

Name of Village:

NANGLOI JAT.

NATURE OF ACQUISITION:

PERMANENT.

In pursuance of notification No. 15(III)/59-LSC dated 13.11.59 published Under Section-4 of the Land Acquisition Act, it was proposed to acquire 402 Bighas 19 Biswas land in village Nangloi Jat, tehsil and district Delhi for public purpose namely Planned Development of Delhi with public funds. It was further notified U/s-4 of the Land Acquisition Act vide notification No. F.1-(18)/61-L&H dated 27.10.61. Notices Under Section 9(i), (ii) (iii) and 10 issued on 3.2.62 were published in the village on 5.2.62. All the interested persons were required to file their claims by 23 February, 1962. The claims received from the interested persons should be discussed at their proper place.

MEASUREMENT & OWNERSHIP.

402 Bighas 19 Biswas of land was notified for acquisition. The ownership, area and classification of this land is as follows:-

No.	Name of Owner	Field No.	Area Big. Bis	Classification
	Hari Singh, Partap Singh	15/25	6-02	Nehri
	Ram Singh ss/o Kishan	27/21/1	2-01	"
	in equal shares.	27/13/1	2-03	"
		Total	10-11	
	Hoshier Singh s/o Kalu:	25/22	3-16	Nehri
		27/2	4-12	"
		Total	8-08	
	Ajit Singh, Jagjit Singh	25/21	4-06	Nehri
	Jagpal Singh ss/o Nawal			
	Singh in equal shares.			
	Thakaria adopted son of	27/1/1	2-12	Nehri
	Shri Harchand.			
	Des Ram son of Raja:	27/6	4-16	Nehri
		27/7	4-16	"
		27/14/1	4-04	"
		Total	13-16	
	Chandan, Roop Chand,	26/9	3-12	Nehri
	ss/o Fateh.....1/2	26/10	4-16	"
	Surat Singh, Har Nath,	26/11	4-12	"
	Jag Ram ss/o Kanhaya	Total	13-00	
	in equal shares.....1/2			

.....Contd.....

S.No.	Name of Owner	Field No.	Area Big.Bis	Class
7.	Bhup Singh s/o Tekan Jat	27/15	4-16	Nehri
8.	Dalip Singh s/o Tekan Jat	26/29	1-05	"
		27/16	4-16	"
2.		Total	6001	
9.	Harphool, Lakhi Ram, Ram	25/23	3-10	Nehri
	Nath, Indraj ss/o Daula	27/3	4-12	"
	in equal shares.	27/4	4-12	"
		27/3	4-16	"
		Total	17-10	
10.	Hardev Singh s/o Umr a o	29/14/2	1-00	Banjar
	Singh.....2/3	29/14/3	2-16	Garmunk
	Mahinder Singh s/o Hardev	Total	3-16	Karkhana Mu
	Singh.....1/3			dim.
11.	Meer Singh s/o Kuria.	29/6/2	0-14	Nehri
		29/7/1	3-16	Garmunk
		Total	4-10	Karkhana C
12.	Arjan s/o Hardayal,	29/6/1	0-09	Nehri
	Munshi s/o Swai in	29 /7/2	1-00	"
	equal shares.	29/5/2	0-05	"
		29/4	4-12	"
		29/5/1	3-04	"
		Total	9-10	
13.	Lal Singh, Kanwar Singh	16/24/2	3-02	Nehr
	Bahal Singh ss/o Khub			
	Ram in equal shares.			
14.	Harnam s/o Johri.	23/12	2-01	Ne
		23/16/1	0-16	"
		23/15/1	3-13	"
		Total	6-15	
15.	Bhola, Abhay Ram, Munshi	27/11	4-16	Nehri
	Lachmi Narain ss/o Roop	27/20	4-16	"
	Chand. in equal shares.	Total	9-12	
16.	Rohtas s/o Loh Ram .	23/3	4-12	Chah
		23/4/1	0-04	Garm
		23/1	0-12	Chahpukta
		23/4/2	4-11	Chah
		23/7	4-14	"
		23/3	4-16	"
		23/5	4-12	"
		23/6	4-16	"
17.				
17.	Ragbir Singh, Sultan	23/13/1	2-03	Nehri
	Singh ss/o Udmi in	23/13/2	2-0	"
	equal shares.....1/3	23/19	4-16	"
	Bhao Singh, Budhu	23/20	4-10	"
	ss/o Lachhman in	23/22	1-10	"
	equal shares...1/3	23/23/1	0-19	"
	Shiban s/o Nehala	29/16/2	4-17	Rosli
	1/3	Total	21-08	
18.				
18.	Hari Singh s/o	23/13/2	2-03	Nehr
	Parsa.	23/14	4-16	"
		23/16/2	4-00	"
		23/17	4-16	"
		23/18/1	2-03	"
		23/23/2	1-01	"
		23/24	2-12	"
		23/25	3-04	"
		Total		

