

AWARD NO.	2182/D/Supplementary
Village:	Mahipal Pur
Nature of Acquisition:	Permanent
Purpose of Acquisition:	Planned Development of Delhi.

These are acquisition proceeding u/s 11 of the L.A. Act in respect of land measuring 971-07 biswas situated in village Mahipalpur. The land forms part of the notification u/s 4 of the L.A. Act, 1894 issued by the Delhi Administration vide No. F.4(98)/64-L&H dated 23.1.65 for area 6241 bighas 12 biswas. Notification u/s 6 of the L.A. Act was issued vide No. F.4(98)/64 L & H (2) dated 7.12.66 for an area measuring 4769 bighas 1 biswa. Certain mistakes in the notification were rectified vide corrigendum of even No. dated 4.3.68. Out of the area notified u/s 6 of the Act, an area measuring 144 bighas was acquired through award No. 2182 filed on 27.11.68. Area measuring 2437 bighas was acquired through the supplementary award 2182-B and an area measuring 61 bighas 02 biswas was acquired in award No. 2182 C. In between 2182 and 2182-B another supplementary award in respect of trees only on land acquired through Award No. 2182 was made.

Notices u/s 9 and 10 of the L.A. Act were issued to the persons interested in the land. Claims filed had been already discussed in Award No. 2182-B (Main).

MEASUREMENT.

As already said the present proceedings are confined to an area measuring 971-07 which was found correct as per measurement carried out by the field staff. The remaining land notified u/s 6, of the L.A. Act will be acquired through another supplementary award.

The details of the land under acquisition are as below:-

Khasra No.	Area	Kind of Land.
1009/2	1-00	Banjar Zadid
1012	4-14	G.M. Pahar
1038	4-16	-do-
1055	4-16	-do-
1062	4-16	-do-
1069	4-16	-do-
1076	4-16	-do-
1077	4-16	-do-
1078	4-16	-do-
1079	4-16	-do-
1080	4-16	-do-
1081	4-16	-do-
1082	4-16	-do-
1083	4-16	-do-
1090	4-00	-do-
1091	5-4	-do-
1092	4-4	-do-
1093	2-00	-do-
1094	4-8	-do-
1095	4-16	-do-
1096	6-12	-do-
1097	4-4	-do-
1098	4-18	-do-
1099	4-16	-do-
1100	4-16	-do-
1103	4-16	-do-
1104	4-16	-do-
1105	2-8	-do-
1106	1-14	G. Abpash
1107	4-16	G.M. Pahar
1108	4-16	-do-
1111	4-16	-do-
1112	4-16	-do-

1113	3-17	G. Abpash
1114	4-16	G.M. Pahar
1115	4-16	-do-
1116	4-16	-do-
1119	4-16	-do-
11120	4-16	-do-
1121	4-16	-do-
1122	4-16	-do-
1123	4-16	-do-
1124	4-16	-do-
1126/1	3-8	-do-
1127/2	4-15	-do-
1128	4-16	-do-
1129	4-16	-do-
1130/1	4-08	-do-
1131/1 = 2-12	1132/1 =	0-13
1137/2	0-2	-do-
1177/2	1-14	-do-
1178	4-16	-do-
1179	4-16	-do-
1180	4-16	-do-
1181	4-16	-do-
1182	4-16	-do-
1183	2-8	-do-
1184	2-8	G. Abpash
1185	1-2	Sadid I
1186	3-3	G. Abpash.
1187	4-16	-do-
1188	4-16	-do-
1189	2-3	-do-
1190	2-1	-do-

1191	5-12	G. Abpash
1192	4-6	-do-
1193	3-2	G.M. Pahar
1194	4-16	Zadid I
1195	4-16	Zadid I
1196	4-16	-do-
1197	4-16	-do-
1198	0-18	-do-
1199	2-08	Banjar Zadid.
1200	4-00	G.M. Pahar.
1201	7-4	-do-
1202	4-16	-do-
1203	4-16	-do-
1204	4-16	-do-
1205	4-16	-do-
1206	6-6	-do-
1207	4-00	-do-
1208	5-14	-do-
1209	4-16	-do-
1211	4-16	-do-
1212	4-16	-do-
1213	4-16	-do-
1214	4-16	-do-
1215	4-16	-do-
1215	4-16	-do-
1216	4-16	-do-
1217	4-16	-do-
1218	4-16	-do-
1219	4-16	-do-
1220	4-16	-do-
1221	4-16	-do-
1222	4-16	-do-
1223	4-16	-do-
1224	4-16	-do-
1225	4-16	-do-
1226	4-16	-do-

