

O F F E R NO 1154

Name of Village:-

Sadhora Kalan.

Nature of Acquisition:-

Temporary.

This is a case for the temporary acquisition of land in Village Sadhora Kalan required for a public purpose, namely for the temporary road diversion in C.W. reconstruction of bridges under Nazaigarh Drain Phase II. A declaration under section 35(1) of the Land Acquisition Act 1894 was made vide notification No.F.15(281)/60-LSG dated 6th Feb.1961. There are two interested parties in the land. Notices were served upon both of them. Shri Dalsukh has failed to appear inspite of service, while the Secretary of the Municipal Corporation Engineering staff House Building Cooperative Society has appeared and made a claim.

MEASUREMENT & OWNERSHIP.

The land under acquisition is 1 bigha 14 biswas. It was again measured on the spot and this area was found to be correct. The parties also raised no objection against the measurement. The ownership of the land is as follows:-

Sl.No.	Name of the owner.	Khasra number.	Area. Bigha-Biswas.
1.	Sh.Dalsukh s/o Shish Ram.	229/1	0 - 18
2.	Delhi Municipal Corporation Engineering Staff Cooperative House Building Society.	127/1	0 - 16
	TOTAL.		1 - 14

There is no dispute about the ownership, therefore, this ownership is held to be correct.

Contd....2

CLAIMS & EVIDENCE.

Shri Dalsukh has failed to appear inspite of service of notice. The Secretary of the above Cooperative Society has appeared before me . He has stated that the society purchased the land @ Rs.5719/- per bigha in the year 1959. They should get atleast 6% interest on this land for one year and should get compensation of Rs.300/- for the acquisition of one year. The Naib Tehsildar, Land Acquisition has reported that the average rent for the cultivated area in this village is 20.46 per bigha. The area under acquisition is situated within the built up area and therefore, it should be considered to be a plot. To allow compensation on the agricultural basis, will be irrelevant in this case. He has reported that the average sale-value of land in this village is Rs.8012.50 per bigha. The transactions ~~which~~ mainly concern with the area which is far away from this place. He states that this land was purchased at Rs.5719/- per bigha according to a letter by the Custodian. He has further reported that at the time of auction, the prices are likely to go high. He considers Rs.5000/- to be reasonable sale-price for the land. Calculating interest at 4%, he has suggested Rs.200/- per bigha per year for compensation as rent for one year. I consider the rate of Rs.5719/- per bigha to be reasonable sale-value and not on the high side in this area. The land, however, is lying useless and I consider 3% to be fair compensation as rent for one year. I therefore, offer Rs.172/- per bigha per year as compensation

for the occupation of the land for one year. The P.W.D. will bring the land in the same condition as it is today before handing over possession back to the land owners.

THE OFFER IS SUMMERISED AS BELOW:-

Compensation for 1 bighas 14 biswas of land @ Rs.172/- per bigha for occupation of one year.

Rs.289.40

The land is lying vacant and therefore,
for trees etc
no compensation is necessary.

[Signature]
(Nand Kishore)
Land Acquisition Collector I,
DELHI.
29.5.61.

Submitted to the Collector of District for information and approval.

[Signature]
(Nand Kishore)
Land Acquisition Collector I,
DELHI.
29.5.61

Secy. [Signature]
COLLECTOR, DELHI.

1/6/61