

A W A R D No.

1801

Name of the Village:

Sadhora Kalan.

Nature of Acquisition:

Permanent.

I N T R O D U C T I O N .

The land situate in the estate of Sadhora Kalan is needed by the Government at the public expense for a public purpose, namely for the Planned Development of Delhi. A notification under section 4 of the Land Acquisition Act was made vide notification No.F.4(83)/62-L&H(11) dated 27.3.1964. The substance of the notification was given due publicity and objections were invited from the interested persons. The objections were considered by the Land Acquisition Collector and a report was made to the Delhi Administration along with the objections in original. A declaration under section 6 of the Land Acquisition Act was made vide notification of even number dated 15.7.1964. Notice under section 9(1) was given due publicity and notices under section 9(3) and 10(1) of the Land Acquisition Act were served upon the interested persons. Almost all the interested persons have responded to the notices.

'MEASUREMENT AND OWNERSHIP'

According to the notification under section 6 of the Land Acquisition Act, the total area to be acquired was 60 bighas and 5 biswas. From further verification made on the spot under section 8 of the Land Acquisition Act, the total area to be acquired was found to be correct as 60 bighas and 5 biswas. I, therefore, hold the area under acquisition to be true at 60 bighas and 5 biswas. The ownership of the Land under acquisition according to the Revenue Record and claims submitted by the interested persons is as given below:-

Sl. No. Name of the owners. Name of the occupancy tenants.No. Khasra Area Kind of land

Big. Bis.

1. Jai Gopal, Sat Tirlok Raj, Siri 830/232/1 2 - 14 Bagh Nehri
Narain ss/o Brij Ram ss/o Kanshi
Kishore in equal Ram in equal shares
shares. 1/4, Bansi Ram s/o
Sahib Data Mal -
1/4, Kishan Lal
s/o Ram Pyare Mal,
-1/4, Devi Data Mal
s/o Dewan Chand-1/4.

2. Shanker Dass -do - 828/232/1 1 - 12 Bagh Nehri
s/o Bansi Dhar. (As above)

3. Shiv Kumar s/o Tirlok Raj and 829/232/1 1 - 02 Gm. Road.
Bevi Chand, other-as above.
Ganesh Dass, at sl. No.1 & 2.
Badri Prashad,
Narain Dass and
Ishwar Dass ss/o
Gaju Mal, Shmt. *Z*
Kanso Devi wd/o
Gaju Mal in equal shares

Note: On the spot the kind of the land is Nehri.

4. Shiv Kumar s/o Harbans Lal Dat 231 1 - 02 Bagh Nehri
Devi Chand and s/o Dewan Kirpa
others as at Ram Dat.
sl. No.3 in equal shares *Z*

5. Maman Singh, -do- 235 2 - 10 Bagh Nehri
Chander Singh
ss/o Kishan *Z*
Sahai in equal
shares in equal shares

6. R.K.Gogia, Hukam 234// 12 - 13 B.N=3-13
Chand ss/o Khushi Nehri=
Ram, Shmt.Pyari 4-00
Bai wd/o Khushi
Ram-10095 share,
Gopal Dass Randa
s/o Harnam Dass-
4139 shares, Bishan
Dass Taneja s/o
Gurdita Ram-3026 share,
Harbans Lal s/o
Tirath Ram-1054 share,
Harnam Singh s/o Udey
Singh-6000 share, *Z*
Shmt. Kaseri Devi wd/o
Raghubir Singh-10170 1170
shares, Narain Dass s/o
Mange Ram- 5196 shares,
Kurban Singh s/o Raghu- *Z*
bir Singh-3449 share,
Sohan Singh s/o Jagat Singh

- | | | | |
|---|-------|---------|-------------|
| 7. Central Government, Ministry of Rehabilitation. | 203/2 | 7 - 04 | Gm. Abadi. |
| 8. Central Government, Ministry of Rehabilitation. | 227 | 17 - 13 | Bagh Nehri. |
| 9. Central Government, Ministry of Rehabilitation. | 228 | 13 - 10 | Bagh Nehri. |

| | | | |
|-----------|---------|--------------|--------------|
| Total ... | 60 - 05 | Bagh Nehri = | 47-19 |
| | | Nehri = | 4-00 |
| | | Gm. = | 8-06 |
| | | | <u>60-05</u> |