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1227	4-16	G.M. Pahar
1228	4-16	-do-
1229	4-16	-do-
1230	4-16	-do-
1231	4-16	-do-
1232	4-16	-do-
1233/1	3-16	-do-
1235/2	1-00	-do-
1236/1	3-00	-do-
1237/1	4-13	-do-
1238/2	3-18	-do-
1244/2	0-18	-do-
1245	4-16	-do-
1246	4-16	-do-
1247	4-16	-do-
1248	4-16	-do-
1249	4-16	-do-
1250	4-16	-do-
1251	4-16	-do-
1252	4-16	-do-
1253	4-16	-do-
1254	4-16	-do-
1255	4-16	-do-
1256	4-16	-do-
1257	2-4	-do-
1258	3-12	-do-
1259	4-16	-do-
1260.	5-00	-do-
1261 ~	4-16 <i>el</i>	-do-
1262	4-16	-do-
1263	4-16	-do-

1264	4-16	G.M.Pahar.
1265	4-16	-do-
1266	4-16	-do-
1267	4-16	-do-
1268	4-16	-do-
1269	4-16	-do-
1270	4-16	-do-
1271	0-06	-do-
1272	4-10	-do-
1273	4-16	-do-
1274	4-16	-do-
1275	4-16	-do-
1276	4-16	-do-
1277	4-16	-do-
1278	4-16	-do-
1279	4-16	-do-
1280	4-16	-do-
1281	4-16	-do-
1282	4-16	-do-
1283	4-16	-do-
1284	4-16	-do-
1285	4-16	-do-
1286	4-16	-do-
1287	4-16	-do-
1288	4-16	-do-
1289	4-16	-do-
1290/1	2-10	-do-
1299/1	0-07	-do-
1329/1	3-13	-do-
1330	1-18	-do-
1331	4-16	-do-
1332/1	1-16	-do-

1335/2	0-06	G.M.Pahar
1336/2	4-14	-do-
1337/1	3-10	-do-
1342	1-18	-do-
1343	4.16	-do-
1344	4-16	-do-
1345	4-16	-do-
1346	3-04	-do-
1347	4-18	-do-
1348	4.16	-do-
1349	4-16	-do-
1350	4-16	-do-
1351/1	4-14	-do-
1352/1	3-11	-do-
1353	4-16	-do-
1354	4-16	-do-
1355/1	2-3	-do-
1356/2	0-14	-do-
1357	4-16	-do-
1359/2	4-00	-do-
1360	4-16	-do-
1361	4-16	-do-
1362	4-16	-do-
1363	4-16	-do-
1364	4-16	-do-
1365	4-16	-do-
1366	4-16	-do-
1367	3-06	-do-
1368	3-12	-do-
1369	4-16	-do-
1370	4-16	-do-
1371	4-16	-do-

: 8 :

1372	4-16	-do-
1373	4-16	-do-
1374	4-16	-do-
1375	4-16	-do-
1376	4-16	-do-
1377	4-16	-do-
1378	4-16	-do-
1379	4-16	-do-
1380	4-16	-do-
1381	4-16	-do-
1382	4-16	-do-
1383	4-16	-do-
1384	4-16	-do-
1385	4-16	-do-
1386	4-16	-do-
1387	4-16	-do-
1388	4-16	-do-
1389	4-16	-do-
1390	4-16	-do-
1391	4-16	-do-
1392	4-16	-do-
1393	4-16	-do-
1394	4-16	-do-
1395	4-16	-do-
1396	4-16	-do-
1397	3-18	-do-
1398	4-18	-do-
1399	6-14	-do-

OWNERSHIP & OCCUPANCY

of Owner	Name of Occupant	Kh. No.	Area	Kind of soil
on Nath, Ram	Self	1106	1-14	G. Abpash
om Datt ss/o	Charan Singh			
share 1/3 sh.				

