

OFFER NO.

8/1976-77

Name of the Village

Nilothi.

Nature of acquisition

For the work of Keshopur  
Effluent Irrigation  
Scheme.

Nature of acquisition

Temporary.

OFFER

These are proceedings for the temporary acquisition of land measuring 104 bighas 16 biswas situated in village Nilothi for a public purpose namely for the Keshopur Effluent Irrigation Scheme, as notified vide Delhi Administration Notification No. F.7(42)/71-L&B(IV) dated 16.4.75 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 ~~required~~ were issued to the persons interested and the claims filed by them are discussed hereafter under the heading 'compensation claims'.

True and Correct area:

The Land Acquisition field staff measured the land on the spot and found the following area available at the spot for temporary acquisition.

<u>Khassra No.</u>	<u>Area</u>	<u>Kind of Soil</u>
4/11 min	0-11	Abpash.
4/20/2/2 min	3-01	"
4/18 min	0-05	"
4/19 min	2-11	"
4/22/2/2	1-02	"
4/22/3/2	1-01	"
4/23/2/2 min	3-05	"
<i>see claim</i> 4/24 min	1-07	G.Abpash.
5/1 min	0-02	"
5/7 min	0-10	Abpash
5/8 min	2-00	Abpash
5/9/1 min	1-09	"
5/9/2/2 min	1-14	Abpash = 1-00 G.Abpash = 0-14
	<u>18-18</u>	

14-6 *claim*

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of soil</u>
5/10/2/2 min	3-02	2-00 abpash, 1-02 G.abpash
5/11/1/2/2/min	2-08	Abpash
5/11/2/2/2min	0-17	Abpash
5/12/2/2 less than biswa		"
5/12/3/2	2-11	"
5/14/2/2 min	2-10	"
5/15/2min	2-16	"
5/16/2/2	0-15	"
5/16/3/2	1-15	"
5/17/2/2min	3-09	"
5/18min	2-00	"
5/19min	0-14	"
5/24min	0-03	"
5/25min	2-04	"
6/4min	1-18	"
6/5min	0-17	"
6/6/1	1-04	"
6/6/2/3/2	0-04	"
6/7/1 min <i>12.6 chp</i>	<del>1-07</del> <i>12.6 chp</i>	"
6/7/2/3/2	0-05	"
6/14min	1-05	"
6/15/2min	2-12	"
9/1min	0-06	"
9/2min	2-14	"
9/3/2/2	0-01	"
9/3/3/2min	2-16	"
9/4/2/2min	1-11	G.Abapash
9/4/3/2	0-08	"
9/5/1min	0-07	"
9/5/2/2/2min	1-04	"
9/6/2/2	0-02	"
9/6/3/2min	1-18	"
9/7/2min	1-07	"
9/8min	0-09	Abpash
9/15min	0-06	Abpash

*12.6 chp*  
48-05

<u>Khasra No.</u>	<u>Area</u>	<u>Kind of soil.</u>
10/9min	1-00	Abpash
10/10/2/2min	1-15	"
10/11/3/2min	1-16	"
10/12/2/2min	1-04	"
10/12/3/2min	0-17	"
10/13/2/2min	1-10	"
10/16min	0-15	"
10/17/2/2min	2-00	"
10/18/2/2	0-12	"
10/18/3/2min	1-07	"
10/19/2min	1-03	"
10/23/2min	0-16	"
10/24/3/2min	1-07	"
10/25/2/2min	0-09	"
13/20min	0-01	"
13/21/2/2/2min	1-16	"
13/22min	0-17	"
15/10min	0-12	"
16/1/3/2min	0-05	"
16/2/2/2min	0-04	"
16/3/2/1/2min	0-06	"
16/3/2/2min	0-06	"
16/4min	0-18	"
16/5/2min	0-12	"
16/6min	1-04	"
16/9/2/2min	0-05	"
16/10/2min	1-00	"
16/12min	0-10	"
16/13/2min	1-06	"
16/14/2/2min	0-01	"
16/16/2/2min	0-06	"
16/17min	1-16	"
16/18/2min	0-02	"
	<u>28-18</u>	

1cc. clay

17/4min	1-00	Abpash
17/5/2/2min	1-13	"
17/6min	<u>0-01</u>	"
	2-14	

G.Total 98-15

The details of the land according to the classification of the soil are as follows:-

Abpash	88-13
G.Abpash	<u>10-02</u>
	98-15

Khasra Nos 4/20/3min, 4/21/2min, 5/10/3min, 10/11/2min, 10/14min, 10/20min, 10/22min, 13/2/2min, 13/2/3min, 14/3min and 13/23min do not fall under the alignment of the scheme and have been excluded from the perview of this ~~purpose~~ offer.

