

1826

Court of Shri Ram Parshad, P.C.S. Land Acquisition
Collector, Delhi.

Name of the Village:-

Mohdpur Munirka.

Purpose:-

Housing Schemes.

Nature of acquisition:-

Permanent.

Land measuring 31.79 Acres, situated in village Mohdpur Munirka, was notified for acquisition under section 4 of the Land Acquisition Act(I), 1894, vide Notification No.F.15(17)/57-L.S.G. dated the 6th November 1958, issued under the authority of the Chief Commissioner Delhi for a public purpose namely for the Housing Scheme. Due publicity was given to this Notification and all the formalities were completed. After that a declaration under-section 6 of the Land Acquisition Act(I), 1894, for an area of 30 bighas 14 biswas was issued vide Notification No.F.15(17)/57-L.S.G. dated the 13th November, 1964, under the authority of the Chief Commissioner, Delhi. Due publicity was given to this declaration and notices under sections 9 and 10 of the said Act were issued to all the interested persons inviting claims for compensation. These claims are discussed separately in this award.

TRUE AND CORRECT AREA:

The land was measured on the spot by the Land Acquisition Field Staff in conjunction with a representative of the requiring department and the area for which acquisition proceedings are being taken was found to be 63 bighas 9 biswas and 12 bighas 5 biswas is left due to the following reasons:-

Khasra No.189:

Total area is 10 bighas 9

of this 7 bighas 3 biswas is being acquired for award and 3 bighas 6 biswas is being left out for the following reasons:-

- (1) 2 bighas 16 biswas is built up area consisting three old houses built before the date of notification under-section 4. In addition to these are constructions in 10 biswas of land which were after the Notification under-section 4, and are being used for residential purposes. This is being acquired through a separate award.
2. Khasra Number 190 total area is 12 biswas. Out of this 5 biswas which is vacant land is being acquired through this award while 7 biswas which is an old construction is being left out.
3. Khasra No.201 total area is 7 bighas 12 biswas of which 7 bighas 7 biswas is being acquired through this award while 5 biswas of land on which there is construction is being left out from this award and people are residing in the quarters.
4. Khasra No.1367/202/2 total area is 3 bighas, of which 1 bigha 18 biswas which is vacant is being acquired through this award while 1 bigha 2 biswas is being left out as it is construction area in the abadi.
5. Khasra No.1368/202/2, total area 2 bighas 6 biswas. Out of this area 1 bigha 3 biswas is being acquired through this award which is vacant and 1 bigha 3 biswas is being left out as it is all constructed area and being used for residential purposes.
6. Khasra No.1369/202/1, total area 6 bighas 13 biswas. Out of this 5 bighas 7 biswas which is vacant, is being acquired through this award while 1 bigha 6 biswas is being left out as it is an old abadi.
7. Khasra No.1369/202/2, total area 3 bighas 7 biswas. Out of this area 2 bighas 15 biswas is being acquired through this award while 12 biswas which is part of the old abadi used for residential purposes is being left out.

contd.....

8. Khasra No. 1370/202, total area 8 bighas 5 biswas, out of which 6 bighas 7 biswas is being acquired being vacant and 1 bigha 18 biswas is being left out as an old abadi of 'Kumharans'.

9. Khasra No. 1362/202/1, total area 2 bighas 1 biswa. This area is being left out from the present award as it is built up and is being used for residential purposes. The construction appears to be after the date of Notification under-section 4.

10. There is a difference of 5 biswas in total on account of 'Titamas' as revealed in comparison of Settlement Record, Field Book and the Revenue Record.

Thus the total area which is being acquired through this award is 68 bighas 9 biswas as detailed below.

