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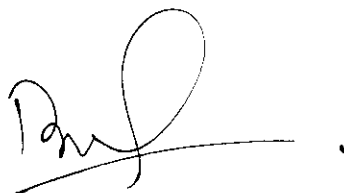
8/DC(W)04-05

AWARD NO. : /2004

Name of Village : Tilak Nagar (Prem Nagar –Ashok Nagar)
Nagafgarh Road. New Delhi..
Nature of Acquisition : Permanent
Purpose for Acquisition : M.R.T.S. Project

These are the proceedings for acquisition of land U/s 11 of Land Acquisition Act, 1894 initiated for the purpose of Mass Rapid Transit System Project. The notification for land measuring 2012.49 Sq. meter was issued by the Land & Building Department on 11.06.2003 u/s 4 vide notification No. F.7(60)/2001/L&B/LA/MRTS/4802 of the Land Acquisition Act. The declaration u/s 6 of Land Acquisition Act was issued vide Notification No. F.7(60)/2001/L&B/LA/MRTS/6726 dated 22.07.2003. Since the land was also notified u/s 17(i) of the L.A. Act too vide Notification No. F.7(60)/2001/L&B/LA/MRTS/6727 dated 22.07.2003, the provisions of Section 5 (A) of the L.A. Act were dispensed off. The details of area under present acquisition is as under:-

S.No.	Property No.	Locality	Area (Sq.Mtr.)
1.	Block No.8,Prem Nagar	TilakNagar,Najafgarh, Road, New Delhi.	110.49
2.	Block No.9 Prem Nagar	-DO-	105.62
3.	Block No.10, prem Nagar	-Do-	100.04
4.	Block.No.11Prem Nagar.	-Do-	103.12
5.	Block No.12, Prem Nagar.	-Do-	107.80
6.	Block No.13. Prem Nagar.	-Do-	224.13
7.	Block No.14. Prem Nagar.	-Do-	225.45



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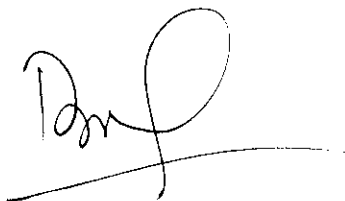
8.	Block No.15, Prem Nagar	-Do-	232.56
9.	Block No.31 Ashok Nagar	-Do-	170.88
10	Block No.32, Ashok Nagar	-Do-	107.92
11.	Block No. 33,Ashok Nagar.	-Do-	118.24
12.	Block No.34.Ashok Nagar.	-Do-	97.03
13.	Block No.35,Ashok Nagar.	-Do-	97.77
14.	Block No.36,Ashok Nagar.	-Do-	100.82
15.	Block No.37,Ashok Nagar.	-Do-	110.62
TOTAL :			2012.49

Wide publicity of the notification was given through important Dalies both in English and Hindi having the very large circulation in Delhi for the knowledge of interested parties/persons.

The notices u/s -9(1) & 10 (1) of the L.A .Act were issued inviting claims from the owner/occupants/interested person of the properties. In response to this, some intersted person have filed their claims which are dited under the heading 'Claims & Evidence.' The acqusition involves land & structures appurtenant thereto. The structures were a got evalued by Govt. approved valuer and vetted by PWD of GNCT of the Delhi and submitted by DMRC.

MEASUREMENT AND TRUE AREA

As per the notification, the total area of land measuring 2012.49 sqm. was notified for acqusition. But as per the requirement of DMRC, only 845.10 sqm were taken under possession. On physical survey conducted by the team of staff of LAC



(West), Land & Building Department, Transport Department and DMRC, the total area was found to be the same i.e. 845.10 sqm. The entire area required for MRTS project have been covered in the notification and declaration and there is no discrepancy on this account. The details of propertywise possession is given below:

SL. NO.	PROPERTY NO.	AREA ACQUIRED (Sqm.)
1.	Block No. 10/1, Prem Nagar	9.63
2	Block No. 11/1, Prem Nagar	30.45
3.	Block No. 12/1, Prem Nagar	56.02
4.	Block No. 13/1, Prem Nagar	87.54
5.	Block No. 14/1, Prem Nagar	110.26
6.	Block No. 14/2, Prem Nagar	105.84
7.	Block No. 15/1, Prem Nagar	108.76
8.	Block No. 15/2, Prem Nagar	110.10
9.	Block No. 31/1, Ashok Nagar	103.74
10.	Block No. 31/2, Ashok Nagar	66.82
11.	Block No. 32/1, Ashok Nagar	36.47
12.	Block No. 33/1, Ashok Nagar	19.47
	TOTAL	845.10

CLAIMS & EVIDENCES

In response to the notice issued u/s 9(1) and 10(1) of the land acquisition Act, 1894 to the owner /occupants /interested person, the following person filed their claims:-

10/1 PREM NAGAR BLOCK

1. Kundanlal s/o Govind ram
Shop 17'x4'

@ Rs. 2,00,000/- Per sq yard
RS. 50,000/- Shifting bussiness
Rs. 3,00,000/- structure



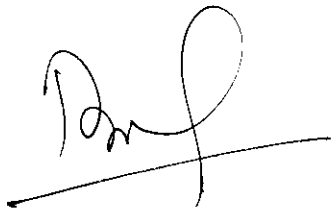
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|---|----------|
| 2. Manohar lal (a) Raju s/o govind Ram
13'x3' | As above |
| 3. Smt. Narmarta Rani w/o Bhim Son
10'x3' (Namrata Pan Masala) | As above |
| 4. Sh. Bhim Son s/o late Govind Ram
9'x3' (M/s. B.S. Store) | As above |

10/1A

- | | |
|-------------------------------|---|
| 5. Sunil Kumar s/o Gian chand | @ Rs.2,00,000/- per sq. yard
Rs. 25,000/- shifting bussiness
Rs. 12,00,000/- structures
30% solatium
12% Add Amount
Rs. 10 lacs Damage |
|-------------------------------|---|

11/1 BLOCK

- | | |
|---|---|
| 6. Dharmender khurana s/o T.R khurana
14'x 20.9' | As Above S.No. I |
| 6A. Ajay Khurana S/o T.R. Khurana
9'X12' | @Rs. 2 lacs per sq. yard
Rs. 3 lacs for construction
Rs. 5 lacs for goodwill loss
30% solatium
12% Addl. Amount
Rs. 10 lacs for damage |
| 6B. Geeta Tyagi W/o Late Bhim Singh Tyagi | As Above |
| 6C. Rajender Khurana, Charu Khurana
& Others | As Above |



