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Award No. : 2/2007-08 (North - East)

Name of village : Jhilmil Tahirpur

Nature of acquisition : Permanent

Purpose of acquisition: Construction of Shahdara Dilshad Garden Corridor of Delhi MRTS Project Phase II at G.T. Road Shahdara.

These are the proceedings for the determination of compensation u/s 11 of the L.A. Act 1894. The Land under acquisition for a public purpose namely for acquisition of land/properties coming in the way of Construction of Shahdara Dilshad Garden Corridor of Delhi MRTS Project Phase II at G.T. Road Shahdara situated in village Jhilmil Tahirpur was notified by Land & Building Department u/s 4 of LA Act 1894 vide Notification No.F.7(5)/2005/L&B/LA/MRTS (NE)/225 dated 12.04.2006 followed by a declaration u/s 6 vide Notification No. F.7(5)/2005/L&B/LA/MRTS (NE)/2278 dated 22.05.2006 in r/o an area measuring 16 Bigha 16 Biswa. A notification U/S 17(1) of the Land Acquisition Act was also issued on 22.05.2006. The substance of the said notification was given due publicity in the leading news papers & by pasting at the various points in the notified area. Notices u/s 9(1) & 10(1) of the Land Acquisition Act were issued, inviting claims from the owners/occupants/interested person. The claims from the interested persons were received which are detailed & discussed under the headings "Claims & Evidences".

True & Correct Area:

The Land was demarcated and measured on the spot by the staff of DDA & DMRC with the help of LAC (NE) staff on 17.08.2006. The details of the area under present acquisition &

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also available at the spot as under:-

| S.No. | Kh. No. | Area Bigha Biswa |
|-------|--|---------------------|
| 1 | 1185/20/2 | 2 - 03 0 - 05 |
| 2 | 1183/20/1 | 2 - 08 |
| 3 | 1185/20/1/1 | 2 - 04 0 - 05 |
| 4 | 1185/20/1/2 | 0 - 1-1/2 |
| 5 | 1184/20 | 1 - 04 |
| 6 | 305/31/1 | 0 - 17 |
| 7 | 21 to 27 28-30-37/1 | 0 - 04 |
| 8 | 304/31 | 0 - 15 |
| 9 | 333/313 etc37/1 | 0 - 02 |
| 10 | 307/31 | 0 - 14 |
| 11 | 321/312 | 0 - 10 |
| 12 | <u>335</u> <u>313-39/3-303</u> <u>37/1-35-34</u> 15 | 0 - 01 |
| 13 | 312/31/2 | 1 - 08 |
| 14 | 313/37/1-39/42 | 0 - 02 |
| 15 | 359/313/39-33/31/2/34 | 0 - 11-1/2 |
| 16 | 348/313/37/1/23 | 0 - 02 |
| 17 | 1123/370 | 0 - 11 |
| 18 | 360/313/37/1/44 | 0 - 02 |
| 19 | 313/37/1-39/59 | 0 - 14 |
| 20 | 313/40-39-37/1/60 | 0 - 02 |
| 21 | 313/37/1-40-39/61 | 0 - 14 |
| 22 | <u>371</u> <u>42-40-41-44-39</u> <u>313/37/1/56</u> | 0 - 02 |
| 23 | 313-312, 39 TO 51/63 | 0 - 14 |
| | TOTAL | 16 - 16 |

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COMPENSATION & CLAIMS

The following owners/occupants/interested persons have filed their claims in response to notices u/s 9(1) & 10 (1) which are discussed as under:-

| Sl. No. | Name of the Claimant | Address | Kh. No. | Property No. |
|---------|---|--|-------------------------------------|--------------|
| 1. | Sh. Umed Kr. Singhi & Sh. Rakesh Kumar Singhi | 1/424/52, Gali No.1-B, Friends Colony, G.T. Road, Shahdara, Delhi. A-125, Vivek Vihar-II, Delhi | 1185/20/2 | 1/424/52 |
| 2. | Sh. Sanjeev Aggarwal, Kamal Kishore Aggarwal, Manish Aggarwal | A-161, Vivek Vihar Phase II, | 1185/20/2 | 340/51 |
| 3. | Sh. Jagdish Kumar Arora | 340/46,47 & 48, Gali No.1 B, Friends Colony, G.T. Road, Shahdara, Delhi. | | 340/48 |
| 4. | Sh. Ashwani Arora | 340/46,47& 48, Gali No.1 B, Friends Colony, G.T. Road, Shahdara, Delhi. | | 340/48 |
| 5. | Sh. Amit Arora | 340/46,47 & 48, Friends Colony, G.T. Road, Shahdara, Delhi. | | 340/47 |
| 6. | Sh. Vijay Kumar | 340/46,47 & 48, Friends Colony, G.T. Road, Shahdara, Delhi. | | 340/48 |
| 7. | Sh. Amit Kumar | 340/47, Friends Colony, G.T. Road, Shahdara, Delhi. | | 340/47 |
| 8. | Sh. Rakesh Gulati | 60-A, Pocket B, Hari Nagar, New Delhi. | 1183/20/1 | 340/47 |
| 9. | Sh. Laxman Rai | B-21, Gagan Vihar, Main Road, Gokalpur, Delhi.93. | - do - | 340/48 |
| 10. | Sh. Deepak Anand | H.No.E-167, Sector 41, Noida (U.P.) | - do - | 340/47 |
| 11. | Sh. Madan Sharma | 1/16, III Floor, Lalita Park, Laxmi Nagar, Delhi/ | - do - | 340/46 |
| 12. | Sh. Manish Kumar | Y-3, Welcome, Seelampur III, Delhi-53. | 1185/20/2 | 340/49 |
| 13. | Sh. Surinder Mohan | 340-A/16, Friends Colony, G.T. Road, Shahdara, Delhi. | 1185/20/2 1183/20/1 1185/20/1 | 340-A/16 |

