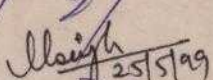
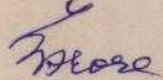
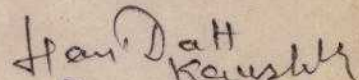


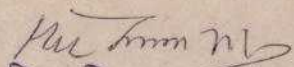
कबजा कारवाही ग्राम नजफगंठ

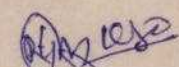
नोटिफिकेशन नं० 4 F 4 (40)/65 L & H Dated 16-9-65
 नोटिफिकेशन नं० 6 F 4 (40)/65 L & H Dated 15-1-69
 आर्वाइड नं० 25/83-84 दिनांक 25-7-83


आज दिनांक 25-5-99 को आदेशानुसार LAC/SDM
 नजफगंठ, ग्राम नजफगंठ के खसरा नम्बरान 18/12/2
 (2-14)
 18/19/2 कुल खसरा लादादी 4-15 बिल्वे का कबजा लेने
 (2-01)
 देने के लिए बहमराह श्री वाई.के. उराडा काबुलगी
 एम.ए.ए., श्री हरीदत्त चौधरी पटवारी एम.ए. के साथ
 भीके पर पहुंचा भीके पर हमका पटवारी श्री मीरसिंह
 मान व मिन्डू काबुलगी श्री रामकिशन मयारिकाई
 मान व यमाउस समान डाकिल मिले भीके पर पहुंचकर
 L & B की लाफ से श्री रोहतास बांगर N.T. व
 दीपक पटवारी व सहका M.T. N.L. की लाफ से
 श्री एम. रम, माटो S.D.E. श्री ओ. पी. ओवराय
 A.C. M. श्री हाजील हुए हमका पटवारी व रिक्वाई मान
 की सहायता से उपरोक्त खसरा नम्बरान पहचान की
 गयी खसरा नं० 18/12/2 खसरा लादादी 1-02 व 18/19/2
 लादादी 1-03 कुल खसरा लादादी 2-05 भीके पर खानी
 पाया गया शेष खसरा 18/12/2 (1-12) व 18/19/2 (0-18)
 कुल खसरा लादादी 2-10 बिल्वे भीके पर बिन्डप पाया
 गया खानी खसरा लादादी 2-05 बिल्वे का कबजा लाफ से
 वास्तुदाता से तालिम वाले L & B विभाग के अधिकारी
 श्री रोहतास बांगर NT के हुक्मने किया गया कबजा
 दिया गया खानी खसरा 2-5 पुस्तक चार दोवारी के
 अन्तर् ही शेष खसरा 2-10 भीके पर बिन्डप होने

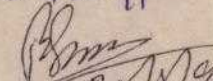
को वजह से महज्जा M.T.N.L के अधिकारियों ने
 नहीं लिया क्योंकि चारवाही की इतना बक्से दावाग को
 हमका पत्थारी द्वारा कर दी गयी क्योंकि चारवाही
 की एक फाँटे हमका पत्थारी को रोका है माफ से
 आमत पर मद करने के लिए दी गयी है क्योंकि
 चारवाही के समय किसी प्रकार की कोई
 गमाइयत पेशा नहीं आयी चारवाही सुकमल
 हो चुकी है

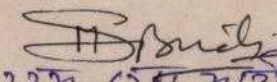
 25/8/89 (मनोज कुमार सिंह) NT(LA)
 KGO (L.A.)
 Han Datt Koushik (हरी दत्त कौशिक) पत्थारी (L.A.-20)

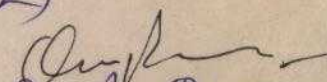
 (मोहन सिंह) (हमका पत्थारी)

 (रामाकृष्ण) (मिन्टु काश्मीर)

 राजेंद्र पत्थारी (L+B)

 रोहित सिंह बागर NT (L+B)

 SDE (MTNL)

 अ. वी. औबराय AG.M (MTNL)

SUPPLEMENTARY AWARD NO. 25-A/83-84

Name of Village : Najafgarh

Nature of Acquisition: Permanent

Purpose of Acquisition: Development of Najafgarh Town-ship
construction of Telephone Exchange

These are the supplementary proceedings of Award No. 25/83-84 which was announced on 25.7.83. The land in this case was notified u/s 4 & 6 vide notification No. F.4(40)/65-L&H dated 16.9.65 & F.4(40)/69-L&H dated 15.1.1969 respectively. Total area acquired in this award was 4 bigha 15 biswas.