There are tubewells in the land under acquisition in the following Khasra numbers. The area covered by the tube wells has also been left from the perview of the present offer.

<u>Khasra Numbers</u>	<u>Area</u>
4/23/2/2min	0-02
9/3/3/2min	0-02
9/6/2/2min	<u>0-02</u>
	0-06

#### COMPENSATION CLAIMS:

The following persons have filed their claims for compensation.

Sr. No.	Name of the Claimant.	Khasra No.	Compensation claimed.
1.	Shri Sube Singh S/o Hukam Singh Jage Ram S/o Hukam Singh, Smt. Sarwan Devi wd/o Sarup Singh, Rajinder Singh S/o Sarup Singh, Nirmala Devi D/o Sarup Singh, Darshana Devi D/o Sarup Singh Shamsher Singh S/o Sarupa Singh	6/6/1 (1-04) 6/7/1 (1-07)	Have claimed Rs. 10/ per sq. yd.
2.	Shri Med Singh, Bahdur Singh, Baljit Singh, Daljeet Singh ss/o Sube Singh, through Baljeet Singh.		Have claimed Rs. 10/ per sq. yd.
3.	Shri Phool Singh S/o Nihal Singh, Zile Singh, Bharat Singh, Niranjan Singh Mohinder Singh ss/o Phool Singh, Jogdhir Singh S/o Charan Singh through Zile Singh.		Have claimed Rs. 10/ per sq. yd. for land & Rs. 1000/- per bigha for standing crops.
4.	Mange Ram S/o Ram Nath.	9/4/2//2min (1-11) 4/3/2 (0-08) 9/5/2/2/2min (1-04)	Has claimed Rs. 10/ per sq. yd. for land and Rs. 1000/- per bigha for standing crops.

*K. Chopra*

5. S/Sh. Kanhya-Jug Lal ss/o Rattan Lal through Kanhiya. 4/24min(107) Have claimed Rs. 10/-per  
9/3/2/2(0-01) sq. yd. for land and  
9/3/3/2min(2-18) Rs. 1000/- per bigha  
7/2min(1-07) for standing crops.  
8 min(0-09)
6. Sh. Banwari -Darya SS/O Tokh Ram Through Bawnari 4/18min (0-05) Have claimed Rs. 10/-  
19min(2-11) per sq. yd. for land  
9/22/2/2(1-02) Rs. 1000/- per bigha fo  
9/22/3/2(1-01) standing crops.  
9/23/2/2(3-07)  
9/1min (0-06)  
2min (2-14)
7. Sh. Tej Ram S/o Ganga Sahai 5/1min(0-02) Has claimed Rs. 10/-per  
5/9/2/2(1-14)min sq. yd. for land and  
10/2/2min(3-02) Rs. 1000/-for standing  
crops.
8. S/Sh. Bharat Singh, Amir Chand 21/2/2/2(1-16) Have claimed Rs.10/-  
Ram Nath, Tulsi Ram, Amir Singh, 22min(0-17) per sq. yd.  
Balwant Singh, Ramesh Kumar,  
Ram Kumar, Dharam Vir, Phool Singh  
Ram Singh.
9. Sh. Raghbir Singh S/o Tek Chand, 16/3/2/2min(0-06) Have claimed  
Sh. Prem Singh & Vijender Singh 4min (0-18) Rs. 10000/-per  
ss/o Bharat Singh. 16/1/3/2min(0-05) bigha for land  
2/2/2 (0-04) and 1000/- per  
3/2/1/2(0-06) bigha for stand  
9/2/2(0-05) crops.  
10/2min(1-00)
10. S/Sh. Raghbir Singh, Mahinder 15/10(0-12) Have claimed Rs.  
Singh, Mahabir Singh, Tarif 16/12min(0-10) 10000/- per bigha  
Singh, Niranjan Singh Ss/o 16/5/2min(0-12) for land and Rs.100  
Tek Chand. 16/6min(1-04) per bigha for  
standing crops.
11. Sh. Partap Singh S/o Mehar Singh 13/20min(0-05), Has claimed Rs.  
20,000/-per bigha  
for land and Rs.  
40,000/-for tubew  
as well as Kothas.
12. Maha Singh S/o 15/12/2/1 (0-04) Has claimed Rs.10/- per  
Ram Singh. 12/2(3-02) sq. yd. for land and  
18/3(0-03) Rs. 1000/- per bigha  
19/3/1(0-06) for standing crops.  
12/2/1(1-03)  
12/3/1(1-00)
13. Sh. Rattan Singh S/o 16/12min(0-10) Have claimed 10/- per  
Sh. Nawal Singh. 10/9min(1-00) sq. yd. and 1000/- per  
12/2/2min(1-04) bigha for standing cro  
12/3/2(0-17)
14. Sh. Chandgi S/o 16/12min(0-10) Have claimed Rs. 10/-per  
Sh. Kehar Singh 10/9min(1-00) sq. yd. for land and  
12/2/2min(1-04) Rs. 1000/- per bigha fo  
12/3/2(0-17) standing crops.

