

AWARD NO. 1829  
NAME OF VILLAGE .....NARAINA.  
NATURE OF ACQUISITION ...PERMANENT  
PURPOSE OF ACQUISITION...PLANNED DEVELOPMENT OF DELHI.

Land measuring 34070 acres including some area of village Naraina was proposed for acquisition for the Planned Development of Delhi in pursuance to Notification No.F.15(3)/59-LSg, dated 13th November, 1959. After due publications of the aforesaid notification and consideration of the objections u/s 5(A) of the Land Acquisition Act notification No. F.4(1)/62-L&H dated 25th July, 1963 comprising an area of 171 bighas 14 biswas in village Naraina was issued u/s 6 of the said Act. In this notification the Collector of Delhi was authorised to take order of the Acquisition of the said land.

Wide publicity was given to these notifications as required under the Rules and notices u/s 9 and 10 of the Act were served on the known persons ~~in~~ interested in the case. The claims and evidence filed by these persons in response to the notices will be discussed at the appropriate place in the Award.

MEASUREMENT AND NATURE OF SOIL :

The land acquisition Field Staff carried out verification of the area at the spot and also compared it with the Revenue Records. As a result of this verification the area was found to be 163 big. and 19 bis. <sup>and</sup> If a writ has been filed by Palto Ram, Kishan Lal/s/o Chandro, Shankar and Munshi son of Daulat in respect of Khasra 1657/2 measuring 4 big. 14 bis. In the said writ number 812-D/63 the Honorable High Court stayed dispossession vide order dated the 24th Oct. 1963, ~~from the other area under acquisition and will be acquired after~~ This Khasra number is at a considerable distance from the High Court gives its decision.

The actual area under acquisition is 159 bighas 5 bis. comprising of Kh.Nos. 1141/2/1, 1466/2, 1467, 1468, 1469/2, 1470, 1471/2, 1472/2, 1473/2, 1508/2, 1509, 1510, 1511/2, 1512, 1513, 1514, 1843/1515, 1844/1515, 1992/151

1517/2, 1518/2, 1519, 1520 to 1533, 2067/1534, 2068/1534 to 1542, 2069/1543, 2070/1543, 2071/1543, 1996/1544, 1998/1545, 1999/1545, 2000/1545 and 1546. The classification of soil of this area is as under:-

|             | Bigha- Bis. |
|-------------|-------------|
| Chahi       | 133---05    |
| Rosli       | 24--17      |
| Gair Mumkin | 1--03       |
| Total       | 159--05     |

### OWNERSHIP AND TENANCY

The statement of ownership, tenancy filed No. Area and classification of soil is as follow:-

| S.No. | Name of owner.                                                                                                                                                                                                                                                                          | Name of Tenant.                                                   | Kh.No.    | Area  | Class<br>ficate<br>of La |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-----------|-------|--------------------------|
| 1.    | 2                                                                                                                                                                                                                                                                                       | 3                                                                 | 4         | 5     | 6                        |
| 1.    | Rahmat Ullah, Ramzani ss/o Qutabi Muslim Rajput in equal shares one half. Ram Parshad, Banwari Lal ss/o Bhagwan Dass in equal shares in one fourth. Nihal Singh, Rughnath Singh, Chet Ram Bhanwar Singh ss/o Baldev Singh in equal shares one one fourth, Rajput Tanwar r/o V. Naraina. | Bhim Singh 1141/2/1 0--2 Rosli. s/o Munshi Ram auction purchaser. |           |       |                          |
| 2.    | Ghasi Ram, Sohan Lal, Hari Singh, Rughnath Singh ss/o Tulla in equal shares 2/25 shares, Banwari Lal s/o Tulla 3/25 share. Bharta, Sher Singh in equal shares 3/10 share. Sujan s/o Kurey 1/2 share. Rajput Tanwar r/o V. Naraina.                                                      | Self culti-1469/2 vation.                                         | 1531      | 0-18  | Chahi                    |
|       |                                                                                                                                                                                                                                                                                         |                                                                   | 2067/1534 | 2--7  | --do--                   |
|       |                                                                                                                                                                                                                                                                                         |                                                                   | 1533      | 2--5  | --do--                   |
|       |                                                                                                                                                                                                                                                                                         |                                                                   | 2069/1534 | 1-11  | --do--                   |
|       |                                                                                                                                                                                                                                                                                         |                                                                   | 1467      | 2--3  | --do--                   |
|       |                                                                                                                                                                                                                                                                                         |                                                                   |           | 2-18  | --do--                   |
|       |                                                                                                                                                                                                                                                                                         |                                                                   |           | 12--2 | Chahi                    |
| 3.    | Mangey s/o Ramji Lal one half, Bhagwana, Kehri, Rup Chand ss/o Jag Ram in equal shares one half, Rajpur Tanwar r/o V. Naraina.                                                                                                                                                          | Self culti 1471/2 vation.                                         | 1528      | 2--8  | Chahi                    |
|       |                                                                                                                                                                                                                                                                                         |                                                                   | 1537      | 4--6  | Chahi                    |
|       |                                                                                                                                                                                                                                                                                         |                                                                   |           | 1--7  | --do--                   |
|       |                                                                                                                                                                                                                                                                                         |                                                                   |           | 8--1  | Chahi                    |
| 4.    | Bhullana s/o Cheta Rajput Tanwar r/o V. Naraina.                                                                                                                                                                                                                                        | Self culti 1473/2 vation.                                         | 1526      | 2--2  | Chahi                    |
|       |                                                                                                                                                                                                                                                                                         |                                                                   | 1539      | 3-19  | --do--                   |
|       |                                                                                                                                                                                                                                                                                         |                                                                   |           | 0-18  | --do--                   |
|       |                                                                                                                                                                                                                                                                                         |                                                                   |           | 6-19  | Chahi                    |