11/1 A BLOCK

- | | |
|--|---|
| 6D. Joginder Singh s/o Gurcharan Singh
(Tenant) | @Rs. 2 lacs per sq. yard
Rs. 3 lacs for construction
Rs. 5 lacs for business loss |
| 6E. Ravi Thandani S/o P.S. Thadani
(Tenant) | -do- |

12/1 BLOCK

- | | |
|--|------------------|
| 7. Amarjeet Singh s/o Awinash Singh
50'X12' | As Above S.N . 5 |
|--|------------------|

12/1 A Block

- | | |
|--|------|
| 8. Satinder pal singh Bindra S/o Mohan Singh Bindra
50'x12' | -do- |
|--|------|

13/1 Block

- | | |
|--|---|
| 9. Kulbhushan Kataria S/o Krishan Lal Kataria
(B.K. Enterprise) 8.187 sqm. | Rs. 10,00,000/- compensation
Rs. 50,000/- business loss
Rs. 50,000/- structure
Rs. 50,000/- good will |
| 10. Krishan Lal Kataria S/o Diwan Chand
M/s Mohan Store
7.76 sqm. | -do- |
| 11. Madan Mohan s/o Krishan Lal
(B.K. Electrocate) 10.15 sqm. | -do- |
| 12. Manoj Kumar S/o Krishan Lal
(M/s Mohan Magazine Stores) 8.36 sqm. | -do- |
| 13. Joginder Kataria S/o Krishan Lal
(M/s Universal Enterprises) 15.36 sqm. | -do- |
| 14. Prem Swaroop S/o Krishan Lal
(M/s Gauri Steel Furniture) 17.21 sqm. | -do- |
| 15. Kishan Lal S/o Diwan Chand | Rs. 27 lacs as compensation
Rs. 10,000/- as rent
Rs. 2 lacs for structure
Solatium @30%
Interest @12% |
| 16. Madan Mohan S/o Kishan Lal
(STD Booth) | -do- |

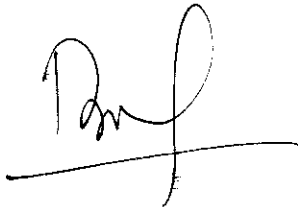


13/1A (Residence at Ist Floor)

17. Madan Mohan Kataria S/o Kishan Lal Kataria -do-
18. Prem Swaroop Kataria S/o Kishan Lal Kataria -do-

14/1 Block

19. Jai Dev Dhawan s/o Sohan lal Dhawan (M/s om Dairy) 10'9"x9.'3" @ RS. 2,00,000/- Per sq yads
Rs. 50,000/- Shifting bussiness
Rs. 3,00,000/- structure
30% Solutium
12% Add amount
Rs. 5,00,000/- Damage
Alternative site .
20. Ravinder Singh s/o Ram Avtar -do-
21. Rajpati Chaurasia s/o Ram Kishan Chaurasia (M/S Anil Bakeri) 23'x8' -do-
22. S.Pyare Singh s/o S. Uttam Singh (M/S Sachdeva Shoes) 23'x8' -do-
23. Kulvant Singh s/o Hukam Singh (M/S Kamal Shoes) 23'x8' -do-
24. Ram Charan Tyagi s/o N.S Tyagi 23'x8' -do-
25. Sudhir Kamal Tyagi s/o N.S Tyagi Rs. 92,736/-per sq. yard for land
Rs. 1,41,035/- for structure
26. Lurindra Ram s/o Narain Dass (M/S Verma Watch Co.) 20'x10' -do-
27. Yogesh Nagpal s/o Dayal Chand Nagpal (Rama Krishna Fruit Juice) -do-
28. K. Narain S/o Kumaran 8'X5'(M/s Bengali Tea Stall) Rs. 2,00,000/- per sq yds
Rs. 50,000/- Shifting Bussiness
Rs.9,00,000/- structure
30% Solatium
12% Add Amount



14/1 A

29. Radhey Sham Sethi s/o C.P Sethi
48'x24'

Above S. No.5

14/2

30. Bikramjit Singh s/o Mukhpal Singh

-do-

14-2A Block

31. Smt .Satya Rani Nande s/o parma nand

As Above S. No.5

15/1 Block

32. Surinder Singh Chawla s/o Kartar Singh
(M/S Pindi Wool Shop)

-do-

33. Parveen Kumar s/o Late Ram Dayal
31'x 11'
(M/S R.D.Sdo Agencies)

Rs. 2,00,000/- per sq yds
Rs. 50,000/- Shifting Bussiness
Rs.9,00,000/- structure
30% Solatium
12% Add Amount

34. Balvinder Singh s/o Darshan Singh
7'x3'-6" (Kochher Store)

-do-

35. Smt Surrinder Kaur w/o Balvinder Singh
11' x5.'8" (Krishna Electro state)

-do-

36. Manish Kumar s/o Chander Parkash
5'-7"x11."6" (Ganesh Corner)

-do-

37. Gurbachan Singh s/o Kartar Singh
5'-7"X11'-6" (M/s Sunny Shoes)

-do-

38. Darshan Singh s/o S. Raja Singh
11'-5"X4'-6" (M/s Clinick Accupoint)

-do-

39. Sarvajeet Kochar W/o Inderpal Singh
11'X7'-6" (M/s B.I. Electronics)

-do-

40. Naveen Kumar s/o Ram Dayal
17'X12" (M/s Green Place)

-do-



41. S. Inder Pal Singhs/o Darshan Singh
11'X10'-3" M/s Raja Sahib Enterprises

-do-

15/1A+15/2A Block

42. Ripu Daman Singh s/o Harnam Singh
48'x24'

Rs. 2,00,000/- per sq. yard
Rs.1,00,000/-Shifting Bussiness
Rs. 25,00,000/- Structure
30% Solatium
12% Addl. amount

15/2 Block

43. Dr. Bimla Popli

As Above

ASHOK NAGAR

31/1 Block

44. Naresh Chander Gosain s/o Chaman Lal Gosain
10'X11' (M/s Bruts Barber Shop)

Rs. 2 lacs per sq. yard
Rs. 3 lacs structure
Rs. 5 lacs damage
Solatium @30%
Addl. Amount @12%