'CLAIMS AND EVIDENCE'

Sarvshri Tirlok Raj, Siri Ram ss/o Shri Kanshi Ram, Banshi Ram s/o Sahib Dita Mal and Devi Dita Mal s/o Shri Dewan Chand have jointly filed their claim petition through Shri Raghbir Singh² Chanddu Lal Advocates stating that khasra No. 828/232/1(1-12) was owned by one Shri Shanker Dass and that they along with Shri Kishan Lal s/o Ram Pyare Lal had purchased the occupancy rights in an auction held on 29.1.1958 by the custodian and they also stated that khasra Nos. 830/232/1 (2-14), and 829/232/1 (1-02) were owned by the Central Government and they had purchased the full ownership and tenancy rights of these lands in an auction held by the Custodian on 29.1.1958. The claimants also stated that after the purchase of these lands there was dispute regarding the shares, which later on was compromised in the Court of Shri R.C. Jain Sub Judge, Delhi. The claimants, therefore, desired that their shares may be taken into consideration according to the court decree and not according to the Revenue Record. The claimants demanded the compensation for the land @ Rs. 50/- per sq. yd., Rs. 20,000/- for the fruit trees, Rs. 5,000/- for the Nursery and Rs. 1000/- for the fencing wire existing in the land under acquisition. The claimants in the end requested that the compensation in respect of Khasra No. 828/232/1 may be paid to them @ 88 NP in a rupee.

Note: According to the Revenue Record Sarvshri Tirlok Raj etc. are occupancy tenants and Jai Gopal etc. as owners in respect of khasra No.829/232/1(1-02), and 830/232/1(2-14) Hence the compensation will be treated as disputed and sent to the Addl. District Judge for disbursement.

In respect of khasra No.830/232/1 Sarvshri Jai Gopal Seth, Sat Narain Seth and Govind Narain Seth have jointly filed the claim petition stating that they are recorded as co-sharers of the said khasra No. They have claimed the compensation @ Rs.40/- per sq.yd. for the land.

Shri Shanker Dass Seth s/o Bansi Dhar has claimed that he is the owner of the khasra No.828/232/1 and he claimed the compensation @ Rs.25/- per sq.yd. He has also stated that the occupancy tenants are to be paid only 1/4th of the compensation and the remaining 3/4th of the compensation may be paid to him.

Shri Ishwar Dass Seth s/o L. Gajju Mal Seth and Shmt. Kansa Devi Seth wd/o L. Gajju Mal Seth have separately filed their claim petitions stating that they are the co-shareers in khasra Nos. 829/232/1 and 231. They have claimed the compensation @ Rs.40/- per sq.yd.

In respect of khasra No.829/232/1 and 231 Sarvshri Narain Dass Seth and Badri Parshad Seth have separately claimed compensation @ Rs.35/- per sq.yd.

Shri Budh Ram s/o Kanna Ram has stated that he is the thakedar of the khasra No.828/231/1 and that he took the khasra Nos.830/232/1, 829/232 and 828/232 on lease grounds from Sarvshri Tirlok Raj s/o Kanshi Ram etc; for a period of two years. He has further stated that he has started a nursery and planted numerous plants and saplings^{or 2} detailed in the application. He further claimed the compensation of Rs.8125/- for the plantings and Rs.1550/- for the fruit

is of temporary nature and the claimant has been selling the plants. Hence no compensation can be assessed for this nursery. The claimant if desires can remove the plants.

Shri Ghasi Ram s/o Nand Ram on behalf of Akhara and temple management, Sadhora Kalan has claimed that an area measuring 500sq.yds. in the khasra No.828/234/1 is under the possession of the above said management for the last 20 years. He therefore, claimed Rs.5000/- for the land and Rs.4000/- for the temple. He also requested for the alternative site.

Note: According to the revenue record the area of this khasra No. has been shown as garden but at the site one room and an Akhara were found to be existing, for which the temple management has made the claim. Hence the compensation regarding this khasra No. will be paid in the presence of both the parties, and in case it will be sent to Shri Harbans Lal Dat s/o Shri Kirpa Ram Dat has claimed Addl.Distt. Judge.

compensation in respect of khasra Nos.231 and 235 @ Rs.50/- per sq.yd. for the land, Rs.10,000/- as compensation for the garden, and Rs.5000/- for the pucca well. He has also requested for the alternative plot.

