

No. 7/1976-77  
OF THE VILLAGE  
OF ACQUISITION  
OF ACQUISITION

SHAFIPUR RANHOLA.  
TEMPORARY.  
FOR THE WORK OF KEHOPUR  
EFFLUENT IRRIGATION SCHEME.

These are proceedings for the temporary acquisition of the land measuring 180 bighas 15 biswas situated in village Shafipur Ranhola, Delhi for a public purpose namely for the work of Kehopur Effluent Irrigation Scheme, as notified vide Delhi Administration Land & Building Department, Notification No.F. 16.4.75 dated 16.4.75 (2)/71- L & B (IV) issued under section 35(1) of the Land Acquisition Act, 1894 for a period of one year from the commencement of such occupation. Notices as required were issued to the persons interested in the land to file their claims which are discussed hereafter under the heading 'Compensation Claims'.

TRUE AND CORRECT AREA:

The land acquisition field staff measured the land on the spot and found the following area available at the spot for temporary acquisition.

hasra No.	Area Big.Bis.	Kind of soil.
6/6/2/2 min	1-14	Abpash.
6/14/2/2 min	1-16	"
6/15/2	1-13	"
6/15/3	0-14	"
6/16/2 min	3-06	"
6/17 min	0-02	"
6/25 min	0-06	"
7/10/2 min	0-07	"
7/11/2 min	3-07	"
7/12 min	0-01	"
7/19/1 min	0-03	"
7/19/2 min	1-16	"
7/20/2/2	0-16	"
7/20/2/3	0-01	"
7/20/1/2	1-08	"
2 7/21/min	1-17	"

7/22/1/2	1-04	Abpash
7/22/2 min	1-17	"
7/23 min	0-02	"
11/21 min	less than biswa	"
12/21/2/2	1-06	"
12/22/1/2	1-07	"
12/22/2 min	1-09	G.abpash.
12/23 min	2-00	Abpash.
12/24/2 min	1-01	"
12/25 min	0-10	"
13/21/1/2/2 min	1-07	"
13/21/3/2/2 min	0-14	"
13/22/2/2 min	3-04	"
13/23/2/2 min	3-04	2-08 Abpash
13/24/2/2 min	3-04	0-16 Jadid No.1
13/25/2/2 min	3-03	Abpash.
14/21/1/2	1-11	"
14/21/2/2	0-08	Jadid No.I
14/22/1/2	0-18	0-05 G.Abapash
14/22/2 min	0-14	0-03 Jadid No.I
14/22/3/2 min	1-12	G.Abapash.
14/23/2 min	3-04	Banjar qadim.
14/24/1/2 min	1-12	G.Bbpash.
14/24/2/2 min	1-04	Abpash.
14/24/3/2 min	0-08	G.Abapash.
14/25/2/2 min	3-04	"
15/1/2/2 min	2-12	Abpash.
15/2/2	1-11	<del>1-11</del> Abpash.
15/2/3	0-14	Abpash.
15/3 min	1-09	Abpash.
15/8/1/2 min	1-16	"
15/8/2 min	0-16	"
15/9/2	2-07	"

15/9/3	0-02	Abpash.
15/10 min	0-14	"
15/12/2 min	3-03	"
15/13/2	0-01	"
15/13/3 min	2-17	"
15/14/1 min	0-04	"
15/17/1 min	0-02	"
15/17/2 min	1-17	"
15/18/2	1-05	"
15/18/3	1-02	"
15/19 min	1-15	"
15/23/2 min	3-00	"
15/24/2 min	3-00	"
15/25/2 min	3-03	"
22/3 min	1-14	"
22/4/2/2 min	3-08	"
22/5/3/2	0-08	"
22/6/2 min	2-04	"
22/7 min	0-01	"
23/1/3/2	2-11	"
23/2/1/3/2	1-06	"
23/2/2/3/2	1-06	"
23/3/3/2	2-12	"
23/4/3/2	2-16	"
23/6/1 min	0-08	"
23/7/1 min	0-08	"
23/8 min	0-12	"
23/9 min	0-12	"
23/10/2 min	0-12	"
24/1/3/2/2	2-14	"
24/2/2/2/2	2-19	"
24/3/2/2 min	3-04	"
24/4/2/2	1-05	G.Abpash.
24/5/2	2-19	Abpash.
24/9/3 min	less than biswa	"
25/1/3/2	3-03	"