MARKET VALUE:-

The land through this offer is temporarily acquired  
for a period of one year u/s 35(1) of the Land Acquisition ,  
1894. for placing and digging out earth for the work  
of Keshopur Effluent Irrigation Scheme. This village comes  
under the purview of the Delhi Land Reforms Act, 1954

See copy

and under this Act sub-letting is not enjoined.

Section 35 of the Delhi Land Acquisition Act lays down that apart from disabled persons, no bhumidar or assami shall sublet for any period whatsoever any land comprised in his holding. That being so, it is not possible to get any mutation by way of lease hold rights executed for the temporary occupation of the land. Local enquiries have revealed that no sub-letting has been made in this village.

The persons interested have not <sup>produced</sup> ~~purchased~~ any documentary evidence in support of their claims. Efforts were, therefore, made at this end to find out parallel sale deeds, in village Niloti about the date of preliminary notification u/s 4, so as to evaluate the market value of the land. The following statement shows the sale transactions executed about the material date of the notification in village Niloti.

Sr. No.	Sale deed No.	Date of Regn.	Khasra No.	Area	Compensation amount.	Incidence of price per b
1.	8916	31-7-71	16/6 33/11 33/12/1 33/19 Total	4-04 4-16 0-11 4-16 14-07	Rs. 20000/-	Rs. 1393-73
2.	8701	29-4-72	27/6 27/7 27/8 27/9 27/12 27/13/1 27/13/2 27/14 27/18/2 27/19 27/20/1 28/10/1 Total	4-16 4-16 4-16 4-16 4-14 0-05 4-14 4-16 2-16 4-16 2-00 2-01 45-06	Rs. 48000/-	Rs. 1059-60
3.	8702	29-4-72	38/6 39/10/2 39/10/1 Total	6-06 2-10 0-12 9-08	Rs. 10000/-	Rs. 1083-83
4.	9252	10-5-72	8/4/2 34/6/1 Total	4-05 3-11 7-16	Rs. 10000/-	Rs. 1282-05

The land covered under sale deed at serial Nos. 2,3 and 4 is situated at a reasonable distance from the land under acquisition and these sale deeds will not be helpful in assessing the fair market value of the land under acquisition. The land of sale deed No. 8916 at serial No. 1 also includes Kh. No. 16/6 a part of which is under

*ice drop*

acquisition in this temporary offer. The incidence of price per bigha works out to be Rs. 1393-73. Moreover in award No. 68/72-73, where the date of preliminary notification is 15.3.72, the Land Acquisition Collector made sale deed No. 8916 as the basis for determining the market value and awarded Rs. 1400/- per bigha. In award No. 3/73-74, where the date of preliminary notification is 25-1-72 the Land Acquisition Collector also awarded a flat rate of Rs. 1400/- per bigha. The time gap between preliminary notification of award No. 68/72-73 and the present award is 3 years and some appreciation <sup>has to</sup> be given while fixing the market value of the land under acquisition. Accordingly the market value of the land under acquisition is assessed at the rate of Rs. 1660/- per bigha ~~khām~~.