Shri Om Prakash on behalf of himself & his brother Mahesh Kumar, ss/o Musadi Lal, has stated that they are entitled to the compensation for the nursery plants in khasra Nos.235 and 231. He filed a separate list of the nursery plants which were growing in the garden and he demanded the value of Rs.23,414/-. At the same time Shri Musadi Lal s/o Ram Lal has claimed that he has grown the nursery at his costs in the Garden and that the claim made by his son Shri Om Prakash may be ignored.

Note: I have inspected the site and I found that the nursery is of temporary nature and the claimants has been selling the plants. Hence no compensation has been assessed. The claimant can remove the plants if he so desires.

Shri Manan Singh and Chander Singh ss/o Kishan Sahai, owners.

Regarding khasra No.234 measuring 12 bighas and 1 biswa the claim petition on behalf of Shmt. Kasera Devi wd/o Shri Raghubir Singh, Shmt. Harnam UdySingh w/o Shri Udey Singh, Shmt. Bhajan Kaur Shmt. Balbir Kaur, Gian Kaur & Mohinder Kaur dts/o Late Sohan Singh, Kulbir Singh and Kurban Singh ss/o Late Sohan Singh has been produced by Shri H.C.Bedi, Advocate in which the compensation @ Rs.50/- per sq.yd. has been claimed.

In respect of the same khasra No. Sarvshri Ram Kishan Gogia, Hukam Chand, Gopal Dass, Kaidar Nath Behl, Lekh Raj, Lila wati through Lekh Raj, N.B.Mohan and R.K.Gogia have stated in their claim petition that the average market value of the land under acquisition is Rs.60/- to Rs.80/- per sq.yd. and they requested that the reasonable compensation may be paid to them accordingly. They have also demanded the compensation for two wells,

Note: At the site there are no wells.

One Shri Bhagat Singh alias Sukha has filed two separate claims. One on 22.8.64 and the other on 2.9.1964. According to the claim petition received on 2.9.1964 the claimant Shri Bhagat Singh has stated that he is in occupation of the land bearing khasra No.234/1 for the last 9 years. He has further stated that he planted 500 Amrood trees for which has claimed Rs.30/- per tree. He has also claimed Rs.4000/- as compensation for the pucca cattle shed, Rs.1000/- for the Juggis. He further stated that he had fixed a hand pump. The claimant in the end has demanded the compensation for the tenancy rights and desired that he may be paid 10 As. in a rupee out of the compensation and the remaining 6 As. may be paid to the proprietors of the land.

In this regard the claimant Bhagat Singh and two witnesses on his behalf were examined. It appears from the statement recorded that Bhagat Singh had taken the land ~~under lease~~ from Shri Gogia on contract basis and that he has planted about 500 amroods.

is not substantiated by any documentary evidence. On the other hand in the khasra Girdawari from the years 1959 to 1964 the names of the owners have been recorded in the cultivators column and the name of Shri Bhagat Singh does not exist. Hence the claim of being the non occupancy tenant as made by Shri Bhagat Singh appears to be frivolous and without any basis. However as regards the claim of planting Amrood trees Shri Gogia s/o Khushi Ram who is one of the Hisedar has deposed that Shri Bhagat Singh was his chowkidar and not the contractor. However he has not produced any documentary evidence in support of his statement. In this regard Shri Bhagat Singh and his two witnesses have deposed that the Amrood trees were planted by Shri Bhagat Singh in capacity of the contractor. I have inspected the site and found that there are about 500 amrood ~~XXXX~~ plants which are about two or three years old. Besides there are some old trees. In view of the claims and counter claims by both the parties in respect of the planting of trees, the compensation regarding the amrood trees will be paid in the presence of both the parties. In case of dispute the compensation will be sent to the Addl. District Judge, Delhi for disbursement. No value has been assessed for the fencing wire and the Hand Pump. The owners have not mentioned any thing about structure, handpump and the fencing wire in their claim petition. Hence Shri Bhagat Singh is allowed to remove the hand pump and the fencing wire. However the compensation of structure, the value of ^{which is} ~~the structure~~ has been assessed by the C.P.W.D., and it will be paid in the presence of both of the parties.

