

Name of the Village:

Sadhora Kalan.

Nature of Acquisition:

Permanent.

This is a case for the acquisition of land in the estate of Sadhora Kalan required by the Government at the Public expense for a 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-ESG dated 13.11.1959. The substance of the notification was given due publicity and objections were invited from the interested persons. The objections were heard by L.A.C.(III) and were sent in original to the Delhi Administration along with this report. A declaration under section 6 of the Land Acquisition Act regarding the area involved in this award was made vide notification No.F.1(23) 63-ASH dated 15.7.1963. Notice under section 9(1) was given due publicity and notices under section 9(3) and 10(1) of the Land Acquisition Act were issued to the interested persons. All the interested persons have responded to the notices.

MEASUREMENT & OWNERSHIP.

According to the notification, the total area to be acquired was 1 Bigha 9 Biswas. From further verification made on the spot this area is found to be correct. The ownership of the land under acquisition vests in Dilsukh s/o Sis Ram, according to the Revenue Record. He has however sold whole of this land in the form of plots to various persons by means of Registered Sale Deeds. Mutations have been entered in the Revenue Record by the Patwari, but they have not been sanctioned so far by the Tehsildar. The compensation will be paid after the sanction of such mutations. The ownership according to the Registered deeds is given below;

S.No.	Name of the Owner.	Khasra No.	Area Bigha - Biswas.	Kind of land
1.	Shri Lehtab Singh s/o Hari Singh	229/7	0 - 04	Chairman's House.
2.	Shri Jagan Nath, s/o Visakhi Ram.	229/8	0 - 04	C n
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3. Shri Madan Lal s/o Murdas Lal, Shmt. Swaran Kanta w/o Sh. Chaman Lal in equal shares.	229/9	0 - 04 Biswas.	Chairmunkin plot.
4. Shmt. Jai Rani w/o Bihari Lal.	229/10	0 - 04 Biswas	Chairmunkin House.
5. Bishan Singh s/o Shanker Das.	229/11	0 - 04 Biswas	Chairmunkin Plot.
	229/12	0 - 04 Biswas	Chairmunkin Plot
		0 - 08 Biswas.	
6. Shmt. Biboo Devi w/o Dip Chand.	229/1	0 - 01 "	" ^{per} House. ✓
	229/13	0 - 04 "	"
		0 - 05 "	" Makan.
G. Total		1 - 09 Biswas.	

CLAIMS AND EVIDENCE.

The claims made by various persons are given below:

1. Shri Mehtab Singh has claimed the following compensations.

Compensation for land	Rs. 10,000/-
Compensation for structure	Rs. 30,000/-
Compensation for change of residence	Rs. 10,000/-
Total	Rs. 50,000/-

In evidence he has produced an estimate of cost by an architecture, amounting to Rs. 24,924. He has also produced a notice from the Municipal Corporation, according to which his annual income from the property has been assessed at Rs. 1404/-. He has also filed a writ petition in the High Court and got stay dispossession order. The compensation will be paid to him after the vacation of the stay dispossession order.

Shri Kuljit Singh is a tenant in this house.

He also wants alternative accommodation if the house is acquired. From verification made on the spot by the Naib Tehsildar, it is found that he does not reside in this house.

2. Jagan Nath s/o Visakhi Ram has claimed compensation of 200 sq. sq.yds. @ Rs. 100/- per sq. yd. No evidence has been produced by him in support of his claim.
3. Shmt. Swaran Kanta has claimed compensation @ Rs. 35/- per sq.yd. and alternative plot. Shri Madan Lal has claimed compensation at the same rate and also an alternative plot.

4. Shmt. Jai Rani.
w/o Bihari Lal.

She has claimed the following compensations:

Compensation for land.	Rs.10,000/-
Compensation for structure.	Rs.25,000/-
Compensation for change of residence.	Rs.10,000/-
Total	Rs.45,000/-

In evidence she has produced a copy of the notice from the Municipal Corporation, according to which the annual income has been assessed at Rs.1,674/-. The assessment made by an Architect for the structure amounts to Rs.21,275.50NP. She has also filed a writ petition in the High Court and got stay dispossession order. Compensation to her will be paid after the vacation of the stay dispossession order. Sureshri Inder singh and Udo Dass are the tenants in her house. They have also made Khokhas in the vacant place in this house. They have claimed Rs.250/- and Rs.1,000/- respectively as compensation for the Khokhas, and they also want alternative accommodation. These khokhas were prepared after the date of notification under section 4 and no compensation can be assessed for these khokhas. They are however, allowed to remove these khokhas, if they like.