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| 14. | Smt. Pooja Prabhakar | H-52, Navin Shahdara, Delhi. | | 340-A/16 |
| 15. | Sh. Ashok Kumar | H-52, Naveen Shahdara, Delhi. | | 340-A/18 |
| 16. | Sh. Subhash Batra & Ors. | D-146, Ram Prashta, Distt.-Gaziabad, U.P. | | 340-A/17 |
| 17. | Sh. Ashok Kumar | H-52, Naveen Shahdara, Delhi. | | 340-A |
| 18. | Smt. Sandeep Kaur | 1/6065, Kabool Nagar, Shahdara, Delhi | | 340-A/1 |
| 19. | Smt. Sandeep Kaur | 1/6065, Kabool Nagar, Shahdara, Delhi | | 340-A |
| 20. | Sh. Mohinder Singh | 1/6063, Kabool Nagar, Shahdara, Delhi. | | 340-A/2 |
| 21. | Sh. Mohinder Singh | - do - | | 340-A |
| 22. | Sh. Vinod Kumar Gupta | M/s Pooja Metal Works A-61, Lohia Nagar, Gzbd.,UP. | | 340/1-C |
| 23. | Smt. Neerja Gupta | M/s Pooja Metal Works A-61, Lohia Nagar, Gzbd.,UP. | | 340/1-C |
| 24. | Smt. Madhu Gupta | M/s Pooja Metal Works, 340/1-C, Friends Colony, G.T.Road, Shahdara, Delhi. | | - do - |
| 25. | Sh. Chander Pratap Singh | D-241, Anand Vihar, Delhi-92. | | 340-A/3 |
| 26. | Sh. Rohit Gupta | Prop. of M/s. Lift Tool India, 340/1-D, Friends Colony, G.T. Road, Shahdara, Delhi. | 1185/20/2 1183/20/1 1185/20/1 /1 | 340/1-D |
| 27. | Sh. Ram Kishan Gupta | 340/1-D, Friends Colony, G.T. Road, Shahdara, Delhi. | 1185/20/2 1183/20/1 1185/20/1 /1 | 340/1-D |
| 28. | Sh. Vinod Kumar Gupta | A-61, Lohia Nagar, Ghaziabad, U.P. | 1185/20/2 1183/20/1 1185/20/1 /1 | 340/1-D |
| 29. | Sh. Vinod Kumar Gupta | Ravi Engg. Works A-43, Yojna Vihar, Delhi-92. | 1185/20/1 | 340/1 |
| 30. | Sh. Hem Chand Aggarwal | A-161, Vivek Vihar Phase II, delhi-95. | 1185/20/1 | 340/1 |
| 31. | Smt. Ompati Singhal & Sh. Vinod Singhal | B-37, Grands Appartment, Shreshta Vihar, Delhi. Mortgage with Bank of Maharashtra, F-12, Preet Vihar, Delhi. | 1185/20/1 | 340/1 |
| 32. | Smt. Savitri Devi | D-288, Vivek Vihar, Delhi-95. | 1185/20/1 | 340/1 |

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| 14. | Smt. Pooja Prabhakar | H-52, Navin Shahdara, Delhi. | | 340-A/16 |
| 15. | Sh. Ashok Kumar | H-52, Naveen Shahdara, Delhi. | | 340-A/18 |
| 16. | Sh. Subhash Batra & Ors. | D-146, Ram Prashta, Distt.-Gaziabad, U.P. | | 340-A/17 |
| 17. | Sh. Ashok Kumar | H-52, Naveen Shahdara, Delhi. | | 340-A |
| 18. | Smt. Sandeep Kaur | 1/6065, Kabool Nagar, Shahdara, Delhi | | 340-A/1 |
| 19. | Smt. Sandeep Kaur | 1/6065, Kabool Nagar, Shahdara, Delhi | | 340-A |
| 20. | Sh. Mohinder Singh | 1/6063, Kabool Nagar, Shahdara, Delhi. | | 340-A/2 |
| 21. | Sh. Mohinder Singh | - do - | | 340-A |
| 22. | Sh. Vinod Kumar Gupta | M/s Pooja Metal Works A-61, Lohia Nagar, Gzbd.,UP. | | 340/1-C |
| 23. | Smt. Neerja Gupta | M/s Pooja Metal Works A-61, Lohia Nagar, Gzbd.,UP. | | 340/1-C |
| 24. | Smt. Madhu Gupta | M/s Pooja Metal Works, 340/1-C, Friends Colony, G.T.Road, Shahdara, Delhi. | | - do - |
| 25. | Sh. Chander Pratap Singh | D-241, Anand Vihar, Delhi-92. | | 340-A/3 |
| 26. | Sh. Rohit Gupta | Prop. of M/s. Lift Tool India, 340/1-D, Friends Colony, G.T. Road, Shahdara, Delhi. | 1185/20/2 1183/20/1 1185/20/1 /1 | 340/1-D |
| 27. | Sh. Ram Kishan Gupta | 340/1-D, Friends Colony, G.T. Road, Shahdara, Delhi. | 1185/20/2 1183/20/1 1185/20/1 /1 | 340/1-D |
| 28. | Sh. Vinod Kumar Gupta | A-61, Lohia Nagar, Ghaziabad, U.P. | 1185/20/2 1183/20/1 1185/20/1 /1 | 340/1-D |
| 29. | Sh. Vinod Kumar Gupta | Ravi Engg. Works A-43, Yojna Vihar, Delhi-92. | 1185/20/1 | 340/1 |
| 30. | Sh. Hem Chand Aggarwal | A-161, Vivek Vihar Phase II, delhi-95. | 1185/20/1 | 340/1 |
| 31. | Smt. Ompati Singhal & Sh. Vinod Singhal | B-37, Grands Appartment, Shreshta Vihar, Delhi. Mortgage with Bank of Maharashtra, F-12, Preet Vihar, Delhi. | 1185/20/1 | 340/1 |
| 32. | Smt. Savitri Devi | D-288, Vivek Vihar, Delhi-95. | 1185/20/1 | 340/1 |

