

Award No. _____

16/83-84

341

Name of Village _____ Karawal Nagar

Nature of Acquisition _____ Permanent

Purpose of Acquisition _____ Planned Development of Delhi.

This award relates to the acquisition of land of village Karawal Nagar which is acquired by the Govt. at the public expense for a public purpose namely for the planned development of Delhi. The notification u/s 4 of the L.A. Act No. F. 7(29)/65-L&H dated 16.9.1968 was issued by the Delhi Administration for an area 454.09 Biswa. The substance of the said notification was given due publicity and objections were invited from the interested persons. The ~~K.A.~~ objections were duly heard and a report u/s 5 of the L.A. Act was sent along with the objections in original to the Delhi Administration. After that a final declaration u/s 6 of the L.A. Act was made by the Delhi Administration vide notification No. F. 7(29)/65-L&H of 13.9.71.

Notices u/s 9 and 10 of the Act were served ^{u/s 9} upon all the interested persons and claims filed by them are discussed under the heading "Claims & Evidence".

Measurement

The Land Acquisition field staff carried out necessary measurement of the Land at spot and its verification was also made from the Revenue Records of the village. The correct and true area found to be 454 Bigha 09 biswas and the same is to be required in the present case.

In this village proceedings of consolidation of Holdings took place after notification u/s 4 & 6 of the L.A. Act. and notices u/s 9(1)(2) and (3) and 10 were also issued against the old Kh. Nos. and New Kh. Nos. to the interested persons.

Contd...2.

Details of the area under acquisition in the present are given below.

| Old Kh. No. | New Kh. Nos. | Area | Classification of land as per Khudan Khasra Girdwari, 1982-83. |
|---|--------------|------|--|
| Min min min min min 1382/53, 52, 64, 65 min min min 46 48 5 | 413 | 3-9 | Khudan |
| Min Min 65 52 | 412/2 | 2-3 | 0-7" G. Apass 1-16 |
| Min Min 36 to 39 min min 47 to 55 | 414 | 2-14 | Gair Apash |
| Min Min Min Min 30, 1362/32, 35, 31 min min min 36, 39 | 415 | 1-14 | -do- |
| min min min 27 30 31 | 416 | 2-00 | - do - |
| Min Min Min Min 23 25 27 30 1258/28 min, 1259/28 min | 417 | 3-08 | - do - |
| Min Min Min Min 1250/19/2, 20/2, 21, 23, Min Min 55 1258/28 | 418 | 5-00 | - do - |
| Min Min Min 21, 23, 125/28 min 1259/28 min Min Min Min Min Min Min 30, 31, 1362/32, 36 min 37 | 419 | 7-04 | Gair M. |
| Min Min Min Min Min Min Min 1286/53, 52, 64, 65, 66, 68 1170 Min Min Min 69-70 71 76 77 | | | |
| Min Min 21, 1252/22 93 min. | 420/1 | 0-09 | Gair Abpash |

(Contd.....p/3)

| Old Kh.Nos. | New Kh.No. | Area | Classification of the land |
|--|------------|------|-------------------------------|
| 299 min | 420/2/1 | 0-13 | Gair Abpash |
| 92 min | 420/2/2 | 0-14 | " |
| min min min min 1252/22, 1253/22, 23, 25 min min min 1258/28, 1259/28 29 | 421 | 4-0 | " |
| min min min min 1258/28, 1259/29, 29, 30 min min min 1363/32, 1362/32, 34 | 422/1 | 3-17 | " |
| -do- | 422/2 | 1-3 | " |
| min min min min min 1362/32, 34, 35, 36 min min min min 39, 40, 44, 45 | 423/1 | 2-8 | " |
| -do- | 423/2 | 2-8 | " |
| min min min min 39 44 45 46 min min 47 51 | 424/1 | 1-11 | " |
| -do- | 424/2 | 0-12 | " |
| 65 min | 424/3 | 2-10 | " |
| min min min min 48, 51, 1273/84, 1274/83 | 425 | 4-9 | " |
| min min min min min 51, 52, 1273/84, 1182/78-79/1, 82 min | 426 | 4-16 | " |
| min min min 82, 1281/120, 1272/81/1, 1375/121 min | 427/1 | 1-13 | Khudan |
| -do- | 427/2 | 1-2 | " |
| min min min min 1272/81/1, 1375/121, 124 min, 126/1, min | 428 | 2-8 | Gair Abpash |
| min min min 1273/84, 1375/121 124 min min min 126/1, 1275/84, 1281/120 | 429. | 4-16 | " |