1094	4-8	G.M. Pahar
1095	4-16	-do-
1096	6-12	-do-
1097	4-04	-do-
1098	4-18	-do-
1099	4-16	-do-
1100	4-16	-do-
1103	4-16	-do-
1104	4-16	-do-
1105	2-8	-do-
1107	4-16	-do-
1108	4-16	-do-
1111	4-16	-do-
1112	4-16	-do-
1114	4-16	-do-
1115	4-16	-do-
1116	4-16	-do-
1119	4-16	-do-
1120	4-16	-do-
1121	4-16	-do-
1122	4-16	-do-
1123	4-16	-do-
1124	4-16	-do-
1126/1	3-08	-do-
1127/2	4-15	-do-
1128	4-16	-do-
1129	4-16	-do-
1130/1	4-08	-do-
1131/1	2-12	-do-
1132/1	0-13	-do-
1137/2	0-2	-do-

: 11 :

1177/2	1-14	G.M. Pahar.
1178	4-16	-do-
1179	4-16	-do-
1180	4-16	-do-
1181	4-16	-do-
1182	4-16	-do-
1183	2-08	-do-
1193	3-2	-do-
1200	4-00	-do-
1201	7-4	-do-
1202	4-16	-do-
1203	4-16	-do-
1204	4-16	-do-
1205	4-16	-do-
1206	6-06	-do-
1207	4-00	-do-
1208	5-14	-do-
1209	4-16	-do-
1210	4-16	-do-
1211	4-16	-do-
1212	4-16	-do-
1213	4-16	-do-
1214	4-16	-do-
1215	4-16	-do-
1216	4-16	-do-
1217	4-16	-do-
1218	4-16	-do-
1219	4-16	-do-
1220	4-16	-do-
1221	4-16	-do-
1222	4-16	-do-
1223	4-16	-do-

: 12 :

1224

1224	4-16	G.M. Pahar
1225	4-16	-do-
1226	4-16	-do-
1227	4-16	-do-
1228	4-16	-do-
1229	4-16	-do-
1230	4-16	-do-
1231	4-16	-do-
1232	4-16	-do-
1233/1	3-16	-do-
1235/2	1-00	-do-
1236/1	3-00	-do-
1237/1	4-13	-do-
1238/2	3-18	-do-
1244/2	0-18	-do-
1245	4-16	-do-
1246	4-16	-do-
1247	4-16	-do-
1248	4-16	-do-
1249	4-16	-do-
1250	4-16	-do-
1251	4-16	-do-
1252	4-16	-do-
1253	4-16	-do-
1254	4-16	-do-
1255	4-16	-do-
1256	4-16	-do-
1257	2-4	-do-
1258	3-12	-do-
1259	4-16	-do-
1260	5-00	-do-

1261	4-16	G.M.Pahar
1262	4-16	-do-
1263	4-16	-do-
1264	4-16	-do-
1265	4-16	-do-
1266	4-16	-do-
1267	4-16	-do-
1268	4-16	-do-
1269	4-16	-do-
1270	4-16	-do-
1271	0-6	-do-
1272	4-10	-do-
1273	4-16	-do-
1274	4-16	-do-
1275	4-16	-do-
1276	4-16	-do-
1277	4-16	-do-
1278	4-16	-do-
1279	4-16	-do-
1280	4-16	-do-
1281	4-16	-do-
1282	4-16	-do-
1283	4-16	-do-
1284	4-16	-do-
1285	4-16	-do-
1286	4-16	-do-
1287	4-16	-do-
1288	4-16	-do-
1289	4-16	-do-
1290/1	2-10	-do-
1299/1	0-07	-do-

1829/1

1329/1	3-13	E.M. Pahar
1330	1-18	-do-
1331	4-16	-do-
1332/1	1-16	-do-
1335/2	0-6	-do-
1336/2	4-14	-do-
1337/1	3-10	-do-
1342/2	1-18	-do-
1343	4-16	-do-
1344	4-16	-do-
1345	4-16	-do-
1346	3-4	-do-
1347	4-18	-do-
1348	4-16	-do-
1349	4-16	-do-
1350	4-16	-do-
1351/1	3-11	-do-
1352/1	3-11	-do-
1353	4-16	-do-
1354	4-16	-do-
1355/1	2-3	-do-
1356/2	0-14	-do-
1357	4-16	-do-
1359/2	4-00	-do-
1360	4-16	-do-
1361	4-16	-do-
1362	4-16	-do-
1363	4-16	-do-
1364	4-16	-do-
1365	4-16	-do-
1366	4-16	-do-
1367	3-6	do-