After the announcement of the above award, the Land Acquisition Act, 1894 has been amended and the Amendment Act came into force w.e.f. 24.9.1984. However, as per provision of section 30 of the Land Acquisition (Amendment) Act, 1984, certain provisions of the Act are to take effect from 30.4.1982. Hence, the need for the Supplementary award has arisen.

Under the Amended Act, the provisions of section 23(1) have been amended by providing a new sub-section 1(A) of section 23 of the Principal Act as inserted by clause A of section 15 of the Amended Act. By this amendment, the interested persons will get an amount calculated @ 12% p.a. on the market value for the period commencing on and from the date of publication of the notification u/s 4 till the date of the award of the Collector or date of taking over possession of the land whichever is earlier. Similarly, section 23(2) of the Principal Act has been amended by clause A of section 15(b) of the Amendment Act by which the interested persons will be entitled solatium @ 30% instead of 15%. All these amendments are to take effect from 30.4.1982 as per provision of section 30 of the Amendment Act, 1984.

Contd....2/-

Keeping in view the provisions of the amended Act the interested persons/bhumidars of Award No.25/83-84 which was announced on 25.7.83, are entitled for payment of solatium @ 30% on the market value and 12% as Additional amount w.e.f.16.9.65 to 24.7.83.

As per above discussions, the following amount is allowed to the interested persons of the above award. This amount be apportioned as per the original award No.25/83-84.

SUMMARY

1. Market value of the land measuring 4 bigha 15 biswas @ Rs.6100/-P.B.	Rs. 28,975-00
2. 30% solatium	Rs. 8,692-50
3. Interest u/s 4(3) of L.A. Act, 1894 from 15.9.68 to 12.1.83	Rs. 24,910-56
4. Additional amount @ 12% from 16.9.65 to 24.7.83 (16 years 311 days)	Rs. 58,594-59
5. Compensation for structures	Rs. 1,765-00
	<hr/> Rs. 1,22,937-65
Amount already paid	Rs. 59,996-81
Amount to be paid	<hr/> Rs. 62,940-84 <hr/>

(Rupees Sixty two thousand nine hundred forty and paise eighty four only)

(N.K. SHARMA)
LAND ACQUISITION COLLECTOR (PALAM SOUTH)
DELHI

APPROVED

27/7
SECRETARY (REVENUE)

Announced today
in open Court.

8/4/87
(N.K. Sharma)
LAC (PS)

409

आल दिनांक 8-4-1987 को Supplementary

Award No 25A/83-84 प्राग नलकामाद को
सुनाया गया। अवास सुनात समय निम्नलिखित
वास्तुकार उपस्थित हुआ:-

- ① राम अवतार S/o लक्ष्मी चंद
553, नलकामाद, नई दिल्ली-110043

8/4/87

LAC (IS)

Only Ram Avtar is present to hear
the contents of Supplementary Award. Notices
u/s 12(2) of the Land Acquisition Act are issued to
all the person interested.

8/4/87
LAC (IS)

श्री लक्ष्मी चंद S/o (LA) इस अवार्ड से आपत्तित्व
प्रति है सम्बन्धित वास्तुकार को अवगत करने के लिए
श्री 12(2) के नोटिस जारी करने के लिए

8/4/87

को (LA) आवार्ड नं 25A/83-84 Supplementary Award
के सम्बन्धित व्यक्ति को नोटिस 12(2) को देखा जा रहा
है यदि कोई आपत्ति है तो उसे तुरंत प्रस्तुत है
M. J. L. 8/4/87

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION

Dated the _____ January, 1969.