| Old Kh. Nos. | New Kh. Nos. | Area | Classification of the land |
|---|--------------|------|----------------------------|
| min min min 51, 1274/84, 1575/84, 85 1208/126 min | 430 | 4-12 | Gair Abpash |
| min min 47 to 51, 85 | 431/1 | 2-14 | -do- |
| -do- | 431/2 | 1-18 | -do- |
| min min min min 34, 35, 40 to 44, 47 to 49 | 432/1 | 1-12 | -do- |
| -do- | 432/2 | 3-4 | -do- |
| min min min min 29, 1363/32, 33, 34 min min min 1 42 43 | 433/1 | 0-12 | -do- |
| -do- | 433/2 | 2-8 | -do- |
| -do- | 433/3 | 1-7 | -do- |
| min min min min 1252/22, 1253/22, 1259/28, 29 434 min min min min 1263/32, 96, 1278/98, 1279/98 min min min | 434 | 4-16 | -do- |
| min min min 21min, 1252/22, 1278/98, 1279/98 435 | 435 | 3-18 | -do- |
| 1279/98 min, 99/1 min | 436 | 3-17 | -do- |
| min min min min 1279/98, 99/1, 36, 32 min min min min min 94, 95, 96, 97, 100 | 437 | 4-16 | -do- |
| min min min min min 33, 43, 43, 47, 93 94 min, 95min | 438/1 | 1-13 | -do- |
| min min min min 40 42 43 47 min min min 93 94 95 | 438/2 | 1-1 | -do- |
| -do- | 438/3 | 1-18 | -do- |
| min min min min 91 92 93 94 43 min min min 59 97 50 | 439/1 | 1-9 | -do- |
| -do- | 439/2 | 2-12 | -do- |

| Old Kh. Nos. | New Kh. Nos. | Area | Classification of the land |
|--|--------------|-------|----------------------------|
| - do - | 439/3 | 0-15 | Gair Abpash |
| min min min min 49, 50, 85, 88, 87 1280/12 min. | 440/1 | 3-13 | - do - |
| - do - | 440/2 | 0-19 | - do - |
| min min min 1275/84, 85, 1280/120 min min min 1281/120, 1375/121, 122. | 441 | 4-12 | - do - |
| 120. min min min min 1375/121, 1376/121, 123, 124 min min min min min 126, 128, 131, 132, 133. | 442/1 | 2-08 | - do - |
| -do- | 442/2 | 1-16 | Khudan |
| -do- | 442/3 | 0-12 | Khudan |
| min min min 126/1, 123/1, 133/1 | 443 | 2-00 | Gair Abpash |
| min min min min min 133/1, 139/1, 134, 1174/138 min | 444 | 1-11 | " |
| min min min min min 130, 128, 131, 134, 135 1174/138/1 min | 445 | 4-16 | " |
| min min min min min 1280/120, 1374/121, 122, 123, 128 | 446 | 4-12 | " |
| min min min min 1282/129, 130, 131, 1283/129-min | | | |
| min min min min 1280/120, 1374/121, 122, 119, 50 min, 86 min, 87 min. | 447/1 | 4-07 | " |
| - do - | 447/2 | 0-07 | " |
| min min min min min min 49, 50, 87, 88, 91, 92 11 min, 119 min | 448/1 | 2-004 | " |
| -do- | 448/2 | 2-08 | " |
| min min min min min 91, 92, 93, 95, 101 min min 102 103 | 449/1 | 2-14 | " |
| -do- | 449/2 | 1-14 | " |
| min min min min min 95, 97, 100, 101, 103 min min min min 105, 106, 107, 99/1 | 450 | 4-16 | " |

(Contd.....p/6)

| Old Kh. Nos. | New Kh. No. | Area | Classification of the land |
|--|-------------|------|----------------------------|
| min min min min 99/1, 99/2, 100, 107 | 451 | 3-1 | Gair Abpash |
| min min min 99/2, 107, 1424/ 1240/ 108 | 452/1 | 0-17 | " |
| -do- | 452/2 | 0-18 | " |
| min min min min min 90, 103 to 105, 107, 110 | 453/1 | 2-4 | " |
| -do- | 453/2 | 2-12 | " |
| min min min min 88 to 91, 102 to 104 110min, 115min | 454/1 | 9-14 | " |
| -do- | 454/2 | 0-13 | " |
| -do- | 454/3 | 0-15 | " |
| min min min min min 88, 114, 115, 116, 117 min 113, 163/1min, 163/3min | 455/1 | 3-4 | " |
| -do- | 455/2 | 1-11 | " |
| min min min min min 118, 119, 163/3, 164, 161 min min min 1374/ 121, 122, 1280/ 120 | 456/1 | 1-17 | Khudan |
| -do- | 456/2 | 1-16 | " |
| -do- | 456/3 | 1-2 | " |
| min min min min min 122min 129, 130, 136, 137, 161 | 457/1 | 2-14 | Gair Abpash |
| -do- | 457/2 | 1-15 | " |
| min min min min 135, 136, 137, 173/ 138 1174/ 133 min | 458 | 6-0 | " |
| min min min min 117, 1173/ 133, 153, 154 156 min | 459/1 | 2-3 | " |
| min min min min -do- | 459/2 | 3-8 | Khudan Gair Abpash |
| | | 1-8 | 2-0 |

