

A W A R D No. 1625

Name of the Village:

Sadhora Khurd.

Nature of Acquisition:

Permanent.

This is a case for the acquisition of land in the estate of Sadhora Khurd required by the Government at the public expense for the public purpose, namely, for the Planned Development of Delhi. A declaration under section 4 of the Land Acquisition Act was made vide Notification No.F.15(111)/59-LSG dated 13.11.1959. The substance of the notification was duly published and the objectors were heard. A report together with the objections in original was made by L.A.O.(III) to the Delhi Administration. According to this notification a big area of about 34 thousands acres was sought to be acquired under section 4. Areas out of this notification are being acquired from time to time as and when the necessity arises by publication of notification under section 6 of the Land Acquisition Act. A declaration under section 6 of the Land Acquisition Act regarding the area in this award was made vide Notification No.F.4(83)/62-LSH dated 14.6.63. Notice under section 9(1) of the Land Acquisition Act has been duly published and notices under section 9(3) and 10(1) of the Land Acquisition Act were served upon the interested persons.

MEASUREMENT & OWNERSHIP.

The area to be acquired consists of 2 Bighas 5 Biswas in Khasra No.1311/20. This area is found to be correct from further measurement. None of the claimants has raised any objection against this measurement. According to the Revenue Record, the ownership vests in Om Parkash adopted son, Mira Dei daughter and Shmt. Lado, widow of Rughnath Dass in equal shares 1/2, Chatter Singh son of Surja 1/2. Mutation No.1613 has been entered in the Revenue record regarding ~~the~~ sale of the whole khasra number in favour of Prem Chand, Chetan Parshad, Gyan Chand and Ganender Bahadur sons of Hem Raj in equal shares. The Mutation has not been attested so far. Payment of the compensation will be made when the Mutation has been attested.

CLAIMS & EVIDENCE.

Notices were served upon all the previous owners, but none of them has filed any claim. Sarvashri Om Parkash and Chatter Singh appeared before me and stated that they have sold the land to the persons as entered in the mutation. The new vendees have claimed compensation @ Rs.150/- per sq.yd. for the land, Rs.10000/- for the trees and Rs.10000/- as compensation for improvement of the land.

Shri Gopal Singh s/o Panna Singh, contractor of fruits has claimed compensation of Rs.4000/- for his rights in land. A sum of Rs.4000/- will be disbursed to the parties if they come to a compromise before me. If no compromise is effected between the parties, it will be sent to the District Judge for disbursement.

MARKET VALUE.

The land under acquisition was purchased by the claimants vide a registered sale-deed dated 18.9.1959. The sale money was Rs.22,500/- out of which Rs.16,000/- were left with the purchasers for payment to the creditors and Rs.6500/- were paid before the Sub Registrar in cash. It is not known why a sum of Rs.16000/- was left with the vendees when none of them was the creditor. <sup>There is no</sup> ~~There is no~~ doubt that there is an exaggeration of Rs.16000/- and the actual sale money was only Rs.6500/-. The sale was made on 18.9.59 i.e. only 2 months before the date of notification under section 4 of the Land Acquisition Act. Since whole of the money was not paid before the Sub Registrar, therefore, it is not a safe transaction for arriving at the Market Value of land on the relevant date. Several sale-transactions in the Estate of Sadhora Kalan ~~and Sadhora~~ took place near about the date of notification under section 4 of the Land Acquisition Act. On the basis of these transactions Awards No.155<sup>6</sup> and 155<sup>5</sup> of Sadhora Khurd and Sadhora Kalan have been given. The land which is being

per bigha for Bagh Nehri land Rs.4000/- for other kinds of land & Rs.1000/- per bigha for Gairmumkin kind of land. Since this land is Bagh Nehri, therefore, I award a rate of Rs.4500/- per bigha for this land.

APPORTIONMENT.

The apportionment has already been discussed under the head "Measurement & Ownership".

THE AWARD IS SUMMARISED AS BELOW.

Compensation for 2 Bighas 5 Biswas of Bagh Nehri land @ Rs.4500/- per bigha.	Rs.10,125.00
15% on the above as solatium for compulsory nature of acquisition.	Rs. 1,518.75
Grand Total.....	Rs.11,643.75

The land is assessed to a Land Revenue of Rs.4.40 N.P. It will be deducted from the Revenue Roll from Rabi 1964.

( Nand Kishore )  
Land Acquisition Collector I,  
D E L H I.  
17.9.1963.

Submitted to the Collector of the District for information and filing.

( Nand Kishore )  
Land Acquisition Collector I,  
D E L H I.  
17.9.1963.

Seen

H. Kumar  
ADMLA Delhi

with Powers of Collector  
COLLECTOR, DELHI

23/9/63  
23/9/63  
23/9/63