

Award No. : 07/2009-30

Name of Village : Mehrauli

Area under acquisition : 487 Sq.Mtr.

Purpose of acquisition : For Construction of Qutub Minar Gurgaon Corridor, MRTS Phase-II.

Nature of acquisition : Permanent

Notification u/s 4 : F.9 (94)/06/L&B/LA/MRTS(S)/8625
Dt. 12.09.07

Notification u/s 6 : F.9 (94)/06/L&B/LA/MRTS(S)/11319
Dt. 07.11.07

Notification u/s 17 : F.9 (94)/06/L&B/LA/MRTS(S)/11320
Dt. 07.11.07

The detail of true and correct area of the land under award is as under: -

| <u>Field No./Kh.No.</u> | <u>Area (Sq.Mtr.)</u> |
|-------------------------|-----------------------|
| 819 | 487 |

Notices: - Notice u/s 9 & 10 were issued to the recorded owners.

Compensation Claims: - The following person have filed claims for Compensation: -

| S.N | Name of the Claimant | Kh.No. | Claim |
|-----|--|-------------------|--|
| 1. | Sh.Ashok Kumar S/o Sh.Kanhiya Lal R/o 779/6, Mehrauli, New Delhi. | 819 (487 Sqm.) | Rs.2,00,000 Per Sq.meter As market value along with other statutory benefits as per provision of LA Act and Rs.10,00,000 for built-up structures |

Documentary Evidence: - The following documentary evidence was adduced the claimants in support of their claims: -

1. Copy of auction of commercial plots dt. 15-12-2003 of Vasant Kunj
2. Copy of notification dt. 23-05-1963 for urbanization of Mehrauli

- 466/c
3. Copy of L&DO rates
 4. Copy of award no. 4/2006-07 of village Sheikh Sarai
 5. Copy of award no. 28/2005-06 of village Yusuf Sarai
 6. Copy of perpetual lease of property at Yusuf Sarai
 7. Copy of sale deed dt. 3-10-06 of village Mehrauli
 8. Copy of sale deed dt. 29-11-06 of village Mehrauli
 9. Copy of sale deed dt. 10-07-06 of village Ladha Sarai

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. The market value means the price that would be paid by willing purchaser to a willing seller where both are actuated by business principles prevalent at the time in the locality. The price, therefore, paid for comparable properties in the neighborhood are the usual evidence as to the market value.

The notice U/s 50(2) of L.A. Act has been issued to the requisitioning agency i.e. DMRC. In response to the notice U/s 50(2) of L.A. Act no reply has been received till today.

The market value as assessed in the aforesaid awards and other Documents filed by the claimants cannot be construed prima-facie market value of land in question, since the merits of each case differs.

The village Mehrauli is urbanized as per record. But as per the joint survey report dt. 31-01-2007 the land in question is open with boundary wall. Keeping in view of this, the market value of the subject land can be determined on the basis of the indicative price fixed by the government of NCT of Delhi for agriculture land vide Notification No.F.9(20)/80/L&B/LA/6720 dt.30-08-05. Accordingly I therefore assess the market value w.r.t. to the subject land as on date of notification u/s 4 Land Acquisition Act as Rs.17, 58,400 per acre.

POSSESSION: The possession of land has been taken on 24-12-2007.

30% SOLATIUM: 30%Solatium is payable on the market value of the land U/s 23(2) of L.A.Act 1894.

ADDITIONAL AMOUNT U/s 23(1-A): In addition to the market value of the land an amount calculated at the rate of 12% per annum on such market value for the period commencing on and from the date of publication of the notification under section-4, sub section (1), in respect of such land to the date of the award of the Collector or the date of taking possession of the land, whichever is earlier.

46510

APPORTIONMENT: Compensation will be paid on the basis of the latest entries in the revenue record. If there is a dispute regarding title/apportionment, which could not be settle here within a reasonable period, the dispute will be referred to the court of ADJ for adjudication u/s 30 & 31 of L.A.Act.

VESTING OF OWNERSHIP: from the date of taking over the possession of the land, the land under acquisition will vest absolutely in government and free from all encumbrances.

LAND REVENUE DEDUCTIONS: The land revenue assessed by the revenue officer concerned till date shall be deducted from the awarded money at the time of making the payment.

SUMMARY OF AWARD :

| <u>S. No.</u> | <u>Amount of Compensation.</u> |
|---|--------------------------------|
| 1. Market value of land @ Rs.17, 58,400/- per acre for(487 Sqm.). | Rs.2, 11,611.24 |
| 2. Solatium @ 30% | Rs. 63,483.37 |
| 3. Additional amount @ 12% u/s 23(1-A) w.e.f. 12.09.07 to 24.12.07(113 days) | Rs. 7,861.50 |
| Sub Total | Rs. 2, 82,956.11 |
| 4. Interest U/s 34 @ 9% w.e.f. 24.12.07 to 23.12.08 (one year) | Rs. 25,466.05 |
| 5. Interest U/s 34 @ 15% w.e.f. 24.12.08 to 06.11.09 (317 days) | Rs. 36,861.82 |
| Grand Total | Rs. 3, 45,283.98 |

(Rupees three lakh forty five thousand two hundred eighty three and nintety eight paise only)


(S.K. SINGH)

LAND ACQUISITION COLLECTOR
DISTT.SOUTH.

DIV. COMMISSIONER/ SECRETARY (REVENUE)

Award announced in open Court.


Ar. Vito?

Approved
Dated
5/11/09