5. Bishan Singh s/o Shanker Dass, has claimed Rs.42,914 as compensation for the plots.

6. Bibol Devi has claimed the compensation for the land at Rs.9,400/- and for the structure at Rs.1,500. They have given no evidence in support of their fantastic claims.

MARKET VALUE.

The land under acquisition is a part of an unauthorized Colony named Sri Nagar. It is situated ~~on the junction~~ near the Bharat Nagar Bridge and has got potential value for building purpose. The Owners themselves have purchased the plots near the date of notification under section 4 of the Land Acquisition Act. The details regarding the sales are given below:

S.No. Name of the Purchaser Khasra No. Area Date of Purchase. ^h
Selling Price.

1. Shmt. Jai Rani. 229/10 0-04 Bis. 17.8.59. Rs.3,000/-

Note: Rs.2,500/- was paid before the Sub-Registrar and Rs.500/- were admitted to have been paid as earnest money.

2. Jagan Nath 229/8 0-04 Bis. 7.4.58. Rs.3,500/-

Note: Rs.2,900/- were paid before the Sub-Registrar and Rs.600/- were admitted to have been paid as earnest money.

3. Bishan Singh s/o Shanker Dass. 229/11 0-04 Bis. 22.1.59. Rs.3,500/-

Note: The whole amount was paid before the Sub-Registrar.

Bishan Singh s/o Shanker Dass. 229/12 0-04 Bis. 28.4.59. Rs.3,500/-

Note: The whole money was paid before the Sub-Registrar.

4. Shmt. Biboo Devi w/o Dip Chand 229/1 0-01 Bis. 15.5.58. Rs.600/-

Note: Rs.500/- was paid before the Sub-Registrar, and Rs.100/- were admitted to have been paid as earnest money.

Shmt. Biboo Devi, 229/13 0-04 Bis. 24.3.58 Rs.3,500/-

Note: Rs. 3,500/- were paid before the Sub-Registrar and Rs.100/- were admitted to have been paid as earnest money.

5. Madan Lal etc; 229/9 0-04 Bis. 3-3-59. Rs.3,500/-

Note: The whole money was paid before the Sub-Registrar.

Copies of the sale deeds have been ^{produced} purchased before me by the claimants themselves. From the perusal of the above data, it will be seen that plots have been sold in the years 1958-59 either for Rs.3,000/- or a sum of Shmt. Jai Rani, who purchased her plot on 17.8.1959 for a sum of Rs.3000/- . The date of notification in this case is 13.11.1959. I, therefore, consider that price of a plot of 4 Biswas was Rs.3000/- on the relevant date i.e. 13.11.1959. I, therefore, award Rs.750/- per ~~Biswas~~ ^{hectare} as compensation for the land under acquisition.

OTHER COMPENSATIONS.

Houses have been built upon Khasra No.229/7, 229/10, and 229/13. Since the plots were purchased before the date of

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notification under section 4. It is therefore presumed that the structures were also raised before the date of notification. The C.P.W.D. has assessed the price of the structures as given below:

S.No.	Name of the Owner.	Khasra No.	Price of the structure assessed by C.P.W.D.
1.	Shri Mehtab Singh	229/7	Rs. 6,026.00
2.	Shmt. Jai Rani	229/10	Rs. 6,272.00
3.	Shmt. Biboo Devi	229/13	Rs. 532.00
			<u>Rs. 12,830.00</u>

The assessment made by C.P.W.D. is reasonable and I award Rs. 12,830/- as compensation for the structure. There is neither any tree nor any structure or well in the land under acquisition. No other compensation is therefore allowed.

APPORTIONMENT.

The compensation will be paid to the Owners according to the registered deed after the ~~date~~ attestation of the mutations in their favour. The cases in which the stay dispossession order have been issued by the High Court, the compensation will be paid after the vacation of the stay orders.

THE AWARD IS SUMMARISED AS BELOW:

Compensation for 29 Biswas of land @ Rs. 750/- per Biswas	Rs. 21,750.00
Compensation for the structure	<u>Rs. 12,830.00</u>
Total	Rs. 34,580.00
15% on the above as solatium for compulsory acquisition.	Rs. 5,187.00
	<u>Rs. 39,767.00</u>

The land is assessed to a land revenue of Rs. 1.83 which would be deducted from the Revenue Roll from Rabi 1964.

(Nand Kishore)
Land Acquisition Collector I,
DELHI.
23.12.1963.

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

Homnanda
COLLECTOR, DELHI. *ADMLA Delhi* (Nand Kishore)
Amrinder Singh Land Acquisition Collector