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| 33. | Sh. Vipin Gupta | 34, Bank Enclave, Laxmi Nagar, Delhi-92. | 1185/20/1 | 340/1 |
| 34. | Sh. Bal Chand Jain | 1661, Mahavir Block, Bhola Nath Nagar, Shahdara, Delhi. | 1185/20/1 | 340/1 |
| 35. | M/s Jagan Nath Dewan Chand | Thr. Sushil Kumar Jain, 31 GF, Sant Ishwar Nagar, Chokhowal Road, Ludhiana, Punjab. | 1184/20 | |
| 36. | M/s Jai Bhagwati Store | Sh. Vinod Kumar Handa, 5/81, Rajinder Nagar, Opp. Khetan Public School, Sahibabad, U.P. | | Shop 614 |
| 37. | Sh. Virender Kumar Gupta | 340/50 A, Gali No.1, Friends Colony, G.T. Road, Shahdara, Delhi. | 1185/20 | 340/50 |
| 38. | Sh. Ravinder Kumar | 829, Janta Flat, G.T.B. Enclave, nand Nagri, Delhi. | | 355A/11 Shop |
| 39. | Sh. Ram Anurag Singh | 340/12 H, Friends Colony, G.T. Road, Shahdara, Delhi. | | 340/12H |
| 40. | Smt. Suchitra Gupta | 340/50, Gali No.1, Main G.T. Road, Friends Colony, Shahdara, Delhi. | 1185/20 | 340/50 |
| 41. | Smt. Madhu Jain | C-88/A-3, Ram Prashta Colony, Distt.-Gaziabad, U.P. | 393/267/17 | 340/43 |
| 42. | Sh. Ram Ashrey Roy | 355A/11, Friends Colony, G.T. Road, Shahdara, Delhi. | | 355A/11 Shop |
| 43. | Sh. Vijay Gupta | 340/43, Main G.T. Road, Shahdara, Delhi. | 393/267/17 | 340/43 |
| 44. | Sh. Druv Mehra & Sh. Arvind Khanna | M/s Inder Narain Har Narain, 1140, Chandni Chowk, Delhi. | 305/31 | |
| 45. | M/s M.P. Manufacturing Co. | 107, Banarshi Dass Estate, Timarpur, Delhi. | | 360/367 |
| 46. | Sh. Naval Kishore Jain | 107, Banarshi Dass Estate, Timar Pur, Delhi. | 1127/344 | 360/67 |
| 47. | Sh. Rakesh Sharma | Prop. M/s Sanjay Engg. Work, 360/367A Jhilmil, Friend colony, Gali No.3 Shahdara, Delhi | 1127/344 | 360/367A |
| 48. | Sh. Faqir chand Mathur, Mahesh chand Mathur & Kailash chand Mathur | 360/367 Friend colony Industrial Area, G.T. Road, Shahdara | | 360/367 |

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| 49. | Smt.Promila Khanna | 360/367,Gali No.3,Friend Colony G.T.Road, Delhi | | 360/367 |
| 50. | Sh.Harjinder Singh | Shop.360/367,G.T.Road,Jhilmil Tahirpur,Delhi.M/s Viridi Engg.Works. | | 360/367 |
| 51. | Sh.Brijesh Kumar | C-52,Vivek Kumar-I New Dehi. | 334/35-32-29,313-311-310 | 1/536-2 |
| 52. | Smt.Razy Jain & Smt.Alka Jain | 1/421, Friends Colony Industrial Area, Gali No.5, Shahdara, Delhi | 33,34,36 & 39/313/37 | 1/421 |
| 53. | Sh.S.K.Jain | 1/421, Friends Colony Industril Area Gali No.5, Shahdara, Delhi | 33,34,36 & 39/313/37 | 1/421 |
| 54. | Smt.Kusum Lata Jain | 1/421, Friends Colony Industrial Area Gali No.5, Shahdara Delhi | 33,34,36 & 39/313/37 | 1/421 |
| 55. | Smt.Anuj Jain & Atul Jain | M/s Anuj trading Co.1/421, Friends colony industrial Area, Gali No.5, Shahdara, Delhi | 33,34,36& 39/313/37 | 1/421 |
| 56. | Smt.Babita Aggarwal & Smt. Reena Aggarwal | 69/100 Onkar Nagar-B Tri Nagar, Delhi-35 | 313-311-310 | 1/536-3 |
| 57. | Sh.Pradeep Gupta | 72 Defence Enclave, New Delhi-92 | 334/35-32-29 313-311-310 | 1/536-3 |
| 58. | Sh. Nanak Chand Sharma | M/s Sharma Electroplaters 367-A, Friends Colony, G.T.Road, Shahdara. | 312 | 367-A |
| 59. | Sh. Ram Dayal Gupta | 367-A, G.T.Road, Friends Colony, Industrial Area, Delhi. | 312 | 367-A |
| 60. | Sh.Subhash Chand | B-13G4, Dilshad Colony, Shahdara, Delhi | | 367-A |
| 61. | Sh.Kedar Nath | 7/13, J.J.Colony, East of Kailash, Lajpat Nagar, New Delhi. | | 367-A |
| 62. | Sh.Ram Kishan, Ele.Sh.Kedar Nath, Subhash, Laxman Dass, Nanak Chand Sharma. | 367/A, Friends colony, Gali No.4, G.T.Road, Shahdara, Delhi | | 367/A |
| 63. | Smt.Pushpa Rani W/o Jiwat Ram | 56-D, DDA Flats, Jhilmil Colony, Shahdara, Delhi. | | 367-A |
| 64. | Sh. Deepak Sharma S/o Sh. Nanak Chand Sharma | M/s Sharma Electrical Plets. 367-A, Friends colony, Gali No.4 Industrial Area, G.T.Road, | | 367-A |