No. F.4(40)/68-L&B: Whereas it appears to the Lt. Governor of Delhi that land is required to be taken by Government at the public expense for a public purpose, namely for Development of Najaf Garh Township, it is hereby declared that the land described in the specification below is required for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, to all whom it may concern and under the provisions, of section 7 of the said Act, the Collector of Delhi is hereby directed to take order for the acquisition of the said land.

A plan of the land may be inspected at the office of the Collector of Delhi.

Chand N.T.

SPECIFICATION

<u>Village or locality.</u>	<u>Area (acres)</u>	<u>Rect. No.</u>	<u>Field Nos. or Boundaries.</u>
Najafgarh.	43	12	12/1, 12/2, 12/3, 13 to 18, 19/1, 19/2, 19/3, 22, 23/1, 23/2, 24/1, 24/2, 25.
		21	1, 10, 11 part.
		19	20/1, 20/2, 21.
		22	1 to 4, 5/1, 5/2, 6 to 10, 11/1, 11/2, 12/1, 12/2, 12/3, 13/2, 13/3, 14, 15, 16 part, 17, 18, 19/1, 19/2, 20, 21/1, 21/2, 22, 23, 24/1 part, 24/2 part.
		23	4/1, 4/2, 4/3, 5/1, 5/2, 6/1, 6/2, 7/1, 7/2, 13/1, 13/2, 14/1, 14/2, 15, 16/1, 16/2, 23/1, 23/2, 23/3, 23/4, 17/1, 17/2, 18/1, 18/2.
		33	2/1 part, 2/2 part, 3 part.
			Kh.No. 506.

By order,

Sd/-

(D.P. BANHUNA)

Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.

Dated the 12 January, 1969.

No. F.4(40)/68-L&B.

Copy forwarded to:-

1. Public Relations Department, Delhi Administration (in duplicate) for publication in the Delhi Gazette.
2. Additional District Magistrate (L&B) Delhi.
3. Land Acquisition Collector (P) Delhi.
4. Legal Adviser, Land & Building Department, Delhi.
5. Tehsildar (L&B) Land & Building Department, New Delhi.
6. Central Record Cell, Land & Building Department, N. Delhi.

D P B 90

(D.P. BANHUNA)

Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.

Award NO :- 25/83-84

NAME OF THE VILLAGE	NAJAFGARH GARH
NATURE OF ACQUISITION	PERMANENT
PURPOSE OF ACQUISITION	DEVELOPMENT OF NAJAFGARH TOWNSHIP (CONSTRUCTION OF TELEPHONE EXCHANGE)

The proceedings pertain to the acquisition of land measuring 4 Bighas 15 Biswas in the revenue estate of village Najafgarh. An area measuring 2451 Bighas 17 Biswas was notified under section 4 of the Land Acquisition Act vide notification No. F.4(40)/65-L&H dated 16.9.1965 for development of Najafgarh Township. Out of this area the land measuring 43 Bighas 18 Biswas was notified u/s 6 of the L.A. Act vide notification No. F.4(40)/69-L&H dated 15.1.1969. The land under acquisition is a part of this 43 Bighas 18 Biswas of land which is required by the Government for public purposes namely for development of Najafgarh Township (constructions of Telephone Exchange). The Asstt. Housing Commissioner (LA) vide his letter No. F.7(44)/76-L&H/222222 dated 5.7.78 had intimated that an area measuring 1.37 acre in khasra Nos. 18/12/1, 12/2, 12/3, 18/13, 18/18/19/1, 19/2, 19/3, 18/23/1 is required for Telephone Exchange but the acquiring department vide his letter No. Plg./D.A.-3255/II/19 dated 28.8.1981 confined their needs to an area measuring 4 Bighas 15 Biswas in khasra Nos. 18/12/2min, 19/2 and handed over the demarcation to the Naib Tehsildar at the spot on 21.8.81.