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1368	3-12	G.M.Pahar
1369	4-16	-do-
1370	4-16	-do-
1371	4-16	-do-
1372	4-16	-do-
1373	4-16	-do-
1374	4-16	-do-
1375	4-16	-do-
1376	4-16	-do-
1377	4-16	-do-
1378	4-16	-do-
1379	4-16	-do-
1380	4-16	-do-
1381	4-16	-do-
1382	4-16	-do-
1383	4-16	-do-
1384	4-16	-do-
1385	4-16	-do-
1386	4-16	-do-
1387	4-16	-do-
1388	4-16	-do-
1389	4-16	-do-
1390	4-16	-do-
1391	4-16	-do-
1392	4-16	-do-
1393	4-16	-do-
1394	4-16	-do-
1395	4-16	-do-
1396	4-16	-do-
1397	3-16	-do-
1398	4-18	-do-
1399	6-14	-do-

CLAIMS & EVIDENCE.

Sr. No.	Name	Kh.No.	Area	Rate claimed	Evidence.
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1	Churi Lal s/o Des Ram alias Balia, Charan Singh s/o Chaman, Lakhi Ram s/o Chaman, Kalu Ram s/o Chaman r/o vill. Mahipal Pur.	-	Rs.50000/-P.B. for land.	Nil.
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2. Rajpal s/o Ram Sarup r/dll3 3-17 i) 15,000/-p.B. for
village Mahipal Pur. 1185 1-02 land, Nil
230/2(2-16) 2) Rs.200/-P.B. for Crops.
233(4-16), 234(4-16), 235(4-16); 3) 15% solatium.
237(4-16), 238(4-16), 1004/1(2-11) m
1005/1(1-11), 929/1(2-00), 938(4-16).

Note: Only Rn. No. 1113 & 1185 are under present acquisition.

3. Surjan Singh, Lakhi Ram, 1188		
Gish Ram, Mange Ram ss/o Data 1189		1) Rs. 60,000/-p.b. for land
Ram in equal share 1/5 share 1190	285,286,	2) 15% solatium
Hari Chand, Veer Bhan, ss/o 1191	287,288,865	3) 6% interest. Nil.
Ram Singh 1/5 share.	1192	
	1194	
	1195	
	951/1,967,954/2,	
	952,953,284/2,1105	

1196 Note: - Only Kh. No. 1188, 1189,
1197 1191, 1192, 1194, 1195, 1196, 1197
1198 & 1198 are under present
acquisition.

1. The Mahipal Pur Co-op	1207	0-04 land measuring	1) Balance
Multipurpose Society through	1208	5-14 295 bighas	15 is sheet on
Jaswant Singh Jt. Secretary.	1209	4-16 on lease with occupants	
	1211	4-16 society for 20	from 1956-57
	1212	4-16 years. They have	to 66-67
	1213	4-16 claimed Rs.1000000/-	
	1214	4-16 in all.	1) Copy of mining
	1215	4-16	lease dt.16.12.55.
	1220	4-16	
	1221	4-16	
	1222	4-16	
	1223	4-16	
	1228	4-16	
	1229	4-16	
	1230	4-16	
	1231	4-16	
	1235	4-16	
	1236	4-16	
	1237	4-16	
	1238	4-16	
	1239	4-16	
	1240	4-16	
	1243	4-16	
	1244	4-16	
	1245	4-16	

1246min	2-08
1248min	3-08
1249	4-00
1251	4-16
1252	4-16
1253	4-16
1254	4-16
1255	4-16
1256	4-16
1257	2-04
1258	3-12
1259	4-16
1260	5-00
1261	4-16
1262	4-16
1263	4-16
1264	4-16
1265	4-16
1266	4-16
1276	4-16
1277	4-16
1278	4-16
1279	4-16
1280	4-16
1428	4-16
1429	4-16
1430	4-16
1431	4-16
1432	4-16
1433	4-16
1434	6-04
1435	2-04
1436	2-08
1437	2-01
1438	4-16
1439	4-16
1440	4-17

Note: - 1240, 1239, 1243, 1428 to 1440 do not form party under present acquisition.

