

A W A R D No. 1966/

Name of the village:

Sadhora Khurd.

Nature of acquisition:

Permanent.

INTRODUCTION:

The land situate in village Sadhora Khurd is required 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 L.A. Act was made vide the notification No.F.F.15(57)/64-LSG(i) dated 19.7.1965. The substance of the notification was given due publicity and objections were invited from the interested persons. No objection was however received. A declaration under section 6 of the L.A. Act was made vide the notification No.F.15(57)/64-LSG dated 18.11.1965. Notice under section 9(1) of the L.A. Act was given due publicity and notices under sections 9(3) and 10(1) of the L.A. Act were served upon the interested persons. Almost all the interested persons have responded to the notices given to them.

'MEASUREMENT & OWNERSHIP'

According to the notification under section 6 of the Land Acquisition Act the total area to be acquired is 37 bighas and 9 biswas, comprising of khasra No.13, (37-09). From further verification made on the spot under section 8 of the L.A. Act the area was found to be correct. I, therefore hold the area under acquisition to be true at 37 bighas and 9 biswas the detail of which according to the Revenue Record is as given below:-

Sl.No.	Name of the owner.	Khasra No.	Area.	Kind of land
1.	Custodian, Evacuee property, Jammagar House, New Delhi.	13	37 - 09	Bagh Mehri

'CLAIMS AND EVIDENCE'

The following claims have been received from the claimants for compensation:-

Sl.No.	Name of the claimant	Compensation demanded.
1.	Aml Lal s/o Har Narain Singh through Tirthochan Singh Advocate.	Rs.4665/- as compensation for nursery and plants, Rs.30,000/- as compensation for fruit trees, Rs.100/- for hand pump Rs.200/- for the well, Rs.100/- for the Jheopari existing on the land under acquisition and 15% solatium.
2.	Rattan Lal s/o Kundan Lal.	Rs.650/- as contract money for one year and Rs.300/- for as profit from this contract.
3.	Custodian through Managing Officer(Rural).	Rs.201917/- for the land measuring 37 bighas and 9 biswas.

4. Shri Amin Lal s/o Har Narain has produced a copy of the registry for an area of 100 sq.yds. in which a house is built and which was executed on 16.3.1959, sold for Rs.1000/- in East Moti Bagh area. He has further produced a copy of the registry dated 31.1.1966 for an area measuring 100 sq.yds. ^{situated in Nimri} sold for Rs.1300/-, thus yielding an average of Rs.13/- per sq.yds.

The evidences produced by Shri Amin Lal s/o Shri Har Narain cannot be made relevant for arriving at the correct market value of the land under acquisition as in the first evidence there is pucca house built up in the land and in the other evidence, the sale took place after the date of notification under section 4 of the Land Acquisition Act.

'MARKET VALUE'

The land under acquisition is ^{surrounddd} ~~situated in village~~ by the west Jamuna Canal on its south, Circular Road on the east, the boundaries of Nimri village on the west, and the other area of village Sadhora Khurd on the north. Various sales transactions have taken place in the vicinity of the land under acquisition, and various awards have been drawn. But it does

under acquisition is the property of the Custodian Department and its reserve price has already been fixed by the Custodian Deptt., as Rs.2,01,917/- ^{including the garden, 2} the average of which is worked out to be Rs.5391.64ps. per bigha. Recently an award has been drawn in which the khasra Nos. 130 and 132 were acquired and the compensation @ Rs.7500/- per bigha was allowed. The situation of the land under acquisition is slightly inferior to the situation of the Khasra No.130 and 132. In view of these facts the reserve price as fixed by the Custodian Department of Rs.2,01,917/- appears to be fair and reasonable market value of the land under acquisition and I award accordingly.

'OTHER COMPENSATIONS'

There is neither any tree, nor any structure on the land under acquisition, therefore, the question of assessment of compensation does not arise.

'APPORTIONMENT'

The compensation of the land will be paid in the presence of the Custodian Deptt. and S/Shri Rattan Lal, Amin Lal, Lal Singh. According to the Revenue Record the Custodian Deptt. is the owner of the land, but S/Shri Rattan Lal, and Amin Lal had claimed the compensation as lossees. However at present the lease of Shri Amin Lal is transferred to Shri Lal Singh. The nursery existing on this land is still with Shri Amin Lal and at the site it was seen that he is selling the nursery. Hence no compensation has been assessed for the nursery. Shri Amin Lal may remove it if he so desires.

'SUMMARY OF THE AWARD'

Compensation of land measuring 37 bighas and 9 biswas.	Rs.2,01,917.00
15% of the above as solatium for compulsory acquisition charges.	Rs. 30,287.55
G.Total ..	Rs.2,32,204.55

The land is assessed to a land revenue of Rs.135.03pd. which will be deducted from the Revenue Roll from Kharif, 1967.

Shri Lal
20.4.67