Note:(1) There is an excess of three biswas in khasra No.234. If the owners are ready to accept the the compensation for less than three biswas, the compensation can be made here, otherwise it will be referred to the Addl. District Judge for adjudication.

sent to the Addl. District Judge unless he proves his title to the ownership of the land.

About 257 hut dwellers residing in Kanswali Bagh have jointly filed their claim petition stating that they have been residing here since 1950 uptill now. They further stated that the means of livelihood of most of the residents are Dairy, small shops, poultry Farms etc;. They, therefore, demanded the compensation of Rs.500/- each and an alternative plot measuring 80 sq.yds. each. In addition to these hut dwellers 97 other hut dwellers have separately filed their claims. Most of them are businessmen, in which they have claimed the compensation ranging from Rs.500/- to Rs.4000/- and some of them have claimed for alternative site.

Shri Prakash Chand Kashyp, the owner of khasra No.203 measuring 7 bighas and 4 biswas has claimed that he purchased the land under acquisition from the Government of India, Rehabilitation Department, in an auction for Rs.1,50,500/-. He has demanded the compensation @ Rs.250/- per sq.yd.

The Secretary, Rohanni Satsang Society, Gurki Mandi, Delhi has submitted the claim petition in respect of khasra No.227 measuring 17 bighas 3 biswas and 228 min to the extent of 5 bighas and 11 biswa. In the said petition he has claimed the total compensation of Rs.7,60,380/-.

Another claim petition has been received regarding khasra No. 228 measuring 13 bighas 10 biswas from Shri Jangi Ram s/o Dwarka Dass in which he has demanded the compensation of the land @ Rs.70/- per sq.yd., Rs.14,000/- as compensation for the trees, Rs.1000/- for the well, and Rs.4000/- for two rooms.

One more claim petition has been received on behalf of Shmt. Satwant Kaur through Shri Kaidar Nath Behl, ^{Tejga} Aayaga Kaur Singh and Harnam Singh through Shri Kaidar Nath Behl, Hardayal Singh through Shri R.K.Gogia, Shri ^{Tejga} ~~Tejga~~ Ram s/o Makhan Lal through Lekh Raj and Jagdish Chand regarding khasra No.228 measuring 13 bighas ^{10 biswas} in which

Shri Debi Ram has submitted an application for the cancellation of the notice in respect of the house situated in khasra No. 230.

Note: But khasra No.230 is not included in the present scheme.

In evidence the land owners have filed a copy of the award No.1674 and copies of the registered sale deeds in respect of khasra No.229 and 226. The said award relates to the acquisition of khasra No.229 in which the compensation @ Rs.15/- per sq.yd. (Rs.750/- per ^{2 Bisha} ~~bigha~~) was allowed. But this rate cannot be made applicable to the land under acquisition because the khasra No.229 is in the form of plot whereas the land under acquisition is not in the form of plots. This is fact that the small plots are always sold at higher prices than the big plots. Similarly the copy of the registered sale deed relates to the khasra No.226 which is also in the form of plots and as such the rate involved in ~~that~~ therein cannot be made applicable to the land under acquisition.

'MARKET VALUE'

The land under acquisition is situated on the western side of the Karnal Railway Line and on the southern side of the Najafgrah Drain, and between Najafgrah Drain and Bharat Nagar Road. Shakti Nagar Colony is adjacent to the khasra No.203. Shakti Nagar is a highly developed colony having all the facilities while the land under acquisition is totally undeveloped and in the form of garden. The western side of the land under acquisition is also at a distance of about one furlong from the Bharat Nagar Colony. The following sale transactions have taken place in a near the land under acquisition during the last five years from the date of notification under section 4 of the Land Acquisition Act i.e. 25.3.1964.