25/2/2/2	0-10	G.Abpash.
25/2/3/2	2-06	"
25/3/2/2/2	1-02	Abpash.
25/3/2/3/2	1-06	"
25/4/1/2/2	1-17	"
25/4/1/3/2	0-12	"
25/5/2/2	2-16	"
25/6/2 min	3-05	"
25/7/1/2	1-00	"
25/7/2/2 min	1-07	G.Abpash.
25/8 min	1-18	"
25/9 min	0-18	"
25/10/2 min	0-04	Abpash.
26/1/2/2 min	3-04	"
26/2/2/ min	3-03	"
26/3 min	1-11	"
26/7/2/2	0-02	"
26/7/3/2	0-07	"
26/8/2/2	0-08	"
26/8/3/2	1-16	"
26/9/1/3/2	0-06 <i>K.L. dpm</i>	"
26/9/2/3/2	1-10	"
26/10/2/2 min	3-04	"
26/11/2 min	less than biswa	"
26/12/1 min	0-03	"
26/12/2 min	0-08	"
26/13 min	1-10	"
26/14 min	1-04	"
62/2/2 min	0-11	Gair Mumkin Rasta.
62/3/2 min	<u>2-05</u>	"
	<u>TOTAL 171-19</u>	
Abpash	147-03	
G.Abpash	18-16	
Jadid No.I	2-10	
Banjar Qadim	0-14	
G.Mumkin Rasta	2-16	

Khasra No. 6/7 min, 12/21/3 min, 22/5/2 and ~~24/10/1~~<sup>23/10/1</sup> notified u/s 35(1) of the Land Acquisition Act, do not come in the alignment of the scheme and have been left out from the purview of the present offer. The Tehsildar(N) will arrange to get them denotified under section 48 of the Land Acquisition Act.

Instead of Khasra Nos. 7/21/1, 15/22/1, 23/5/3 min, /24/10/1 and Khasra Nos. 7/21/3, 15/22/2, 25/5/2<sup>2</sup> and 24/10/2<sup>min</sup> fall in the alignment. These are to be corrected by corrigendum, for which a reference has already been made to the Land & Building Department.

There are two Tubewells in Khasra No. 15/25/2(0-01) and 13/21/1/2/2(0-01). Land measuring 0-02 biswas covered by the tubewells has been left from the purview of the present offer.

#### COMPENSATION CLAIMS:

The following persons have filed their claims for compensation:-

Sr. Name of Claimant. No.	Khasra Nos.	Compensation claimed.
1. S/Sh.Kisnan Chand, Ram Narain, Krishan ss/o Shri Sheo Nath Mst. Ram Kali widow, Kishan Devi, Basanti Devi ds/o Shri Sheo Nath through Shri Ram Narain.	12/22/2, 25/2/2/2, 25/2/3/2	Have claimed yearly rent on the basis of expenditure to be incurred @ Rs.3600/- per bigha for levelling the land.
2. S/Sh.Kishan, Rameshwar, Raj Singh, Kishan Pal ss/o Shri Hira Lal, Smt. Sarjo Devi, Saraswati ds/o Hira Lal & Smt. Gomti wd/o Sh. Hira Lal th. Sh. Kishan.	14/25/2/2 min 14/24/2/2 min, 14/24/3/2 min	Have claimed yearly rent on the basis of expenditure to be incurred @ Rs.3600/- per bigha for levelling the land.
3. Sh. Behari s/o Hirday	11/21 min, 12/23 min, 12/24 min, 23/3/2/2, 23/3/2/3/2, 23/4/1/2/2, 23/5/2/2. 25/4/1/3/2 25/6/2, 25/7/2/2 min <sup>1/2</sup> 25/7/2/2 min 26/1/2/2	Has claimed compensation @ Rs. 2000/- per bigha for temporary acquisition.
4. Sh. Sube Singh s/o Tek Chand through his son Baljeet Singh.	26/2/2/2, 26/7/3/2, 26/8/2/2, 26/8/3/2, 26/9/1/3/2 26/13 min 26/14 min 12.6 47 <sup>1/2</sup>	Has claimed @ Rs. 2000/- per bigha for the land compensation

