

अनुमिल आस १५ दिनि

291 42 E 11512 179, 29:0: 735^m - 752^{min} - 762 - 763 -
(4-14) (4-15) (2-4) (0-16)

diagnosis aims at A.K. Sharma (S.O) - 10/10/2020

पूरा नहीं आइ प्यारी हृदय का १२ १२ बार ही १२ नहीं
मैं १२ बार ही १२ नहीं

ਮਿਸ, 24 ਨਵੰਬਰ, 1912 ਈਸਵੀ

वह मिले दोर उदरा की मिठाई की जायेगी ! कामवादी
कांता कुबमल हूँ :

C.P.I.
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Pagrebel

6. 11
Nelson

OFFER No, 21/78-79

(63)

Name of the Village Rajokri
Nature of Acquisition Temporary
Purpose of Acquisition Construction of Rajokri Bund

These are proceedings for the temporary acquisition of land measuring 25 Bighas 14 Biswas situated in village Rajokri, Delhi for a public purpose namely for construction of Rajokri Bund as notified by Delhi Administration, Land and Building Department's notification No. F.764/76-L&B(I)/5306 dated 24.3.77 issued u/s 35(1) of the Land Acquisition Act, 1894 for a period of one year from the commencement of such occupation. Notices ~~are~~ acquired under the Act were issued to the interested persons in the land to file these claims which ~~are~~ discussed hereafter under the heading "Compensation Claims".

TRUE AND CORRECT AREA

The land was measured on the spot by the Land Acquisition Field staff and the correct and available area found at the spot is as under :-

<u>Field No.</u>	<u>Area</u>	<u>Kind of Soil</u>
735 min	4.14	Abpash
752 min	4-15	-do-
762	2-04	Gair A bpash
763	0-16	-do-
765 min	2-14	-do-
778/2 min	1-16	-do-
791	4-02	-do-
792	4-13	-do-
Total	25-14	Abpash 9-09 Gair Abpash 16-05

The difference of 2 Biswas between the area notified for temporary acquisition and area under actual acquisition is due to the fact that there is a well in Khasra No. 735 min which is left out of the acquisition.

COMPENSATION CLAIMS

Following persons have filed the claims for compensation :-

61

S.No.	Name of the Claimant	Khasra No.	Compensation Claimed
1.	Ram Khilari S/o Section R/o Rajokri 1/2 Share	763 762 765 min 778/2 min 791, 792	Has claimed Rs. 30,000/- per Killa. and Rs. 2000/- per Bigha for level- ling.
2.	Tara Chand Ad/S/o Hira Lal R/o Rajokri 1/2 share	763, 762 756, 772 min 791 min, 792	Has claimed Rs. 30,000/- per Killa for compen- sation. and Rs. 2000/- per bigha for levelling.
3.	Munsi S/o Sawai R/o Rajokri	729 min 734 min 752 min (2-04)	Has claimed Rs. 30, 000/- per Killa for compensation

DOCUMENTARY EVIDENCE

No documentary evidence has been produced by any of the claimant.

MARKET VALUE

This village falls within the purview of the Delhi Land Reform Act under which sub-letting is not enjoined. Section 35 of the Act lays down that apart from disabled persons, no Bhumidar or assami shall lease for any period, whatever any land comprised in the holding. That being so it is not possible to get any mutation by way of lease hold rights executed for temporary occupation of land. Local enquiries further reveal that no sub-letting has been made in the village even by disabled persons as provided u/s 36 of the Act. This land is temporarily acquired for a period of one year under section 35(1) of the Land Acquisition Act, 1894 for placing and digging out earth for the construction of Rajokri Bund.

A perusal of record of right revealed that following sale transactions have been executed in this village near to the material date.

Contd. . . . P/3-

58

Sl.No.	Mutation NO.	Date of Registration.	Area Registat-Big. Bis.	Average per bigha
1.	2.	3.	4.	5.
1.	145/73	29.5.73	14-08	Rs. 1040/-.
2.	393/74	21-1-74	8-17	Rs. 700/-.
3.	399/74	21-1-74	8-17	Rs. 1000/-.
4.	392/75-76	19-5-75	3-08	Rs. 1029/-.
5.	314/74-75	21-5-75	4-11	Rs. 990/-.
6.	315/74-75	21-5-75	7-16	Rs. 1288/-.

On scrutiny it is found that the land involved in sale at Sl. No. 6 is quite near to the land under acquisition and also date of its execution is nearest to the material date in this case. Therefore, this is the best guidance in arriving at the correct market value prevailing in this village at the time. But the land involved in this sale is Gair Abpash while the land under acquisition is Abpash while the land under acquisition is Abpash as well as Gair Abpash. Relying on the above sale at Sl. No. 6 I consider Rs. 1300/- per bigha as fair market value prevailing in this village at the material date for Gair Abpash land and Rs. 1800/- per bigha as that for a Abpash land.

As stated earlier, there is no evidence of sub-let to ascertain this fair annual rental payable to the owners as yearly rent for temporary occupations. I deem it fair to calculate the same @ 6% per annum on the market value of the land prevailing at that time. As discussed above, I find the same as 1123.80 per bigha for Gair Abpash land and 1623.80 per bigha for Abpash land. In view of this, I think its quite fair and reasonable to fix Rs. 68.40 per bigha for Gair Abpash and Rs. 98.40 per per bigha Abpash land as yearly rental for the land under temporary acquisition for a period of one year.

Contd...4/-.

(57)

DEMAΓ OF CROPS.

If any crops are found standing on the land under acquisition at the time of taking over the possession damages to compensate the value of crops will be assessed and will be paid by a supplementary award.

PERIOD OF OCCUPATION

The land is acquired temporarily for a period of one year which period shall commence from the date of taking over possession.

APPORTIONMENT

Compensation will be paid on the basis of the latest entries in the revenue record.

SOLATIUM

Solatum is being award @ 15% on the market price.

SUMMARY OF THE AWARD

1. Compensation for Abpash land Rs. 929.88
@ Rs. 98.40 mg. (9-09)

2. Compensation for G. Abpash land Rs. 1111.50
@ Rs. 68.40 mg. 16 bighas 5 biswas.

Total Rs. 2041.38

15% Solatium Rs. 306.20

G. TOTAL Rs. 2347.58

Approved
R.D.

(R.D. SRIVASTAVA)
LAND ACQUISITION COLLECTOR (Mr)
DELHI.

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