4. Gulzari s/o
Nihal Singh.

1164, 1359,	1) Rs. 5000/- for pacca
1383 Tenant	Hauz, in Kh. No. 1164.
on the land of	2) Rs. 10000/- for two
Gaon Sabha for	pacca Hauz & 1 tank is
making Kharia Matti.	Rs. 2000/- in Kh.
	No. 1359.
(iii) Rs. 5000/-	for 1 pacca
Hauz & 10 pits.	
(iv) Rs. 18000/-	for well
in Kh. No. 1383.	
(v) Rs. 15000/-	for loss
of annual Income.	
(vi) Rs. 500/-	for
(vii) Rs. 15000/-	p.b.
for land.	
(viii) 15% solatium	

One Rent receipt dt M
issued by Ha
ri Chand
Pradhan Gaon
Sabha
Mahipalpur.

Note: Kh. No. 1164 has already acquired in Award No. 2182-B and 0-16 in Kh. No. 1359/1 has also been acquired in this award No. 2182-B.

5. Khazan Singh	927,941/1,	1) Rs. 18/- per sq. yd
s/o Kesar Singh	941/2, 946	for land.
	942, 945/2	2) Rs. 160000/- for 3
	874, 873, 855/2,	pacca house.
	1033, 1344, 1329, 1361	iii) Rs. 20000/- for well.
		iv) 6000/- for mango trees
		v) Rs. 15000/- for Kharia
		working in Kh. No.
		1344, 1329 & 1361.
		vi) Rs. 50,000/- for Kharia
		Mitti lying there.
		vii) Rs. 20000/- for crops.

Note: only Kh. No. 1344, 1329 & 1361 form part of present acquisition.

MARKET VALUE

The market value is to be determined with reference to the price of the land prevailing at the time of notification u/s 4 of the L.A. Act. The transactions with regard to genuine sales having taken place near about the period of preliminary notification in respect of land similarly circumstanced as to the land under acquisition or the sale of a portion of land under acquisition could be the best evidence in arriving at the fair market value of the land.

Efforts were made by the Revenue field staff to find out relevant sales in this village nearest to the material date so as to evaluate the market value of the land. The following sale transactions nearest to the material date are recorded in the office of the Sub Registrar, New Delhi.

Date of sale Deed.	Kh. No. & Area	Consideration paid before the sub Registrar.	Average per big according to the price paid before Advance the Sub Registrar
18.2.64.	945/2(-0115)	Rs. 2000/-	Rs. 2500/- 2666.66

2.	21.5.64	1022/2(0-16)	Rs. 3000/-	-	375/-
3.	6.2.64	683,684/2(4-09)	Rs. 8000/-	1000/-	1797.75
4.	18.2.64	206,213(0-12 $\frac{1}{2}$)	Rs. 2000/-	1500/-	3157.89

This village lies within the purview of the Delhi Land Reforms Act, 1954. According to Section 22 of the D.L.R. Act, a Bhumidar subject to provisions of this Act has the right to exclusive possession of the land comprised in his respective holdings and to use the land for any purpose connected with agriculture, horticulture or animal husbandary which includes pisciculture and poultry farming etc. Therefore in assessing the market value, its potentiality as an agricultural site can only be taken into consideration.

The sale deed referred to at S.No.1 & 4 cannot be taken into consideration as the vendees purchased small pieces of land measuring 0-15 biswas and 12 $\frac{1}{2}$ biswas respectively on cash consideration of Rs. 2000/- in each case and tendered payment before the Sub Registrar. It is an incontrovertible proposition that there is a large market for small piece of land and they always fetch a very high and exorbitant price, in the circumstances, therefore these sales cannot be a suitable example in evaluating the market value of the land under acquisition.

Similarly in sale transaction noted at S.No.2 an area of 0-1 $\frac{1}{2}$ biswas was sold at a throw away price of Rs. 375/- per bigha kham. In this particular transaction, the vendee purchased the share of the vendor in a joint khata and in all such transactions, the sale price is invariably low. Therefore this sale transaction also does not represent the true market value of the land.