| Sl.No. | Name of the year. | total area | Total sale price. | Average per bigha. |
|--------|-----------------------|-----------------|----------------------|--------------------|
| 1. | 24.7.59 to 31.12.1959 | 34 - 03 | Rs.2,56,757/- | Rs.7745.31 |
| 2. | 1960 | 153 - 05 | Rs.3,02,000/- | Rs.1970.64 |
| 3. | 1961 | 47 - 14 | Rs.2,74,500/- | Rs.5754.71 |
| 4. | 1962 | 0 - 18 | Rs. 10,900/- | Rs.12112.11 |
| 5. | 1963 | 17 - 13 | Rs.86,800/- | Rs.4849.16 |
| 6. | 1.1.64 to 25.3.64 | 2 - 00 | Rs. 9, 718/- | Rs.4859.00 |
| | | <u>254 - 13</u> | <u>Rs.9,46,679/-</u> | <u>Rs.3690.38</u> |

From the register of the mutations of the Patwari the following transactions have taken place:-

| Sl. No. | Mutation No. | Date of Registration. | Khasra No. | Area Total | Average |
|---------|----------------------|-----------------------|------------|------------|-----------------------|
| | | | | Big.Bis. | sale price.per bigha |
| 1. | 1313 1313 | 6.11.63 | 234/1 | 12 - 18 | Rs.60,000/- Rs.4651.6 |
| 2. | 1320 | 29.2.63 | 90 | 2 - 08 | Rs.5500/- Rs.2291.67 |
| 3. | 1321 | 19.6.63 | 90 | 2 - 08 | Rs.5000/- Rs.2291.67 |
| 4. | 1314 | 8.1.64 | 234/1 | 1 - 02 | Rs.4993/- Rs.4539.09 |
| 5. | 1315 | 8.1.64 | 234/1 | 0 - 13 | Rs.4725/- Rs.5250/- |

The land under acquisition has been purchased in a auction held by the Custodian Department as follows:-

| Khasra No. | Area | Total sale price. | Average per bigha. |
|------------|---------------|-------------------|--------------------------|
| 203 min | 7 - 04 | Rs.1,50,500/- | Rs.20,902.77 |
| 227 | 17 - 13 | Rs.1,10,000/- | Rs.6, 232.26 |
| 228 | 13 - 10 | Rs. 97,500/- | Rs. 7,222.22 |
| 231 | 1 - 02 | Rs. 15,000/- | Rs.4166.66 |
| 235 | 2 - 10 | | (occupancy tenant Haquq) |
| | <u>3 - 12</u> | | |
| 828/232/1 | 1 - 12 | | |
| 829/232/1 | 1 - 02 | Rs. 22,500/- | Rs.4166.66 |
| 830/232/1 | 2 - 14 | | |
| | <u>5 - 08</u> | | |
| 234/1 | 12 - 18 | Rs.60,000/- | Rs.4651.16 |

in Block A and compensation @Rs.4500/- per bigha was awarded. But in that award the date of notification under section 4 of the Land Acquisition Act was 13.11.1959 whereas the date of notification in the present award is 25.3.1964 i.e. nearly 4½ years from the date of notification of the said award has elapsed. Hence in the present award the lands may be divided into three blocks according to the situation. Khasra Nos. 203/2(7-04), 227(17-13) and 228 (to the extent of 4 bighas and 3 biswas only) are situated on the road side as such they are placed in block A, and khasra Nos. 830/232/1(2-14), 235(2-10) total measuring 5 bighas and 4 biswas which are away from the road are placed in Block B.

Similarly Khasra Nos. 228 min(9-07), 231(1-02), 828/232/1 (1-2), and 829/232/1 (1-02) and 234/1 (12-13) are placed in block -C. According to the Revenue Record these khasra Nos. are shown as garden lands but at the site this is not a garden area.

Looking into the situation of the land under acquisition and the lands ~~are~~ already acquired under the ~~the~~ award No.1739 and considering the date of notification under section 4 and the average sale value of the land in the ~~year~~ 1964 involved in mutation No.1315, I consider the rate of Rs.5500/- per bigha for the lands situated in Block-A, Rs.5000/- per bigha for the lands situated in block B and Rs.4500/- per bigha for the lands situated in block C to be the fair and reasonable market value of the lands under acquisition and award accordingly.