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| Old Kh. Nos. | New Kh. Nos. | Area | Classification of the land |
|--|--------------|------|----------------------------|
| min min min min 136, 137, 156, 158 160 min, 161 min | 460/1 | 1-18 | Gair Abpesh |
| -do- | 460/2 | 2-10 | " |
| min min min min 162/2, 162/1, 161, 160 min min 163/2, 163/3 | 461/1 | 1-14 | " |
| -do- | 461/2 | 1-14 | " |
| -do- | 461/3 | 1-8 | " |
| min min min min 113 to 115, 163/1 163/2, min min 162/1, 162/2 | 462/1 | 1-11 | " |
| -do- | 462/2 | 3-1 | " |
| min min min min min 89, 110 to 113, 115, 1443/108-109 165/1 min | 463/1 | 1-11 | " |
| -do- | 463/2 | 1-7 | " |
| -do- | 463/3 | 1-15 | " |
| min min min min 1493/108-109, 110, 109, 1424 1240/108, 1425/12240/108min, min 1426/1240/108 min, 1427/1240/108 1428/1240/108 min | 464/1 | 0-17 | " |
| -do- | 464/2 | 1-7 | " |
| -do- | 464/3 | 2-12 | " |
| min min 1424/1240/108, 1425/1240/108 min min 1426/1240/108, 1427/1240/108 | 465 | 1-2 | " |
| 108, min, 109 min | 466/1 | 0-11 | " |
| -do- | 466/2 | 3-7 | " |
| min min min 1443/108, 164 to 167, 190 | 467/1 | 2-18 | " |
| -do- | 467/2 | 1-15 | " |
| min min min min min 164, 167, 168, 163/1, 162/2 | 468 | 4-16 | " |
| min min min min min min 158, 159, 160, 162/1, 162/2, 168 min min min 172, 173, 171 | 469 | 4-9 | " |

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| Old Kh. Nos. | New Kh. Nos. | Area | Classific of the lan |
|--|--------------|-----------------------------|-------------------------|
| min min min min 154 to 153, 160, 173 | 470 | 4-16 | Gair Abp |
| min min min 154 to 157, 309/1/1 | 471/1 | 1-9 | " |
| -do- | 471/2 | 3-12 | " |
| min min min 309/1/1, 309/2/1, 175/1/1, min min 174, 175 | 472/1 | 2-14 2-14 1-0 | Abpash G-Abp " 1-14 |
| -do- | 472/2 | 1-16 | Gair Abpash |
| min min min min min 157, 173, 171, 180, 174 | 473 | 4-16 | " |
| min min min min 170 to 173, 180, 181 | 474 | 4-12 | " |
| min min min min 167 to 171, 180, 190 | 475/1 | 3-6 | " |
| -do- | 475/2 | 1-3 | " |
| min min min min 166, 167, 190, 1435/191 min min 1434/1240/108, 1443/108-109 | 476 | 4-12 | " |
| min min 1434/1240/108, 1442/108-109, min min 1433/1240/108, 1442/1240/108 | 477 | 5-10 | " |
| min min min min 1441/124/108, 1442/108, 194, 195 | 478 | 4-17 | " |
| min min min min 190, 1435/191, 193, 194 1441/1241/108 min | 479 | 4-16 | " |
| min min min min min 181, 188, 190, 1435/191, 207 | 480 | 4-12 | " |
| min min min min min 170, 181, 180, 182, 187 | 481/1 | 1-15 | " |
| -do- | 481/2 | 0-10 | " |
| -do- | 481/3 | 0-16 | " |
| -do- | 481/4 | 1-15 | " |
| min min min min min 171, 179, 180, 182, 183 min min min min 186, 187, 177/21, 184 | 482 | 4-16 | " |