S.No.	Name of Owner	Field No.	Area Big.Bis.	Classifi
19.	Puran son of Nihala, Kirpa & Digha ss/o Shanker, Kanwar Singh s/o Khusali & all the four in equal shares.	17/23/1 17/21/2 17/22 27/13/2 Total	2-12 3-17 5-08 2-08 14-05	Nehri " " "
20.	Kanhaya, Mallu Ram ss/o Bhoru, Shmt. Kishan Devi wd/o Giani Ram in equal shares.	28/2/1 28/2/2 17/23/2 28/1 Total	1-16 1-18 2-11 0-18 7-03	" " " "
21.	Chandar Bhan s/o Nain Sukh.....1/2 Ram Gopal, Nawal Sinph sons of Manu in equal shares....1/2	17/24 17/25 Total	4-18 4-14 9-12	" "
22.	Jiwan s/o Jai Lal, Mohalar s/o Bahadur in equal shares....1/3 Parbhu, Suraj ss/o Mithan in equal shares....1/6 Khem Chand, Sabha Chand, Fateh ss/o Maru in equal shares....1/12 Bhoria s/o Mukhtiar a....1/12 Shmt. Bhuri wd/o Chaman and Chotay s/o Munshi in equal shares.....1/3	26/1/2 27/14/2 27/17 27/18 27/23 27/2 4/1 29/17 Total	2-08 0-12 4-16 4-16 4-16 2-19 4-00 24-07	" " " " " " Rosli
23.	Rattan son of Ram Jai Hari Ram s/o Rattan.	27/24/2 27/25 Total	2-14 3-11 6-05	Nehri Nehri
24.	Parma Ward son of Deep Chand.	28/15/2	0-18	
25.	Hardeva, Maya Ram ss/o Chajju in equal shres.	27/19 27/21 27/22 Total	4-16 3-14 4-04 12-14	"
26.	Brihma s/o Nathan, Tek Chand s/o Mir Singh in equal shares....1/2 Shmt. Kishan Devi, & Shmt. Sundo ds/o Umrao Singh in equal shres....1/2	27/1/22-00 27/9 27/1 Total	4-16 4-16 11-12	" " "
27.	Newal s/o Kallu....1/2 Hans Ram, Jhutar ss/o Mohan in equal shares1/2	27/12	4-16	Nehri
28.	Kali Ram, Bharat Singh ss/o Ratti Ram in equal shares2 shares Wazir Singh, Jit Singh, Ranbir Singh, Dilawar Singh ss/o Chottu in equal shares...one share. (All1/3) Tek Chand s/o Mir Singh ..1 & Bhim Singh s/o Kishan Lal in equal shares....2/3	25/24 25/25 27/5 Total	3-04 2-16 4-12 10-12	Nehri " "

S.No.	Name of Owner	Field No.	Area	Classific
29	Ram Chander s/o Ranjit.	24/21	2-10	Nehri
		24/22	2-06	"
		26/3	2-05	"
		26/1/1	2-04	"
		26/3	4-12	"
		24/23	1-18	"
		Total	15-15	

