

VILLAGE

: RANHOLA.

ACQUISITION

: PERMANENT.

OF ACQUISITION

: KESHOPUR EFFLUENT IRRIGATION SCHEME.

There are proceedings for determination of compensation under Section 11 of the Land Acquisition Act, 1894. The land measuring 1 Bigha 9 Biswas situated in village Ranhola was notified U/s. 4, 6 and 17 of the Land Acquisition Act, vide Delhi Administration Notification nos. F.7(42)/71-L&B(iii) dated 28.1.1977 respectively for a public purpose, namely Keshopur Effluent Irrigation Scheme.

Notices U/s 9 and 10 of the LA. Act were issued to the persons interested and claims filed by them are discussed hereafter under the heading 'Compensation claims'.

TRUE AND CORRECT AREA

The land was measured on the spot by the land acquisition field staff and area found 1 Bigha 9 Biswas according to notification U/s 4, 6 and 17.

OWNER SHIP

The details of khasra Nos., owner-ship, tenancy and classification of land are as under :-

S.No.	Name of the owner	Name of occupant	Kh.No.	Area	Kind of land
1.	Sh/Sh.Mehar Singh, Gela Ram, Malhu Ram and Tarif Singh ss/o Lehri Singh equal shares R/o Ranhola.	Self	7-	19/2/1, 0-1	Abpash,
2.	S/Sh.Balbair Singh and Raj Singh ss/o Mir Singh, Smt.Janki, Smt.Kasturi, Dharam Kaur, Premo, Lado Bhateri, Jantri, Ram Ratti Ratni ds/o Mst.Dhapa wd/o Mir Singh, in equal shares. R/o Ranhola.	Self.	7	22/2/1 0-2.	Abpash.
3.	S/Sh.Ram Saroop and Ran Singh ss/o Jawahra equal shares. R/o Ranhola.	Self.	15	23/2/1 1-1	Abpash.

singh s/o Self 15 8/1/1 0-5 Abpash.
vill.

Grand Total: 1 Bigha, 9 Biswas Abpash.

CLAIMS

The following persons have filed their claims for

acquisition :-

Name of the claimant	kh.nos.	Compensation claimed
S/Sh.Ran Singh & Ram s/o Jawahra s/o Ranhola.	---	Have claimed compensation @ Rs.15/-per sq.yd.
S/Sh.Mehar singh, Gela Ram Mehlu Ram & Trif Singh s/o Lehri r/o vill.Ranhola.	----	Have claimed compensation @Rs.6000/-,7000/-,per bigha kham.
S/Sh.Balbir Singh, Raj Singh s/o Mir Singh, Smt.Janki, Smt.Kasturi, Smt.Dharam Kaur, Smt.Premo, Smt.Behteri, Smt.Jantri, Smt.Ram Ratti, Smt.Lado & Smt.Ratni ds/o Mir Singh, Smt.Dhapo wd/o Mir Singh.	&7 22/2	Have claimed compensation @ Rs.16000/-per bigha kham, otherwise released from acquisition.
4. Sh.Risal s/o Bhima.	----	Has mentioned in his claim that the land is very valuable and near the Pacca Road and through fare.

DOCUMENTARY EVIDENCE

The persons interested have not filed any documentary evidence in support of their claims.

MARKET VALUE

The market value of the land under acquisition has to be determined with reference to the price prevailing at the date of preliminary notification u/s 4 of the LA.Act, with all its advantages and with all its potentialities. The best evidence available to arrive at the correct market value of the land would be the evidence of general sales effected near about the time of notification either in respect of the land under acquisition or the portion thereof or the sales of land ^{almost} ~~precisely~~ parallel in all circumstances to the land under acquisition. The sale deed No.14432 was executed on 10.8.72 for land measuring 34-08 biswas of village Shafipur Ranhola for a consideration of Rs.1,42,000/-. The scrutiny of the sale deed has revealed that the consideration amount not only includes the cost of the land but also it includes

one Tube-well including pucca boundary, kothas on the
 and situated on the land involved in the sale deed.
 of the position explained above, the above sale deed,
 form the basis for determining the true market value of the
 under acquisition.