Only the sale deed referred¹⁵ at S.No.3 is by far the best guide in evaluating the market price of the land where an area 4 bighas 9 biswas was purchased on a cash payment of Rs. 8000/- tendered before the Sub Registrar, New Delhi. This sale deed was executed

on 6.2.64 approximately ~~the material date~~ ^{and} the incidence of sale price being Rs.1797.75. On the basis of this sale transaction the L.A.C. had awarded Rs.1900/- per bigha kham for Gair Abpash land in Award No. 2182-B/Supplementary of this village. In award No.2182 the learned L.A.C. awarded Rs.600/- P.B. for G.M.Pahar. In award No.2182C supplementary also Rs.1900/-P.B. was awarded by the L.A.C. The details of these award are however given below:-

Sr. No.	Award No.	Date of Notification u/s 4.	Rate awarded by L.A.C.
1.	2182	23.1.65	Rs.2850/- G.M.Pahar Rs.600
2.	2182-B/Suppl	23.1.65	Rs.2850/-Block A Rs. 1900/-Block B Rs. 600/- Block C
3.	2182-C/Suppl.	23.1.65	Rs. 1900/- P.B. for land

The material date for above said awards and for land being acquired is the same i.e. 23.1.65. The land under acquisition forms part of land notified u/s 6 of the Act and a part of which was acquired ^{vide} ~~therefore~~ award No.2182, 2182B Supplementary and 2182 C Supplementary. In view of the fore-going circumstances I think that the award already announced ^{and} having the same date of notification, will offer ^{best} ~~best~~ guidance in determining the market value of the land under acquisition. I therefore assess the market value of the land under acquisition as under:
Rs.1900/-P.B. for Block A and Rs.600/-P.B. for Block B.

It is however pertinent to point out that land placed in block A is of the same quality as had been placed in block B of award No.2182B supplementary and land placed in Block B is of the same quality which was acquired vide award No.2182.

It has come to ^{my} notice that interested persons had filed appeals against the compensation awarded by the L.A.C. in the above mentioned awards. The court of A.D.J. had enhanced the ^{Under} amount of the land acquired by these award. However the U.O. has gone in appeal in the High Court of Delhi against the entire enhanced amount awarded by the court of A.D.J. Therefore no credence can be given to the decision of the court of A.D.J., so long as the appeal is pending in the High Court of Delhi regarding enhancement of compensation. As such I assess the compensation at the rates mentioned above.

OTHER COMPENSATION.

Well & Trees

There is no well or tree on the land under acquisition. Hence no compensation is assessed.

COMPENSATION FOR STRUCTURE.

There is one kotha in Kh. No.1271 measuring 0-6 biswas of land. Rs. 1000/- may be assessed for the said kotha.

SOLATIUUM.

15% solatium will be paid on the market value of the land towards compulsory nature of acquisition.

LAND REVENUE

The land under acquisition is assessed Rs. 13-06 as land revenue which may be deducted from the Khalsa Rent Roll of the village w.e.f. the date of taking over possession of land.

APPORTIONMENT.

Payment will be made according to the latest entries in the revenue record, except in cases wherein persons other than owners are occupation or claimed compensation.

: 22 :

SUMMARY OF THE AWARD.

1. MARKET VALUE OF THE LAND @ Rs. 1900/- PER BIGHA FOR BLOCK A (58 BIGHAS) 8 BISWAS)	Rs. 1,10,960.00
2. MARKET VALUE OF THE LAND @ Rs. 500 PER BIGHA FOR BLOCK B (912 BIGHAS) 19 BISWAS)	Rs. 5,47,770.00
3. COMPENSATION FOR STRUCTURE	Rs. 1,000.00
4. 15% SOLATUM	Rs. 98,959.50
G. TOTAL.	Rs. 7,58,689.50

(Rs. Seven lacs fiftyeight thousand six hundred eightynine & fifty paise only).

[Signature]

(J.S. BURJIA) 25.3.80.
LAND ACQUISITION COLLECTOR(MSW): DELHI.

received and filed
today 18-4-80 / *[Signature]*
2. A. C. (MSW) 18/4/80