45. Kishan Singh Ahuja S/o Gurcharan Singh Ahuja
(M/s Ahuja Auto Centre)

Rs. 2 lacs per sq. yard for land
Rs. 50000/- for business shifting
Rs. 6 lacs structure
Solatium @30%
Addl. Amount @12%

46. Tarvinder Singh Ahuja s/o Bishan Dass Ahuja
9'X22' + 11'X12'
(M/s Bright Star Industries)

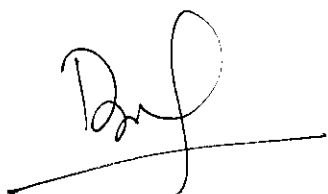
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47. Gurmeet Singh Ahuja s/o Gurinder Singh
(M/s Ahuja Plastics)

-do-

48. Kishan Singh Ahuja s/o Gurcharan Ahuja
24'X10' (M/s K.S. Ahuja & Co.)

-do-



31/1A BLOCK

49. Sandeep Julka S/o R.K. Julka

Rs. 2 lacs per sq. yard
Rs. 50000/- for shifting of house
Rs. 1000000/- for structure
Solatium @30%

31/2 Block

50A. Sashi Lalwani W/o Ashok Kumar
10'X11.5' (ATM, State Bank of India)

Rs. 2 lacs per sq. yard.
Rs. 50000/- for shifting of business
Rs. 500000/- for structure
Solatium @30%
Addl. Amount @12%
Rs. 30 lacs for damage compensation

50B. Sashi Lalwani W/o Ashok Kumar
50'X12'

Rs. 2 lacs per sq. yard
Rs. 25000/- for shifting of house
Rs. 120000/- for structure
Solatium @30%
Rs. 10 lacs for damage

31/2A Block

51. Shakuntla Lalwani w/o Samual Dass Lalwani
50' X12'

Rs. 2 lacs per sq. yard
Rs. 25000/- for shifting of business
Rs. 12 lacs for structure
Rs. 10 lacs for damage
Solatium @30%
Addl. Amount @12%

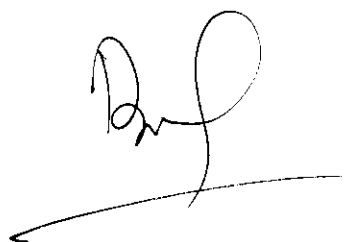
52. Devender Sharma s/o Hari Chand
(14'X11')

Rs. 2 lacs per sq. yard
Rs. 50000/- for shifting of business
Rs. 8 lacs for structure
Solatium @30%
Addl. Amount @12%

32/1 Block

53. Harish Kumar s/o Kishan Lal
9'X7' (M/s Vijay Corner)

Rs. 2 lacs per sq. yard
Rs. 50000/- for shifting of business
Rs. 3 lacs/- for structure
Solatium @30%
Addl. Amount @12%
Rs. 5 lacs for damage



- 54A. Khajan Chand As Above
- 54B. Prince Motors As Above
- 54C. Disco Hair Dressers As Above

32/1A

55. Kedar Nath Sharma s/o Hari Chand
50'X10'

Rs. 2 lacs per sq. yard
Rs. 25,000/- for shifting of business
Rs. 12 lacs for structure
Rs. 10 lacs for damage
Solatium @30%
Addl. Amount @12%

33/1 Block

56. Rajinder Tandon S/o Bansi Lal Tandon
9'X6' (M/s Aarti Motors)

Rs. 2 lacs per sq. yard
Rs. 50,000/- for shifting of business
Rs. 3 lacs for structure
Rs. 5 lacs for damage
Solatium @30%
Addl. Amount @12%

57. Asa Singh Virdi
(Virdi Communications)

As Above

58. Ramesh Chand Grover s/o Joginder Pal Grover
7'x 6' (M/s Eagle Motor)

As Above

59. Sushil Kumar Ahuja s/o Bodh Raj
9'x 6' (M/s Pinki Travel)

As Above

60. Harjeet Singh s/o Jagdev Singh
(M/s Chanson Motor)

As Above

61. Palvinder Jeet Singh s/o S.Pishora Singh
(M/s Classic Decorators and Designers)

As Above

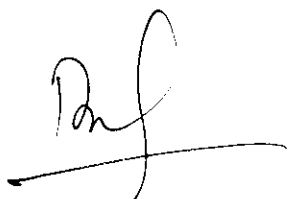
33/1 A Block

62. Smt. Baljeet Kaur w/o S.Palvinder Jeet Singh
Shop No. I

As Above

63. Narinder Pal Singh s/o S.Pishora Singh

As Above



- | | |
|--|----------|
| 64. S Pishora Singh s/o S. Amar Singh
Shop No.I 10' x 6' (First Floor)
Shop No. 2 9' x 6'
Shop No.3 6' x 6'
Shop No.5 15' x 6' | As Above |
| 65. Mrs Arpit Kaur w/o S.Narinder Pal Singh
Shop No.3 6' x 6' | As Above |
| 66. Mrs Param Jeet Kaur w/o Pishora Singh | As Above |
| 67. S. Pishora Singh s/o Amar Singh
(M/s Classic Aluminium)
15'x 5' | As Above |

On perusal of the claims filed by the interested persons, it is noted that most of the interested persons have claimed market value of land at Rs. 2,00,000/-lacs per sqm. approximately. But none of them have furnished any documentary evidence like registered sale deeds of similar land anywhere nearer to the claimed market value. It is further observed that the claims are not only exorbitantly high but also lacks supportive evidences.

Similarly, the claims towards cost of structures have been very high and not supported by reliable evidences. Most of them were not evaluated by credible Govt. approved valuers, hence were not accepted to be the basis of arriving at the compensation towards structures. The claims towards other items like defacement of properties, discomfort, loss of business, cost of shifting and transportation are not supported by documentary evidences and posses no scientific base on which such calculation were deducted.