CLAIM AND EVIDENCE :-

Notices u/s 9 & 10 of the Land Acquisition Act, 1894 were issued to the interested persons for filing the claims of their lands. The claim filed by them is as under :-

S.No.	Name of the claimant	Kh.No.	Area	Rate claimed
1.	Sh. Amar Nath S/o Shiv Nath H.No.1326 Mohalla Sunara, Najafgarh, Delhi through its Advocate	18/19/2	300 Sq. Yd.	1.Rs.500/- for per sq. yd, for land 2.Rs.1,00,000/- for the structure 3.Rs.1000/- for shifting charges 4. Solatium & Interest.
2.	Smt. Sudesh Kumari W/o Shri N.C. Jain R/o Air Force Quarter Palam	18/12/2 19/2	1-00	1 & 4 as above 2.Rs.60,000/- for the structure 3.Rs.1000/- for the standing crops.
3.	Jyoti Charitable Trust, 114-A Ansal Bhawan, 16 Kasturba Gandhi Marg, N.Delhi	18/12/2/2 12/3 19/2/2/2	2-07 0-05 1-05	1 as above. 2.Rs.5lacs for structure, trees, tubewell etc. 3.Rs.5000/- for shifting charges 4.Rs.15000/- for standing crops, trees 5. Solatium & Interest.

DOCUMENTARY EVIDENCE :-

No documentary evidence were filed by the claimants in support of their claims.

MARKET VALUE :- The market value of the land under acquisition is to be assessed keeping in view the advantages and potentialities attached to the land and with reference to the price prevailing at the date of notification u/s 4 of the Land Acquisition Act. The best evidence available to arrive at the correct market value of the land would be the genuine sales effected about ~~under~~ the time of notification either in respect of the land under acquisition or the portion thereof or sales of land precisely parallel in all circumstances to the land under acquisition. The average sale price of the land during the past three years is as under :-

S.No.	Mutation Registry No.	No. & date of regn.,	Area	Amount	Average per bigha
1.	725	9.10.63	53-03	Rs.29232.50	Rs.550/-
2.	730	22.2.64	0-08	Rs.3840.00	Rs.9500/-
2A	735	2.3.64	0-13	Rs.1375/-	Rs.2117/-
3.	736	22.10.64	0-02	Rs.1000/-	Rs.10,000/-
4.	737	22.10.64	0-04	Rs.1500/-	Rs.7500/-
5.	744	17.8.65	0-07	Rs.3000/-	Rs.8570/-
6.	747	28.7.64	0-02	Rs.850/-	Rs.8500/-
7.	756/757	31.8.65	5-07	Rs.32400/-	Rs.6056/-
8.	758	30.7.65	0-05	Rs.5000/-	Rs.20,000/-
9.	766	6.6.64	0-05	Rs.1000/-	Rs.4000/-

Besides this, there have been different awards given by the Land Acquisition Collectors as shown below :-

S.No.	Award No.	No. & date of notification u/s 4 of L.A. Act	Rate per bigha
1.	1089	F.15(189)/55-LSG dt.21.5.56	Block A Rs.1000/- Block B Rs.700/- Block C Rs.400/-
2.	1151	F.15(193)/60-LSG dt.23.6.61	Flat rate Rs.900/-
3.	2170	F.42(31)/66-L&H dt.22.5.61	Rs.600/- p.b.
4.	1487	F.15(285)/61-LSG(ii) dt.19.3.62	Rs.600/-
5.	2033	F.15(52)/65-LSG dt.13.12.65	Rs.2000/- Rs.650/-
6.	8/72-73	F.15(93)/69-L&H(ii) dt.19.2.71	Rs.2000/-
7.	20/80-81	F.7(78)/78-L&B(i)(ii)(iii) dated 30.4.1979	Rs.1520/-