| 1. | 2                                                                                                                                                                                                                                                                        | 3                                                                                                                                                                                                                                                                                                                                                                                                            | 4                                                | 5                                       | 6                                         |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------|-------------------------------------------|
| 5. | Mangey s/o Ramji Lal<br>one fourth Bhagwana,<br>Kehri, Rup Chand ss/o<br>Jag Ram in equal shares.<br>one fourth Bhullan s/o<br>Cheta one half Rajput<br>Tanwar r/o V. Naraina.                                                                                           | Self culti-<br>vation.                                                                                                                                                                                                                                                                                                                                                                                       | 1472/2<br>1530<br>1538                           | 2--4<br>4-12<br>1--2<br>7-18            | Chahi<br>-do-<br>-do-<br>Chahi            |
| 6. | Munshi s/o Ramjas 5/18<br>Sunder Lal s/o Ramjas<br>1/18, Ram Sarup s/o Mam<br>Raj 1/3, Ram Kishan, Ram<br>Chander ss/o Bhondo in<br>equal shares 1/3 Rajput<br>Tanwar r/o V. Naraina.                                                                                    | Munshi Partner<br>Vendor Mukait<br>Ram s/o Sada<br>Ram Rajput<br>Tanwar r/o Mughalpura<br>Sabzimandi,<br>Delhi, Vendee.                                                                                                                                                                                                                                                                                      | 1998/<br>1545                                    | 5--1                                    | Chahi                                     |
|    |                                                                                                                                                                                                                                                                          | Ram Kishan,<br>Ram Chander ss/o<br>Bhondo in equal<br>shares one half<br>Ram Sarup one half<br>Partners vendors.<br>Kundan, Hari Singh<br>Ram Singh ss/o Mukkha<br>Smt. Naidari d/o<br>Mukha.                                                                                                                                                                                                                | 1996/1544<br>1997/1544<br>1999/1545<br>2000/1545 | 3--16<br>3--19<br>1--6<br>1--4<br>10--5 | Chahi<br>Chahi<br>Chahi<br>Chahi<br>Chahi |
|    |                                                                                                                                                                                                                                                                          | Smt. Bharto wd/o<br>Mukha all the five<br>in equal shares<br>5/8 shares. Chahajju<br>d/o Bhuray 3/8 shares<br>Rajput Tanwar r/o<br>V. Nairaina.                                                                                                                                                                                                                                                              |                                                  |                                         |                                           |
|    | Total Holding.                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  | 15--6                                   | Ch                                        |
| 7. | Ram Parshad, Banwari<br>Lal ss/o Bhagwan Dass<br>in equal shares one<br>third, Dharam Singh s/o<br>Ganga Sahai one third,<br>Nihal Singh Rughnath<br>Singh, Jit Ram, Bhanwar<br>Singh ss/o Baldev Singh<br>in equal shares one third<br>Rajput Tanwar r/o V.<br>Naraina. | Self Culti-<br>vation.                                                                                                                                                                                                                                                                                                                                                                                       | 1525                                             | 3--1                                    | Ch                                        |
| 8. | Dharam Singh Alias<br>Dharam Vir s/o Dilsukh<br>one half Maha Singh,<br>Yad Ram ss/o Bakhtavar<br>in equal shares one<br>half, Rajput Tanwar<br>r/o V. Naraina.                                                                                                          | Self Cultivation<br>Dharam Parshad s/o<br>Sukh Ram 2 shares part.<br>Munshi s/o Sukh<br>Ram 3 shares Miru<br>s/o Sukh Ram one<br>share Tanwar Raj-<br>put Thakran r/o<br>V. Naraina. Occupancy<br>Tenants u/s 5(A) Act.<br>16 of 1887. Ram Parshad<br>etc. above occupancy<br>tenants through Mange<br>s/o Harjas Shankar s/o<br>Lal Rajput r/o Naraina<br>Tanwar Tenant at the rate<br>of Rs. 20 per bigha. | 1535<br>1546                                     | 11--0<br>3-10                           | R<br>C                                    |

havan

|                                    |                   |           |             |               |
|------------------------------------|-------------------|-----------|-------------|---------------|
|                                    | Total Holding     | 18-0      | Chahi (7-0) | Rosli (11-0)  |
| 9. Mangat, Beg Ram,                | Self Cultivation. | 2071/1543 | 3--9        | Chahi         |
| Khushi Ram, Sunehra                |                   | 2070/1543 | 2--8        | --do--        |
| ss/o Kallu in equal                |                   | 2069/1543 | 5-14        | G.M.(0-5)     |
| shares one half.                   |                   |           |             | Chahi(5-9)    |
| Kundan, Hari Singh                 |                   |           | 11-11       |               |
| Ram Singh ss/o Mukha               |                   |           |             | G.M.(0-5)     |
| Smt. Naidri d/o Mukha              |                   |           |             | Chahi(11-6)   |
| Smt. Bharto wd/o Mukha             | Rama Nand,        |           |             |               |
| all the five in equal              | Nanak Chand       | 1540      | 0--16       | Rosli         |
| shares 5/16, Chajju s/o            | Ram Sarup,        |           | 12-7        |               |
| Bhurey 3/16 Rajput                 | Karpa-Brahmin     |           |             | Chahi(11-6)   |
| Tanwar r/o V.Naraina               | Bashisht r/o      |           |             | Rosli(0-16)   |
|                                    | Naraina Tenent    |           |             | G.M. (0-5)    |
|                                    | without rent due  |           |             |               |
|                                    | to Delhi.         |           |             |               |
| 10. Sunder Lal s/o                 | Rama Nand Nanak   | 1541      | 0--11       | Rosli.        |
| Ramjas 1/18 share,                 | Chand, Ram Sarup  |           |             |               |
| Ram Sarup s/o Mam Raj              | Kirpa Ram s/o     |           |             |               |
| 5/36 share Ram Kishan              | Maida Bhahmin     |           |             |               |
| Ram Chander ss/o Bhand             | Bashisht r/o      |           |             |               |
| in equal shares 5/36               | V.Naraina Tanwar  |           |             |               |
| shares. Marey s/o Umed             | without rent      |           |             |               |
| Singh 1/18 share, Umrao            | due to Delhi      |           |             |               |
| Singh s/o Tata 1/18 share          |                   |           |             |               |
| Dharam Singh Alias Dharam-         |                   |           |             |               |
| vir s/o Dil Singh 1/18 Maha        |                   |           |             |               |
| Singh, Yad Ram ss/o Bakhtawar      |                   |           |             |               |
| 1/18 Tarif Singh s/o Ram           |                   |           |             |               |
| Parshad 1/27 Durga Parshad         |                   |           |             |               |
| Ram Chander ss/o Tilak Ram         |                   |           |             |               |
| in equal shares 1/27, Tirkha       |                   |           |             |               |
| s/o Lalji 1/27 Mangat, Beg Ram     |                   |           |             |               |
| Kushi Ram Sunehra ss/o Kallu       |                   |           |             |               |
| in equal shares 1/6, Kundan,       |                   |           |             |               |
| Hari Singh Ram Singh ss/o          |                   |           |             |               |
| Mukha Smt. Naidri d/o Mukha        |                   |           |             |               |
| Smt. Bharto wd/o Mukha             | all the           |           |             |               |
| five in equal shares 5/48,         | Chhajju           |           |             |               |
| s/o Bhurey 3/48, Chajju s/o Bhurey |                   |           |             |               |
| 3/48 Rajput Tanwar r/o V.Naraina.  |                   |           |             |               |
| 11. Debi Sahai, Bhagwana ss/o      | Self Cultivation. | 1542      | 10--5       | Rosl          |
| Mukh Ram Mahajan Sehgal in         |                   | 1466/2    | 2-12        | Chahi         |
| equal shares mortgagers            |                   | 1470      | 1-7         | --do--        |
| Kishan Lal, Lal Singh,             |                   | 1529      | 4-14        | --do--        |
| Banwari Lal Amar Singh ss/o        |                   | 1532      | 1-19        | --do--        |
| Mange Rajput Tanwar in             |                   | 1536      | 1--6        | --do--        |
| equal shares mortgage              |                   |           | 22-3        |               |
| r/o V. Naraina.                    |                   |           |             | Rosli (10-5)  |
|                                    |                   |           |             | Chahi (11-18) |
| 12. Ghasi Ram, Sohan Lal           | Self Cultivation. | 1468      | 0-9         | G-M.          |
| Hari Singh, Raghu Nath             |                   |           |             | Chah Pac      |
| ss/o Tulla in equal shares         |                   |           |             |               |
| 1/50 shares Banwari Lal            |                   |           |             |               |
| s/o Tulla 3/100 share              |                   |           |             |               |
| Bharta, Sher Singh Dalip           |                   |           |             |               |
| s/o Pirthi in equal shares         |                   |           |             |               |
| 3/40 share Sujan s/o Kurey         |                   |           |             |               |
| 1/8 share Mange s/o Ramji          |                   |           |             |               |
| Lal 1/16 shares. Bhagwana,         |                   |           |             |               |
| Kehri, Rup Chand ss/o Jag          |                   |           |             |               |
| Ram in equal shares 1/16           |                   |           |             |               |
| share Bhulan s/o Cheta 3/8         |                   |           |             |               |

share Dabi Sahai, Bhagwana ss/o  
Mukh Ram Mahajan Sahgal in  
equal shares mortgagers Kishan  
Lal, Lal Singh, Banwari Lal,  
Amir Singh ss/o Mange in  
equal shares mortgage 1/4  
shares Rajput Tanwar r/o  
V. Naraina.