'OTHER COMPENSATIONS'

There are no gardens ^{at the site} in Khasra Nos.227(17-13), 228(13-10), 829/232/1(1-02), and 828/232/1(1-2), 234/1(12-13) and 231(1-02) although these khasra Nos. are shown as gardens in the revenue record, but there are few trees which have been assessed by the Naib Tehsildar (LA) as follows:-

| Khasra No. | Kind of tree. | No.of trees. | Weight (apprx) in maunds. | Rate per maund. | Total- Price assessed. |
|------------|---------------|--------------|---------------------------|-----------------|------------------------|
|------------|---------------|--------------|---------------------------|-----------------|------------------------|

| | | | | |
|------------------------------------|-----|-----|--------|-------------|
| Amrood | 16 | 32 | Rs.2/- | Rs. 64.00 |
| Amrood (Mango Plant) | 125 | | Rs.2/- | Rs.250.00 |
| Ambra | 1 | 5 | Rs.2/- | Rs. 10.00 |
| Kanrak | 4 | 14 | Rs.2/- | Rs. 28.00 |
| Nashpati | 25 | 72 | Rs.2/- | Rs.144.00 |
| Beri | 7 | 54 | Rs.2/- | Rs.108.00 |
| Jaman | 10 | 106 | Rs.2/- | Rs.212.00 |
| Kachmal | 9 | 36 | Rs.2/- | Rs. 72/- |
| Lokat | 4 | 48 | Rs.2/- | Rs. 8.00 |
| Phalsa | 1 | 25 | Rs.2/- | Rs.50 .00 |
| Saras | 1 | 5 | Rs.2/- | Rs. 10.00 |
| Aam | 1 | 20 | Rs.2/- | Rs. 40.00 |
| Mosami | 1 | 4 | Rs.2/- | Rs. 8.00 |
| | | | | Rs.1 855.00 |

228 min

~~Kapur~~
~~Kapur~~

| | | | | |
|----------|----|----|---------|-----------|
| | | | Rs.4/- | Rs. 4.00 |
| Beri | 2 | 2 | Rs.2/- | Rs. 4.00 |
| Jaman | 4 | 58 | Rs.2/- | Rs.116.00 |
| Amrood | 33 | 81 | Rs.2/- | Rs.162.00 |
| Kathal | 1 | 8 | Rs.2/- | Rs. 16.00 |
| Phalsa | 1 | 8 | Rs.2/- | Rs.16 .00 |
| Kanarak | 1 | 8 | Rs. 2/- | Rs. 16.00 |
| Lemo | 7 | 4 | Rs.2/- | Rs. 8.00 |
| Ambarak | 1 | 1 | Rs.2/- | Rs. 2.00 |
| Sheesham | 2 | 25 | Rs.3/- | Rs.75.00 |
| | | | | Rs.419.00 |

Note: On the spot it is seen that these trees belong to Shri Jangi Ram. The compensation can only be paid if he will produce the sale deed.

| | | | | | |
|----------|----------|----|-----|--------|-----------|
| 228 min. | Jaman | 2 | 19 | Rs.2/- | Rs. 36.00 |
| | Amrood | 30 | 60 | Rs.2/- | Rs.120.00 |
| | Beri | 1 | 25 | Rs.2/- | Rs. 50.00 |
| | Sheesham | 8 | 120 | Rs.3/- | Rs.360.00 |
| | Shahtoot | 1 | 8 | Rs.2/- | Rs. 16.00 |
| | Gular | 2 | 24 | Rs.2/- | Rs.48/- |

Note: On the spot inspection it was seen that these trees belong to Ruhani Satsang Society. The Compensation will be paid on the production of sale deed.

829/232/1

| | | | | |
|----------|---|----|--------|------------------|
| Nashpati | 1 | 3 | Rs.2/- | Rs.6.00 |
| Lokat | 1 | 1 | Rs.2/- | Rs.2.00 |
| Jaman | 1 | 60 | Rs.2/- | Rs.120.00 |
| | | | | <u>Rs.128.00</u> |

828/232/1

| | | | | |
|----------|---|----|--------|------------------|
| Lichee | 1 | 1 | Rs.2/- | Rs.2.00 |
| Nashpati | 1 | 5 | Rs.2/- | Rs.10.00 |
| Jaman | 1 | 50 | Rs.2/- | Rs.100.00 |
| Kachnar | 2 | 8 | Rs.2/- | Rs.16.00 |
| Piple | 1 | 20 | Rs.1/- | Rs.20.00 |
| Shahtoot | 1 | 2 | Rs.2/- | Rs.4.00 |
| | | | | <u>Rs.152.00</u> |

Note: There is a Nursery in khasra No.829 and 828 for which no value has been assessed. The claimant can remove the plants etc. if he so desires.

