

OFFER NO. .... 2208  
 NAME OF VILLAGE ..... NANGLOI JAT.  
 NATURE OF ACQUISITION ..... TEMPORARY  
 PURPOSE OF ACQUISITION ..... FOR THE FILLING UP OF THE  
 PUNJABI BAGH EXTENSION  
 SCHEME OF 656 ACRES.

The land measuring 191 bighas 8 bis in village Nangloi Jat is required for temporary occupation for public purpose, namely for the filling up the Punjabi Bagh Extention Scheme of 656 acres and notified vide Delhi Administration's notification No.F.15(29)/68-L&H dated 16.10.1968 issued u/s 35(1) of the Land Acquisition Act. 1894 for a period of one year from the Commencement of such occupation. Notices as required were issued to the interested persons to file their claims:-

MEASUREMENT:

The area notified u/s 35(1) of the L.A.Act is 191 bighas 8 bis and the measurement of the same was carried out by the field staff with comparision to the Revenue Record. It was found correct 191 big. 8 bis.

OWNERSHIP:

The details of the Kh.Nos. with ownership, tenancy and classification of soil are as under:-

S.No. Name of Bhumidar Occupant Kh.No. Area Kind of soil

- |    |  |      |                |                      |                   |
|----|--|------|----------------|----------------------|-------------------|
| 1) | Amrit Singh 1x2<br>s/o Maha Singh<br>1/2 shares.<br>Jagpal Singh,<br>Jagwant Singh<br>Jaswant Singh<br>sons, Smt. Manthala<br>Devi, Barmala Devi<br>Sumitra Devi, Saroj<br>Devi, Bala Devi,<br>Shakuntla Devi, dau-<br>ghter, Smt. Chander Kali<br>wd/o Jeet Ram in equal<br>shares 1/2. | Self | 54/6<br>53/1   | 4-16<br>4-16<br>9-12 | G.Abpush<br>- do- |
| 2) | Badam Singh s/o<br>Kallu.  | Self | 72/2<br>72/9   | 4-16<br>4-16<br>9-12 | G.Abpush<br>- do- |
| 3) | Bhup Singh s/o Tekan   | Self | 54/25/2        | 1-16                 | G.Abpush.         |
| 4) | Chhaju s/o Lakha<br>Teju s/o Ganga<br>Sahai in equal.<br>Shares  | Self | 44/1/2         | 2-08                 | - do-             |
| 5) | Chandan, Rup Chand<br>ss/o Fateh Singh   | Self | 44/20<br>44/21 | 4-16<br>4-16         | G.Abpush<br>- do- |

Contd.....2/

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in equal shares  
1/2, Surat Singh  
Har Nath ss/o  
Kanhia in equal  
shares. 1/2.

Self 54/25/1 3-12 G.Abpash  
13-04

6. Des Ram s/o Raja

Self 44/10 4-16 G.Abpash  
44/11 4-16 - do-  
72/10 4-16 - do-  
78/6/2 2-08 - do-  
16=16

7) Tota Ram, Rati Ram  
ss/o Khubi Ram  
Prem Sukh s/o Dani  
Ram in equal shares.

Self 62/6 4=16 Abpash

8) Kallu Mal s/o Lala  
1/2 share Uday Ram,  
Khushi Ram, Lakhi  
Ram, Amrit Singh ss/o  
Sheo Ram in equal  
shares 1/2 shares.

Self 63/17 4-16 G.Abpash  
63/18 4-16 - do-  
63/23 4-16 - do-  
63/24 4-16 - do-  
63/25 4-16 - do-  
72/5 4-16 - do-  
28-16

9) Ghansham s/o Shera  
1/2 share, Sabha  
Chand, Sardar Singh  
Balwant Singh, Balbir  
Singh ss/o Chander  
in equal shares  
1/2 shares.

Self 72/3 4-16 Abpash  
4 4-16 - do-  
6 4-16 - do-  
7 4-16 G.M. Tubo (4+32)  
8min 3--0 Abpash.  
22-04

Abpash(22-0) G.MumKin(0-04)

10) Nawal s/o Chhajju  
1/4 share.  
Pearey Lal, Mir Singh  
Bhim Singh, Puran ss/o  
Fatia in equal shares  
1/4 shares.  
Nathu Singh, Ram Chander  
Galab Singh, Baljit  
Singh ss/o Hira in  
equal shares. 1/4 shares.  
Sher Singh, Dhani Ram  
Kali Ram, Raj Singh  
ss/o Ratan in equal  
shares 1/4 shares.