MARKET VALUE**A. LAND**

To arrive at fair market value, the locality of the site, situation of the area and finally the quality, potentiality and use of area and finally the quality, potentiality and use of land should be kept in mind. The property under acquisition are situated in Tilak Nagar have residential as well as commercial activities in the vicinities. The market value of the land under acquisition is to be determined with reference to the date of publication of notification u/s 4 of the L.A. Act 1894, which in this case is 11.06.2003, so that adequate compensation on prevailing market value could be awarded.

Keeping the above facts in mind, two methods of valuation of land under acquisition were followed. In the first method, the schedule of rates circulated by Deptt. of Urban Development, Ministry of Urban Affairs & Employment vide letter No. J-22011/4/95-LD dated 16.4.1999 was referred. It was noted that indicative price of land in Tilak Nagar area was given at Rs.6,930/- per sqm. for residential purpose and Rs. 14,490/- for commercial purpose. these rates were applicable till March, 2000 and not revised yet, thus making the method inherently deficient.

In another method of valuation, the price paid within a reasonable time-frame in bonafide transactions of purchase of similar lands possessing similar advantages has been followed. So the certified registered sale deeds of rates of similar lands in the adjacent areas of Tilak Nagar, Subhash Nagar and Ganesh Nagar were collected to estimate the fair market value. The details of sales transactions have been summarized as under :-



The Details of sale transactions have been summarized as under:-

Sl. No.	Registration No. & date	Amount (in Rs.)	Area in sqm.	Name of colony & revenue state	Average Rate (per sqm.)
1.	3241-25.02.03	2,65,000/-	83.61	Anand Vihar, Jail Road (Tihar)	Rs.3169/=
2.	3597- 4.03.04	6.00,000/-	42.85	Ashok Nagar (Tihar)	Rs.14,082/=
3.	5080-23.03.04	4,85,000/-	83.61	Tilak Nagar	Rs.5800/=
4.	37 -8.02.2001	11,40,000/-	70.00	Shivaji Enclave (Basai Darapur)	Rs.16,285/=


On calculation, the average sale price of these transactions comes to Rs. 9834/- per sqm.

By evaluating the above two methods and keeping the locational advantage of being situated on main road in mind, the market value has been assessed at Rs. 10,900/- per sqm

Before determining the amount of compensation, a notice u/s 50(i) was given to the D.M.R.C. Limited, a company for which the land was acquired.

B. STRUCTURES

The value of structures including permanent structure, boundary wall, gate and any other things should be given to the interested persons as per the valuation report submitted by DMRC Ltd., duly vetted by PWD. The summary of the values awarded is summarized as under :-



SNo.	Property No.	Name of Owner/Occupation	Value Of the Structure in (Rs.)
1.	10/1, Shop No.1	B.S Cigarette store	755
2.	10/1, Shop No.2	Namarata Pan Masala	1,321
3.	10/1, Shop No.3	Raju Tea Stall	3,087
4.	10/1, Shop No.4	Vishno Dhaba	5,518
5.	10/1-A,Residence	Baldev Raj s/o Sh.Hukum chand & Sunil kumar	57,520
6.	11/1, Shop No,1	Rajinder Khurana	44,368
7	11/1, Shop No,2	Geeta Tyagi,w/o Lt.Sh.Bhim Singh (Sunny Dhaba)	8,931
8	11/1 Shop No,3	Dharmender Khurana	27,065
9	11/1 Shop No.4	Ajay Khurana	60,204
10	1/1-A Shop No,1	Rajinder Khurana, Tenant:Dr.Ravi Tandani	15,443
11	11/1-A shop No,2	Rajinder Khurana , Tenant Joginder Singh	28,905
12	11/1-A Shop No.3	Rajinder Khurana Tenant:Leela Adlakha w/o Hansraj Adlakha	21,164
13	11/1-A Shop No.4	Rajinder Khurana tenant Chander Sekhar	24,351
14	11/1-A Shop No.5	Rajinder Khurana	54,685
15	11/1-A Residence (TF)	Rajinder Khurana	12,537
16	11/1,Shop No.1 (S.F)	Owner Mrs. & Mr. Khurana Occupant Krishan Lal	26,665
17	11/1,Shop No.2 (S.F)	Owner Mrs & Mr Khurana Occupant H.S Hora	22,406
18	11/1,Shop No.3 (S.F)	Owner Mrs. Khurana occupant H.C. Kinra	21,297
19	11/1, Shop No. 4 (SF)	Owner Mrs. Khuran occupant Ramesh Khattar	20,143
20	11/1, Sho No. 5 (SF)	Owner Mrs. Khuran occupant H.S. Sachdeva	44,768
21	12/1 Residence (GF)	Jasvinder Kaur	44,082
22	12/1-A Residence (FF)	Satinder Pal Singh Bindra	63,578
23	13/1 Residence	Kishan Lal Kataria	83,271
24	13/1 Shop No.1	Prem Swaroop Kataria	36,180

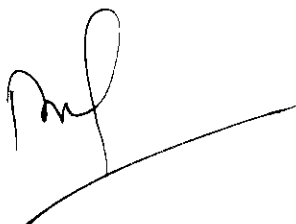


25	13/1 Shop No.2	Joginder Kataria	36,180
26	13/1 Shop No.3	Mohan Magazine Centre, Manoj Kumar Kataria	15,635
27	13/1 Shop No.4	B.K. Electrostat, Madan Mohan	18944
28	13/1 Shop No.5	Kulbhushan Kataria, B.K. Electrostat	12224
29	13/1, Residence (FF)	Prem Swaroop and Madan Mohan Kataria	127685
30	14/1 Shop No.1	Ram Kishan Juice Corner	9260
31	14/1 Shop No.2	Verma Watch Co.	36313
32	14/1 Shop No.3	Rinku Foot Wear	15139
33	14/1 Shop No.4	Tyagi Medicose and Opticals	17294
34	14/1 Shop No.5	Amit Bakery	43564
35	14/1 Shop No.6	Kamal Shoe Corner	47056
36	14/1-A, Residence	Radhey Shyam and Sher Jung	110016
37	14/2, Residence	Vikram Jeet Singh s/o Mukhpal Singh	276739
38	14/2-A, Residence	Satya Rani W/o Parmanand	159388
39	15/1, Godown	Naveen Kumar s/o Ram Tayal	21143
40	15/1, Godown	Praveen Chutani	29855
41	15/1, Shop No.1	Darshan Singh (Clinic Accu-point)	5242
42	15/1, Shop No.2	Surinder Singh S/o S. Kartar Singh	5173
43	15/1, Shop No.3	Krishna Electorostat	11367
44	15/1, Shop No.4	Sunny Shoe Sales	11155
45	15/1, Shop No.5	Munish Kumar (Ganesh Corner)	11155
46	15/1, Shop No.6	Darshan Singh S/o Raja Singh (B.L. Electronics, Prop. Sabharjeet Kaur)	43180
47	15/1, Shop No.7	Inderpal Singh s/o Darshan Singh (Raja Sahib Enterprises)	43180
48	15/1, Residence	Ripu Daman Singh, Advocate	90318
49	15/2, Residence	Lady Dr. Vimla Popli, Handicapped	93667
50	15/2, Shop No.1	Lady Dr. Vimla Popli	65795
51	15/2, Shop No.2	Lady Dr. Vimla Popli	64733
52	15/2-A, Residence	Ripu Daman Singh, Advocate	83058