|                                       |        |              |              |
|---------------------------------------|--------|--------------|--------------|
| 13. Phool Singh s/o Nathwa Self       | 1518/2 | 2--3         | Rosli        |
| one half share Hansa Ram Cultivation. | 1520   | 3-16         | Chahi        |
| s/o Badlu one half share              | 1513   | 2--2         | --do--       |
| Rajput Tanwar r/o V.                  | 1527   | 3-12         | - do-        |
| Naraina.                              |        | <u>11-13</u> |              |
|                                       |        |              | Chahi (9-10) |
|                                       |        |              | Rosli (2-3)  |

|                                         |      |       |       |
|-----------------------------------------|------|-------|-------|
| 14. Birham Singh s/o Mangat Self Culti- | 1509 | 3--18 | Chahi |
| 1/4 share Jit Ram Ji Ram vation.        | 1992 | 2---2 | -do-  |
| Sita Ram ss/o Shadi in                  | 1516 | 6---0 | Chahi |
| equal share 1/8 share Kewal             |      |       |       |
| s/o Nawal 1/8 share. Nanak              |      |       |       |
| s/o Tota 1/4 share. Sunehra,            |      |       |       |
| Bansi Sohan ss/o Mir Singh              |      |       |       |
| in equal shares 1/4 share.              |      |       |       |
| Rajput Tanwar r/o V. Naraina.           |      |       |       |

|                                        |        |       |       |
|----------------------------------------|--------|-------|-------|
| 15. Phool Singh s/o Nathwa Self Culti- | 1514   | 1--13 | Chahi |
| 1/4 share Hansa Ram s/o vation.        | 1511/2 | 2---2 | -do-  |
| Badlu 1/4 share Birham                 | 1523   | 4---1 | de-   |
| Singh s/o Mangat 1/8 share             |        | 7--16 | Chahi |
| Ji Ram, Jit Ram Sita Ram               |        |       |       |
| ss/o Shadi in equal shares             |        |       |       |
| 1/16 share Kewal s/o Nawal             |        |       |       |
| 1/16 share, Nanak s/o Tata             |        |       |       |
| 1/8 share Sunehra Bansi Sohan ss/o     |        |       |       |
| Mir Singh in equal shares 1/8          |        |       |       |
| share. Rajput Tanwar r/o               |        |       |       |
| V. Naraina.                            |        |       |       |

|                                           |           |       |        |
|-------------------------------------------|-----------|-------|--------|
| 16. Kanahia Lal, Doonger Singh, Self      |           |       |        |
| Harglan Singh, Banwari Singh Cultivation. |           |       |        |
| ss/o Chhajju in equal share               | 1844/1515 | 3--1  | Chahi  |
| 1/6 share- Khazan Singh Bhagwan           | 1508/2    | 2--1  | --do-  |
| Das ss/o Murli in equal shares            | 1510/2    | 3--3  | --do-- |
| 1/6 share. Murari Lal, Chander            | 1512      | 3--8  | -do-   |
| Singh, Moti Ram, Mukh Ram ss/o            | 1517/2    | 1-18  | -do-   |
| Shankar in equal shares 5/48              | 1519      | 3--3  | - do - |
| share. Mst. Bhagwani wd/o Shankar         | 1843/1515 | 1--0  | - do-  |
| <del>in equal shares</del> 1/16 share,    | min.      |       |        |
| Surju Darba ss/o Bholu in equal           | 1522      | 4--0  | - do-  |
| shares 1/3 share Raghunath Singh          | 1524 min  | 1-13  | - do-  |
| Banke, Zille Singh, Rohtas ss/o           |           | 23--7 | Chahi  |
| Roop Chand in equal shares 1/6            |           |       |        |
| Rajput Tanwar r/o V. Naraina.             |           |       |        |

Teka  
s/o Khushia  
Rajput r/o 1843/1515 1--1 Ch  
V. Naraina min.  
Tenant at 1524 min 2--0 -  
will at 1/3rd 3--1 -  
share of produce.

Total of the Holding.

26--8

N.B. Kanhaia is stated to have died.

Contd...6

17. Phool Singh s/o Nathwa Self  
 1/8 share ~~Nathwa~~ Ram s/o possession.  
 Badlu 1/8 share, Birham  
 Singh s/o Mangat 1/16 share  
 Jit Ram, Ji Ram, Sita Ram  
 ss/o Shadi in equal share  
 1/32 shares, Kewal s/o ~~Tata~~  
~~1/16~~ Nawal 1/32 share, Nanak  
 s/o Tata 1/16 share, Sunehra  
 Bansi, Sohan ss/o Mir Singh  
 in equal shares 1/16 share.  
 Kanahia Lal, Doongar Singh  
 Hargian Singh Banwari ~~Singh~~  
 ss/o Chhajju in equal shares  
 1/12 share. Khajan Singh  
 Bhagwan Dass ss/o Murli in  
 equal share 1/12 share, Murari  
 Lal, Chander Singh, Moti Ram  
 Mukh Ram ss/o Shankar in equal  
 shares 5/96 share. Sm. Bhagwani  
 wd/o Shankar 1/32 share, Surju,  
 Darba ss/o Bhollu in equal shares  
 1/6 share Rughnath, Beety, Zile  
 Singh Rohtas ss/p Roopchand  
 in equal shares 1/12 share  
 Rajput Tanwar r/p V. Naraina.

1521

0--9 G.M.C.  
 pacca.

Total

159-5

Chahi (123-05)  
 Rosli (24-17)  
 G.M- (1-03)

### CLAIMS AND EVIDENCE

In response to the notices u/s 9 & 10 the following interested persons filed their claims as under:-

| S.No. | Name                                                                                           | Kh.No. Claimed.  | Rate of compensation claimed with other grounds in its support                                                                                                                            | Proof filed in support of the claims.                                                                                                                                                                                                 |
|-------|------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.    | Bhim Singh s/o Munshi Ram through his brother measuring Sh.Ram Narain s/o Munshi Ram Attorney. | 1141 min. 2 bis. | He has demanded special rate (without mentioning any amount) on account of its situation at Ring Road. It can be used for industrial purposes. He acquired it for small scale industries. | He has filed a copy of registered sale deed No. 2417 dt. 20-6-64 which was written and executed on 17.6.64. The copy has been attested by Nottary Public it is a sale transaction of 755 yds. for Rs. 2500/- within Abadi of Naraina. |

This sale transaction cannot be made the basis for arriving at the market value as it is a small piece of plot situated within the Abadi. Secondly it relates to the period after the date of Notification u/s 4.