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| Old Kh. Nos. | New Kh. No. | Area | Classifi the land |
|--|-------------|------|----------------------|
| min min min 174, 175/1, 171 1288/178/1 | 483/1 | 1-17 | Rhudan |
| -do- | 483/2 | 2-3 | " |
| min min min min min 1435/191, 192, 193, 194, 195 min min min min min 207, 190, 183, 184, 1175/176-177/2 | 484 | 3-8 | Gair Mumkin Rasta |
| min min min min min 184, 185, 208, 209, 1175/176-177/2 | 485/1 | 1-14 | Gair Abpash |
| -do- | 485/2 | 1-8 | " |
| min min min min min 186, 208, 109, 205 | 486 | 4-4 | Abpash |
| min min min min min min min 201, 202, 205, 206, 207 min min 184, 190 | 487/1 | 1-9 | " |
| -do- | 487/2 | 2-15 | Gair Abpash |
| min min min min 192, 196, 201, 207 | 488/1 | 1-15 | " |
| -do- | 488/2/1 | 1-10 | " |
| -do- | 488/2/2 | 0-19 | " |
| min min min 193, 194, 196 | 489 | 4-4 | Abpash |
| min min 194 to 196 | 490 | 3-0 | " |
| min min 196, 197 | 491 | 1-16 | Gair Abpash |
| -do- | 492 | 4-16 | Abpash |
| min min min 196 201 197 | 493 | 4-13 | " |
| min 201 | 494 | 0-5 | G. M. Chah Pukhta |
| min min min min 201, 202, 205, 1297/199 200 min | 495 | 4-14 | Abpash |
| min min min min 201 to 205, 208 | 496 | 4-16 | Gair Abpash |
| min min min min 208/209/1, 210/1, 130/2-3-24 2-4 | 497 | 3-2 | " |

Contd... 10.

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| Old Kh. Nos. | New Kh. Nos. | Area | Classifica of the land |
|--|--------------|------|---------------------------|
| min min min 210/1, 1303/211, 1304/211 | 498 | 2-13 | Gair Abpash |
| min min min min 203, 210/1, 413/211, 1295/199 | 499/1 | 2-0 | " |
| -do- | 499/2 | 2-16 | " |
| min min min 1295/199, 200, 1297/199-200 | 500 | 4-16 | Abpash |
| min min min min min 1291/197, 1297/199, 200, 201, 198 | 501 | 4-16 | " |
| min min 1290/197, 1290/199-200 | | | |
| min min 197, 198 | 502/1 | 0-14 | " |
| -do- | 502/2 | 4-1 | " |
| min min min 198, 1290/199-200, 197 | 503 | 2-19 | " |
| min min 1293/199-200, 1290/199-200 | 504/1 | 0-18 | " |
| -do- | 504/2 | 3-18 | " |
| min min min 1297/199-200, 201, 1296/199 | 505 | 4-16 | Gair Abpash |
| min min 1295/199, 1297/200-201 | | | |
| min min min 1295/199, 1296/199, 1304/211 | 506/1 | 3-14 | " |
| min min min 1303/211, 248/1, 212 | | | |
| -do- | 506/2 | 1-2 | " |
| min min min 1303/211, 248/1, 212 | 507 | 2-3 | " |
| min min min min 212, 1176/213, 238/1/1, 215 | 508/1 | 3-11 | " |
| -do- | 508/2 | 1-16 | " |
| -do- | 508/3 | 1-1 | " |
| min min min min 1176/213-214, 215, 216, 1292/199 | 509/1 | 1-15 | " |
| 1296/199 min | | | |
| -do- | 509/2 | 2-14 | Abpash |
| min min min 216, 1292/199, 1295/199 | 510/1 | 1-0 | " |
| -do- | 510/2 | 3-12 | " |

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36'

| Old Kh. Nos. | New Kh. Nos. | Area | Classification of the land |
|--|--------------|------|----------------------------|
| min min 199, 1290/199-200 | 511 | 1-2 | Abpash |
| min min min min 199, 1292/199, 216, 217 | 512 | 3-8 | Gair Abpash |
| xxx- min min min 215, 216, 217 | 513/1 | 0-10 | " |
| -do- | 513/2 | 4-6 | " |
| min min min min min 215, 216, 1176/213, 233/1, 237/1 | 514 | 5-16 | " |
| min min min min min min 215, 216, 218, 219, 237/1, 236/1 235/1 min | 515/1 | 3-14 | " |
| -do- | 515/2 | 1-15 | " |
| 215 min to 219 min | 516/1 | 2-10 | " |
| -do- | 516/2 | 2-4 | " |
| 218 min, 219 min | 517 | 1-0 | " |
| min min min 219, 220, 235/1 | 518 | 4-13 | " |
| 1442/1178/221 min | 519 | 0-4 | G. M. Chah Pukhta |
| 1442/1178/221 min | 520 | 1-14 | Gair Abpash |
| min min min min min 51, 84, 120, 121, 122 | 521 | 1-17 | G. M. Rasta |
| -do- | 522 | 2-10 | " |
| -do- | 523 | 3-3 | " |
| -do- | 524 | 1-14 | " |
| -do- | 525 | 0-4 | " |

454-9

| Abpash | G. Abpash | G. M. Rasta | G. Mumkin Bund | Khudan |
|--------|-----------|-------------|----------------|--------|
| 60-4 | 354-14 | 12-10 | 7-4 2-13 | 19-2 |

G. M. Chah
0-9

Cont d... 12.