Self 63/19 4-16 G.Abpash  
20 4-16 - do-  
21 4-16 - do-  
22 4-16 - do-  
72/1 4-16 Abpash  
73/5/1 0-03 G.M. Well  
5/2 4-13 Abpash  
73/6/1 2-08 - do-  
62/16/1 2-03 - do-  
25/2 3-09 - do-  
36-16

Abpash(17-09) G.Abpash(19-04) G.M.(0-03)

21) Hari Ram s/o Ratan

Self 44/1/1 2-08 G.Abpash

12) Harphool, Lakhi  
Ram, Ram Nath,  
Indraj ss/o Daula  
in equal shares.

Self 63/13 4-16 G.Abpash  
63/14 4-16 - do-  
9-12

13) Hari Singh s/o  
Partap Singh.

Self 54/16 3-12 G.Abpash

14) Mansa Ram s/o  
Amrao.

Self 62/15 4-16 Abpash  
63/12 4-16 - do-(4-14)  
9-12 G.M. Well(0-0)

Abpash(9-10) G.M. Well(0-02)

15) Jage, Mansha  
ss/o Amrao in  
equal shares.

Self 62/16/2 2-13 Abpash  
25/1 1-07 - do-  
4-00

Contd.....3/

3 - 3 - 1  
Gaon Sabha Self 62/5 4-16 Banjar,  
Ghansham s/o shera  
1/2 share. Sabha 72/8min 1-16 Abpash.  
Chand, Sardar Singh  
Balwant Singh,  
Balbir Singh ss/o  
Chander in equal  
shares 1/2 shares.

Rameshar s/o Boru 54/15 4-16 G.Abpash.

Puran Adopted s/o 63/11 4-16 Abpash  
Nathan Saini  
through Mansa  
s/o Amar Singh  
Saini.

16-04 Abpash(6-12)  
G.Abpash(4-16)  
B.Qadim(4-16)

Total land under acquisition 191-08

Abpash(64-07); Gair Abpash(121-16); G.Mumkin(0-09)  
Banjar Qadim(4-16).

CLAIMS.

The interested persons filed their claims as under:-

S.No.	Name of claimant	Kh.Nos.	Details of claim and other particulars.
1)	Hari Ram s/o Rattan	Land mentioned in notice u/s 35.	He has stated that he was incapable of earning livelihood through other sources and claimed Rs. 2000 annually for it. He claims Rs.800/- per bigha annually for land. He claims Rs.2000/- per foot per bigha for the removal of the earth from the land. He claims Rs. 3000/- per bigha as the acquisition will change the character of land which would become useless for agriculture purpose after the removal of earth. He claims Rs. 30000/- for the well and the house. He claims Rs. 500/- per bigha for injurious effect on other properties. He claims Rs. 10000/- for the severance of land. He claims Rs. 1000/- per big for the dimishion of the profit and earnings. He claims Rs. 20000/- for the best quality of wheat shown by him. He further states that the purpose for which the land was being acquired was not public purpose.

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Amrit Singh s/o Maha Singh, Jagpal Singh, Jagwant Singh, Jaswant Singh (M) ss/o Jit Ram, Smt. Sumitra Devi, Smt. Birmala Devi, Smt. Manthla Devi, Smt. Saroj Devi (M), Smt. Bala Devi (M) Shakti Devi (M) ds/o Jit Ram, Smt. Chander Kali wd/o Jit Ram.

Land mentioned in notice issued u/s 35. They claim Rs. 2000/- per bigha annually as income of crops. They claim Rs. 1000/- annually for the livelihood as they do not know any other vocation. They claim Rs. 500/- per bigha annually for the equal area of land which they would have to take up some where else for agriculture. They claim Rs. 1000/- per foot per bigha for the change in character of land which would become useless for agriculture purpose. They claim Rs. 10000/- for the tube well and the room. They claim Rs. 300/- per bigha for the earning from other properties effected by acquisition. They claim Rs. 10000/- for the severance of land. They claim Rs. 2000/- per bigha for the diminishment of profit. They further state that the purpose for which the land was being acquired was not a public purpose.

for the removal of earth. They claim Rs. 2000/- per bigha

3) Teju s/o Ganga Sahai, Chhajju s/o Lekha.