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2. Ghasi Ram, Sahon Singh 1469 Rs. 30 per sq. yd. for  
 Barwari Rughnath Singh 1531 land and Rs. 6000/- for  
 Sujan Bharata, Sher Singh 2067/1534 well bearing Kh.No.  
 and Dalip Singh. 1533 1468 and for neem tree  
 2068/1534 Rs. 500/- which are  
 1467 standing in the area  
 1468 of well. They have  
 stated that their  
 land is Chahi and Nil.  
 very productive. It  
 is situated in the  
 area bounded by Kirti  
 Nagar, Patel Nagar,  
 Ramesh Nagar & Inder  
 Puri where the rate  
 at the time of noti-  
 fication was Rs. 50/-  
 per sq. yds.
3. Mangey Ram s/o Ramji 1471, 1528 Rs. 10,000 per bigha They have  
 Lal, Bhagwana Kehri, 1537 for land Rs. 8000/- quoted  
 Rup Chand s/o Jagga & 1473, 1526 for well in Kh.No. registry  
 Bhulan s/o Cheta. 1539 1468 Rs. 50,000/- No. 6229  
 1472/2<sup>min</sup> for incidental ex- dt. 29.12  
 1530 penses for changing 59 and  
 1538 & residence and place another  
 1468(well) of business. They copy 68  
 have stated that the registry  
 land is Chahi and No. 285  
 very fertile. The dt. 27.1.  
 land is about one 59 having  
 furlong from the been sub-  
 proposed Patel Nagar mitted by  
 R/Station. The land the villa-  
 was freezed by the gers  
 Govt. for sale pur- jointly.  
 poses in 1952. The  
 plots in Kirti Nagar  
 are sold at Rs. 50  
 to 60 per sq. yds.  
 They have cited  
 instances of 3 big.  
 10 bis. of land  
 being sold for Rs.  
 18,000 and some  
 plot of 50 sq. yds.  
 @ Rs. 15 per sq. yds.  
 in Dec. 1959-
4. Muket Ram s/o Sada Ram 1998/1545 Rs. 10,000/- per bigha  
 15% compulsory Acqui-  
 sition, land is an agri-  
 cultural land which  
 is Chahi and very fertile  
 situated with in West  
 Zone of D.M.C. and is  
 an urban area. Inder  
 puri is in South &  
 Pusa institute in east.  
 It is about one furlong  
 from the proposes Patel  
 Nagar Railway Station.  
 It has been frozen by  
 the Govt. for sale.  
 Kirti Nagar is about  
 is about 3 furlongs.  
 where the plots have  
 been assessed @ Rs. 250

per sq. yds. for the property taxes by M.C.D. during the year 1962-63. Smt. Kishna purchased 3 big. 10 bis. of land comprising in Kh.No. 2079/1595 for Rs. 18,000 in the year 1959 which is less than the one furlong. Sh. Mansukh Ram purchased some 50 sq. yds. of land out of Kh.No. ~~1541 and 1542~~ 1640 and others vide Regd. saledeed on 29.12.59. The area is flood proof.

5. Ram Parshad Banwari 1141/2 Rs. 10 per sq. yd. Field is a Lal ss/o Bhagwan Dass 1525 levelled one, can be utilised Dharam Singh s/o Ganga measu- for any purpose and is Chahi Sahai Nihal Singh Rugh ring It is near Ringh Road. ~~It is~~ Nath Singh Jit Ram 3 big. ~~near Ringh Road.~~ It is surroun- Bhanwar Singh ss/o 4 bis. ded by Rajori Garden, Mansa- Baldev Singh rover, Ramesh Nagar, Kirti Nagar and Inder Puri and is very close to Inderpuri colony.

6. Dharam Singh Alias 1535 Rs. 30 per sq. yd. Rs. Dharam Vir. measuring Rs. 25,000/- as charges 11 big. 1 for incidental changes bis. to of residence and place of the extent business. 15% ~~in~~ on of the half account of compulsory share 1546 acquisition and interest measuring ~~of~~ 6% from the date 7 big. to of dispossession till the the extent the date of payment. The of half the land is situated within share as West Zone of D.M.C. and owner ~~x~~ is a declared urban area which is for the last ten years. in posse- Pusa institute & Inder- ssion of puri are at a distance occupancy of 25 feet and 150 yds. tenants from it. It is surrounded 1541 accor- by J.J. Colony, Delhi Cantt ding to Patel Nagar, Inderpuri share. Kirti Nagar and Man Sarover colony.

The Ring Road and Najaf Garh Road pass by this land. The land is very fertile, of very good quality & productive. It has adequate facility of water supply and electric energy. The prevalent market rate of land in the surrounding area is Rs. 50 to Rs. 80 per sq. yd. according to the entry in Wazir-Ul-Arrg the claimant as owner is entitled to 2/3 share of the compensation in respect of Kh.No. 1546 for his half share and the occupancy tenants are entitled to 1/3 share thereof.

Contd...9

*Manu*  
*Manu*

7. Maha Singh Yad 1535 Rs.- 10000 per bigha Rs. 50000/- He has  
 Ram s/o Baktawar. 1535 B for changing residence and quoted  
 & place of business u/s 23 (v) that reg  
 1541 of LA. Act Smt. Kishan purcha- istry No.  
 1546 sed Kh.No. 2079/1595 measur- 2805 dt.  
 ring 3 bigha. 10 bis. for Rs. 27.1.59  
 18000/- vide registered deed and regi.  
 No. 2805 dt. 27.1.59 which is stry No.  
 less than one furlong. Sh. 6229 dt.  
 Mansukh Ram purchased 50 sq. 29-12-59  
 yds. out of Kh.No. 1645 and have joi-  
 other @ Rs. 10 per sq. yds ntly been  
 vide regd. saledeed No. 6229 submitted  
 dt. 29.12.59. Plots in kirti by the  
 Nagar which is at a distance villagers  
 of 3 furlongs from this land,  
 are sold @ Rs. 50/- to 60/-  
 per sq. yds. The land is an a  
 agricultural chahi land and  
 very fertile one. It is situa-  
 ted within West Zone of D.M.C.  
 and is declared urban area. -  
 The land is about one furlong  
 from the proposes Patel Nagar  
 R/Station. The land has been  
 freezed by Govt. for sale  
 purposes since 1952. Demanded  
 Malkana share in Kh.No. 1546  
 which is with Munshi Ram  
 Chander etc Maroosi.
8. Ram Parshad Munshi 1546 Rs.30/- per Sq. Yd. The land  
 ss/o Sukh Ram (occu- is levelled one and is a good  
 pancy tenents) site. It is Chahi and gives  
 good yield. It is adjacent to  
 Kirti Nagar, Patel Nagar,  
 Ramesh Nagar, Rajori Garden  
 and Inder Puri Colony. There  
 the rates before the notifi-  
 cation were Rs. 50/- per sq. yds.
9. Mangat Beg Raj 1996/1544 Rs. 10,000/- per bigha. They  
 Kushiram, Sunehra ss/o 1997/1544 Rs. 50,000/- for changing the have  
 Kallu Kundan Singh 1999/1545 residence and place of quoted  
 Hari Singh, Ram Singh 2000/1545 business Rs. 500/- for the that  
 ss/o Mukha, Smt. Naidari 2071/1543 row of Thoonds (Sarkanda) regist-  
 d/o Mukha, Smt. Bhanu 2070/1543 which are on the entire ry No.  
 wd/o Mukha and Chhaja 2069/1543 boundary of Kh.No. 1543-1544- 2805 Dt  
 Singh s/o Bhure. 1540 1545. There is a pacca well 27.1.59  
 1541 in Kh.No. 1443 and is and reg  
 surrounded by Hanuman Temple istry  
 Dharamsala & Samadhi of No. 6229  
 Bhagwana Pahlwan. There is dt. 29-12-  
 a bagh in Kh.No. 1544 where -59 have  
 in there are 30 Amrod, 2 jointly  
 nibos 20 Anars and 15 Aroo been  
 trees. besides so many submit  
 trees of other kind. They by the  
 have prayed that about 2 vill  
 acres of land be released.  
 Other particulars are as  
 at S.No. 7
10. Devinder Kumar 1540 Rs. 10,000 per bigha. They have  
 Shiv Kumar ss/o 1541 claimed themselves to be Dohli- They have  
 Nanak Chand Ram dars Smt. Krishna purchased Kh. quoted r  
 Sarup Kirpa Ram No. 2079/1595 for Rs. 18000/- in try No. 2  
 ss/o Maida Dohlidars. the year 1959 vide registered dt. 27.1.  
 Contd... 10

sale deed No. 1805 dt. & jointly filled  
27.1.59 by the villagers.