Field Nos.	Area Big. Bis.	Kind of
188	0 - 06.	Rosli (0-3) G.M. (0-3)
189/2/2.	1 - 00.	Rosli.
189/3/1.	6 - 03.	Rosli.
190/1.	0 - 05.	Rosli.
201/2.	7 - 07.	Ghairmumkin Johar
1363/202.	2 - 11.	Banjar Qadim.
1364/202.	2 - 06.	-do-
1365/202.	2 - 01.	-do-
1366/202.	2 - 03.	-do-
1367/202/1.	6 - 00.	Chahi (5-15) G.M. (0-05)
1367/202/2/1.	1 - 13.	Chahi (1-11) G.M. (0-07)
1368/202/1.	8 - 00.	Chahi.
1368/202/2/1.	1 - 03.	Chahi (0-03) Mullah G.M. (1)
1369/202/1/2.	4 - 00.	Rosli.
1369/202/1/1/3.	6 - 05.	Ghairmumkin

contd.....4.

1369/202/1/1/1	1 - 04.	Ghairmumkin.
1369/202/2/2.	2 - 02	Rosli(0-12) G.M. (1-10)
1369/202/2/1.	0 -13.	Ghairmumkin.
1370/202/2.	5 - 11	Ghairmumkin(1-11) B. Qadim (4-00)
1370/202/1/2.	0 - 16	Banjar Qadim.
1371/202/1.	6 - 01	-do-
1371/202/2.	6 -16.	-do-

	68 - 09.	

CLASSIFICATION OF AREA:

Chahi:-	15 -09.
Rosli:-	12 -03.
B. Qadim :-	26 -14.
G. Mumkina:-	14 -03.
	68 -09.

COMPENSATION CLAIMS:

The following persons have put in claims for compensation in compliance with notices under-sections 9 and 10 of the Land Acquisition Act:-

Sl. NO.	Name of the claimants.	Compensation claimed	Remarks.
1.	Smt. Rashem w/o Uggar Sain. ✓	-	She requests that his land may not be acquired.
.	Smt. Lila Wati w/o Nem Chand. ✓	-	-do-
	Smt. Kamla w/o Duli Chand. ✓	-	-do-
	Fateh Singh Jaildar.	-	He requests that his land in Kh. No. 1362/202 may not be acquired which has already been left out from the present area.
	Soonda s/o Mohan Lal. ✓	-	He requests that his land may not be acquired.
3.	Gariba s/o Mohan.	Rs. 15/- per sq. yd.	The claim is exorbitant and fabulous.
	Khem Chand s/o Thakuria ✓	-	He requests that his land may not be acquired.
	Rajdhani Sampada.	-	They have produced evidence which is discussed below.
9.	Khacheru etc. in 65 persons.	-	They request that they have got a share in sharing the compensation be paid to them.

contd.....5.

-5-

- Data Ram s/o Mohan. ✓ Rs. 50,000/- The claim is exhor
for land & house. fabulous.
- Mahipat s/o Mohan. ✓ -do- -do-
- Mangtoo s/o Mohan Lal. ✓ Rs. 60,000/- -do-
- Sher Singh s/o Giani Ram. ✓ Rs. -do- -do-
4. Banwari Lal s/o Pran Sukh,
Balbir Singh s/o Rup Ram. Rs. 57,500/- -do-
15. Shri Dhoop Singh s/o Neki. -do- -do-
16. Soonda s/o Mohan Lal. Rs. 75,000/- -do-
- Mam Raj s/o Ram Karan,
etc. 'Kumarahans'. Rs. 100/-per sq.yd. -do-
18. Sh. Dharam Singh s/o ✓
Bani Ram, Shashpaul Singh ✓
s/o Saligram, Harbans Singh,
Chhattar Singh ss/o Jhandu
Singh, Lajey Ram s/o Ram
Serup, Paras Ram, Raghunath,
Chander ss/o Hira, Bhartu,
Ram Phal, Pehlad ss/o Jita.
Tek Chand, Siri Lal ss/o
Hardeyal. Rs. 25/-per sq.yd. -do-
Rs. 12,000/-for house.
19. Rajdhani Sampada. - -
20. Rajdhani Sampada etc. Rs. 25/-per sq.yd. The claim is exhor
and fabulous.
21. Banwari Lal etc.
through Jinder Sharma,
Advocate. Rs. 15/-per sq.yd. -do-
Rs. 8000/-for house.
22. Dhoop Singh s/o Neki. Rs. 60,000/- -do-
for land & house, in He has put in application
his statement. for adjournment.
23. Risal Singh s/o Daya Ram. Rs. 100/-per sq.yd. The claim is exhor
and fabulous.
24. Ghisau s/o Dhani Ram, etc. Rs. 30/-per sq.yd.
Mam Raj. Rs. 50,000/-
Nodhe. Rs. 18,000/-
Sudhan. Rs. 19,000/-
Sube. Rs. 20,000/-
Siri Chand. Rs. 18,000/-
Bhai Ram s/o Teeka. Rs. 25,000/-
Ghisu s/o Dhani Ram. Rs. 18,000/-
Chunni s/o Chhajjan. Rs. 18,000/-
Faqira s/o Jhanada. Rs. 15,000/-
Bhola s/o Mangli. Rs. 17,000/-
Sis Ram s/o Mangli. Rs. 25,000/-
Budhu s/o Bhoojan. Rs. 18,000/-
Bet Ram s/o Gurdyaal. Rs. 56,000/-
Roop Chand s/o Gurdyaal. Rs. 40,000/-
The claim is exhor
and fabulous.
- ✓ Richhpaul, Chhutan ss/o Dhan ✓
Singh, Deep Chand, Risal ✓
ss/o Daya Ram, Jai Lal s/o ✓
Teeka, Hoshiarey, Maha Singh ss/o Ram Mehar. ✓
Rs. 100/-per sq.yd. The claim is exhor
and fabulous. KXXXXX
XXXXXXXXXXXX
XXXXXXXXXXXX
XXXXXX

