. notification under Section 4, till the date of possession.

STRUCTURE & TUBE WELL

There is one Tube well in Khasra No.773 and one Hothe and boarding in Khasra No.776 and 785 are also boarding I assessed the compensation of Rs.3000/- for tubwell Rs.500/- for Hothe and Rs.200/- for boarding each for removal.

Cont. p--6/

rees

There are some trees. The details of them is given as under:-

No.	Kind of tree	Compensation
1	2 Kikar of 5 cut.	Rs. 150-00
77.	1 Shahsoot 1 cut.	Rs. 30-00
80/1	1 Kikar 1 cut.	Rs. 30-00
73	4 Shahsoot 2 cut.	Rs. 60-00
	1. Jamun 1 cut	Rs. 30-00
		<u>300-00</u>

Land Revenue

The land under acquisition is assessed to Rs. 5-80 as land revenue which will be deducted from the rent roll of the village w.e.f. the date of possession is taken over

APPORTIONMENT

Compensation may be paid on the basis of the latest entry in the revenue record. In case of the dispute which can not be settled amicably it will be referred to the A.D.J. Delhi u/s 30, 31 of the L.A. Act 1894

SUMMARY

The summary is as under:-

compensation of land measuring 19 bignas 6 biswas @ 4000 per bigha

Compensation of tubewell and Hadi

Solation @ 30%

Compensation for trees

Removal charges for 3 boarding Rs. 200/- each

Additional amount @ 12% from 10.5.85 to 27.2.86 for 294 days on Rs. 77200-00

Interest u/s 34 @ 9% from 28.2.86 to 27.2.87 for one year and @ 15% from 28.2.87 to 4.5.87 for 65 days on Rs. 104910-00

(Rs. one lack ^{five} ~~two~~ twenty four thousand ^{five} ~~six~~ hundred sixteen and twenty five paise only).

Rs. 77200-00

Rs. 3500-00

Rs. 24210-00

Rs. 300-00

Rs. 600-00

~~Rs. 22244-29~~

7461-96

Rs. 12244-29

Total:- Rs. 124616-25

125516-25 NL

Signature

(N.K. SHARMA)

LAND ACQUISITION COLLECTOR.

ADM(LA)

Secretary (Revenue).

APPROVED

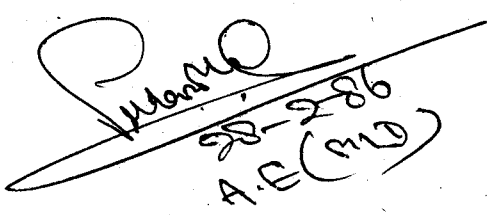
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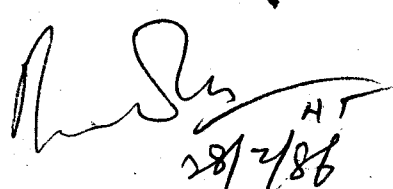
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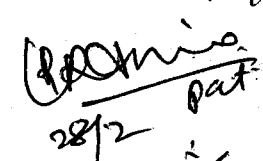
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कब्जा कार्यवाही

आज दिनांक 28/12/86 को वसुधैव कुटुम्बकम् जनाब श्री आचर्यजी (लम) बाबत रजि. 19 बी. 0-6 बिस्व क्षेत्र कार्यवाही कब्जा ग्राम दिन-
 रत्ना कदमराह श्री मधुसूदन पटवारी (एल-एच) व श्री बोकानलाल चपरासी (एल-एच)
 के पास पहुंचा। मध्यमा ACQUAINTANCE की तरफ से मुताबिक जोगाम श्री प्रनमल (A.E)
 श्री धर्मवीर सिंह (J.E) कमर रजि. हाथ में मिले। वास्तविक में से भी कुछ व्यक्ति
 बाहर है इन सभी की मौजूदगी में अराजी कसमना नम्रान बसरा - 341 कि 71 कि
 73 कि, 776 कि, 777 कि, 780 कि, 780/1 कि, 781 कि, 784 कि, 785 कि, 788 कि, 813 कि
 814 कि, 815 कि, 817 कि, 820 कि, 845 कि, 846 कि, 847 कि, 851 कि, 852 कि कुल
 19 बी. 0-6 बिस्व क्षेत्र कार्यवाही कब्जा करके मौके पर मुर्तियात खाख
 आकर ACQUAINTANCE मध्यमा को कब्जा दिया गया। मौके पर मासिबाम बसरा
 817 के बाले मध्यम में फल पाई गई। मध्यमा ACQUAINTANCE ने मालकान को
 फल को अमुक दे दी है। मौके पर कुछ लोग मालकान की तरफ से भी
 बाहर थे। वसुधैव कुटुम्बकम् किसी किसी को कोई मजाकमत नहीं हुई
 मतः कार्यवाही कब्जा पूर्ण करके इसकी मुस्तरी व मुनादी कजोये श्री बोकान
 लाल चपरासी गांव में कजोये कमल करई गई और इस कार्यवाही की एक
 नकल पटवारी दल के पास भिजवा दी जावेगी क्योंकि वह मौके पर बकजह
 कार-सरकार नहीं आया है और एक नकल मध्यमा ACQUAINTANCE को दी गई।
 फल के मुझावजे की कोई जरूरत नहीं है क्योंकि मालकान अपनी फल की
 मुद को देगा। कार्यवाही कब्जा पूर्ण हो चुकी है।


 28-2-86
 A.E. (M.D.)


 28/12/86
 H.T.


 28/12
 P.A.T.

2. ACQUAINTANCE

सुरता श्री लच्छी बाम

जयलाल श्री कतर सिंह
 जलाल

लच्छी श्री प्रभु

D.V. S.M.
 28/12/86