ASHOK NAGAR, TILAK NAGAR

53	31/1, Shop No.1	Kishan Singh Ahuja S/o Guru Harnam Singh and Tarvinder Singh S/o Bishan Dass Ahuja	28452
54	31/1, Shop No.2	Kishan Singh Ahuja S/o Guru Harnam Singh and Tarvinder Singh S/o Bishan Dass Ahuja	27414
55	31/1, Shop No.3	Harbans Singh S/o Jeevan Singh (Ashok Auto Mobiles)	16518
56	31/1, Shop No.4	Tarvinder Ahuja s/o Bishan Dass Ahuja	37825
57	31/1, Shop No.5	Kishan Dass Ahuja S/o Guru Charan Singh Ahuja	11312
58	31/1, Shop No.6	Chaman Lal Gosama and Siddarth Gosam	9172
59	31/1-A,Residence	Julka S/o Ramesh Julka	60443
60	31/2,Residence(GF)	Sashi Lalwani w/o Ashok Lalwani	66096
61	31/2 Shop No.1	Sashi Lalwani W/o Ashok Lalwani	55340
62	31/2, Shop No.2	Sashi Lalwani w/o Ashok Lalwani	22366
63	31/2-A, Residence	Sakuntala Lalwani w/o Sawal Lalwani	225756
64	32/2, Residence	Devender Sharma s/o Vidhyawati	1259
65	32/1, Shop No.1	Vidhyawati tenant Khayan Chand	8048
66	32/1, Shop No.2	Vidhyawati tenant Khayan Chand	7827
67	32/1, Shop No.3	Sharma Properties(Davinder Sharma)	12178
68	32/1, Shop No.4	Disco Hair Dressers	6444
69	32/1, Shop No.5	Harish Kumar	9235
70	32/1-A,Residence	Kedar Nath Sharma	132748
71	33/1, Shop No. 1	Balwainder Jeet Singh, Classic decorators	3316
72	33/1, Shop No.2	Virdi Communication	2659
73	33/1, Shop No.3	Harjeet Singh (Chursan Group)	6661
74	33/1, Shop No. 4	Rajinder Tandon s/o Banshi Lal Tandon	4883
75	33/1, Shop No.5	Ramesh Chand Grover (Eagel Motors)	10238
76	33/1, Shop No.6	Sushil Kumar Ahuja	4924
77	33/1-A, Workshop	Pishora Singh S/o Amar Singh	84256



OTHER COMPENSATIONS**A. SOLATIUM**

On the market-value so determined by the LAC, the owners/interested persons are entitled to get 30% extra compensation as solatium as per the provisions of L.A. Act.

B. ADDITIONAL BENEFITS

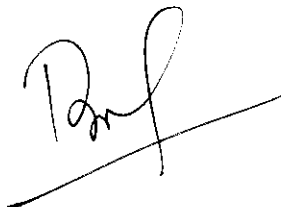
The interested persons are also entitled to have additional benefits @ 12% per annum on the market value of the land and solatium u/s 23(i)(ii)(a) of the Land Acquisition Act from the date of notification u/s 4 till the date of possession i.e. 11.06.2003 to 15.10.2003.

C. INTEREST U/S 34

The interest at the rate of 9%&15% p.a will also be paid to the interested persons from date of possession till the date of award i.e. from 16.11..2003 to 18.01..2005.

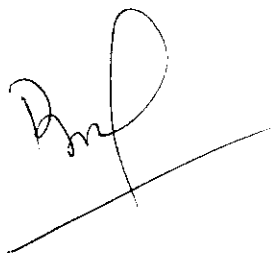
D. APPORTIONMENT

The compensation will be paid to the rightful owners/interested persons on the basis of latest records. The details of recorded owners of land under acquisition were collected from the revenue record which is as under :

A handwritten signature in black ink, appearing to be 'Dmf', with a long horizontal line extending from the bottom of the signature.

Sl. No.	Property No.	Name of the Recorded Owner	Status of land
1.	10/1	Govind Ram	Lease Hold
2.	10/1-A	Moti Ram Malkani	-do-
3.	11/1	Mehar Chand	-do-
4.	11/A-1	Jasbir Singh	-do-
5.	12/1	Amarjeet Singh	-do-
6.	12/1-A	Amarjeet Singh	-do-
7.	13/1	Krishan Lal Katari	Free Hold
8.	13/1-A	Diwan Chand	-do-
9.	14/1	Lurinda Ram Verma	-do-
10.	14/1-A	Sada Nand Gosian	Lease Hold
11.	14/2	Kharati Lal	-do-
12.	14/2-A	Parmanand Nanda	-do-
13.	15/1	Darshan Singh	Free Hold
14.	15/1-A	Ripu Daman Singh	-do-
15.	15/2	Sri Ram	Lease Hold
16.	15/2-A	Ripu Daman Singh	Free Hold
17.	31/1	G.S. Ahuja, T.S. Ahuja and Gurmeet Singh Ahuja (1/2 share) and Kishan Singh Ahuja (1/2 share)	-do-
18.	31/1-A	Sandeep Julka	-do-
19.	31/2	Sashi Lalwani	-do-
20.	31/2-A	Sakuntala Lalwani	-do-
21.	32/1	Hari Chand	Lease Hold
22.	32/1-A	Kedar Nath Sharma	Free Hold
23.	33/1	Gokul Singh	Lease Hold
24.	33/1-A	Pishora Singh	Free Hold

The interested persons in the properties mentioned at Sl. Nos. 1,2,3,4,5,6,10,11,12,15,21 & 23 have executed lease-deed of Permanent nature which conferred the right of transer, addition and alteration to the lease-holders. Under these circumstances, the ratio of apportionment between lessor & lessee is held at 20 : 80 i.e. 20% to owner and 80% lease-holders. For free-hold properties, the whole amount is assessed in favour of recorded owners. In case of tenants in some properties, the amount of compensation further apportioned in the ratio of 80:20 i.e. 80% to lease holders / owners & 20% to the tenants.