234/1

| | | | | |
|---------------|-----|----|-------------------|-------------------|
| Amrood | 70 | 80 | Rs.2/- | Rs.160.00 |
| Amrood Plants | 500 | | Rs.2/- per plant. | Rs.1000.00 |
| Amla | 6 | 40 | Rs.2/- | Rs.80.00 |
| Kambrak | 1 | 10 | Rs.2/- | Rs.20.00 |
| Jaman | 1 | 25 | Rs.2/- | Rs.50.00 |
| | | | | <u>Rs.1310.00</u> |

Note: There are 70 rose plants for which no value has been assessed.

231

| | | | | |
|----------|---|-----|--------|-----------|
| Sheesham | 8 | 125 | Rs.3/- | Rs.375.00 |
|----------|---|-----|--------|-----------|

- 14 -

| | | | | |
|---------------------------|---|----|-------------------|-----------|
| Amrood | 5 | 12 | Rs.2/- | Rs. 24.00 |
| Khate (without 10 fruit). | | | Rs.2/- per plant. | Rs.20.00 |
| Gular | 1 | 1 | Rs.2/- | Rs. 2.00 |
| Total | | | | Rs.507.00 |

203/2

| | | | | |
|----------|---|----|--------|-----------|
| Mango | 1 | 45 | Rs.2/- | Rs. 90.00 |
| Gondani | 3 | 18 | Rs.2/- | Rs. 36.00 |
| Piple | 1 | 45 | Rs.1/- | Rs. 45.00 |
| Nashpati | 5 | 32 | Rs.2/- | Rs. 64.00 |
| Sheesham | 2 | 48 | Rs.3/- | Rs.144.00 |
| Jaman | 3 | 90 | Rs.2/- | Rs.180.00 |
| Shahtoot | 3 | 13 | Rs.2/- | Rs. 26.00 |
| Phirmi | 1 | 12 | Rs.2/- | Rs. 24.00 |
| Amrood | 2 | 8 | Rs.2/- | Rs. 16.00 |
| Amla | 2 | 11 | Rs.2/- | Rs. 22.00 |
| Moolsari | 1 | 2 | Rs.2/- | Rs. 4.00 |
| Champa | 2 | 20 | Rs.2/- | Rs. 40.00 |
| | | | | Rs.691.00 |

Grand Total ...Rs.5,694.00

Compensation for the structures

There are some structures on the land under acquisition. The Asstt. Engineer (Valuation), C.P.W.D. has sent the valuation statement vide his letter No.AE(V)/7/1038-39 dated 20.3.1965, the detail of which is as follows:-

| <u>Khasra No.</u> | <u>Kind of structure.</u> | <u>Name of the owner.</u> | <u>Value assessed.</u> |
|-------------------|---------------------------|---------------------------|------------------------|
|-------------------|---------------------------|---------------------------|------------------------|

| | | |
|--------------------------|---|-------------------|
| Hand Pump | Ruhani Satsang society c/o Sant Kirpal Singh. | Rs.151.00 |
| Khurli near hand pump | -do- | Rs. 52.00 |
| Main Gates | -do- | Rs.551.00 |
| Barbed wire fencing. | -do- | Rs.244.00 |
| Bamboo | -do- | Rs. 29.00 |
| Electric Fittings | -do- | <u>Rs.342.00</u> |
| | | <u>Rs.2220.00</u> |

However the compensation for the items regarding Hand Pump, Barbared wire(Fencing wire), and bamboo cannot be paid. The compensation for electric fittings cannot also be paid as the said electric fitting has been done recently i.e. after the date of notification. Hence the owners are allowed to remove their materials of the above said items if they so desire.

After deducting the value of the above items the remaining amount of Rs.1454/- will be paid.

Khasra No.228

~~Smakxwakx~~ Pucca room

R
1407.00
Rs.1407.00

Barbared wire
Rs. 26.00
Rs.1433.00

Note: The compensation for the barbared wire will not be paid and the owners are allowed to remove the same if they so desire.

Hence after the deduction of compensation for the barbaed wire the amount of Rs.1407/- will be paid.