Land mentioned in notice issued u/s 35

They state that the purpose for which the land was being acquired was not a public purpose. They claim Rs. 2000/- per bigha annually for income from crops, Rs. 1000/- annually for livelihood because they do not know other vocation except agriculture, Rs. 500/- per bigha annually for taking up land some where else, Rs. 1000/- per foot per bigha for the removal of earth from the land, Rs. 2000/- per bigha for the change in character of land which would become useless for agriculture purpose after the removal of earth, Rs. 5000/- for a well and a room, Rs. 300/- per bigha for the injurious effect on other properties, Rs. 10000/- for the servance of land and other damages of general nature, and Rs. 2000/- for the diminishing of the profit.

4) Kallu Mal s/o Lala Uday, Khushi, Ram, Lakhi Ram, Amrit Singh ss/o Sheo Ram

Land mentioned in the notice issued u/s 35

They state that the purpose for which the land was being acquired was a public purpose. They claim Rs. 4000/- per bigha

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annually for income from crops Rs. 2000/- annually for livelihood because they do not know any other vocation of life Rs. 800/- per bigha annually for taking up land somewhere else for agriculture purpose, Rs. 3000/- per bigha for the change of the character of land which would become useless for agriculture purpose after the removal of earth, Rs. 10000/- for a well and a room, Rs. 10000/- for the severance of the land and other damages of general nature, Rs. 1000/- per bigha, for diminishing of the profit and earnings and Rs. 20000/- for the wheat crops of the best quality.

5) Rameher s/o Leo  
Ram, Gaga Ram  
Ram parshad ss/o  
Bhuru.

54/15

They state that the compensation for the earth should be paid to them before it was removed from the land which was level and abuted the village.

6) Badam Singh s/o  
Kallu.

72/2 and 9

He states that the compensation should be paid before the earth was removed.

7) Desh Ram s/o  
Raja Ram.

44/20 &amp; 21

- do-

8) Bhup Singh s/o  
Tekan.

54/25/2

- do-

9) Hari Singh s/o  
Partap Singh.

54/16

- do-

10) Surat Singh, Harhat  
Singh, Chandan, Rup  
Chand and others  
through Rup Chand  
s/o Fateh Singh.

44/20 &amp; 21

- do-

11) Lakhi Ram, Harphool  
Ram Nath, Indraj  
ss/o Dula.

63/13 &amp; 14

- do-

12) Jaga Ram, Mansa  
Ram ss/o Umrao  
through Mansa Ram.

62/16/2  
& 25/1

He states that Sh. Jaga had died and three daughters and four sons were his heirs. He further states that wheat crop was standing on the land. He requests that the amount of compensation should be paid before the removal of earth.

13) Mansa Ram s/o  
Umrao.

62/15 &  
63/12

He claims that wheat crop was standing and requests that the amount of compensation should be paid to him before the removal of earth.

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- 1) Nawal Singh s/o 62/16/1, 25/1 They state that wheat crops  
Chhajju, Ram Chander 63/19 to 22 ~~standing~~ standing in the land  
Nathu, Baljit Singh 72/1, 73/5/1, and the land was productive  
Gulab Singh, ss/o 5/2, 6/1 fertile and Chahi. It gives  
Hira, Raj Singh, Sher 3 crops in a year. They  
Singh, Dhani Ram, request the amount of com-  
Kali Ram ss/o Rattan pensation should be paid to  
Mir Singh, Pearey Lal them before the removal  
Bhim Singh, Bodan of earth.  
ss/o Fatia.

- 15) Tota s/o Khubi, Rati 62/6  
s/o Khubi, Prem Sukh  
s/o Dani Ram.

They claim Rs. 4000/- per bigha. They state that the land was Chahi, well situated and valuable.

- 16) Ghansham s/o Shera, 72/3, 4, 6,  
Sabha Chand, Sardar 7 & 8.  
Singh, Balwant Singh  
Balbir Singh ss/o  
Chander.

They state that Tacavi loan of Rs. 4000/- was taken on 20.5.1966 which had been invested in erecting and installing the tube well in Kh.No. 72/7. The amount was to be repaid by way of instalments of Rs. 483-82P yearly. Sh. Ghansham had to pay minimum charges of Rs. 547-72P every six months for electricity of DESU. consumed by tube well. They claim Rs. 7000/- for putting soil, Rs. 30000/- for the standing wheat crops, ~~Rs. 475x~~ Rs. 740/- for manure, Rs. 475/- for labour, Rs. 5000/- per bigha for land, and Rs. 740/- for manure, In support of their claim. They filed 7 document.