As stated earlier, there is no evidence of any sub-letting in this village and as such it is not possible to ascertain the fair annual rent payable to the owners as yearly rent for the temporary acquisition. In the absence of any such positive evidence, there is no other method except to pay 6% on the market value of the land so fixed as yearly rent of the land under temporary acquisition for a period of one year. Calculated at this rate of the annual rent of the land is fixed at Rs. 100/- per bigha as yearly rent for the land under temporary acquisition for a period of one year from the date of occupation.

Trees, Wells & Structures:

There is no tree, well or structure on the land under acquisition.

Period Of Occupation.

The land is acquired temporarily for a period of one year which will begin from the date of taking over possession. The acquiring Department will surrender possession to the Land Acquisition Collector before the expiry of the time of temporary occupation.

Apportionment:-

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

Summary:

The offer is summarised as under:

Compensation for 98 bigha 15  
biswas of land @ Rs. 100/- per bigha = 9875-00  
(Rupees Nine thousand Eight hundred and Seventy Five only)

Announced & filed today.

K.L. Chopra  
7.5.71 / AC (P)

K.L. Chopra  
(K.L. CHOPRA)

LAND ACQUISITION COLLECTOR (PALAM): DELHI.

آج صبح ۱۹ بجے کو جب علم جناب نرہ دینیشن مکمل دس سالہ جامع باہمیری نشریہ سال سندہ ۱۱۸۵

نشریہ سیرکاش ہونے پر نشریہ میردم چیراسی ۸۵ وقت پر فصیح نیوٹنی پنجا۔ سیکرٹری ہیردرام وقت پر  
محکمہ اورنگ کی جانب سے شریہ ہیردرام ایس ادو جو بعد میں صبح ۱۱ بجے۔ ضمیمہ زیر آمدہ

4

سکیم *Arithmetic Progression* کے مطابق پہلے نمبر پر فرما

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جو بعد میں سے حاصل کرے ایک سال تک وقت ۱۹ تا ۱۸ بجے۔ ٹی رکنانے سے لے کر بجسی

حوالہ نشریہ ہیردرام ایس۔ او محکمہ اورنگ لیا گیا۔ وقت پر زیر سلیم ضمیمہ کے لکھانے

عام بدلتہ پھاوڑہ پنچاس کرے ہوئے سے آرڈینی زیر سلیم سالم فضل سے فانی ہے۔



بروقت قبضہ کاروباری لکھنؤ کی سرپرستی میں ہے۔ کاروباری قبضہ کے بارے میں وقت پر  
 ۔ معینہ میں مستیری ۔ ساری باؤرز قبضہ بذاتہ شدہ حیدر ام جیسویس L.A. کاروباری لکھنؤ  
 پوری ملکہ کاروباری وجہ سے وقت پر مافوق میں اسکا۔ اس کے قبضہ کاروباری لکھنؤ میں ایک نئی بیکری عمل درآمد  
 کا اخراجات مال موٹا تحبکہ درمیان بھجودی باؤز لکھنؤ ۔ ایک نئی کاروباری قبضہ و نئی عکس شجرہ شری  
 ہرگز ام 500 کھجکہ اور انڈیا کے ورکر لکھنؤ ۔ کاروباری قبضہ مکمل ہو چکی ہے ۔ تاریخ 19/5/76

Mingh  
 Ksocha  
 19/5/76

متبرکات بھگوان  
 19/5/76

Nash  
 19/5/76.

حیدر ام جیسویس (L.A.)  
 19-5-76

19-5-76  
 30/5/76

Handwritten signature

Fairman

PI 4-4

27-1. Kanhaiya