30.	Gaun Sabha:	16/22	1-11	Banjar Ka
		16/23	4-16	"
		16/24/1	3-05	"
		29/1	2-18	"
		29/2	4-16	"
		29/3	4-16	"
		29/8	4-16	"
		29/9	4-16	"
		29/10	4-16	"
		29/11	4-16	"
		29/12	4-16	"
		29/13	4-16	"
		29/14/1	1-04	"
		29/16/1	0-09	Garmunkin
		29/18/1	1-09	Banjar Ka
		29/10	2-14	"
		29/20	1-14	"
		108	30-13	Banj.Kad:
		Total	89-01	Garmunkin

Johar (Tank)

A factory known by the name of Bharat Glue Ma is situated in Kl. No.29/18/2 & covers an area of 2 Bis.

Award for this land would be given separately. The cover for aquisition therefore comes to 400 Bis. 13 Biswas.

CLAIMS & EVIDENCE.

1. Bhola, Abhay Ram, Munshi & Lachmi Narain s/o of Chand filed their claim through Sh. Abhay Ram, Karinda on 23.2.62 regarding Kl.No.27/11,20 claiming Rs 25.00 per Sq.Y as fair market value. Besides this they claimed Rs 500.00 for 3 isam trees standing on this land. He did not produce any once in support of their claim. The claim is excessive.
2. Jhuntar son of Mohan filed his claim on 23.2.62 regarding Kl.No. 27/12. Infact it is not a claim it is an cation for the correction of the name of his father which shown as Liak Ram instead of Mohan.
3. Guljari Lal & Brothers filed their claim throo Shri Rustam Chand, 53- K Market Delhi and M/s Union Co.through a partner Sh.R.L.Johri filed their claims re Kl.Nos. 27/24/2 & 27/25 in which they claimed that Sh.R Lal was wrongly declared Bhumidar of this land. This F Lal has died and his land has been mutated in the name son Shri Hari Ram They have claimed Rs 65000.00 as fair value for the whole....

land measuring 6 Bighas 5 Biswas. In this case the also asserted that their suit for declaration that Shumidari rights conferred on Shri Rattan Lal were. They did not produce any evidence in support of the claim. The claim is excessive.

4. Deeg Ram, Up-pardhan, Manji Ram, Roshan Singh filed their claim in which they claimed that the area which is well-known for the production of wheat should be de-notified. In the alternative, they have claimed Rs 15.00 per Sq. Yard as fair market value. They did not produce any evidence in support of their claim. The claim is excessive.

5. Ramji Lal son of Manjat Ram filed his claim regarding Killa No. 29/7/1, 29/6/2 on which according to him a leather factory has been constructed. He has claimed Rs 10000.00 in all. He further told that he has this land in Rs 5000.00. Besides this land according to him Rs 2000.00 were spent on registration and other expenses. He did not produce any evidence in support of his claim. The claim is excessive.

6. Hari Singh son of Parsa filed his claim regarding Killa No. 28/13/2/2, 13/2, 14, 17, 18/1, 25. In this application he admitted that he sold the land to Shri Prem Kumar Bhasin, Jagdish Aggarwal, and Shri Krishan Chander Aggarwal. He stated that compensation of this land should be paid to the vendees. The vendees have also filed their application in the Court on 7.3.62. In this application they mentioned that they purchased the whole land. They did not produce any evidence in support of their claim. The claim is excessive.

7. Rattan Singh son of Tota Ram filed his claim regarding Killa Nos. 29/14, 29/17, and 28/20 measuring 12 Bighas 16 Biswas. He has claimed Rs 15.00 per Sq. Yard. Besides this he has also claimed Rs 1000.00 for the cost of the suit. He did not produce any evidence in support of his claim. The claim is excessive.

for buildings in Khasra No. 29/14/3. He did not produce any evidence in support of his claim. The claim is excessive.

8. Lal Singh, Kanwar Singh, Nihal Singh sons of Khub Ram filed their claim regarding Killa No. 18/24/2 as above.

9. Ragbir, Sultan sons of Udmi, Shao Singh, Budh Singh sons of Lachman Singh, Shibban son of Nihala filed their claim regarding Killa Nos. 23/13/1, 13/2, 23/19, 23/20, 23/22, 23/23/1 as above.