- 17) Ghan Shyam s/o Kh.No. 72/8/2  
Shera, Sabha measuring  
Chand, Sardar Singh 1 big. 16 bis  
Balwant Singh,  
Balbir Singh ss/o  
Chander.

They state that Gaon Sabha had no interest in the land. Instead they were the exclusive lawful owners of the land. They had been declared the Bhumidar of the land by a competent court.

- 18) Nawal Singh s/o 62/16/1, 25/2  
Chhajju Singh, Sher 63/16, 20 to  
Singh, Mir Singh 22, 72/1,  
Dhani Ram, Bodan 73/5/1, 52 &  
Singh, Raj, Nathu 6/1.  
Lakhi Ram, Kali  
Ram, Bhiman, Pearey  
through Nawal Singh  
and Sher Singh.

They state that the land was low lying and valuable. They have requested that earth should not be removed from the land.

Out of the claimant S/Sh. Ghansham and others claimants at S.No. 16 filed an unregistered deed of Agreement executed on 8.12.1960 where 24 bighas 6 bis of land bearing Kh.Nos. 66/8/3 13/2, 14, 15/1, 15/2, 16/2, 67/21/1 in village Nangloi was leased

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out for five years commencing from 1.1.61 by Ghanisham and others (claimants) in favour of Sh. Sher, Harbir Singh and Siri Niwas for Rs. 13350/- According to the agreement the lessees could <sup>dig</sup> the earth upto the depth of 4.6 feet in 19 bigha without any binding as to depth upto which the earth will be dug in the remaining 5 bighas 6 bis for Kiln. The average per bigha comes to Rs. 549.40.

#### MARKET VALUE:

The area under acquisition is 191 bighas 8 bis. It is being acquired in village Mangloi Jat for digging up earth for filling the Punjabi Bagh extension scheme of 656 acres. The village Mangloi Jat is a rural village and the Delhi Land Reform Act 1954 is applicable to the said village.

Prior to the date of notification u/s 35(1) dated 16.10.68 six sale transactions have taken place during the years from 1963-64 to 1967-68. In the year 1963-64 and 1967-68 no sale transaction is reported to have taken place. The sale transactions are as under:-

S.No.	Rect. No.	Killa No.	Date of registration.	Area big.bis	Amount	Price per big.
1)	35/17-22/1		18.5.64	4-16	Rs.28500/-	Rs.5937-50
2)	5/19 to 21 6/16-17/1,13/2		19.6.65	26-02	Rs.59975/-	Rs.2305-84
3)	6/24/2,25, 12/4/2,13/1 and 5/21		21-6-65	20-13	Rs.48000/-	Rs.2324-45
4)	5/18,23		9.8.65	14-06	Rs.32175/-	Rs.2293-30
5)	1/6 shares out of 34 bighas 4 bis.		7.7.65	5-14	Rs. 1400/-	Rs. 245-61
6)	22/20,21/1		26.5.66	6-00	Rs.25986/-	Rs.4331-00

The sale transactions at S.No.2 and 3 are about to furlongs from the land under acquisition. The sale transaction at S.No.1 and 5 are about 4 to 6 furlongs from the land under acquisition. The sale transactions

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st S.No.1 to 5 took place in 1964-1965 where as the date of notification u/s 35(1) is 16.10.68. Being Pretty old these sale transactions can safely be discarded. The only sale transaction that is worth while considering is the sale transaction at S.No.6.

The sale transaction at S.No.6 fetched Rs. 4331 per bigha for 6 bighas on 26.5.66. The land of the sale transaction is on the Delhi-Rohtak Road and about 4 furlongs from the land under acquisition.

No doubt sale transactions convey a fair idea of the prevailing price of land in the village. The price offered in Award made in the village also have a bearing and play an important role in the assessment of market price. The Awards in proximity to the land under acquisition made in the village are as under:-

S.No.	Award No.	Date of notification u/s 4.		Rate per bigha.
1)	1957	4.3.63	Block A	Rs. 3100/-
			Block B	Rs. 1500/-
2)	2037	15.11.66		Rs. 3300/-
3)	2048	17.2.67	Block A	Rs. 4000/-
			Block B	Rs. 3200/-
4)	2192	1.4.68	Block A	Rs. 240/-
			Block B	Rs. 192/-

Out of the aforesaid Awards the Award No.2192 is adjoining to the land under acquisition. The date of notification u/s 35(1) is 1.4.68 about 6 months earlier to the date of notification of the present scheme. The sale transaction at S.No.6 took place about 2½ years earlier to the material date. Of these two, the date of notification of the Award No.2192 is closer to the material date. So best evidence for assessing fair and reasonable market price of the land under acquisition is Award No.2192.