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| 65. | Smt. Simmi Arora | 1/9047, Gali No.1, West Rohtas Nagar, Shahdara, Delhi. | 307/21-28,30,31/2 & 37Min Old No.33,34,36 & 39/313/37 | 1/421 |
| 66. | Sh. Rajesh Shroff | 1-422, Gali No.6, Friends colony, Industrial Area, Shahdara, Delhi. | 37 to 40 old No.1123/370 | 1/422 |
| 67. | Union Bank of India | 9, Raj Block, Navin Shahdara, Delhi | | 1/359 Old and New No.1/422 |
| 68. | Delhi Financial Corporation | E-6 Saraswati Bhawan, Connaught Place, New Delhi | 1185/20/2 | 1/422 |
| 69. | Sh. Sanjay Kumar Arora | 1/421, Friends colony, Street No.6, G.T. Road, Shahdara | 307/21-28.30, 31/2 to 37 | 1/421 |
| 70. | Smt. Manju Arora | 1/421, Friends colony, Street No.6 G.T. Road, Shahdara | 307/21-28,30,31/2 to 37 | 1/421 |
| 71. | Punjab & Sind Bank | 21, Rajendra Place, New Delhi | 1124/324 1/339(Old) | 1/422 422 |
| 72. | Suraj Prakash Gupta | Proprietor of M/s, Orbit Enterprises, No.340/1-D, Gali No.1, Friends colony, G.T. Road, Shahdara, Delhi. | | 340/1-D |
| 73. | Sh. Vinod Kumar Gupta | Partner of Prop. No.340/1-D, Gali No.1, Friends colony, G.T. Road, Shahdara | 338/313 | 340/1 |
| 74. | Smt. Neerja Gupta | Partner of Prop. No.340/1-C, Gali No.1, Friends colony, G.T. Road, Shahdara, Delhi | 338/313 | 340/1 |
| 75. | Sh. Sanjay Kumar Arora | 1/9042, Street No.1, West Rohtas Nagar, Shahdara | 307/21-28,30,31/2 and 9/313/37 | 1/421 |
| 76. | Sh. Manav Arora | 1/9047, Street No.1, West Rohtas Nagar, Shahdara, Delhi | 307/21-28,30,31/2 and 37 Old No.33,34,36 and 39/313/37 | 1/421 |

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|-----|---------------------------|--|---|---------------|
| 77 | Syndicate Bank | Kashmere Gate, Delhi | Mortgage of property of Sh. Rajendra Sharma | Plot No.422 |
| 78. | Kishan Swarup Aggarwal | 1/522, Plot No.30, Gali No.3, Friends Colony, Main G.T. Road, Shahdara, Delhi. | 307/21 to 28, 30 Min, 31/2 min & 37 min | 1/522 |
| 80. | Parul Jain & Ruchi Jain | D/56, East Jyoti Nagar, Delhi. | 37 & 40 | 1/422 |
| 81. | Sh. Ravinder Sharma | 1/422, Gali No.6, G.T. Road, Shahdara, Delhi. | | 1/422 |
| 82. | Sh. Sachin Kumar Aggarwal | 92-B, 1st Floor, Darya Ganj, N. Delhi. | 356/313 | 20 |
| 83. | Sh.R.K.Khanna | Senior Manager, Central Bank of India, CBI, Safdarjung Enclave, New Delhi. | 1140/320 | |
| 84. | Sh.Rajesh Sharoff | 1/422(B), Street No.6, Friends colony, G.Road, Delhi. | 360/313 (37-40) | 1/422 |
| 85. | Smt. Raj Mohini Khanna | 18-A, Friends Colony, Industrial Area, G.T. Road, Delhi. | 1121/344-345-370 | |
| 86. | Sh.Sushil Kumar Jain | 373, Gali No.4 Jharkhandi Road, Bhola Nath Nagar, Delhi. | 20 (Part) | 356/313 |
| 87. | Sh.Ram Dayal Gupta | M/s Usha Wire Netting Factory Ltd. Plot No.367-A, Main G.T. Road, Friends Colony, Industrial Area Delhi. | Kh.334/35 | Plot No.367-A |
| 88. | Smt.Nimrata Srivastava | 39, Manak Vihar, Delhi. | 1121/344-345-370 | 18-A |
| 89. | Sh.Lal Chand Aggarwal | Ajanta Technical Works, 18-A, Friends colony, Indl. Area, Gali No.7, G.T. Road, Shahdara, Delhi. | | 18-A |
| 90. | General Manager | M/s Indian Sulphacid Industries Ltd., 4-deen Dayal Upadhyay Marg, New Delhi. | | |