10. Jiwan son of Jai Lal, Parbhu and Suraj sons of Hathi, Chote son of Munni and Mst. Bhuri wd/o Chaman Molar son of Niadar, Bhura son of Balitawar, Khem Chand son of Maru filed their claim regarding Killa No. 26/1/2 27/14/2, 27/17, 27/18, 27/24/1, 29/13 as above.

11. Hari Singh, Partap Singh and Ram Singh sons of Kishan filed their claim regarding Killa No. 16/25, 17/21, 17/21/1, 27/13/1 as above.

12. Puran son of Nihala, Kirpa and Dig Ram sons of Shankar, Kanwar Singh son of Khushali filed their claim regarding Killa No. 17/23/1, 21/2, 22, 27/13/2 as above.

13. Manha and Mallu Ram sons of Bauru ~~22/23/23/23/23~~ and Mst. Kishan Devi wd/o Giani Ram filed their claim regarding Killa No. 23/1/1, 23/2, 23/17 as above.

14. Chandar Bhan son of Main Sukh, Ram Gopal and Manphool Singh sons of Mannu filed their claim regarding Killa No. 17/24 and 17/25 as above.

15. Ram Chander son of Ranjit filed his claim regarding Killa No. 24/21, 24/22, 24/23, 26/3, 26/1/1 and 26/2 as above.

16. Kali Ram son of Rati Ram, Bharat Singh son of Rati Ram, Bhim Singh son of Kishan Lal, Tek Chand son of Mir Singh, Ragbir Singh son of Chotu in person and for Dilawar Singh, Jit Singh brothers regarding Killa No. 25/24, 25/25 and 27/5 as above.

17. Des Ram son of Raje filed his claim regarding Killa No. 27/6, 27/7, 27/14/1 as above.
18. Dalip Singh son of Takan Singh filed his claim regarding Killa No. 2 6/21 and 27/15 as above.
19. Harphool, Lakmi Ram, Ram Nath, Indraj sons of Daulat Ram filed their claim regarding Killa No. 25/23, 27/3, 27/2, 27/8 as above.
20. Bhoop Singh son of Takan Singh filed his claim regarding Killa No. 27/15 as above.
21. Chandan, Roop Chand sons of Fateh Singh, Surat Singh and Harnath sons of Kanhaya filed their claim regarding Killa No. 26/9, 2 6/10, 26/11 as above.
22. Thakaria son of Har Chand filed his claim regarding Killa No. 27/1/1 as above.
23. Parma Wand son of Deep Chand filed his claim regarding Killa No. 28/15/1 and 23/16/1 as above.
24. Harnam Singh son of Johri filed his claim regarding Killa No. 23/12, 23/16/1, 23/15/1 claiming Rs 6000.00 per Bigha . In his statement dated 7.3.62 he claimed Rs 20.00 per Sq. Yard. He did not produce any evidence in support of his claim. The claim is excessive.
25. Rohtas son of Loh Ram filed his claim on 23.3.62 regarding Killa No. 23/3, 23/4/1, 23/4/2, 23/7, 23/8, 23/9, 29/13/2, 23/5 and 23/6 claiming Rs 25.00 per Sq. Yard . Besides this he has claimed Rs 3500.00 for a well, Rs 1200.00 for barbed wire, Rs 1000.00 for Rahat & Khada, Rs 600.00 for one Sisam and 5 Kikar trees. He did not produce any evidence in support of his claim. The claim is excessive. He filed another claim on 7.3.62 claiming Rs 20.00 per Sq. Yard. But he did not produce any evidence in its support. The claim is excessive.
26. Birmah son of Natham Singh filed his claim regarding Killa No. 27/1/2, 27/9, 27/19 claiming Rs 15.00 per Sq. Yard. Besides this he claimed Rs 500.00 for a Kikar tree. He did not produce any evidence in support of his claim. The claim is excessive.