Claims and Evidence

-12-

| Sl.No. | Name of the Claimant | Kh.No. | Area | Claimed |
|--------|---|-----------|--------------|--------------------------------------|
| 1. | Rattan Singh s/o Tej Ram | 443 | 2-0 | Rs.200/-for per sq.yd. for the land. |
| 2. | Om Sain son of Gurdial | 438/1 | 1-13 | Rs.200/-Per Sq.yard for the land. |
| | | 464/1 | 0-17 | |
| | | 440/2 | 0-19 | |
| | | 447/1 | 3-2 | |
| | | 457/2 | 1-15 | |
| | | 458 | 6-00 | |
| | | | <u>11.6</u> | |
| 3. | Mohan Singh s/o Rattan Singh etc. | 471/2 | 3-7 | Rs.10000/-Per Bigha for the land |
| 4. | Kharek Singh s/o Surja | 464/3 | 2-12 | Rs.15000/-Per Bigha for the land |
| 5. | Raja Ram Suraj Mal s/o Munshi Ram | 456/2 min | 1-6 | Rs.25/-Per Sq.Yard for the land. |
| 6. | Ram Phool s/o Bakshi etc. | 406/1 | 1-16 | -do- |
| 7. | Nathe s/o Lal Singh | 428 | 2-8 | -do- |
| | | 429 | 4-16 | |
| | | 422/2 | 2-3 | |
| | | | <u>9-7</u> | |
| 8. | Phitru s/o Tota etc. | 475/1 min | 3-6 | -do- |
| | | 480 min | 4-12 | |
| | | | <u>7-18</u> | |
| 9. | Harish Tyagi s/o Chander Pal Tyagi etc. | 432/2 | 3-4 | -do- |
| | | 433/3 | 1-16 | |
| | | 433/2 | 2-8 | |
| | | 432 | 1-12 | |
| | | 439/1 | 1-9 | |
| | | 422/1 | 3-17 | |
| | | 423/2 | 2-8 | |
| | | 415 | 1-14 | |
| | | 423/1 | 2-8 | |
| | | | <u>20.16</u> | |
| 10. | Charan Singh s/o Bhoudi etc. | 420/2/1 | 0-13 | -do- |
| | | 421 | 4-0 | |
| | | 420/1 | 0-9 | |
| | | | <u>5-2</u> | |

Contd...13

| Sl.No. | Name of the Claimant | Kh.No. | Area | Claimed |
|--------|---|---|--|--|
| 12. | Kanwar Singh s/o Naley | 462/1 461/3 443 | 1-11 -- 2-0 | Rs.25/-per share sq.yd. for the land |
| 13. | Rattan Pal etc. S/o xxxx Chinti | 442/3 44 min 445 449/2 | 0-12 1-11 4-16 1-15 <u>8-14</u> | --do-- |
| 14. | Itharam Singh s/o Rattan Singh | 466/3 456/3 457/1 460/1 461/1 509/2 | 0-19 1-12 2-14 1-16 1-14 1-15 | Rs.2000/-for the well. Rs.1000/-for Crops. Rs.25/-per sq.yard for the land |
| 15. | Phundan s/o Ami Chand | 471/2 473 474 466/3 456/3 457/1 460/1 461/1/1 472/1 481/2 | 1-16 4-16 4-12 0-19 1-12 2-14 1-18 1-14 2-14 -- | Rs.2000/-for the well Rs.25/-Per sq. yard for the land |
| 16. | Bhim Singh s/o Bodal | 438/3 420/2/2 434 435 436 437 449/1 450 451 452/1 453/1 | 1-18 0-14 4-16 3-18 3-17 4-16 2-14 4-16 3-1 0-17 2-4 | Rs.2000/-for well and Rs.25/-per sq.yd. for the land |
| | | | <u>33-11 Full share</u> | |
| | | 456/3 457/1 460/1 461/1 | 1-12 1-14 1-18 1-14 | |
| | | | <u>6-18 of 1/5 share</u> | |