11. Debi Sahai Bhagwana 1542 Rs. 30 per sq. yds. Rs.  
ss/o Mukh Ram. 1466 5000 for well, Rs. 500/- for  
1470 pucca water /conwses and  
1529 pucca water Tank for watering  
1532 the cattle. Rs. 400/- for two  
1636 sheesham trees. out of the  
1469 amount of compensation Rs. Nil.  
(well) 11000/- be paid to Kishan Lal  
and 3 others ss/o Mangey  
mortgagees towards their mortgaged  
amount.  
Their land is Chahi and productive.  
It is near Road and Abadi. It is  
surrounded by colonies such as  
Inder puri & Ramesh Nagar where the  
rates are Rs. 30 per sq. yds. The  
prevalent rates are between  
Rs. 50/- to Rs. 100/- They have  
1/4 share on well Kh. No. 1468.
12. Kishan Lal, LalSingh 1542 Rs. 4000/- for Kh.No. 1542 and  
Banwari Lal, Amar Singh 1466 Rs. 7000/- for the rest of Kh.  
ss/o Mangey Mortgagees. 1470 Nos. Total Rs. 11000/- towards Nil.  
1529 mortgaged money payable to  
1532 them have been claimed.  
1536
13. Phool Singh s/o 1518 Rs. 10,000 per bigha for land. They have  
Nathwa, Hansram s/o 1520 Rs. 8000/- for well in kh.No. quoted that  
Badlu Braham Singh 1513 1521 Rs. 50,000/- for chang- registry No.  
s/o Manget Jit Ram 1527 ing residence and place of 285 dt.  
Jai Ram, Sita Ram 1509 business, The land is an agri- 27.1.59 and  
ss/o Shadi Kewal 1992 cultural, Chahi, and very fur- registry No  
s/o Nawal, Nanak 1516 tife. The other percitulars 6229 dt.  
s/o Tota Sunehra, 1514 given in the claim are as at 29.12.62  
Bansi Sohan ss/o 1511 S.No. 7 has been  
Mir Singh. 1523 jointly bee  
1521 filed by  
(well) the villager
14. Bhim Singh s/o 1843/1515 Rs. 30 per Sq. yd. for land  
Kanahya, Doongar Singh 1524 plus compulsory acquisition  
Hargian Singh, Banwari 1844/1515 Rs. 6000/- for well. The land  
Singh ss/o Chhaju Singh 1508 is situated in a locality  
Khajan Singh, Bhagwan 1510 where fully developed colo-  
Dass ss/o Murli. 1512 nies exist like Rajori  
1517 Garden, Kirti Nagar, Ramesh  
Murari Chander, Moti 1519 Nagar, Patel Nagar, Inder  
Ram 1521 Sukh Ram ss/o 1522 Puri etc. Where the rates  
Shankar Smt. Well Bhag- 1521 at the time of notification  
wani Devi/Shankar. (well) u/s 4 were Rs. 50 per sq. yd.  
1521 They claim 1/8 share in well  
1522 in Kh.No. 1522. There is no  
1512 tenent on their land.
15. Surju s/o Bhola Darbal 1843/1505 Rs. 10,000/- per bigha for They ha  
s/o Bhola Raghu Nath 1844/1505 land Rs. 8000/- for well in quoted  
Singh, Banka, Zila Singh 1508 Kh.No. 1521 Rs. 50,000/- for that co  
Rohtas ss/o Roop Chand. 1524 changing residence and place of reg  
1510/1512 of business as incidental try No.  
1517 expenses for such changing 285 dt.  
1519 u/s 23 (V) of L.A.Act. The 27.1.5  
1522 land is an agricultural Chahi and  
1522 and very productive. The other regist  
1512 particulars are the same as at No.62  
s.No. 7 dt.29  
59  
1

16. Paltu Kishan Lal ss/o 1657  
Chander Mal, Shankar,  
Munshi Ram ss/o Daula.

Rs. 15000/- for the building 15%  
on account of compulsory acquisition.  
In exchange of land suitable building  
land be given. The land is already  
built up and is occupied by residential  
houses. The building consists of Pacca  
Room and 3 Pacca tin sheds. These  
construction were made before notification  
u/s 4. They are enclosed by Pacca wall.  
They have filed writ petition in the  
High Court. Which has been admitted  
at No. C.W.No. 812-d/63 Rs. 50 per  
Sq. yds claimed.

The claimants were given ample opportunity to give evidence  
insupport of their claims. The following persons adduced document  
ry evidence:-

A- Shri Dharam Singh Alias Dharam Vir filed a copy of unregistered  
sale deed dated 3.8.59 executed by Phool Singh, s/o Nathwa and  
Mansa Ram in favour of Serve Shri Dev Raj and 7 others with  
regard to 2 bigha and 12 $\frac{3}{4}$  biswas of land out of Kh.No. 1598  
for residential purposes in the Abadi of Inder Puri for Rs. 19000/-

B- A copy of Redg. sale deed No. 2805 executed on 31.3.1958 by  
S/Shri Rup Chand, Sarju Darba ss/o Bhollu in favour of Smt. Ramon  
w/o Bhuru of V. Tadapur of 5 bighas 11 bis. of land out of Kh.  
No. 2079/1595 and 1598 at Inder Puri within the revenue estate  
of V. Naraina for Rs. 18000/-

(c)- Copy of Wajab-ul-Arrog prepared ~~fix land 2/3 of~~ in settlement  
1880 lays down that in the case of acquisition of land 2/3 of the  
compensation would be payable to land owners and the rest 1/3  
to the occupancy tenants. The tenants at will will have no right  
in compensation.

D- A copy of the decision dated 22.5.64 of Addl. District Judge  
Delhi in L.A. case No. 244 of 1964 wherein compensation enhanced  
to Rs. 4000/- per bighas in respect of Chahi land acquired under  
Award No. 1066. The L.A. Collector had allowed Rs. 2500/-  
and Rs. 2000/- for Rosli land.

S/Shri Debi Sahai and Bhagwana presented in evidence  
documents as under:-

E. A copy of redg. sale deed No. 1797 executed on 28.4.64  
Shri Madhori Ram Singh in favour of Shri Madan Lal Gupta,

According to which a commercial plot No. 13A measuring 110 sq. yds out of Kh.No.1605 at Inder Puri was sold for Rs. 3300/-  
F- A copy of Registered sale deed No. 6088 executed on 30.9.58 according to which Smt. Angoori Devi w/o Mahinder Partap sold her half share in a plot measuring 255 sq. yds i.e. 127½ sq. yds situated in Abadi of W.Naraina for Rs. 1300 to Shri Babu Lal.

Shri Ram Singh produced in evidence.

G- A copy of letter dated 22.5.63 from the Tax supdtt. (West Zone M.C.D. to Shri Ram Singh informing him that the land value of vacant plots situated in Kirti Nagar has been taken @ Rs. 50/- per sq. yd. for the purpose of determining rentable value for the property taxed during the year 1962-63.

H- A copy of Regd. sale deed No. 2805 executed on 31.3.1958 by S/Shri Rup Chand and two others selling 5 bighas and 11 bis. of land out of Kh.No. 2079/1595 at V. Naraina within Inder Puri colony for Rs. 18000/- in favour of Smt. Ramon w/o Bhuru Singh of V. Toda Pur.

I- Copy of Regd. sale deed No. 6229 executed on 13.10.58 by Smt. Bimla Rani w/o Manohar Lal selling House Plot No. 14 measuring 50 sq. yds at Shankar Puri falling in Kh.Nos. 1645-1704, 1709, 1640, 1706, 1707, 1633-1641-1722, 1645, 1708 at V. Naraina for Rs. 500/- to Shri Man Sukh Ram s/o Beli Ram.