27. Arjan and Munshi sons of Siwai filed their claim through Shri Deeg Ram, Up-pardhan regarding Killa No. 29/6/1, 29/7/2, 29/5/2, 29/4, 29/5/1 claiming Rs 15.00 per Sq. Yard. ^{They} He did not produce any evidence in support of their claim. The claim is excessive.

Shri Deeg Ram-Uppardhan, Bhao Singh son of Lachhman, Rattan Singh son of Tota Ram, Abay Ram son of Roop Chand, Kanhaya son of Bhuru, Ram Chander son of Ranjit, Indraaj son of Dulla, Des Raj son of Raje, Jagdish Singh son of Nawal Singh, Hoshier Singh also filed a joint claim for the total land falling in this acquisition i.e. 40 2.Bighas 19 Bis claiming Rs 15.00 per Sq. Yard. Generally speaking the land-lords/owners of this village have produced five copies of registered deeds. These deeds were executed in the year 1960-61 and 1961. The notification Under Section-4 was published on 13.11.59. Hence this evidence is irrelevant.

MARKET VALUE.

The statement showing five years average relating to sales in village Mangloi Jat is as follows:-

Name of Year'	Area sold'	Consideration	Average per Bigha.
	Big.Bis.	Money.	
14.11.54 to 11.12.54	-	-	-
1.1.55 to 31.12.55	33-00	Rs 12 550.00	Rs 380.30
1.1.56 to 31.12.56	17-06	Rs 5000.00	Rs 410.43
1.1.57 to 31.12.57.	24.07	Rs 12250.00	Rs 503.03
1.1.58 to 31.12.58	20-12	Rs 8650.00	Rs 419.91
1.1.59 to 13.11.59	10-13	Rs 2500.00	Rs 234.74
	Total	Rs 43950.00	Rs 415.01

The average per Bigha comes to Rs 415.01 per In the year 1959 the following two transactions took place.

Khasra No.'	Area sold'	Date of Registration.	Total amount.
63/12 62/15	4-16) 4-16)	9.12 22.10.59	Rs 1000.00

<u>1</u>	<u>2</u>	<u>3</u>	<u>4.</u>
	Big.Bis.		
47/5	3-2 ✓	10-9-59	Rs 1500.
126/34	1-12 ✓		
47/6	4-16 ✓		
126/29	3-10 ✓		
12 6/36	0-09 ✓		
65/10/2	3-10 ✓		
64/15/4	1-12 ✓		
	<u>16-13</u>		

Total area sold i.e.
1/16 of 16 Big.
13 Bis. :: 1 Big.
1 Biswa.

The land covered my mutation No. sold under exceptional circumstances and it is indicative fair market value. The enquiries were made by Shri Kundan Lal, Naib-tensildar on the spot and Shri Puran proprietor of land covered by this in great need of money. He, therefore, sold on throw away prices charging only Rs 1000.00 for 12 Biswas. This land was situated at a great distance from the land of present acquisition. Under this transaction Shri Kanwal Singh sold his total share in village which was 1/16th share in Khasra No. 47/6, 126/29, 126/36, 65/10/2, 64/15/4. His share was 1 Bigha 1 Biswa which was sold for Rs 1500.00. The price per Bigha in this case comes to Rs 1500.00 for a small piece amounting to 1 Bigha 1 Biswa. In this transaction, this also is not a true price of fair market price. According to class of land the area of 402 Bighas 19 Biswas is divided in following categories:-

Nehri:	266 Big. 8
Chahi:	28 Big. 1
Rosli:	3 Bigha 1
Banjar Kadin:	91 Big. 16
Garmunkin Johar:	14 Big.

This land is situated in between the Rohtak Road and the Railway line going to Rohtak which is mainly irrigated by canal. Before the notification published Under Sec. 4 there was no sale in the ^{land} year under acquisition. However, on 14.11.60, 22 Bighas 16 Biswas of land were sold for Rs 45600.00. This transaction, however cannot have any effect on the market value of this land which was notified for acquisition on 13.11.59. Keeping all this in view, I award Rs 1000.00 per Bighas as fair market value of Nehri Chahi and Rosli and Rs 750.00 for Banjar Kadim and Rs 400.00 for Garmumkin Johar. 15 per cent of this value would be paid as solatium for compulsory acquisition. *from the award*

OTHER COMPENSATIONS.