5. Sh/Shri Hukam Chand, 26/2/3 min  
Chnotu, Munshi ss/o Sh. 26/3 min.  
Sabha Ram th.Sh.Hukam  
Chand. compensation  
Have claimed @ Rs.1000/-  
per bigha kham for the  
temporary acquisition.  
of land.
6. S/Sh.Gaila Ram, Sultan Singh, -  
Daryao, Dharma, Ram Saruop,  
Balbir Singh, Sher Singh, Kehari  
Nathu, Tek Chand. compensation  
Have claimed @ Rs.1000/-  
per bigha kham for the  
temporary acquisition  
of land.
7. Sh.Risal Singh s/o Sh.Bhim 15/8/1/2 min  
Singh @ Bhima. 15/17/1 min  
Have claimed @compensa  
tion @ Rs.1000/- per  
bigha for temporary  
acquisition of land &  
Rs.1500/- for crops,  
per bigha.
8. S/Sh.Sheo Narain Singh s/o 5/8/2,  
Sh.Mir Singh, Ram Chander, Hari 5/3  
Ram, Hari Kishan ss/o Sh.Jai  
Narain and Rajbir Singh s/o  
Guldeep Singh  
Have claimed compensa  
tion @ Rs.1000/- per  
bigha for temporary  
acquisition of land &  
Rs.1500/- for crops,  
per bigha.
9. S/Sh.Dharam Singh, Rai Singh 6/25 min  
ss/o Sh.Nihalu. 7/20/2/2,  
7/20/2/3,  
7/21/2 min  
Have claimed compensat  
ion @ Rs.1000/- per  
bigha for digging of  
land & Rs.1500/- for  
per bigha for crops.  
compensation
10. Sh.Nathu s/o  
Sh.Gahnashyam. 24/1/3/2/2,  
24/2/2/2/2,  
24/3/2/2 min,  
24/9/3 min.  
Has claimed/Rs.1000/-  
per bigha for digging  
the land and Rs.1500/-  
per bigha for crops.
11. S/Sh.Ved Parkash, 23/4/3/2,  
Virender Singh ss/o Sh.Prem 23/5/2/2,  
Singh, Mst.Dhupo widow, Smt. 23/6/1 min,  
Vinod Bala d/o Sh.Prem Singh 23/7/1 min.  
Pritam Singh, Kishan Pal Singh,  
Inder Singh ss/o Sh.Bhagwan Singh.  
Have claimed compensa  
tion @ Rs.1000/- per  
bigha for digging out  
the land.
12. S/Sh.Ram Sarup, Chandrup ss/o 7/22/1/2,  
Goverdhan through Sh.Ram  
Saruop. 7/21/3/2, K  
~~7/15/12~~  
15/1/2/2,  
15/2/2,  
15/2/3,  
15/9/2,  
15/9/3,  
15/10.  
Have claimed compensat  
ion Rs.1500/- per bigha  
for crops and Rs.2000/-  
per bigha for vegetable  
and Rs.1500/- per bigha  
for digging out of land.  
K. C. J.
13. Sh. Ram Mehar s/o Sh.  
Saroopa, Uday Singh s/o  
Sh.Todar. 14/21/1/2,  
12/2, 13/2,  
13/3, 14/1, 17/2, 18/2  
18/3, 24/2 &  
25/2.  
Have claimed compensa  
tion @ Rs.2000/- per  
bigha for tempor  
ary acquisition of  
land & Rs.1500/- per  
bigha for crops.

DOCUMENTARY EVIDENCE:

No documentary evidence has been produced by the claimants  
in support of their claims.

MARKET VALUE:

The land through this offer is temporarily acquired for a period of one year under section 35(1) of the Land Acquisition Act, 1894 for placing and digging out earth for the work of Keshopur Effluent Irrigation Scheme. This village comes under the purview of the Delhi Land Reforms Act, 1954, and under this Act sub-letting is not enjoined as section 35 of the Land Acquisition Act lays down that <sup>part</sup> ~~a~~ <sup>part</sup> from disabled persons no bhumidar or assami shall let for any period whatsoever any land comprised in his holding. That being so, it is not possible to get any mutation by way of lease-hold rights executed for the temporary occupation of the land. Local enquiries have revealed that no sub-letting has been made in this village.