SUMMARY OF AWARD

S.No.	ITEM	AMOUNT (Rs.)
1.	Compensation for the land measuring 845.10 sqm. @10,900/- per sqm.	92,11,590/-
2.	Solatum @ 30%	Rs. 27,63,477/-
3.	Value of structures as assessed by Regd. Valuer & vetted by PWD	Rs. 30,88,067/-
4.	Addl. Benefits u/s 23 (IA) on item 1 & 3 @ 12% per annum from the date of notification to the date of possession i.e. 11.06.2003 to 15.10.2003 (127 days)	Rs. 513553/-
5.	Amount tendered before possession	Rs. 51,90,820/-
6.	Interest on compensation u/s 34 from the date of possession to the date of award i.e. 16.10.2003 to 18.01.2005 (461 days) (@9% p.a. for 365 days and @15% p.a. for 96 days)	Rs. 9,34,728/- Rs. 4,09,743/- Rs. 13,44,471/-
	TOTAL BALANCE :-	Rs. 1,17,30,338/-
	GRAND TOTAL :-	Rs. 1,69,21,158/-

(Rupees One Crore Sixty Nine Lacs Twenty One Thousand One Hundred Fifty Eight Only).

Approved

[Signature]
Secretary (Revenue)

[Signature]
(BINAY BHUSHAN)
LAND ACQUISITION COLLECTOR
WEST DISTRICT: DELHI

The award is drawn with the approval of Secretary (Revenue), GNCT of Delhi & announced accordingly.

Announced in open court

[Signature]
3/2/05

Rem Nagar - Ashok Nagar (Tilak Nagar)

@ Rs 10900/- per sqm.

	1	2	3	4	5	6	7	8	9	10	11	12
Sl. No.	Particulars (sqm)	Area (sqm)	Market value @ Rs 10900/- per sqm	Commission 30.1%	Value of Structure	Additional Amount @ 12% from 11-6-2003 To 15-10-2003 (127) Days	Amount Tendered before Reservation	Interest on Balance amount (@ 9% P.a. for 1 year 15% P.a. for 96 Days)	Total balance (then no 9410)	Amount Total (then no 9410)	Remarks	
1.	10/1	9.63	104967.00	31490.00	68201.00	7230.00	71569.00	126297.5536 (18165)	158484.00	230053.00		
2.	11/1	30.45	331905.00	99571.00	432932.00	31934.00	220716.00	87461.00	763087.00	983803.00		
3.	12/1	56.02	610618.00	183185.00	107660.00	29991.00	145045.00	101803.00	888211.00	1033256.00		
4.	13/1	87.54	954186.00	286256.00	330119.00	53624.00	501400.00	145347.00	1268132.00	1769532.00		
5.	14/1	110.26	1201834.00	360550.00	278642.00	61815.00	552410.00	174816.00	1525247.00	2077657.00		
6.	14/2	105.84	1153656.00	346097.00	436127.00	66379.00	652467.00	174733.00	1524525.00	2176992.00		
7.	15/1	108.76	1185484.00	355645.00	271763.00	60845.00	716858.00	149760.00	1306639.00	2023497.00		
8.	15/2	110.10	1200090.00	360027.00	307253.00	62937.00	748431.00	152997.00	1334873.00	2083304.00		
			6742740.00	2022821.00	2232697.00	374755.00	3608596.00	1005082.00	8769198.00	12378094.00		

Dr. V. V. (w)

Dr. V. V. (w)

Dr. V. V. (w)

Dr. V. V. (w)

Calculation of Market Value - Prem Nagar - Ashok Nagar - (T. Rak. Nagar)

@ Rs 10900/- per sqm

1	2	3	4	5	6	7	8	9	10	11	12
S. No.	Property No	Area (sqm.)	Market value @ Rs 10900/- per sqm.	Settlement 30%.	Value of Structure	Additional Amount @ 12% from To	Amount Tendered before Possession	Interest on Balance Amount	Total Balance (Column 9+10)	Amount Total (Column 11+10)	Remarks
9	31/1	103.74	1130766-00	339230-00	191136-00	55194-00	761436-00	123612-00	1078502-00	1839938-00	
10	31/2	66.82	728332-00	218501-00	369558-00	45841-00	435453-00	119975-00	1046760-00	1482213-00	
11	32/1	36.47	397523-00	119257-00	177739-00	24019-00	262663-00	59014-00	514889-00	777552-00	
12	33/1	19.47	212223-00	63667-00	116937-00	13744-00	122372-00	36790-00	320989-00	4413361-00	
			2468850-00	740655-00	855370-00	138798-00	1581924-00	339391-00	2961140-00	4543064-00	
		G.Total	9211590-00	2763476-00	30,88,067-00	513553-00	51,40,820-00	1344473-00	11730338-00	16,92,1158-00	

Prof
WPC (45)

NT-LA

Kga
Shaneshgo

for
Pet

Dt - ~~15~~ 15th Oct '03

POSSESSION REPORT OF PREM NAGAR and
Ashok Nagar at Tilak Nagar

As per office Order NO - ADM/LAC/West/2003/1225-26 dated 9.10.03 program has been fixed on 15th Oct 03 for Taking over physical possession of Pvt properties at Prem Nagar and Ashok Nagar at Tilak Nagar. This land is notified v/s of L.A. act 1894 vide Notification No. F. 7(60)/2001/LA/LAB/MRTS/4802 dated 11/6/03 and notified v/s 6 vide Notification No. F(7)(60)/2001/LA/LAB/MRTS/6776 dated 22/7/03. Total area notified at Prem Nagar is 1209.21 sqm and at Ashok Nagar is 803.28 sqm. Out of above notified area only 618.60 sqm from Prem Nagar and 226.50 sqm from Ashok Nagar has been taken over on as is where is basis. Details of land taken over from individual blocks are furnished in Annexure 'A' and Annexure 'B' enclosed. Balance notified land measuring 570.61 sqm from Prem Nagar and 576.78 sqm from Ashok Nagar is not required for Delhi Metro. Officials from Trpt Dept, MCTD, LAB Dept, LAC (w) and DMRC are present during the possession. Physical possession of 618.60 sqm from Prem Nagar and 226.50 sqm from Ashok Nagar has been handed over to Sh. Deepak Suri, LAB Dept on as is where is basis on 15/10/03.