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| 91. | Sh. Anil Mittal | A-107, Yojna Vihar, New Delhi. M/s Indian Sulphacid Industries Ltd. | 372/39 to 51 (312-313/67) | 458-466 |
| 92. | Sh. Sushil Jain & Sudershan Jain | A-72, Madhuban, Near Preet Vihar, Delhi. | 313 | 20 |
| 93. | Sh. Sushil Kumar Jain | 373, Gali No. 4, Jharkhandi Raod, Bhola Nath Nagar, Delhi | 313 | 20 C |
| 95. | Sh. Sachin Kumar Aggarwal | 92-B, Shayam Lal Marg, Opposite Hindi Park, Darya Ganj, New Delhi. 02 | 356/313 | |
| 96. | Smt. Monika Gupta | A-161, Vivek Vihar, Phase-II, Delhi-95 | 1185/20/2 | 340/50 |
| 97. | Chief Manager | Oriental Bank of Commerce, A Block, D.D.A. Market, Suraj Mal Vihar, Delhi 92 | 1185/20/2 | Mortgage of property No. 340/1, 340/7, 340/46, 340/47, 340/48 |
| 98.. | Sh. Rakesh Sharma | A-75, Vivek Vihar, Phase-II, Delhi. | 1127/344 | 360/367-A |
| 99. | Sh. Manoj Maheshwari | Plot No. 20, Gali No. 8, Friends colony, Industrial Area, Delhi. | 356/313 | Plot No. 8 |
| 100 | Smt. Paramjeet Kaur | D/292, Vivek Vihar-I Delhi. | | 1/483-A |
| 101 | Chief Manager | Bank of Maharashtra, F-12, Preet Vihar, Delhi. | 1185/20/1 /1 | Mortgage property of Smt. Ompati Singhal |
| 102 | Chief Manager | Bank of India, Shahdara Branch, G.T. Road, Shahdara, Delhi. | Kh. No. 307/21 -28, 30, 31/2 & 37 | Mortgage of property Smt. Manju Arora No. 1/421 |
| 103 | Sh. Vipin Gupta | D-65, Ground Floor, Surajmal Vihar, Delhi-92. | 1185/20/2 | 340/53/1B |
| 104 | Smt. Madhu Sudan Bagla, Director | Hindustan Foils Ltd., 340/2, G. T. Road, Shahdara, Delhi. | 1185/20/1 /2 | 340/2 |

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| 105 | Sh. Daya Nand Aggarwal | 146, Savita Vihar, Delhi. | 1124/324 | 1/422 Gali No.6 |
| 106 | Chief Managar | State Bank of Bikaner & Jaipur, 16/67-68, Faiz Road, Karol Bagh, New Delhi. | 1140/320 | Mortgage of property in the name of Sh.Mumtaj Ali Siddiqui No.1/422 |
| 107 | Sh. B.S. Kochar | Dies India Mfg. Co., 88, National Park, (1st & IInd Floor), Lajpat Nagar, Delhi. | | 360/367 Gali No.2 |
| 108 | Sh. Manoj Maheshwari | Plot No.20, Gali No.8, Friends Colony Industrial Area, G.T. Road, Shahdara, Delhi. | 356/313 | Plot No.20 |
| 109 | Paramjit Kaur | D-292, Vivek Vihar I, Delhi. | | 1/483-A |
| 110. | Smt. Sangeeta Gupta | 1/424/49, Gali No.1 B, G.T. Road, Friends Colony, Shahdara, Delhi. | 1185/20/2 | 1/424/49 |
| 111. | Sh. Jai Bhagwan | 567/2 A, Pandav Raod, Bhim Gali, Viswash Nagar, Shahdara, Delhi. | 1185/20/2 | 1/424/53 |

Market Value:-

Land :

The market value of the land under acquisition is to be determined with reference to the date of notification U/s 4 of the Land Acquisition Act, 1894 i.e. 12.04.2006. To arrive at a fair market value of the land under acquisition, the locality of the site, its current land use, the situation of the area, the quality, potentiality of future land use of land are to be taken into consideration as required under the L.A. Act.. The properties under acquisition are situated adjacent to Shahdara Flyover and have commercial as well as industrial activities in the vicinity. To ascertain the land use of the land under present acquisition, the report of the joint survey conducted by the officials of Land Acquisition Collector, Land & Building Department & Delhi Metro

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Rail Corporation were kept in mind. Papers submitted by the claimants also shows that this is an Commercial/industrial area. The evaluation report as submitted by the D.M.R.C. and vetted by P.W.D. regarding the properties also confirms the above land use. As required under section 50 (2) of the L.A. Act, the representative of the D.M.R.C. was also called to adduce evidence for the purpose of determining the amount of compensation and the said use of the land under acquisition was confirmed.

Keeping the above facts in mind, method of valuation of land under acquisition was examined. In the method, the schedule of rates circulated by Ministry of Urban Affairs & Employment, Deptt. of Urban Development(Land Division) vide No.J-22011/4/95-LD dated 16.04.99 for the period from 01.04.98 to 31.03.2000 was referred which are re-produced below:-.

| <u>Zone-V East Delhi</u> | | | |
|---------------------------------|-------------------------------------|---|--|
| S.No. | Name of the locality | Residential (Rs.per Sq.Mtrs) | Commercial (Rs.per Sq.Mtrs) |
| 1. | Jheel Khuranja | 2805/- | 5865/- |
| 2. | Geeta Colony | 2805/- | 5865/- |
| 3. | Narela & Other outlying Colonies | 1980/- | 4140/- |

The area at Sl. No.3 falls in District North West and is located far off from location of the land under acquisition. The areas at Sl. No.1 & 2 though not in immediate proximity of the land under acquisition, are the nearest in terms of distance. Accordingly, the rates in respect of Jheel Khurenja and Geeta Colony for commercial land are being considered. The schedule of market rate of land in Delhi/New Delhi were originally notified for the period 1.04.1991 to 31.03.1992, as per Ministry of Urban Development (Lands Division) Order No.J-22011/1/91-LD dated

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24.01.1992 and were later extended upto 31.03.1994 vide Order No.J-22011/1/91-LD dated 03.03.1993, further extended upto 31.03.1996 vide Ministry of Urban Development Order No.J-22011/2/93-LD dated 11.11.1994 and still further extended upto 31.03.1998 vide Ministry of Urban Affairs & Employment Deptt. of Urban Development (Lands Division) No.J-22011/1/4/95-LD dated 16.04.1999.