J- Copy of unregistered agreement of sale executed on 3-8-59 by Phool Singh & Hansa Ram in favour of S/Shri Dev Raj and 7 others selling 2 bighas 12½ biswas of land in Kh.No. 1598 within the Abadi of Inder Puri at V. Naraina for Rs. 19,000/-

The copy of documents mentioned at A and J are one and the same. The document reveals that out of Rs. 19,000/- Rs. 2100/- was paid by the purchaser, the balance of Rs. 16900/- does not seem to have been paid as it was to be paid before the Sub-Registrar at the time of registration which it appears was not been done. Hence the document carries no weight.

The documents referred to at B & H relate to sale of 5 bighas 11 biswas in the heart of Inder Puri colony @ Rs. 3243. 25 paisa per bigha.

The copy of the document mentioned at E relates to a piece of plot measuring 110 sq. yds out of Kh.No. 1605 in Abadi known as Inder Puri was sold for Rs. 3300/-

All the documents discussed above relate to the land situated in Inder Puri which is a developed colony and where *facilities have been provided. All these transactions have no* metal Roads, electricity, water and other relevancy to the land under acquisition and which is purely an ~~ex~~ agricultural ~~in~~ land.

The copy of the decision of the ADJ in LA case No. 244 of 1964 in Award No. 1066 relates to the land which is to the South and along the Ringh Road. The land under acquisition is at a distance of 6 furlongs from that land and is far from the main Road. As such the document D cannot be taken into consideration for assessing the value of land.

The document F relates to the transaction of a small ~~pl~~ piece of plot measuring 127 $\frac{1}{2}$  sq. yds. situated in old village Abadi of V. Naraina. This piece of plot has no affinity with the agricultural land due to the well known fact that residential plots invariably fetch higher and multiple rates than agricultural land and as such it cannot be taken into consideration for arriving at the market value of the land under acquisition.

The document Q relates to highly developed colony of Kirti Nagar where rateable value for property tax during the year 1962-63 has been mentioned while in this acquisition case value of the land is to be assessed on 13.11.59 after which the rates of every kind of property particularly residential plots have jumped up very high. Thus the contents of the letter cannot be taken into consideration for arriving at the market value of the land.

The document (I) relates to a small piece of plot measuring 50 sq. yds in Shankar Puri. Small plots are within the purchasing capacity of even the poorest person and such small plots fetch considerably higher rates which cannot be said to be the true value of the land. These transactions cannot be made

Co ntd....

the basis for arriving at the market value of the land under acquisition.

MARKET VALUE :

The land under acquisition is on the boundary of villages Basai Darapur and Kham pur and to the West of Pusa Institute on the other side of the 'Bhud'. It was notified for acquisition u/s 4 on 13.11.59. The following table gives the average price in preceeding five years:-

| S.No. | Year    | Area<br>big.bis.    | Consideration Money | Average per Bigha |
|-------|---------|---------------------|---------------------|-------------------|
| 1.    | 1954-55 | 31--4               | Rs. 94,469-69       | Rs. 3027-87       |
| 2.    | 1955-56 | 30--3               | Rs. 70,004-88       | Rs. 2340-13       |
| 3.    | 1956-57 | 58-8 $\frac{1}{2}$  | Rs. 1,69,096-62     | Rs. 2595-49       |
| 4.    | 1957-58 | 79-10 $\frac{3}{4}$ | Rs. 1,47,146-80     | Rs. 1849-73       |
| 5.    | 1958-59 | 58-16               | Rs. 1,35,101-50     | Rs. 2297-64       |
|       |         | 258-2 $\frac{1}{4}$ | Rs. 6,15,819-49     | Rs. 2385-97       |

The average of five years comes to Rs. 2385-97 per bigha. In the year 1959 the following transactions took place.

| S.No. | Mutation No. | Date of Execution | Area<br>big. bis.         | Consideration Money. |
|-------|--------------|-------------------|---------------------------|----------------------|
| 1.    | 1633/1       | 4-8-59            | 26--17                    | Rs. 16,000-00        |
| 2.    | 1638         | 24-9-59           | 1--00                     | Rs. 3000-00          |
| 3.    | 1640         | 26-5-59           | 1--10                     | Rs. 3000-00          |
| 4.    | 1641         | 31-3-59           | 0--10                     | Rs. 2500-00          |
| 5.    | 1648         | 27-1-59           | 3---00                    | Rs. 18,000-00        |
| 6.    | 1657         | 10-11-59          | 0--2 $\frac{3}{4}$        | Rs. 400-00           |
| 7.    | 1658         | 5-11-59           | 0--05                     | Rs. 750-00           |
| 8.    | 1659         | 5-11-59           | 0--15                     | Rs. 2208-00          |
| 9.    | 1660         | 10-11-59          | 1--14                     | Rs. 5000-00          |
| 10.   | 1661         | 4-11-59           | 1--00                     | Rs. 3000-00          |
| 11.   | 1663         | 10-11-59          | 0--5 $\frac{1}{2}$        | Rs. 800-00           |
| 12.   | 1665         | 20-2-59           | 0--11                     | Rs. 1500-00          |
| 13.   | 1669         | 8-11-59           | 0--09                     | Rs. 1350-00          |
| 14.   | 1680         | 13-11-59          | 0--5 $\frac{3}{4}$        | Rs. 500-00           |
| 15.   | 1683         | 26-10-59          | 5--00<br><del>8--00</del> | Rs. 15,000-00        |

|       |      |          |        |                 |
|-------|------|----------|--------|-----------------|
| 16.   | 1691 | 3-9-59   | 8--06  | Rs. 25,107-50   |
| 17.   | 1694 | 4-7-59   | 0--09  | Rs. 6000--00    |
| 18.   | 1699 | 3-1-59   | 0--05  | Rs. 5550-00     |
| 19.   | 1704 | 2-7-59   | 0--04  | Rs. 2176-00     |
| 20.   | 1705 | 12-6-59  | 0--04  | Rs. 3850-00     |
| 21.   | 1706 | 14-2-59  | 0--06  | Rs. 4750--00    |
| 22.   | 1716 | 4-6-59   | 0--16  | Rs. 4000-00     |
| 23.   | 1721 | 20-8-59  | 2--11  | Rs. 7650-00     |
| 24.   | 1778 | 12-10-59 | 2--10  | Rs. 2950-00     |
| Total |      |          | 58--16 | Rs. 1,35,101-50 |

Average Rs. 2297-64

The average in this case comes to Rs. 2297-64 per bigha.  
In this village uptill now only 13 Awards have been announced  
which are given in the following list:-