1. There is a factory ~~are~~ known as Bharat Glue Manufacturing Company situated in Killa No. 29/13/2 covering an area of 2 Bighas 6 Biswas. Award for this land would be given separately.

2. There is a leather factory in Killa No. 29/6/2, 29/7/1 consisting of only two rooms. One room is without roof and the others' roofing has been done with corrugated sheets. The construction has been done with second class bricks and mud. Height of the wall is nine feet. The estimated cost of these rooms is Rs 500.00 which is hereby awarded.

3. In Kh. sra No. 29/14/3 there is a factory which has been out of use for the last many years. It is lying in a dilapidated condition and does not call for any compensation. It appears that the material used for construction was removed when the factory was discontinued.

4. There is only one well situated in Killa No. 29/14/3 owned by Rohtak son of Loh Ram. The well is in good condition. I award Rs 2000.00 for this well.

4. The following table shows the number of trees at their location with their value which is hereby awarded.

...Contd.

S.No.	Khasra No.	Kind & No. of trees.	Weight Maunds:	Rate per Maund.	Total
1.	17/21/1	Kikar: 1	5	Rs 2.00	
2.	16/24/2	Kikar: 1	1½	Rs 2.00	
3.	26/10	Sisam:1	4	Rs 4.00	
4.	27/6	Sisam:2	12	Rs 4.00	Rs 48.00
5.	27/9	Kikar:1	1	Rs 2.00	Rs 2.00
6.	27/13/2	Kikar:1	3	Rs 2.00	Rs 6.00
7.	28/4/1	Kikar: 3	11	Rs 2.00	Rs 22.00
	28/7	Sisam :1	12	Rs 4.00	Rs 48.00
8.	28/2/2	Kikar:1	1	Rs 2.00	Rs 2.00
9.	29/4	Kikar:1	2	Rs 2.00	Rs 4.00
10.	29/11	Kikar:1	3	Rs 2.00	Rs 6.00
	108	Kikar:5	25	Rs 2.00	Rs 50.00
1			Total		Rs 217.00

APPORTIONMENT.

1. Mir Singh son of Kuria has Bhumidari rights in Killa Nos. 29/6/2 and 29/7/1. Ramji Lal son of Mangtu Ram also filed his claim regarding this land as he has constructed a leather factory on this land. The compensation would, therefore, remain disputed in this case.

2. During the consolidation operations, Killa No. 28/16/1 and 28/15/1 was allotted to one Shri Harnam son of Johri. Parma Nand son of Deep Chand claimed, that he filed an appeal against this allotment which was upset by the Chief Commissioner. These killa numbers were allotted to him. Compensation regarding this land would remain disputed.

THE AWARD IS SUMMARISED AS UNDER:

Compensation for 304 Bighas of Nehri, Chahi and Rosli land @ Rs 1000.00 per Bigha. Rs 304,000.00

Compensation for 91 Bighas 16 Biswas of Banjar Kadim land @ Rs 750.00 per Bigha. Rs 68850.00

...Contd....

Compensation for 4 Bighas
17 Biswas of Gar-munkin
land @ Rs 4000/per Bigha.

Rs 1940.00

15% as solatium on the
whole land for permanent
acquisition.

Rs 56218.50

Compensation for well:

Rs 2000.00

Compensation for trees:

Rs 217.00

Compensation for structures:

Rs 500.00

TOTAL:

Rs 433725.50 NP

The land is assessed to Rs 104.80NP as land
revenue. As the land is acquired by Government, this
amount will be deducted from the Khalsa rent roll of
village Nangloi Jat.

stph
(Sampuran Singh)
Land Acquisition Collector,
Delhi.

*Forward to ADM(LA) for information
and filing.*
stph
4/5/62.

Seen. Filed
MM
COLLECTOR, DELHI

23.5.62