Efforts were, however, made to find out the parallel sale deeds in the village nearest to the material date, so as to evaluate the market value of the land in order to determine the annual rent of the land proposed to be acquired temporarily. The following statement shows the sale transactions executed about the material date of the notification under section 35(1) of the Land Acquisition Act, in village Shafipur Ranhola:-

SALE DEED NO.	DATE OF REGN.	AREA	CONSIDERATION AMOUNT.	INCIDENCE OF PRICE PER BIGHA.
<del>4483</del> <sup>4483</sup> <sup>part</sup>	22.6.1970	3-13	Rs. 3,500/-	Rs. 958-90
6208	2.9.1970	3-02	Rs. 3,000/-	Rs. 968-00
9647	17.8.1971	18-05	Rs. 19,000/-	Rs. 1,041-00
4238	29.4.1971	0-17½	Rs. 12,000/-	Rs. 13,714-19
9358	10.5.1972	0-06	Rs. 4,000/-	Rs. 13,333-33
14432	10.8.1972	34-08	Rs. 14,2000/-	Rs. 4,127-91
1187	<sup>part</sup> 24.4.1975	0-17½	Rs. 12,000/-	Rs. 13,714-29

Most of the sale deeds which have been executed in this village during the period of five years prior to the date of preliminary notification under section 35(1) of the Land Acquisition Act, i.e. 16.4.1975, relate 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, which is measuring 171 bighas 19 biswas. These sale deeds are presumably for residential purposes. It may not out to place the mention here that Delhi Land Reforms Act is applicable to the land of village

Shafipur Ranhola. In view of the restrictions of sections 22 & 23 of Delhi Land Reforms Act 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.4483 dated 22.6.1970 relates to the land measuring 3 bighas 13 biswas (1/9 share of the total land measuring 32 bighas 19 biswas) comprising of different khasra Nos. for a consideration of Rs.3500/-. The land involved in this sale deed is situated at a distance of about 1/2 mile from the land under acquisition and as such it cannot form the basis for determining the market value of the land under acquisition.

The sale deed No.4238 was executed on <sup>29.4.1971 Kalyan</sup> ~~29.4.1972~~. The land covered under this sale deed is in Abadi and as such it has to be discarded.

The sale deed No.9647 was executed on 17.8.1971. A number of khasra numbers were sold. The area is 18-05 bighas and the average incidence of price per bigha works out to be Rs.1041-09. A perusal of the sale deed shows that Gitwar comprising <sup>k</sup> ~~of~~ Khasra number 98 was also sold in this sale deed. This sale deed is, therefore, discarded.

The sale deed No.9358 was executed on 10.5.1972 for land measuring 0-06 biswas. The scrutiny of this sale deed has revealed that the land involved in this sale deed is Gitwar and as such this sale deed has to be discarded.

The sale deed No.14432 dated 10.8.1972 was executed for land measuring 34-08 bighas for a consideration of Rs. 1,42,000/-. The scrutiny of this sale deed has revealed that the consideration amount not only includes the cost of the land but also it includes the cost of one Tube-well including pucca boundary, Kothas on the ground floor and situated on the land involved in the sale deed.



It has further been revealed that the vendor has sold the land in the sale deed for paying debts, a decree for which was passed by the Hon'ble High Court of Delhi on 21.7.1972. This sale deed carries encumbrances. This sale deed, therefore, has to be discarded.

Sale deed No.1187 was executed on 24.4.75 for a plot of land measuring 0-17 $\frac{1}{2}$  biswas. The scrutiny of this sale deed has revealed that the land in question is situated in village Abadi and therefore, this sale deed is to be discarded.

Sale deed No.6208 was executed on 2.9.70 for land measuring 8 bighas 02 biswas for consideration of Rs.3,000/-. The scrutiny of this sale deed has revealed that this consideration amount also includes the share of the vendor out of the cost of the Well situated in Khasra No./Rect. No.26 Kila No.19/1 which is also involved in this sale deed. This sale deed, is therefore not worthy of consideration for assessing the true market value of the land under acquisition.