| Sl. No. | Name of the claimant | th. No. | Area | Claimed |
|---------|----------------------------------|---|--------------------------------------|--|
| 17. | Smt. Champi wd/o Rattan Singh | 509/2 | 1-15 | Rs. 1000/- for the crop and Rs. 25/- per sq. yd. for the land. |
| 18. | Jhuthar s/o Hukam Singh | 454/3 463 462/1 461 459/3 | 0-15 1-11 1-11 1-11 0-15 | Rs. 25/- per sq. yard for the land |
| | | | 6-3 for his share | |
| 19. | Harchanda s/o Chunni | 459/2 466/3 456/3 457/1 406/1 | 1-9 0-19 1-2 2-14 1-18 | Rs. 2000/- for the well and Rs. 25/- per sq. yd. for the land. |
| | | | 8-2 share as per revenue record | |
| | | 452/2 453/2 | 1-04 2-12 | |
| | | | 3-16 full share | |
| | | 466/1 464/3 | 0-11) 2-12) | is in possession |
| | | | 3-3 | |
| 20. | Nathu s/o Balli | 494/1 498 506/2 507 466/3 | 2-0 2-13 1-2 2-3 0-19 | Rs. 4000/- for crops and Rs. 25/- per sq. yard for the land. |
| | | | 9-17 Full share | |
| 21. | Giani s/o Bhim Singh | 460/2 470 471/1 | 2-10 4-16 1-9 | Rs. 25/- per sq. yard for the land |
| | | | 8-15 full share | |
| 22. | Ram Chand s/o Tej Singh etc. | 485/1 496 497 | 1-14 4-16 3-2 | Rs. 25/- per sq. yard for the land |
| | | | 9-12 | |
| | | | share as per revenue record | |
| 23. | Smt. Hanso d/o Roomal etc. | 459/1 | 2-3 | - do - |

| Sl.No. | Name of the claimant | Rh.No. | Area | Claimed |
|--------|--------------------------------------|---|---|--|
| 24. | Jasdev s/o Gurdial | 438/1 518 min 519 min 520 min | 1-13 4-13 0-4 1-14 | Rs. 10000/- for well and Rs. 25/- per sq. yard for the land |
| | | | 8-4 | |
| 25. | Jagmal Singh s/o Hukam Singh | 475/2 508/2 476 477 466/3 456/3 457/1 460/1 461/1 | 5-10 1-16 4-12 5-10 0-19 1-2 2-14 1-16 1-14 | Rs. 1000/- for crops and Rs. 2000/- for well and Rs. 25/- per sq. yard for the land |
| | | | 25-13 | |
| 26. | Ram Chander s/o Rhim Singh | 518 519 520 | 4-17 4-0 1-14 | Rs. 10000/- for well and Rs. 25/- per sq. yard for the land |
| | | | 10-11 | |
| 27. | Rehlad & Tej Ram Ss/o Hukam Singh | 512 516/2 517 466/3 | -- -- -- -- | Rs. 25/- per sq. yard for the land |
| 28. | Shiv Sampat s/o Wazir | 469/2 | 1-07 | Rs. 25/- per sq. yard for the land |
| 29. | Siria s/o Jaimal | 478 479 | 4-17 (1/3 share) 4-16 | Rs. 25/- per sq. yard for the land |
| | | | 9-13 | |
| | | 515/2 516/1 | 1-15 (1/4 share) 2-10 | |
| | | | 4-5 | |
| 30. | Harpal s/o Jaimal | 414 424 | 2-14 (full share) 1-11 | Rs. 25/- per sq. yard of the land |
| | | | 4-5 | |
| | | 478 479 | 4-17 (1/3 share) 4-16 | |
| | | | 9-13 | |
| | | 515/2 516/1 | 1-15 (1/4 share) 2-10 | |
| | | | 4-5 | |