Notification under section 4 was issued on 12.04.2006. It has been pleaded that since L & DO rates have not been revised w.e.f. 01.04.1998 and escalation @ 10% be allowed w.e.f. 01.04.1998 till the date of notification under section 4. The land rates effective w.e.f. 01.04.1991 were continued till 31.03.1998 when they were revised vide letter dated 16.04.1999 since the rates prevailing till 31.03.1998 were brought into force way back in 01.04.1991. The escalation of 10% in the rates announced w.e.f. 01.04.1991 to 31.03.1998 has to be calculated over the rates effective on 01.04.1991. Similarly the escalation of 10% was allowed in the rates announced w.e.f. 01.04.99 to 31.03.2000 over the rates effective on 01.04.1998. As a period of 7 years had already passed after the rates as announced upto 31.03.2000, hence I am of the view that there is also justification in allowing escalation of 10% over the rates effective w.e.f. 01.04.98 to 31.03.2000. The rates announced for Jheel Khurenja and Geeta Colony were Rs. 5865/- and after escalation @ 10% it will come to Rs.6451/50 i.e. rounded off to Rs. 6450/-.

In view of the above discussion and keeping in view the land use of the land under acquisition i.e. commercial/industrial, I am of the opinion that Rs.6450/- per Sq. Mtr., after allowing escalation of 10% in the rates notified by the Ministry, for the

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entire land is fair and reasonable market value of the land and award the same accordingly.

Structures;

This Acquisition in values of land & structures appurtenant thereto. The structures were got evaluated by the PWD, Govt. of NCT of Delhi.

The Value of the structures including permanent structures, boundary walls, gate if any and other fittings would be given as per the evaluation report submitted by the PWD, Govt. Of NCT of Delhi. The summary of the values awarded are given as under:-

| <u>S. No.</u> | <u>Property No.</u> | <u>Area Sq. Mtr.</u> | <u>Name of Property Holder at spot</u> | <u>Amount Rs.</u> |
|----------------------|----------------------------|-----------------------------|---|--------------------------|
| 1 | 1/424-52 | 166.12 | Sh. Umed Kumar Singhi & Sh. Rakesh Singhi S/o Sh. Ratan Lal Singh | 39,86,000/- |
| 2 | 340-53/1B | 79.86 | Sh. Vipin Gupta S/o Sh. C.L. Gupta | 12,82,062/- |
| 3 | | 43.94 | Smt. Sangeeta Gupta & Pramod Gupta | 7,15,391/- |
| 4 | 340/47, 340/48 | 159.28 | Sh. Ashwani Kumar & Sh. Vijay Kumar | 42,83,100/- |
| 5 | 340/47, 340/48 | 90.50 | Sh. Amit Kumar | 25,59,500/- |
| 6 | 340/47, 340/48 | 158.38 | Sh. Jagdish Kumar, S/o Late Sh. Fateh Chand | 40,74,300/- |
| 7 | 340/A/16B | 61.88 | Sh. Surender Mohan S/o Late Sh. Moolraj | 4,14,080/- |
| 8 | 340/A-2 | 189.57 | Sh. Mahender Singh, S/o Sh. Ujagar Singh | 25,77,100/- |
| 9 | | 72.75 | Sh. Mahender Singh, S/o Sh. Ujagar Singh | 3,83,300/- |
| 10 | | 63.00 | Sh. Mahender Singh, S/o Sh. Ujagar Singh | 3,46,800/- |

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| 11 | | 205.50 | Sh. Ashok Kumar Sharma | 12,98,450/- |
| 12 | 340/A/18 | 216.40 | Sh. Ashok Kumar Sharma | 58,39,200/- |
| 13 | 340/A/17 | 123.68 | Sh. Subhash Batra, Gulshan Batra, Umesh Batra & Jitender Batra | 24,81,350/- |
| 14 | 340/A/13-A | 19.17 | Sh. Rahul Jain S/o Anil Jain | 3,31,750/- |
| 15 | 340/A-3 | 96.92 | Sh. Chander Pratap Singh S/o Sh. B.P. Singh | 20,90,700/- |
| 16 | 340/A-1 | 195.96 | Sh. Ashok Kumar Sharma | 30,13,307/- |
| 17. | 340/A-1 | 293.94 | Sh. Ashok Kumar Sharma | 23,40,500/- |
| 18. | 340/A-1 | 144.43 | Sh. Ashok Kumar Sharma(Smt. Sandeep Kaur) | 8,80,900/- |
| 19. | | 74.34 | M/s Pooja Metal | 2,24,800/- |
| 20. | 340/A-1 | 91.50 | Sh. Ram Kishan Gupta | 5,38,400/- |
| 21. | 340/A-1 | 139.89 | Sh. Vinod Kumar Gupta | 15,92,720/- |
| 22. | 340/1 | 70.88 | Sh. Mukesh Aggarwal | 3,82,000/- |
| 23. | 340/1 | 172.80 | Sh. Mukesh Aggarwal | 4,17,400/- |
| 24. | 340/1 | 211.88 | Sh. Ram Gopal Aggarwal | 15,63,998/- |
| 25. | 340/1 | 142.86 | Smt. Om Pati Singhal W/o Late Sh. Gulab Rai Singhal | 15,82,500/- |
| 26. | 340/1 | 92.36 | Sh. Mukesh Aggarwal | 5,78,900/- |
| 27. | 340/1 | 274.50 | Sh. Hem Chand | 67,710/- |
| 28. | 340/1 | 87.27 | Smt. Savitri Devi | 5,66,170/- |
| 29. | 340/1 | 66.43 | Sh. Vipin Gupta | 15,17,300/- |
| 30. | 340/1 | 202.94 | Sh. Bal Chand Jain | 20,46,470/- |
| 31. | 355A-11 | 50.77 | Sh. Anoop Kumar, S/o Sh. Manohar Lal | 93,050/- |
| 32. | | Shop | Sh. Hakam Singh, S/o Sh. Shankar Singh | 68,075/- |
| 33. | 353-12-A | 20.77 | Sh. Vaidh Nath, | 75,100/- |
| 34. | 340-12D | | Sh. Hakam Singh, S/o Sh. Shankar Singh | 1,26,200/- |
| 35. | 614 | 19.53 | Sh. Virender Handa, S/o Sh. Iqbal Nath Hadna | 14,300/- |
| 36 | 615 | | Sh. Ashok Kumar, S/o Sh. Manohar Lal Mahajan | 53,350/- |
| 37. | 340/1 | 24.70 | Sh. Narender Kumar Khanna S/o Sh. Roshan Lal | 62,650/- |
| 38. | 340/1 | 51.84 | Sh. Ram Anurag Singh, S/o Sh. Saraf Raj Singh | 1,85,300/- |