S.No. No. of Award. Date of Notification Rate of Award per Bigha  
u/s 4

|    |      |          |                                                                                                                |
|----|------|----------|----------------------------------------------------------------------------------------------------------------|
| 1. | 693  | 11-7-47  | Chahi Rs. 600/-<br>Rosli Rs. 400/-<br>Banjar Rs. 200/-<br>Jadid<br>Qadim &<br>Gari Mumkan                      |
| 2. | 823  | 21-1-56  | Rosli Rs. 1800-00                                                                                              |
| 3. | 919  | 4-8-58   | Rosli Rs. 2000-00                                                                                              |
| 4. | 1024 | 29-7-58  | Rosli Rs. 1750-00<br>Banjar<br>Qadim Rs. 500-00                                                                |
| 5. | 1066 | 2-2-60   | Chahi Rs. 2500--00<br>Rosli Rs. 2000--00<br>Gairmumkin Rs. 600--00                                             |
| 6. | 1318 | 22-9-53  | Chahi Rs. 2500-00<br>Rosli Rs. 1500-00<br>Banjer Jadid<br>Banjar Qadim<br>& G.M. Rs. 600-00                    |
| 7. | 1209 | 13-11-59 | Chahi Rs. 2500-00<br>Rosli Rs. 2000-00<br>B. Jadid Rs. 1000-00<br>G. Mumkin Rs. 600-00                         |
| 8. | 1380 | 13-11-59 | Chahi Rs. 2500-00<br>Rosli Rs. 2000-00<br>B. Jadid Rs. 1500-00<br>B. Qadim Rs. 1000-00<br>G. Mumkin Rs. 600-00 |

|     |      |          |                                             |                                                         |
|-----|------|----------|---------------------------------------------|---------------------------------------------------------|
| 9.  | 1414 | 13-11-59 | Banjar Qadim<br>G. Mujkin                   | Rs. 1000-00<br>Rs. 600-00                               |
| 10. | 1431 | 15-7-61  | Block 1<br>Block 2<br>Block 3<br>Near Abadi | Rs. 2500-00<br>Rs. 2000-00<br>Rs. 600-00<br>Rs. 3000-00 |
| 11. | 1621 | 13-11-59 |                                             | Rs. 600-00                                              |
| 12. | 1713 | 3--9-57  | Block A<br>Block B                          | Rs. 2200-00<br>Rs. 1500-00                              |
| 13. | 1750 | 13-11-59 | Chahi<br>Rosli<br>B. Qadim<br>G. Mumkin     | Rs. 2500-00<br>Rs. 2000-00<br>Rs. 1000-00<br>Rs. 600-00 |

The land under acquisition lies to the north of land acquired under Award No. 1380 and somewhat carries the same potential value. A colony known as J.J. Colony is coming up on the land acquired under Award No. 1380 and that does not make any difference on the value of land notified u/s 4 on 13.11.59. The land adjacent to the land under acquisition relates to Award No. 1380. The claimants have demanded price between Rs. 10 to Rs. 30 per sq. yds. but they have failed to substantiate their claims fully. There is no denying the facts that the land has some potential value as it is nearer to Inder Puri Colony and that prices have considerably gone up since <sup>1955</sup> 1455 After giving full consideration to the demands of the claimants, the evidence ~~the~~ produced by them, the situation and quality of land, the relevant Awards already announced in the village and all other factors I am of the opinion that Rs. 2500/- per bigha for Chahi, Rs. 2000/- per bighas for Rosli and Rs. 600/- for G. Mumkin is most reasonable and fair and Award the same accordingly. 15% of the value will be paid as <sup>solutum</sup> solatium for compulsory charges.

OTHER COMPENSATION.

There are three pacca wells in working condition. A Persian wheel on each of them has been installed for irrigating the land under acquisition. I assess compensation as Under:-

*Phan*  
*Phan*

| Kh.No.of well | Kind of construction                                           | Estimated price. |
|---------------|----------------------------------------------------------------|------------------|
| 1468          | Pacca well made of stone and chunna with a 'purchha and Khail. | Rs. 1000-00      |
| 1521          | - do -                                                         | Rs. 800-00       |
| 2069/1543     | -do -                                                          | Rs. 800-00       |

STRUCTURES

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1997/1544 | A Dharamshala of two rooms 9x11' each with a tin varandah in front of both the rooms. The floor and roof are pacca one along with a staircase in north. Both the rooms have one window and one door each with wooden planks fitted thereon. Tin sheet etc can be removed by the owners. It appears the building constructed after the date of notification u/s 4. The owners will have to produce concrete evidence to prove that it was constructed before the aforesaid date. | Rs. 1500-00 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|

|           |                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------|
| 2069/1543 | Temple of Hanuman. It seems that the temple was constructed after publication of notification u/s 4. No compensation is admissible. |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------|

TREES

| Kh.No.         | Kind of Tree      | Weight in Qt. | Estimated rate | Price Total |
|----------------|-------------------|---------------|----------------|-------------|
| 1468           | Two Neems         | 80            | Rs. 2/-        | Rs. 160/-   |
| 1521           | One Sheesham      | 16            | Rs. 5/-        | Rs. 80/-    |
| 2069/1543      | Two Neems         | 16            | Rs. 2/-        | Rs. 32/-    |
|                | One sheesham      | 12            | Rs. 3/-        | Rs. 36/-    |
|                | One Beri          |               | Rs. 5/-        | Rs. 5/-     |
|                | One Imli          |               | Rs. 5/-        | Rs. 5/-     |
| 1996/1997/1544 | Jaman             | 15            | Rs. 2/-        | Rs. 30/-    |
|                | 11 Amruds         |               | Rs. 8/-        | Rs. 88/-    |
|                | 2 Lemons          |               | Rs. 4/-        | Rs. 8/-     |
|                | 2 Anar            |               | Rs. 5/-        | Rs. 10/-    |
|                | 31 Plants of Anar |               |                |             |
|                | Amrud and lohkeat |               | Rs. 2/-        | Rs. 62/-    |
|                | Total             |               | Rs.            | Rs 516      |

There are some plants of less than two years of age in Kh.No. 1996-1997/1544, 2069/1543 whose owners are at liberty to remove them.

There is one persian wheel installed on each of the three wells. The owners of the persian wheels are allowed to remove them.

INTEREST:

The possession of the land has not been taken so far. The question of any interest, therefore, does not arise.

APPORTIONMENT:

Field No. 1141/2/1 measuring 2 biswas is a composite property and according to the entries made in revenue Record it is the possession of Sh. Bhim Singh auction purchaser on whose behalf his attorney Sh. Ram Narain has submitted his claim but out of non-displaced persons Ram Parshad and others claimants mentioned at S.No. 5 page <sup>8</sup> 27 also have claimed it. They ~~amxx~~ have stated that they are owners ~~of~~ and are in possession. They have further stated that there is no tenant on this land. Compensation regarding this field No, is held disputed, till the auction purchaser produces a sale certificate alongwith proof of partition of the property by the competent Court.

The mortgagees and martgagors both have prayed that the mortgaged money amounting to Rs. 11000/- in respect of Kh.No. 1542-1466-1470-1529-1532 and 1536 may be paid to the mortgagees. S/Shri Debi Sahai and Bhagwana are also owners of 1/4 share in well Kh.No. 1468 according to the entries made in revenue record. The mortgagers and S/Shri Kishan Lal and three other ss/o Mangey mortgagees have not mentioned this fact of share of well, being mortgaged. The amount of the well alongwith the above amount will be kept disputed till they decide this point as well amicably.

Some vendors have sold more land than their share. The amount will be kept disputed till the parties come to an amicable settlement in respect of Kh.Nos. 1998 to 2000/1545- 1996-1997/ 544 as mentioned at S.No. 6 of page No. 3 of the Award.

There are some occupancy tenants in Kh.No. 1546 belonging to Dharam Singh and others. The Bhumidar's claim that they as biswadar are entitled to 2/3rd share of the compensation and the occupancy tenants entitled to 1/3rd share thereof and in support they have filed a copy of Wajib-Ul-Arari 1880 where in their claim has been supported. In this copy it has also been mentioned

that the tenants at will are not entitled to any compensations.