The awards pertain to the agriculture land which is at the distance of between 3 to 4 kilometres from the land under acquisition. These awards have no relevancy to determine the market value of the land under acquisition. As the land under acquisition is near the abadi and is on the main Delhi Najafgarh Road at the distance of few yards from the Bus-stand

and the Tehsil. All type of facilities such as Water, electricity, & bak etc. are available. The land is covered by the boundary walls and have a small room measuring 15' X 10'. There are several factories adjacent to the land. Considering all these aspects I am inclined to accept the Sale deed for a sum of Rs.32,400/- measuring 5 Bighas 07 Biswas which was executed on 31.8.65. This sale deed also pertains to the land situated in the similar circumstances and is in the same revenue estate facing the main road. I have considered the claims filed by the interested persons which are available in the record. They have asked for compensation at Rs.500/- per sq. yd. and for other damages. But they have not given any proof to support the claims. Since the price of the land is to be determined with reference to the date of notification u/s 4 of the L.A. Act which in this case is 16.9.1965, therefore, the present market value of the land cannot be considered and as such the demand of the interested persons for a sum of Rs.500/- per sq. yd. is most irrelevant and unreasonable. Having considered the entire aspects and the evidence brought on record, the market value of the land ^{is assessed} @ Rs.6100/- per bigha and award the same. The interest however, will be calculated under section 4(3) of the Land Acquisition Act, as the gap is more than 3 years between the notification u/s 4 & U/s 6 of the L.A. Act i.e. 16.9.1965 & 15.1.1969 respectively.

OTHER CLAIMS :-

ROOM & WALLS :- According to the revenue record the boundary wall and room are shown prior to the notification u/s 4 of the L.A. Act i.e. 16.9.65. ^{The construction must have} ~~It must be~~ consumed about 10 truck of bricks and which at that time ^{was} ~~cost~~ Rs.80/- per truck. Besides this labour charges and cement were also used for construction of boundary wall and structure. As per prevalent rates of construction like this was Rs.13/- for mason and Rs.5/- for a labourer. To complete this work if ^{are employed} ~~the~~ took two mason and 5 labourer as the job ^{will} ~~is~~ be completed within 15 days, the labour charges thus comes to Rs. 765/- . Besides this cement and mud used, the estimated cost is Rs.200/- as the cement was at Rs.9/- per bag, thus the total expenditure for boundary walls and structure comes to Rs.1765/- . The same is accordingly awarded.

TREE :- There is no tree etc. in the village.

SOLATIU :- 15% solatium will be given to the interested persons due to the compulsory nature of acquisition.

APPORTIONMENT :- Compensation of the acquired land will be given as per the latest entries in the revenue record except where persons other than Owner claimed compensation and found any other kind of dispute. In case of dispute the matter will be referred to the Court of Adl. District Judge u/s 30,31 of the Land Acquisition Act, 1894.

LAND REVENUE

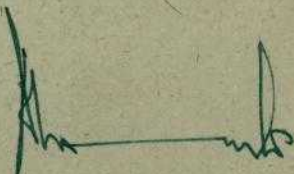
The land under acquisition is assessed for a sum of Rs. 1-20 as land revenue. Hence the same will be deducted from the rent roll of this village w.e.f. the date of announcement of award.

SUMMARY

The award is summarised as under:-


1. Market value of land measuring 4 Bigha 15 Biswas @ Rs. 6100 P.B.	28975=00
2. 15%	4346=25
3. Interest u/s 4(3) of LA (Amend- -ment & validation act 1967)w.e.f 15-9-1962 to 12-1-83(14 yrs. 120 days)	24910=56
4. Compensation for structure	1765=00
 G R A N D T O T A L	 <hr/> 59996=21 <hr/>

(Rs. Fiftynine thousand nine hundred ninty six and
eighty/^{one}paise only).



(AJIT SRIVASTVA)
LAND ACQUISITION COLLECTOR(P)
DELHI
25/7

Announced in presence of interested persons.


25/7