(Prakash Verma)
 Tehsiladar / LAB

Hemal kgo
(Laxmichang
kgo / L A

Sun 15/11/03
(Satish Kumar)
SA / TPT Dept

Dr
akshuri)
ntwan / LTB.

Top 15/11/03
(Raghavendra Bhat)
AEN / DMRC.

Details of Land Taken Over at Prem Nagar, Tilak Nagar

Property NO.	Area Notified in sqm	Area Taken over in sqm.
BLOCK NO - 8	$(\frac{15.49+15.81}{2}) \times 7.06 = 110.49$	NIL
BLOCK NO - 9	$(\frac{15.24+15.20}{2}) \times 6.94 = 105.62$	NIL
BLOCK NO - 10	$(\frac{15.28+15.41}{2}) \times 6.52 = 100.04$	10/1 - $(\frac{0.16+1.10}{2}) \times 15.28 = 9.63$
BLOCK NO - 11	$(\frac{15.15+15.27}{2}) \times 6.78 = 103.12$	11/1 - $(\frac{1.45+2.37}{2}) \times 15.15 = 30.45$
BLOCK NO - 12	$(\frac{15.08+15.14}{2}) \times 7.13 = 107.80$	12/1 - $(\frac{3.31+4.12}{2}) \times 15.08 = 56.09$
BLOCK NO - 13	$(\frac{15.21+16.16}{2}) \times 14.29 = 224.13$	13/1 - $(\frac{4.88+5.61}{2}) \times 16.69 = 87.54$
BLOCK NO - 14	$(\frac{15+15.12}{2}) \times 14.62 + 1.72 \times 3.06 = 225.45$	$\left. \begin{aligned} 14/1 - (7 \times 15 + 1.72 \times 3.06) &= 110.26 \\ 14/2 - 7 \times 15.12 &= 105.84 \end{aligned} \right\}$
BLOCK NO - 15	$(\frac{16.85+16.77}{2}) \times 14.82 = 232.56$	$\left. \begin{aligned} 15/1 - 7 \times 16.65 (-) \left[\frac{1.6+1.5}{2} \times 5.025 \right] &= 108.76 \\ 15/2 - 7 \times 16.77 (-) \left[\frac{1.5+1.4}{2} \times 5.025 \right] &= 110.10 \end{aligned} \right\}$
	<u>Total - 1209.21 M²</u>	<u>Total - 618.60 M²</u>

Details of Land taken over at Ashok Nagar, Tilak Nagar

Property No.	Area Notified in sqm	Area Taken Over in sqm
Block NO - 31	$\left(\frac{14.82+15.05}{2}\right) \times 11.44 = 170.88$	$\left\{ \begin{array}{l} 31/1 - 7 \times 14.82 = 103.74 \\ 31/2 - 4.44 \times 15.05 = 66.82 \end{array} \right.$
Block NO - 32	$\left(\frac{15.01+14.97}{2}\right) \times 7.20 = 107.92$	$32/1 - \left(\frac{2.48+2.38}{2}\right) \times 15.01 = 36.47$
Block NO - 33	$\left(\frac{17.70+17.10}{2}\right) \times 7.03 = 118.24$	$33/1 - \left(\frac{1.44+0.76}{2}\right) \times 17.7 = 19.47$
Block NO - 34	$(-).89 \times 4.58$ $\left(\frac{15.19+15.23}{2}\right) \times 6.38 = 97.03$	NIL
Block NO - 35	$\left(\frac{15.39+15.31}{2}\right) \times 6.37 = 97.77$	NIL
Block NO - 36	$\left(\frac{15.10+15.27}{2}\right) \times 6.64 = 100.82$	NIL
Block NO - 37	$\left(\frac{15.76+15.49}{2}\right) \times 7.08 = 110.62$	NIL
	Total <u>803.28 M²</u>	<u>Total = 226.50 M²</u>

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GOVERNMENT OF NCT OF DELHI
LAND & BUILDING DEPARTMENT
VIKAS BHAWAN : NEW DELHI

F.7(60)/2001/L&B/LA/MRTS

Dated :-

The Director,
Information & Publicity,
Block No. 9, Old Sectt.,
Delhi.

Sub:- Publicity of Notification in two daily leading newspapers.

Sir,

I am to enclose herewith two copies of Notification U/s 4 No. F.7(60)/2001/L&B/LA/MRTS/ 4802 and Dated 11/6/03 be published in Hindustan Times (English) and Hindustan (Hindi). The date alongwith the cutting of the same may please be furnished to this Department immediately after publication for taking further necessary action at this end.

Bills in duplicate alongwith the tear sheet may please be forwarded to the ADM/LAC (West), Old Middle School Complex Rampura, New Delhi for making payment to the newspapers directly.

Yours faithfully,

(H.D. MAHI)
DY. SECRETARY(LA)

Encl : as above.

F 7(60)/2001/L&B/LA/MRTS 4804

Dated :- 11/6/03

✓ Copy forwarded to ADM/LAC (West), Old Middle School Complex Rampura, New Delhi for information. Necessary publicity may also be made in the village and the date of such notice in the village may be communicated to this Deptt. immediately. Necessary payment in respect of the publication of the notification may be made directly to the Newspaper on receipt of the bills from the Director, Public Relations Deptt., Delhi.

(H.D. MAHI)
DY. SECRETARY(LA)

keep it in the concerned file.

Bm
12/8/03

52

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT : VIKAS BHAWAN : NEW DELHI

No. F. 7(60)/2001/LA/I&B/MRTS/ 4862

Dated :- 17/6/03

NOTIFICATION

Whereas it appears to the Lt. Governor, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose namely for Tilak Nagar MRTS Station. It is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

The notification is made, under the provisions of Sub-section 1 of Section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Lt. Governor, Delhi is pleased to authorise the officers for the time being engaged in the undertaking with their servants and workmen to enter upon and survey the land in the locality and do all other acts required or permitted by that section.