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| 39. | 340/1-A | 46.91 | Sh. Amreet Singh, S/o Sh. Preetam Singh | 12,100/- |
| 40. | 340/12 | 29.86 | Sh. Sudhir Kumar, S/o Sh. Hakam Singh | 41,600/- |
| 41. | 613-D | 33.05 | Sh. Janak Raj Bhatia, S/o Sh. Bhagwan Dass Bhatia | 1,17,900/- |
| 42. | 1/488 | | Sh. Vijay Verma (Vijay Tee Stall) | 96,617/- |
| 43. | 340/1 | 24.38 | Sh. Hakam Singh, S/o Sh. Shankar Singh | 46,800/- |
| 44. | 340/12 D | 48.24 | Sh. Hakam Singh, S/o Sh. Shankar Singh | 1,18,000/- |
| 45. | 340-1 | 21.42 | Sh. Suresh Kumar Mittal, | 42,400/- |
| 46. | 355-A/11 | 54.38 | Sh. Ram Ashrey Rai, S/o Late Sh. Vishnu Dev Rai | 1,37,060/- |
| 47. | 340/1/A | 29.76 | Sh. Rohit Mahajan S/o Sh. Praveen Kumar | 38,750/- |
| 48. | 340/1/A | 16.48 | Sh. Hakam Singh, S/o Sh. Shankar Singh | 37,290/- |
| 49. | 340/1/A | 16.48 | Sh. Hakam Singh, S/o Sh. Shankar Singh | 29,800/- |
| 50. | 360/367 | 146.60 | Sh. F.C. Mathur | 9,05,400/- |
| 51. | 340/50-A | 85.87 | Sh. Virender Kumar Gupta | 6,60,314/- |
| 52. | 340-43 | 48.75 | Smt. Suchita Gupta | 3,37,362/- |
| 53. | 340-43 | 92.25 | Smt. Madhu Jain W/o Sh. Pankaj Jain | 15,08,000/- |
| 54. | 342-43 | 166.68 | Sh. Vijay Kumar Gupta S/o Sh. C.P. Gupta | 27,55,750/- |
| 55. | 342-43 | | Sh. Har Narayan Inder Narayan | 1,18,800/- |
| 56. | 360/367 | | Sh. Naval Kishore Jain | 5,27,200/- |
| 57. | 360/367 | 181.68 | Sh. Pyare Lal Khanna | 8,34,150/- |
| 58. | 360/367 | 22.68 | Sh. Rakesh Sharma S/o Sh. C.L. Sharma | 93,300/- |
| 59. | 360/367 | 249.35 | Sh. Kishan Swaroop Aggarwal | 3,14,300/- |
| 60. | 367 A | 185.19 | Sh. Ram Dayal Gupta | 8,02,411/- |
| 61. | 418 | | Sh. Brijesh Gupta | 87,800/- |
| 62. | 1/421 | 167.86 | Mrs. Kusum Lata Jain | 10,50,700/- |
| 63. | 1/421 | 50.33 | Sh. Sanjay Arora | 3,20,000/- |
| 64. | 1/421 | 59.28 | Sh. Manav Arora | 4,15,362/- |
| 65. | 1/421 | 43.68 | Smt. Simi Arora | 2,81,550/- |
| 66. | 1/421 | 61.00 | Smt. Manju Arora | 3,32,617/- |
| 67. | 1/421 | 42.42 | Smt. Pushpa Devi Bokadia | 7,29,500/- |
| 68. | 1/422 | 140.22 | Sh. Rajendra Sharma | 19,20,700/- |
| 69. | 1/422 | 96.40 | Sh. Rajesh Shroff | 6,55,500/- |

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| 70 | 1/422 | 116.85 | Smt. Parul Jain, W/o Sh. Ashok Smt. Ruchi Jain W/o Sh. Alok | 21,19,400/- |
| 71 | 1/422 | 29.52 | Sh. Dayanand Aggarwal | 3,01,600/- |
| 72 | 18A | 143.20 | Sh. Rajan Khanna | 77,200/- |
| 73 | 18A | 89.38 | Sh. Satish Kumar | 21,500/- |
| 74 | 18A | 86.73 | Sh. Ram Nath Khanna | 24,300/- |
| 75 | P20 | 71.75 | Sh. Subhash Thakur | 1,27,104/- |
| 76 | P20 | 32.76 | Sh. Suraj Singh | 67,200/- |
| 77 | P20 | 48.16 | Sh. Sushil Jain | 6,36,300/- |
| 78 | P20 | 85.09 | Sh. Sushil Jain | 11,08,900/- |
| 79 | B20 | 19.31 | Sh. Manisha Maheshwari | 2,82,600/- |
| 80 | P20 | 72.22 | Sh. Yogesh Gupta | 2,95,600/- |
| 81 | 458-466 | 166.26 | Sh. Anil Kumar Mittal, S/o Sh. Prem Chand Mittal | 24,98,600/- |

WALLS : Included in the Structures.

BOUNDARY: As above.

TREES : Nil

Handing over taking over possession:

The owners/occupant/interested persons in r/o the land under acquisition were given sufficient time as per provisions of Land Acquisition Act, 1894 to vacate the land & to remove their moveable properties from the buildings & hand over the vacant possession to LAC.

Subsequently the physical possession of the land including built up property in toto acquisition was handed over to D. M. R.C. on 17.08.2006 through staff of L & B Deptt in the presence of the staff of DDA.