Efforts were, however made to find out the parallel
 deeds in the village nearest to be material date, So as to
 the market value of the land. The following statement
 the sale transactions executed near about the material date
 the notification u/s 4 of the LA.Act, in village Shafipur Ranhola:

deed	Date of Regn.	Area Big-Bis	Consideration amount	Incidence price of per bigha.
12	10.8.72	34-08	Rs.1,42,000/-,.)	Rs.4127-91P.
	10.5.72.	0-06.	Rs.4,000/-.	Rs.13333-38P.
193	22.10.73	0-02	Rs.1,000/-)	Rs.10080/-
1294	-do-	0-02	Rs.1,000/-)	
13295	-do-	0-02	Rs.1,000/-)	
17641	31.8.74.	0-04	Rs.4,000/-	Rs.20160/-
19077	26.11.74	0-04	Rs.1,000/-,	Rs.5040/-,
19512	-do-	0-04	Rs.4,000/-)	Rs.20160/-
19511	26.12.74.	0-04	Rs.4,000/-)	
1276	22.4.75.	0-04	Rs.4,500/-)	Rs.22680/-
1277	4.4.75.	0-04	Rs.4,500/-)	
1281	30.4.75	0-04	Rs.4,500/-)	
1279	26.4.75	0-04	Rs.5,000/-)	Rs.25200/-
1280	30.4.75.	0-04	Rs.5,000/-)	
1495	3.7.76	0-15	Rs.4,000/-	Rs.5333-20.

All the above sale deeds which have been executed in this
 village during the period of five years prior to the date of preli-
 minary notification u/s 4 i.e.28.1.77, relates to the small plots
 of land measuring 100-200 yards only and these sale deeds cannot be
 taken into consideration while assessing the market value of the
 land under acquisition.

These sale deeds are presumably for residential purposes.
 may not be out of place to mention here that Delhi Land Reforms
 is applicable to the land of village Shafipur Ranhola. In

restrictions of Sections 22 & 23 of Delhi Land Reforms Act, 1954, the land in question could be used only for the purpose of agriculture, horticulture or animal husbandary etc. It is, therefore, not possible to consider such sale deeds for assessing the true market value of the land under acquisition.

The sale deed No.14432 dated 10.8.72 was executed for measuring 34-08 biswas for a consideration of Rs.1,42,000/-, the salient features of this sale deed have been already discussed in the pre-page and this sale deed has to be discarded in view of the reasons discussed earlier.

In village Shafipur Ranhola five awards have been made.

In award No.36/75-76, the Land Acquisition Collector has given flat rate of Rs.1025/- per bigha kham.

In fact a part of the land under acquisition is the extension of land covered in the drainage which was acquired in award No.36/75-76 and this will be helpful in assessing the market value of the land under acquisition. The date of preliminary notification u/s 4 of this award is 16.4.75 whereas the date of preliminary notification u/s 4 of the LA.Act, of the present award is 28.1.77.

A rational increase will be made for the gap between the preliminary notification of award No.36/75-76 and the preliminary notification under Section 4 of the LA.Act, of land under acquisition. The difference is one year and about nine months. After considering all the aspects I award Rs.1100/- per bigha kham for the land under acquisition.

TREES, WELLS AND STRUCTURES

There are no trees, wells and structures on the land under acquisition.

SOLATIU :

15% solatium is admissible on the amount of the compensation under LA.Act.

The possession of the land under acquisition has been handed over and handed over to the acquiring department on 23.3.77. The interest is payable to the persons interested under L.A. Act from the date of possession i.e. 23-3-77, to the date of announcement of the award.

PROPORTIONMENT

The payment of compensation will be made according to the latest entries in the revenue records.

LAND REVENUE

The land under acquisition is assessed to Rs. 0-45P. which will be deducted from the Khalsa rent roll of the village from the date of possession i.e. 23.3.77.

THE AWARD IS SUMMARISED AS UNDER :-

Compensation for 1 bigha 9 biswas of land @ Rs. 1100/- per bigha kham. Rs. 1595.00P.

Solatium 15% Rs. 239.25P.


Interest 6% per annum from 23.3.77 to 15.3.78 (358 days) Rs. 107.94P.

G.Total Rs. 1942.19P

(Rupees one thousand nine hundred forty two and paise nineteen only).


(NAND GOPAL)
LAND ACQUISITION COLLECTOR (PALAM)
DELHI.

Announced in the presence of interested persons today & filed.


23/6/78

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