Khasra No.234/1

| | | |
|---------------------------|-------------------|----------|
| Jhoepari 1 | Shri Bhagat Singh | Rs.64.00 |
| Jheopari 1 (315 sq.ft) | -do- | Rs.327/- |
| Jheopari 1 (61 sq.ft) | -do- | Rs. 37/- |

| | | |
|-----------|--------------|------------------|
| Fencing | Bhagat Singh | Rs.183.00 |
| Hand Pump | -do- | Rs.157.00 |
| | | <u>Rs.853.00</u> |

Note: The compensation regarding the hand pump and the fencing cannot be paid as these removeable and the owner is allowed to remove the same if he so desires.

Henceafter deducting the compensation for the fencing and the Hand Pump, the compensation of Rs.513/- will be paid.

Khasra No.828/232/1

In addition to the above structures on the land under acquisition, there are some other structure in khasra No.828/232/1 & 231 the values of which has been assessed by the Naib Tehsildar(LA) as follows:-

Boundary wall
with nine tin
sheets.

Khasra No.231

two ~~khaha~~ rooms

The compen
Rs.408.00 sation of
Rs.408/-will
be paid in

the presence of both par- disputes
ties and in case of dispute, it will
be referred to A.D.J. for adjudicat-
ion.

Rs.150.00
Rs.558.00

Total Rs.3932.00
compensation payable.

Compensation for the wells.

Khasra No.228

1 well

Rs.378.00 (C.P.W.D.)

1 well

Rs.800.00 (by N.T.L.A.)

Rs.1178.00

I have inspected the site and I found that the values for the trees, structures and wells as assessed by the C.P.W.D. and the Naib Tehsildar(LA) are quite reasonable and I award accordingly subject to the above observations.

In khasra No.203 there are about 336 hut dwellers according to the list produced by the Naib Tehsildar (LA). As these huts are unauthorized, no compensation has been assessed. However the hut dwellers are allowed to remove their materials.

'APPORTIONMENT'

As discussed in the claim of Shri Tirlok Raj etc. the compensation regarding khasra Nos.828/232/1, 829/232/1 and 830/232/1 will be treated as disputed and sent to the Addl. District Judge for disbursement.

Regarding khasra Nos.203/2 measuring 7 bighas 4 biswas, 227 measuring 17 bighas and 13 biswas, and 228 measuring 13 bighas and 10 biswas, the compensation will be paid on the production of sale certificates by the respective owners.

The compensation in respect of khasra Nos.830/232/1 (2-14), 828/232/1 (1-12), 829/232/1 (1-02), 231(1-02) and 235(2-10) will be paid in presence of the parties as various tenures are involved in their claims. The owners and occupancy tenants have claimed compensation at different ratios. Hence the payment will be made on mutual compromise between the parties. In case of dispute the compensation will be sent to the Addl. District Judge for adjudication of their rights.

As regards the compensation of 500 amrood plants in khasra No. 234, it will be paid in presence of both the parties. In case of dispute it will also be referred to the Addl. District Judge for disbursement.

'THE AWARD IS SUMMARISED AS BELOW'

| | |
|--|------------------------|
| Compensation for the structure. | Rs. 3,02,725.00 |
| Compensation for the wells. | Rs. 3,932.00 |
| | <u>Rs. 1,178.00</u> |
| | Rs. 3,07,835.00 |
| 15% of the above as solatium for compulsory nature of acquisition. | Rs. 46,175.25 |
| Compensation for the trees. | <u>Rs. 5,694.00</u> |
| G. Total ... | <u>Rs. 3,59,704.25</u> |

The land is assessed to a land revenue of Rs. 90.04 paise.
which will be deducted from the revenue roll of kharif 1965.

[Signature]
(Zal Nowsherwanji)
Land Acquisition Collector,
Delhi Shahdara Circle,
DELHI.
12.3.1965

Submitted to the District Collector, Delhi for information
and filing.

[Signature]
(Zal Nowsherwanji)
Land Acquisition Collector,
Delhi Shahdara Circle,
DELHI.
12.3.1965

Seen.

With Powers of Collector, Delhi
A-DM L.A.

26.3.1965
With Powers of Collector, Delhi

COLLECTOR, DELHI

[Handwritten notes]
Shree Lal
NT(18)