| Sl.No. | Name of the claimant | Kh.No. | Area | Claimed |
|--------|---|--------|------------------------------------|------------------------------------|
| 31. | Ved Ram & Tek Ram | 508/1 | -- | Rs. 25/- Per sq. yard for the land |
| 32. | Ram Kishan s/o Rade | 441 | 4-12 | Rs. 25/- per sq. yard for the land |
| 33. | Sambhu s/o Kure | 446 | 4-12 | -do- |
| 34. | Budhu s/o Kure | 446 | 4-12 | -do- |
| | | 471/2 | (3-7) | |
| | | | (Purchased by Sh. Mohan Singh etc. | |
| 35. | Thenpal s/o Nathu | 426 | 4-16 | -do- |
| | | 427 | 1-2 | |
| | | | 5-18 | |
| 36. | Bhanwar Singh s/o Hukam Singh | 454/3 | 0-15 (1/2 share) | -do- |
| | | 463/1 | 1-11 | |
| | | | 2-6 | |
| 37. | Hari Ram s/o Bahadar | -- | -- | Rs. 50/- per sq. yard for the land |
| 38. | Ram Bhanose etc. ss/o Chasi | -- | -- | -do- |
| 39. | Chander s/o Poomal | -- | -- | -do- |
| 40. | Bhanwar Singh s/o Ram Lal alias Ram Phal etc. | -- | -- | -do- |
| 41. | Kartar Singh s/o Chet Ram etc. | -- | -- | -do- |
| 42. | Jiley etc. s/o Hardev | 459/2 | -3-8 (1/2 share) | Rs. 70,000/- |
| | | 447/2 | 2-8 (1/4 share) | per bigha |
| | | 448/2 | 0-7 (1/12 share) | for the land |

Contd... 17.

373

| Sl.No. | Name of the claimants | Kh.No. | area | Claimed |
|--------|--|----------------------------------|----------------------------|---|
| 43. | Sarda alias Sardare s/o Harpat Singh etc. | 459/2 | (3-8)1/8 | Rs. 70,000/- per share bigha for the land |
| 44. | Bhagwat s/o Misal | 463/3 | 1-15 | Rs. 50,000/- per bigha for the land |
| 45. | Roomal s/o Shooru | 457 458 447/2 448/2 | 1-15 6-0 0-7 2-8 | Rs. 50,000/- per per bigha for the land. |
| | | | 10-10 | |
| 46. | Khem Chand s/o Hongulal etc. | 467 424/2 427/1 | 2-18 0-12 1-13 | Rs. 52000/- per bigha for the land. |
| | | | 5-3 | |
| 47. | Om Parkash s/o Balu etc. | 425 | 4-9 | Rs. 550,00/- per bigha for the land |
| 48. | Jag Ram etc. ss/o Suraj | 439/2 | 2-12 | Rs. 50,000/- per bigha for the land |
| 49. | Narain Singh s/o Kaley etc. | 462/1 483/2 461/2 | 1-11 2-3 1-14 | - do - |
| | | | 5-8 | |
| 50. | Mir Singh etc. s/o Musia | 442/2 487/2 447/2 448/2 | 1-16 2-15 0-7 2-8 | - do - |
| 51. | Mam Raj Des Raj ss/o Paima | 420/2 421 | 0-13 4-0 | - do - |
| | | | 4-13 | |

Contd... 18

Market Value

The market value of the land has to be determined with reference to the price prevailing as at the date of preliminary notification under section 4. The market value means the price of that would be paid by a willing purchaser to a willing seller, where both are actuated by business principles prevalent at the time in one locality. The price, therefore, paid for comparable properties in the neighbourhood are the usual evidence as to the market value.

The land under acquisition is a big chunk of land surrounded in East by left Marginal Bundh and land of Village Karawal Nagar, in the West by the land of Village Beharipur, in the North by the remaining land of Village under acquisition and in the South by the land of this Village. As a fact, this big chunk of land is situated in between left forward Bundh and left Marginal Bundh raised to protect the nearly residential colonies from Yamuna River.

In fact, this belt of land was apart of the left embankment of River Jamuna. Even in the year 1978, the entire area under acquisition was submerged under six to ten feet deep. On account of this reason, the land under acquisition cannot have potentiality of building activities except of agriculture. But being within ambit of flood, the productivity of the land under acquisition is quite good, having two to three crops in a year. Besides this, the land under acquisition is quite nearer to the city and could be of great potentiality if the flood feature could be avoided.

No sale transaction are available in the revenue record. No award in this village has been announced near to the date of notification under section 4. To arrive at fair and

correct market value of the land, we have to take guidance from the sale transaction taken place in nearby Village Behari Pur. But in Village Behari Pur, the situation as regards to sale transaction is the same. That Village also falls within the river effect. Considering the productively of the land and its yield return.