In village Sharipur Ranhola 4 awards have been made. In Awards Nos.1029 and 1938 of village Sharipur Ranhola the date of preliminary notification under section 4 of the Land Acquisition Act are 30.1.1957 and 6.6.1964 respectively. In Award No. 30/70-71, where the date of preliminary notification under section 4 of the Land Acquisition Act is 6.9.69, the Land Acquisition Collector awarded Rs.800/- per bigha for block 'A', which comprised of Abpash & Gair Abpash land and Rs.500/- for block 'B' which comprised of Banjar Adim & Jadid. In award No.105/1972-73 where the date of preliminary notification is 19-1-73, the Land Acquisition Collector awarded Rs.900/- per bigha kham. As stated above the dates of notifications in respect of award No.1029,1938 and 30/70-72 are 30.1.57,6.6.64 and 6.9.69 respectively. These awards will not be helpful in assessing the market value of the land under acquisition. Under the circumstances the only evidence which will be helpful for assessing the market value of the land under acquisition is the award No. 105/72-73. As stated earlier there is no evidence that the land has been sub let and as such it is not possible to ascertain the

and rent *kech*

fair annual rent payable to the owners as yearly rent for the temporary occupation. In the absence of any such positive evidence there is no other method except to pay 6% on the market value of the land so fixed as yearly rent on the land under temporary acquisition for a period of one year from the date of occupation. Calculated at this rate the annual rent of the land is fixed at Rs.54/- per bigha. The time gap between the material date of award No. 105/72-73 and the present offer is 2 years 3 months. I consider <sup>that</sup> ~~this~~ <sup>is a</sup> little appreciation in the yearly rent of the land is reasonable and fix Rs.62/- per bigha kham as yearly rent for the land under temporary acquisition for a period of one year from the date of occupation. No rent will be paid for Khasra No.62/2/2 Min(0-12), 62/3/2 min(2-05) as they are public thoroughfare.

#### Trees, Wells and Structures

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

#### Crops.

The acquiring department has already taken possession of the land under temporary acquisition with effect from 8-10-75, since the land was urgently needed for the implementation of the scheme. At the time of taking over possession, there were crops in certain Khasra numbers on the land under temporary acquisition such as Bajra, Jwar, Gwar, Carrot (Gazar) and Chillis (Mirch). The acquiring department had, however, allowed the persons interested <sup>in</sup> ~~to~~ <sup>in</sup> Jwar, Bajra and Gwar. It was observed that the crops of <sup>in</sup> ~~to~~ <sup>in</sup> Carrot in Khasra No. 24/3/2 min(3-04) had only sprouted, whereas <sup>in</sup> ~~the~~ <sup>in</sup> the khasra Nos. 13/24/2/2 min(1-12), 26/13 min(1-10), 26/14 min(1-04) the owners had sown the seeds only. <sup>in</sup> ~~In~~ <sup>in</sup> addition, chillis in Khasra No. 15/2/2(1-11, 15/2/3 (0-14) had sprouted only. The following compensation is assessed for these crops.

Thasra No.	Area	Crops	Rate per bigha	Amount.
5/2/2	1-11	Chillies	Rs.40/-	Rs.90/-
5/2/3	0-14	"		
4/3/2/2 min	3-04	Carrot	Rs.30/-	Rs.96/-
3/24/2/2 min.	1-12	-do-	Rs.15/-	Rs.64-50
4/13 min	1-10			
4/14 min	1-04			
		TOTAL		Rs.250-50

APPORTIONMENT

Compensation will be paid according to the latest entries in the revenue record.

The acquiring department will surrender the possession of the land to the Land Acquisition Collector before the expiry of the term of temporary occupation.

SUMMARY.

The offer is summarised as under:-

Compensation for 169 bighas 3 biswas of land @ Rs.62/- per bigha kham.	Rs.10,487-30
Compensation for 2 bighas 16 biswas fair Mumkin Rasta.	Rs. Nil
Compensation for crops.	Rs. 250-50
Total	Rs.10,737-80

Rs. Ten thousand seven hundred thirty seven & eighty paise only)

*2. filed today.  
1.2.26  
6/5/26  
LAC (P)*

*1.2.26*  
(K.L. CHOPRA)  
LAND ACQUISITION COLLECTOR(P): DELHI.