contd.....

6. Chand, Siri Lal ss/o - Given at Sl.No.18.
Dayal.
7. Haram Singh s/o Bhani - do-
Ram, Sishpaul s/o Saligram.
8. Harbans Singh, Chhattar Singh - do-
ss/o Jhandu, Lajey Ram s/o
Ram Sarup, Parsa, Rughunath,
Chanda ss/o Hira, Bhartu,
Ram Phal, Pehlady ss/o Jita.
29. Khem Chand s/o Thakuria. ✓ Rs. 50,000/-per The claim is
for land and house. exorbitant and fabulous.
30. Khem Chand s/o Kali Ram. ✓ Rs. 100/-per sq.yd. -do-
Rs. 20,000/-for house.
31. Gariba s/o Kali Ram. ✓ Rs. 80,000/-for house, -do-
32. Deep Chand, Risale ss/o ✓
Daya Ram, Jai Lal s/o Teeka, Rs. 200/-per sq.yd. -do-
Hoshiare s/o Ram Mehar. Rs. 2,00,000/-for houses.
Richhpaul, Chhutan ss/o
Dhan Singh.
33. -do- ✓ They claimed compensation at the rate of
-/13/- as non-occupancy tenants of field
numbers 1368/202/1, 1367/202/1.
34. Smt. Kamla Devi w/o Duli ✓ Rs. 20,000/-for house. The claim is exhorbi-
Chand. tant and fabulous.
35. Rashem Devi w/o Uggar Sain. ✓ Rs. 25,000/-for house. -do-
36. Lila Devi w/o Nem Chand. ✓ Rs. 20,000/-for house. -do-
37. Fateh Singh Jaildar. ✓ Rs. 35,000/-for house. Kh. No. 1362/202/1 is
in Kh. No. 1362/202/1- not being acquired
in the present award.
38. Fateh Singh Jaildar. ✓ Rs. 30-35/-per sq.yd. He has stated that
out of Field No.
1366/202, area 5 bighas was donated to
school, and rest of the compensation be paid
to him. Actually Field No. is 1371/202
and not 1366/202. The claim is exorbitant
and fabulous.
39. Daulat Ram s/o Udhey Ram. Rs. 8,000/-for house. The claim is exhorbi-
tant and fabulous.

EVIDENCE PRODUCED:

Raj Dhani Sampada(P) Ltd. 1 Feroz Shah Road, New
Delhi has produced the following evidence in support of
their claim:-

Sl.NO.	Registry No.	Date of regn.	Area	Amount.
1.	4605	30-6-64.	1-15.	Rs. 26,500/-
2.	3370.	12-5-64.	0-10.	Rs. 7,500/-

contd.....7.