^{2nd} For the absence of the sale of similar land, recourse has to be taken to the method of capitalization ^{on} ~~is~~ arriving at the market value. Enquiries were made locally to ascertain the gross annual income of crops in the year. The land under acquisition is very fertile and its production find a ready made market in Delhi. The crops include wheat Jawar, Chari, Vegetables etc. Keeping this fact in view alongwith the information gathered from Local enquiries with particular reference to the yield of the land per bigha in a year.

| <u>Name of Crop.</u> | <u>Total Gorss income per Bigha</u> |
|----------------------|-------------------------------------|
| Wheat | Rs. 250/- |
| Vegetable | Rs. 250/- |
| Chari Chara | Rs. 250/- |

Outgoing

| | |
|-------------------------------------|-------------------|
| 1. Land Revenue | 0.35 P. |
| 2. Labour Charges | 3.20.00 |
| 3. Water manuring ploughing charges | <u>80.00</u> |
| | Rs. <u>400.35</u> |

The net income as calculated below ~~we~~ ^{the} capitalised at 10 years purchase to arrived at the correct value of the yield of land. The valuation ^{of} this arrived is inclusive of the value of the land to the method capitalisation.

| | |
|---|-----------|
| 1. Gorss income of the yield of land per Bigha. | Rs. 750/- |
|---|-----------|

= 20 =

379

2. Outgoing per Bigha

Rs. 400/-

Net Income

Rs. 350/-per Bighas

Capitalised Value per Bighas

Rs. 350 x 10 years = Rs. 3,500/-Per Bigha. In the absence of any sale transaction available the above said process in my opinion will definitely be helpfull in determing the correct and fair market value of the land under acquisition and thus I hold that Rs.3,500/-per Bigha is quite reasonable and fair market value, as prevailed on the date of notification under section 4 i.e., 13.11.1959 and award accordingly except Old ~~abandoned~~ Bundh and Khaddon existing in Khasra No. 21, 23, 25, 1258/28, 1259/28, 30, 31, 1362/32 and 36 and 37 all min/419, 65, 52-min/412/2 413 1382/53, 52, 64, 65, 46 and 48 all min/413 7-4 -07 3-9 80/1, 82, 83, 1272/81/1 All min, 427/1 1-13 - do - - do - - do - 427/2 1-02

1375/21, 1376/121, 123, 124, 126, 128, 131, 132, 133 all min/ 442/2 - do - - do - - do - - do - - do - 1-16 442/3(0-12).

118, 119, 163/3, 164, 161, 1374/121, 122, 1280/120 all min 456/1(1-17)- - do - - do - - do - - do - - do - 456/2(1-16) - do - do - do - - do - - do - - do - do - o - 456/3(1-02).

137, 1173/138, 153, 154, 156 all min/459/2(2-03). Min 1-8

174, 175/1/1, 171, 1288/178/1/483/1(1-17) min.

- do - - do - - do - - do - 483/2(2-3) Total measuring

26 Bighas 6 Biswas and Rasta bearing Khasra No. 484, 521, 522, 523, 524 New Numbers and Old Numbers are 1235/191/192, 193, 194, 195, 207, 190, 183, 184, 1175/176, 177/2 = 3-8

51, 84, 120, 121, 122 all min 521

= 1-17

51, 84, 120, 121, 122 all min 522

= 2-10

381

= 21 =

51, 84, 120, 121, 122 all min = 3-3
523

51, 84, 120, 121, 122 all min = 1-14
524

51, 84, 120, 121, 122 all min = 0-4
525

measuring 12 Bighas 16 Biswas. The land involved in the above mentioned Khasras either Bundh, Gair Mumkin or with heavy depressions. So their market value will be assessed as Rs.1,500/-per bigha as compensation.

Other Compensation

There are two wells on Khasra Nos. 494 and 519 which are used for irrigation purpose. In view of this Rs.1,500/-is assessed as compensation for each.

15% Solatium

15% Solatium will be paid on the market value of the land so assessed.

Apportionments

Compensation will be paid to the rightful owners on the basis of latest entries in the revenue record. In case of dispute not amicably settled within time, the compensation will be remitted to the court of A.D.J. under sections 30-31 of the L.A. Act for proper adjudication.

Land Revenue

The land under acquisition assessed to Rs. 67.95 Paisa as Land Revenue which will be deducted from the Village from the date of possession.

Summary:-

Compensation for 415 Bighas 7 Biswas of land

@ Rs.3,500/-.

1453725.00

Compensation for the land 39 Bighas

2 Biswas Gair Mumkin @ Rs.1500/-p.b.

58650.00

-----p/21

383

= 22 =

15 percent Solution.

Rs. 226856.25

Compensation for Well. @ Rs. 1500/- per well Rs. 3000.00

Grand Total:-

Rs. 1742231.25

Amount in the
presence of the following

Dated:-

under the person's file.

(Shiv Raj)
Land Acquisition Collector
(D/S), Delhi.

15/11/83

शिवराज
हस्ताक्षर

Handwritten signature.



Asimkumar
शर्मा

हरनाथ
शर्मा

Kishan Lal

Kesu

Hukam Singh