In it the LAC devided the land into two Blocks and awarded Rs. 240/- per bigha/annum as rental assessing the



value at Rs. 4000/- per bigha and for Block B Rs. 192 bigha per annum as rental assessing the land value at 200/- per bigha kham.

I place the Abpash and G. Abpash land under acquisition in Block A for the reason that Abpash and G. Abpash is superior in quality to the remaining land comprising of Banjar Wadim and G. Mumkin which is placed in Block B.

References u/s 18 in the said Award and also in Award No. 2048 are pending decision with the A.D.J. The evidence adduced by the claimant is irrelevant in as much as the agreement of village Mangloi Jat is unregistered.

As such considering the nature of acquisition, the rate of land comprising of Abpash and G. Abpash constituted as Block A is assessed at Rs. 4000/- per bigha and the rate of land comprising of Banjar Qadim and G. Mumkin constituted as Block B is assessed at Rs. 3200/- per bigha kham. The rent at 6% per annum on the market value for Block A comes to Rs. 240/- per bigha per annum and for Block B comes to Rs. 192/- per bigha per annum. I assess the same as rent per year.

The compensation for earth will be awarded through a supplementary Award on receipt of a certificate from the Acquiring Department to the effect that earth has been dug up from the land under acquisition.

#### STRUCTURES:

There is a room in each Kh. No. 44/1/1 and 72/7. They are not likely to be damaged. As such compensation has not been assessed for them.

#### WELLS:

There is one well in each Kh. No. 62/15, 72/7, and 73/5/1. They are not likely to be damaged. As such compensation has not been assessed for them. But the land surrounding wells has been assessed to compensation.

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TREES:

The trees standing in the land under acquisition are assessed to compensation as under:-

Kh.No.	Name of tree	Weight	Rate per Qtl.	Total
44/10	1 Kikar	--	@ Rs.1/-	Rs. 1/-
44/20	1 Kikar	--	"	Rs. 1/-
54/6	1 Janti	1	@ Rs.4/-	Rs. 4/-
54/16	1 Bakayan	3	@ Rs.4/-	Rs.12/-
62/6	1 Janti			
62/25/2	3 Shahteet	2	@ Rs.4/-	Rs. 8/-
	1 Bakayan	4	"	Rs.16/-
63/20	1 Kikar	1	@ Rs.1/-	Rs. 1/-
	2 Janti	1	@ Rs.4/-	Rs. 4/-
63/23	1 Janti	10	"	Rs.40/-
72/9	1 Janti	1	@ Rs.1/-	Rs. 1/-
	1 Shisham	--	@ Rs.2/-	Rs. 2/-
73/5/1	6 Shahteet	5	@ Rs.4/-	Rs.20/-
	3 Bakayan	2	"	Rs. 8/-
73/5/2	1 Kikar	Plants	@ Rs.1/-	Rs. 1/-
	4 Shahteet	-do-	@ Rs.2/-	Rs. 8/-
	1 Bakayan	-do-	@ Rs.1/-	Rs. 1/-
				<u>Rs.128/-</u>

INTEREST

Possession of the land has not been handed over to the acquiring Department. The question of interest therefore, does not arise.

APPORTIONMENT:

Kh.No.72/8min, 54/15 and 63/11 belonging to Gaon Sabha are in the possession of different persons. The compensation shall remain disputed.

Compensation shall be paid according to the entries made in the latest revenue record.

SUMMARY

Block 'A' measuring 186 big. 3 bis @ Rs.240/- per bigha. Rs. 44676-00

Block 'B' measuring 5 big. 5 bis @ Rs.192 per bigha. Rs. 1008-00

Compensation of trees.

G.Total

Rs. 128-00  
Rs. 45812-00

(Rupees Fourty five thousand six hundred eight hundred twelve only)

*Announced and filed*

25/2

(SHAM KARAN)  
LAND ACQUISITION COLLECTOR (P)  
DELHI.