1312.	26-2-64.	4 -13.	Rs. 82,000/-
1313&1314.	26-2-64.	4 -13.	Rs. 82,000/-
4607.	30-6-64.	3 -05.	Rs. 40,000/-
6. 820.	4-2-64.	0 -17.	Rs. 12,500/-
7. 1845.	17-3-64.	0 -06.	Rs. 5,500/-
8. 8644.	27-12-63.	0 -04.	Rs. 1,500/-
9. 8646.	20-12-63.	0 -10.	Rs. 3,500/-
10. 8645.	20-12-63.	0 - 06.	Rs. 2,000/-
11. 8647.	20-12-63.	4 - 16.	Rs. 48,380/-
819.	4 -2-64.	0 - 17.	Rs. 12,500/-
13. 6250.	24-11-64.	2 -01.	Rs. 20,000/-

The above referred evidence is not relevant in the present case as all the purchases were much after the date of Notification under-section 4. The date of Notification under-section 4 in the present case is 6-11-1958 and the sales transaction took place in the years 1963 and 1964, hence they are not relevant in assessing the market value of the land under acquisition. No other claimant has produced any evidence. The claimants will get compensation as determined by me in this award.

MARKET VALUE:

I have to assess the market value of the land under acquisition as prevailing on the date of Notification under section 4, namely 6-11-1958. During the five years preceding the date of Notification under-section 4, the following sales took place in this village:-

Sl. NO.	Year	Area	Consideration money	Average per
1.	1953-54.	53 -12.	Rs. 1,90,048/-	Rs. 3,545.67
2.	1954-55.	223 -15.	Rs. 6,81,756.69.P.	Rs. 3,046.96
3.	1955-56.	261 -02.	Rs. 9,20,649.50.P.	Rs. 3,525.70
4.	1956-57.	260 - 16.	Rs. 9,55,190.12.P.	Rs. 3,635.35
5.	1957-58.	20 - 02.	Rs. 1,48,800.00.P.	Rs. 7,440.00
		819 -07.	Rs. 28,96,444.31.P.	

contd.....8.

The five years average comes to Rs.3,534.94.P. per khem.

The following sale-transactions of land adjoining of the land near about the land under acquisition which place in the year 1955-56 and 1956-57 are also available indicate the trend of prices in similar land as the land acquisition. These sales are as under:-

Sl.NO.	Mutation No.	Date of regn.	Area sold Big.Bis.	Consideration money.	Average bigha.
1.	1487	15-12-55.	Kh.No.217. 22-13.	Rs.72,430/-	
	1490.	3-9-56.	208/1. 4-19.	Rs.15,345/-	
3.	1546.	13-6-56.	232. 4-06.	Rs.13,330/-	
4.	1640.	2-8-56.	222, 9-04. 223, 231.		
5.	1641.	2-8-56.	1143/243.3 -01.	Rs.31,965/-	
6.	1645.	2-8-56.	219. 5 -13.		
7.	1647.	-do-	909/88 1 -13. 230.		
8.	1643.	-do-	220/1, 5 -13. 221, 229.		

TRANSACTIONS FOR THE YEARS 1956-57.

1543	12-3-57.	1397/241.	1- 00.	Rs.3,500/-
1550.	20-3-57.	977/239.	1 -09.	Rs.5,113/-
1553.	30-1-57.	1317/233.	9 -07.	Rs.34,090/-
1605.	4-2-57.	292.	1 -00.	Rs. 5,000/-
1606.	-do-	292.	1 -00.	Rs. 5,000/-
1607.	-do-	292.	1 -00.	Rs. 5,000/-
1608.	-do-	292.	1 -00.	Rs. 5,000/-
1634.	13-3-57.	976/239, 979/240.	5 -05.	Rs.18,362/-
1635.	-do-	975/239.	5 - 06.	Rs.19,050/-

The average for the years 1955-56 comes to Rs.3207/ per bigha while for the years 1956-57 it comes to Rs.3,799 per bigha khem.

contd.....9.