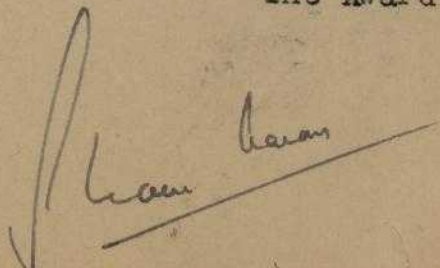
One half portion of Khasra No. 1546 measuring 3 Big. 10 bis. is in the possession of tenants at will on behalf of the occupancy tenants and some 3 bighas and one biswas of land out of Kh.No. 1843 min/1515 and 1524 min is also in possession of tenants at will. Protection against eviction by the land lords has been provided under the Delhi (Urban area) Tenants Relief Act 1961 vide section 3(1) of the Act to these tenants. The tenants who cannot be evicted provided they do not violate any of the conditions under clauses A & D of the Act mentioned above, seems to be entitled to a substantial amount of compensation for the land acquired which is under their possession at the moment. They will have the same privileges as the occupancy tenants. In the previous awards they (tenants) have been given the benefit of 81 paisa out of a rupee while in the case of the occupancy tenants the benefit of 87 paisa out of a rupee previously been given. The amount of compensation, <sup>if</sup> the parties do not come to an amicable settlement be sent to the court for adjudication.

There are dohlidars in occupation of Kh.No. 1540 and 1541 to whom the land had been given as gift by their "Jajmans". The amount of compensation therefore be given to them (Dohlidars) Kanahiyalal land owner, Mangey s/o Harjas tenant, Rama Nand & Nand Chand Dohlidars seem to have died. Their amount of compensation is therefore, kept disputed.

The owners and interested persons will be paid compensation according to their shares as entered in the Jamanbandi with the latest amendment on the basis of attested mutations.

The land is assessed to a land Revenue of Rs. 102.42 paisa which may be deducted from the Revenue Roll of the village from Kharif 1965.

The Award is summarised as under:-



Compensation for 133 bighas 5 biswas of Chahi land @ Rs. 2500 per bigha. Rs. 333125-00

Compensation for 24 big. 17 bis. of Rosli land @ Rs. 2000 per bigha. Rs. 49700-00

Compensation for 1 big. 3 bis. of G.Mumkin land @ Rs. 600/- per bigha. Rs. 690-00

Compensation for 3 wells situated in Kh.No. 1468, 1521 & 2069/1543 Rs. 2600-00

Add. price of Dharam Shala. Rs. 1500-00

Total Rs. 387615-00

Add. 15% for compulsory acquisition. Rs. 58142-25

Add. price of trees Rs. 516-00

G. Total Rs. 446273-25

(Rs. Four laks forty six thousand two hundred seventy three and twenty five paisas)

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

Forwarded to the Collector (Collector of the District)  
for information.

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

Seen.  
Mukund Singh  
ADMCA.  
With Powers of Collector, Delhi  
22.6.1965.

COLLECTOR, DELHI

Prepared and Subscribed Nalsha  
Munijanian and Statement A  
early. 22/6.

87

905

شہری پریچر سند پور رقتہ شہری در شہری A 26 6/65 تک تیار کرنے کے لیے پرنسپل مقرر

سندھ سٹیٹ -  
N.T.L.A.  
23-6-65.

پرنسپل پوری  
23.6.65

Naksha Mutiyarini and ~~Naksha Mutiyarini~~ Statement A in duplicate are submitted herewith for N/A. please. The award may be announced.

Sundar Singh  
N.T.L.A.  
29-6-65

LAC (P)

Award has been announced today in the presence of the interested persons.

29/6

1. Ram Singh s/o, Sh. Rukhsar, Raghunath Jalla

Yadav s/o Barchan Loh. Shambh

Muran Lau s/o Ch. Shambh

DARBASINGH

Dalip Singh s/o Pireh Singh

Shri R. S. Singh

کشن لال دہ مانے

Banwar Lal s/o d. Mangi Ram

ماتے

لال سنگھ دہ مانے

مانا سنگھ

کاشی رام دہ مانے  
دہی سنگھ دہ مانے  
کاشی سنگھ دہ مانے



SUPPLEMENTARY AWARD No. 1829. *P*

In pursuance to notification No.F.15(3)/58-L&G dated 13.11.59 u/s4, in village Naraina ~~measuring~~ 171 bighas 14 bis were notified u/s 6 of the L.A.Act 1894 vide notification No.F.4(1)/62-L&H dated <sup>25<sup>th</sup></sup> July, 1963. Out of this land 159 bighas 5 biswas acquired vide Award No. 1829 which was announced on 29.6.65 and the area of Kh. No. 1657/2 measuring 4 bighas 14 bis. in respect of which the land owners S/Shri Paltu, Kishan Lal <sup>ss/o</sup> Chandru, Shankar, Munshi <sup>ss/o</sup> Daulat alias Daula had filed a civil writ No. 812-D of 1963 in circuit Bench of the Punjab High Court at Delhi and had obtained a-stay order, was excluded from the above said Award No. 1829.

The Deputy Housing Commissioner, Delhi Administration, Delhi vide his letter No. F.4(1)/62-L&H dated the March 3rd 1966 has informed the LAC(P) Delhi that the above said writ No. 812-D/63 alongwith other writs were dismissed by the High Court and as such Land Acquisition Proceeding are to be completed.

Notices u/s 9 & 10 were issued to the owners S/Shri Paltu & ~~Others~~ who in response to these notices filed their claim which have been discussed in Award No. 1829 at item No. 16 on page 11.

In their claims they have stated that the land under Acquisition was a built up area and was adjacent to Abadi. They have claimed Rs. 15000/- for the building and 15% on account of compulsory Acquisition. They have stated that the constructions were made before the issue of notification u/s 4. They are enclosed by a pacca wall. They Claimed Rs. 50/- per sq. yds for the land.

The copies of Kh.Girdhawari placed on the file reveal that the kind of soil relating to Kh.No. 1657 on the date of notification u/s 4 i.e. 13.11.59 was Rosli and it remained till Rabi 1962. The entry of Gair Mumkin Abadi Makan in <sup>two and</sup> half bigha was made in it by the Patwari circle in <sup>khari</sup> 1962.

Contd.....2

Since the owners made constructions on the land after the date of notification u/s 4, the Government is not bound to pay any amount for such constructions, they can, therefore, remove the material.

In the main award compensation was determined soil-wise and Rs. 2000/- per bigha were awarded for Rosli. Khasra No. 1654/2 is also rosli. Had the party not filed a writ, the party would have got the compensation awarded in the main Award. Moreover, notification u/s 4 is the same. Under the circumstances there is no reason to revise the market price arrived at in the original award. I award Rs. 2000/- per bigha for Rosli. 15% solaitum will be admissible as per Act.

There are no trees or wells on the land under acquisition. As possession has not been taken so far the question of interest, therefore does not arise.

The land revenue which is reported to be Rs. 1.25 P will be deducted from the Khalsa Rent Roll from Rabi 1967.

Summary of the Award.

Compensation for 4 big. 14 bis  
@ Rs. 2000/- per bigha for Rosli. = Rs. 9400-00 ✓

15% solitium = Rs. 1410-00

G.Total = Rs. 10810-00

(Rs. Ten thousand eight hundred and ten only)

*h am karan*  
18.10.66  
(SHAM KARAN)  
LAND ACQUISITION COLLECTOR (P)  
DELHI.

Forwarded to the Deputy Commissioner (District Collector) for information and filing of award.

Seen.

*N Swarni*

18/10/66 M.M. L.A.  
with powers of Collector

COLLECTOR, DELHI

*h am karan*  
(SHAM KARAN)  
LAND ACQUISITION COLLECTOR (P)  
DELHI.

Sir. H. C. Gupta

1249

W  
1257

Please prepare and submit  
Statement A and Nabha  
Lanjani.

18/10.

20  $\frac{10}{66}$  20/10/66  
منزل دہلی کے قریب تھیں تارکے پور  
Alishan  
N.P.

Award will be announced  
on 31-10-66, when  
to interested persons.

Issued notice  
2  
26/10

26/10.

Announced today in presence  
of the interested persons.

31/10.