The interested persons were also tendered 80% of the estimated compensation amount which could be claimed after producing the original documents in r/o the properties under acquisition.

Solatum:-

On the market value so determined, the owners/interested persons are entitled to get 30% extra compensation as solatium as per the provision of the Land Acquisition Act.

P. N. Singh

Additional Amount:-

The interested persons are also entitled to have an additional benefit @ 12% per annum on the market value of the land U/s 23 (1-A) of the Land Acquisition Act from the date of notification U/s 4 till the date of Award of the Collector or the date of taking possession of the land, whichever is earlier.

INTEREST:

Interest U/S 34 of the L.A. Act is allowed from the date of possession i.e. 17.08.2006 till the date of payment. However the date of payment can not be ascertained currently. So it is calculated from the date of possession i.e. 17.08.2006 to the date of award i.e. 17.08.2006 to 30.11.2007 ie. 1 year 106 days @ 9% for the first one year and @ 15% for 106 days, as required under L.A. Act.

Apportionment

The compensation will be paid to the right owners/interested persons on the basis of the latest entries in the Revenue records. In the case of any dispute between the parties which is not settled, the matter will be referred to the court of ADJ u/s 30 & 31 of Land Acquisition Act, 1894.

The said award is subject to the decision/directions of the Hon'ble High Court of Delhi in CWP Nos. WP (C) No.20910/05 titled as Virender Kumar Gupta V/s UOI, WP (C) No.20977/05 tilted Smt. Sucheta Gupta V/s UOI, WP (C) No.20978/05 tilted Kishan Swaroop Aggarwal V/s UOI, WP (C) No.12945/06 tilted Sh. Rajinder Sharma V/s UOI and several other similar Writ Petitions pending before the Hon'ble High Court of Delhi.

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Additional Amount:-

The interested persons are also entitled to have an additional benefit @ 12% per annum on the market value of the land U/s 23 (1-A) of the Land Acquisition Act from the date of notification U/s 4 till the date of Award of the Collector or the date of taking possession of the land, whichever is earlier.

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Summary of the Award

1. Rate of 1 Sq. Meter (Residential) Rs.6450/-
2. Market value of the land measuring 16 Bigha 16 Biswa i.e. 14068 Sq.Mtr. Rs.9,07,38,600/-
3. Solatium @ 30% of market value Rs. 2,72,21,580/-
4. Additional amount @ 12% of market value w.e.f. 12.04.2006 (Date of Not. U/s 4) to 17.8.2006 (Date of Possession) (128 days) Rs. 38,18,479/-
5. Cost of Structures Rs. 7,35,83,520/-
6. Total amount of compensation: Rs.19,53,62,179/-
7. Interest U/s 34 of L.A. Act @ 9% for one year. Rs. 1,75,82,596/-
8. Interest U/s 34 of L.A. Act @ 15% for 106 days. Rs. 85,10,298/-
9. Total Rs.22,14,55,073/-

(Kartar Singh)
 (KARTAR SINGH)

LAND ACQUISITION COLLECTOR/
 A.D.M. (NORTH EAST)

The award is drawn with the approval of Secretary (Revenue), Govt. of NCT of Delhi and announced accordingly.

Dy. Commissioner (North East)

Secretary (Revenue)

Not
31/12

24.12.07

Award announced on 31-12-07. Issue
 notices U/s 12(2) of L.A. Act.

(Kartar Singh)
 31/12/07

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**OFFICE OF THE LAND ACQUISITION COLLECTOR/
ADDITIONAL DISTRICT MAGISTRATE/NORTH-EAST
DC OFFICE COMPLEX: NAND NAGARI: DELHI**

No.F.LAC/ADM/NE/Award/DMRC/2005/

Dated: -


CORRIGENDUM

During the process of cross checking, clerical/typographical error has been observed.

In partial modification of the Award No.2/2007-08, the following correction is made in accordance with the provisions of Section 13 A of Land Acquisition Act, 1894.

The word "Residential" appearing at Sl.No.1 in the Summary of Award at page No.18 of the aforesaid award may be read as "Commercial" instead of "residential".

This issues with the prior approval of Secretary (Revenue) vide dairy no 1311 dated 27.03.2008.


5/4/08

(AK. KAUSHAL)

LAND ACQUISITION COLLECTOR (N/E)

No.F.LAC/ADM/NE/Award/DMRC2005/106367 Dated:- 07/4/08
Copy forwarded for information to the:-

1. The Dy. Chief Engineer (G), DMRC Ltd., NBCC Place, Bhishma Pitamah Marg,, New Delhi.
2. Dy. Director (NL), D.D.A., Vikas Sadan, New Delhi.
3. Dy. Secretary (LA), Land & Building Deptt., Vikas Bhawan, New Delhi.
4. S.D.M. (HQ)-II, Divisional Commissioner's Office, 5-Sham Nath Marg, Delhi.


(AK. KAUSHAL)

LAND ACQUISITION COLLECTOR (N/E)

- : 19 : -

**OFFICE OF THE LAND ACQUISITION COLLECTOR/
ADDITIONAL DISTRICT MAGISTRATE/NORTH-EAST
DC OFFICE COMPLEX: NAND NAGARI: DELHI**

No.F.LAC/ADM/NE/Award/DMRC/2005/

Dated: -

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5/4/08

(AK. KAUSHAL)

LAND ACQUISITION COLLECTOR (N/E)

No.F.LAC/ADM/NE/Award/DMRC2005/106367 Dated:- 07/4/08
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2. Dy. Director (NL), D.D.A., Vikas Sadan, New Delhi.
3. Dy. Secretary (LA), Land & Building Deptt., Vikas Bhawan, New Delhi.
4. S.D.M. (HQ)-II, Divisional Commissioner's Office, 5-Sham Nath Marg, Delhi.


(AK. KAUSHAL)

LAND ACQUISITION COLLECTOR (N/E)