The following awards have been announced in this village, the date of Notification under section 4 of the Land Acquisition Act is shown against each:-

Sl.NO.	Award No.	Date of Notification u/s 4.	
1.	805.	8-11-55.	Rs.3250/- flat rate
2.	883.	8-3-57.	Rs.4/- per s Rs.3/75 " Rs.3/- " Rs.2/50 " Rs.2/- " Rs.1/- Banjar Rs.0.62. for
3.	885.	10-9-57.	Rs.3.75 per s Rs. 3.00. " Rs. 2.50. " Rs.2.00. " Rs. .62.P." for
4.	889.	9-8-58.	Rs.3/- at flat rate
5.	1076.	10-4-58.	higha kham. Rs.2000/- per higha kham.

Giving consideration to the five years' average of the sale-transactions, the average of the sale-transactions of the adjoining land and the land in the vicinity of the land under acquisition, the awards announced in this village and the facts that the land under acquisition is all around about the village abadi, I assess the market value of the land under acquisition at Rs.4000/- at flat rate per higha kham, which is reasonable and fair market value of the land on the date of Notification under-section 4 of the Land Acquisition Act(I), 1894.

TREES WELLS AND OTHER STRUCTURES:

TREES: There are trees in certain field numbers, the price of which is assessed at Rs.300/- as Annexure 'A'.

WELLS:

There are two wells in field numbers 1367/202/ and 1368, the price of which are assessed at Rs.2000/- and 2000/- respectively. The total price is Rs.4500/-

STRUCTURES: The structures built up in the land under acquisition are after the date of Notification under-section 4, hence no price is assessed for the structures. The owners are at liberty to remove the 'Malva'.

APPORTIONMENT:

The compensation will be paid on the basis of latest entries in the revenue records. In cases, where any sale has not been reported so far in such cases due notice will be taken of the registered sale deed. In cases where compensation of the same land has been claimed by opposite parties having different interest then in such cases the compensation will be treated as disputed, unless the contesting parties mutually agree. The apportionment of the compensation between landlord and occupancy tenants shall be in the ratio of 25 : 75 paise in the rupee.

15% FOR COMPULSORY ACQUISITION:

As provided by section 23(2) of the Land Acquisition Act, 1894, 15% shall be paid on account of compulsory acquisition.

SUMMARY OF THE AWARD: The award is summarised as under:-

Sl. NO.	Area	Rate per bigha	Amount of compensation
1.	68 - 09.	Rs. 4000/-	Rs. 2,73,800.00.P.
2.	Add price of wells:-		Rs. 4,500.00.P.
3.	Add 15% for compulsory acqn:-		Rs. 2,78,300.00.P.
4.	Add price of trees:-		Rs. 41,745.00.P.
			Rs. 300.00.P.
		G.Total:-	Rs. 3,20,345.00.P.

LAND REVENUE DEDUCTION: The land under acquisition is assessed to Rs. 12.39 as land revenue which will be deducted from the Khalsa Rent Roll of the village w.e.f. date when the department takes over possession of the land.

(Ram Parshad)
Land Acquisition Collector (Mehrauli),
Delhi. Dt. 3-5-65.

Submitted to the Collector, Delhi for information.

(Ram Parshad)
Land Acquisition Collector, Delhi.
Dt. 3-5-65.

Seen
Subinder Singh

A.D.M. L.A.

With Powers of Collector, Delhi
25.5.1965.

COLLECTOR DELHI

1524

2575/65

$$\frac{31}{5} \frac{1}{2}$$

برای این مقصد، دست A را به یک طرف و دست B را به طرف دیگر حرکت دهید.

31/5
65 touch in 7

I will announce the
award on 15/6/65.
Inform all concerned

5/6/65

دند و دندگانی - شری خجسته و دند دند - دند دند - دند دند - دند دند

دیا ہے۔ مال دے دیا ہے۔ جہاں وہ ٹیکا۔ بچہ سرفراز ہے۔ دے دے۔ دے دے۔

میردیاں آئیں دلد میردیاں - میہیت دلد خونیں مل - فلو دلد خونیں مل

سید عالم و سید شمس و سید فخری و سید احمد

[Faint handwritten notes, possibly bleed-through from the reverse side, mentioning "1985" and "1986"]