The Lt. Governor, Delhi is satisfied also that provisions of sub-section (1) of the section 17 of the said Act are applicable to this land and is further pleased under sub-section (4) of the said section to direct that all the provisions of Section 5(A) shall not apply.

SPECIFICATION

S.No.	Property & Name of Locality	Measurement & Total Area (in sq.Mtrs.)	Property No. of Boundaries			
			NW	NE	SE	SW
Prem Nagar, Tilak Nagar						
1.	Block No.-8	$\{(15.49+15.81)/2\} \times 7.06 = 110.49$	-NAJAFGARH ROAD-	Gali	Part of Block No.-8	Gali
2.	Block No.-9	$\{(15.24+15.20)/2\} \times 6.94 = 105.62$		Gali	Part of Block No.-9	Gali
3.	Block No.-10	$\{(15.28+15.41)/2\} \times 6.52 = 100.04$		Gali	Part of Block No.-10	Gali
4.	Block No.-11	$\{(15.15+15.27)/2\} \times 6.78 = 103.12$		Gali	Part of Block No.-11	Gali
5.	Block No.-12	$\{(15.08+15.14)/2\} \times 7.13 = 107.80$		Gali	Part of Block No.-12	Gali
6.	Block No.-13	$\{(15.21+16.16)/2\} \times 14.29 = 224.13$		Gali	Part of Block No.-13	Gali
7.	Block No.-14	$\{(15.00+15.12)/2\} \times 14.62$ $+ (1.72 \times 3.06) = 225.45$		Gali	Part of Block No.-14	Gali
8.	Block No.-15	$\{(16.65+16.77)/2\} \times 14.82$ $- \{(1.60+1.40)/2\} \times 10.05 = 232.56$		Jail Road	Part of Block No.-15	Gali
Ashok Nagar, Tilak Nagar						
9.	Block No.-31	$\{(14.82+15.05)/2\} \times 11.44 = 170.88$	-NAJAFGARH ROAD-	Gali	Part of Block No.-31	Gali
10.	Block No.-32	$\{(15.01+14.97)/2\} \times 7.20 = 107.92$		Gali	Part of Block No.-32	Gali
11.	Block No.-33	$\{(17.70+17.10)/2\} \times 7.03$ $-(0.89 \times 4.58) = 118.24$		Gali	Part of Block No.-33	Gali
12.	Block No.-34	$\{(15.19+15.23)/2\} \times 6.38 = 97.03$		Gali	Part of Block No.-34	Gali
13.	Block No.-35	$\{(15.39+15.31)/2\} \times 6.37 = 97.77$		Gali	Part of Block No.-35	Gali
14.	Block No.-36	$\{(15.10+15.27)/2\} \times 6.64 = 100.82$		Gali	Part of Block No.-36	Gali
15.	Block No.-37	$\{(15.76+15.49)/2\} \times 7.08 = 110.62$		Gali	Part of Block No.-37	Jail Road

BY ORDER AND IN THE NAME OF THE LT. GOVERNOR OF DELHI

(H.D. MAHI)
DY. SECRETARY (LA)

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GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT, VIKAS BHAWAN, NEW DELHI

No. F. 7(60)/2001/LA/L&B/MRTS/ 6776

Dated :- 22/07/2003

NOTIFICATION

Whereas the Lt. Governor, Delhi is satisfied that land is required to be taken by Government at the public expense for a public purpose namely for Tilak Nagar MRTS Station. It is hereby notified that the land in the locality described below is acquired for the above purpose.

This declaration is made under the provisions of Section 6 of the Land Acquisition Act, 1894, in respect of the land notified U/s 4 of L.A. Act, 1894 vide Notification No.F 7(60)/2001/LA/L&B/MRTS/ 4802 dated 11/06/2003 to all whom it may concern. Under the provisions of Section 7, of the said Act, the Land Acquisition Collector (West) Delhi is hereby directed to take orders for the acquisition of the said land.

A plan of the land may be inspected at the office of the Land Acquisition Collector (West), Delhi.

SPECIFICATION

MEASUREMENT & TOTAL AREA			PROPERTY NO. OF BOUNDARIES			
S.No.	Property & Name of Locality	(in sq Mtrs)				
			NW	NE	SE	SW
Prem Nagar, Tilak Nagar						
1.	Block No -8	$\{(15.49+15.81)/2\} \times 7.06 = 110.49$	-NAJAFGARH ROAD-	Gali	Part of Block No.-8	Gali
2.	Block No.-9	$\{(15.24+15.20)/2\} \times 6.94 = 105.62$		Gali	Part of Block No.-9	Gali
3.	Block No.-10	$\{(15.28+15.41)/2\} \times 6.52 = 100.04$		Gali	Part of Block No.-10	Gali
4.	Block No.-11	$\{(15.15+15.27)/2\} \times 6.78 = 103.12$		Gali	Part of Block No.-11	Gali
5.	Block No.-12	$\{(15.08+15.14)/2\} \times 7.13 = 107.80$		Gali	Part of Block No.-12	Gali
6.	Block No.-13	$\{(15.21+16.16)/2\} \times 14.29 = 221.13$		Gali	Part of Block No.-13	Gali
7.	Block No.-14	$\{(15.00+15.12)/2\} \times 14.62$ $+ (1.72 \times 3.06) = 225.45$		Gali	Part of Block No.-14	Gali
8.	Block No.-15	$\{(16.65+16.77)/2\} \times 14.82$ $- \{(1.60+1.40)/2\} \times 10.05 = 232.56$		Jail Road	Part of Block No.-15	Gali
Ashok Nagar, Tilak Nagar						
9.	Block No -31	$\{(14.82+15.05)/2\} \times 11.44 = 170.88$	-NAJAFGARH ROAD-	Gali	Part of Block No.-31	Gali
10.	Block No -32	$\{(15.01+14.97)/2\} \times 7.20 = 107.92$		Gali	Part of Block No.-32	Gali
11.	Block No -33	$\{(17.70+17.10)/2\} \times 7.03$ $-(0.89 \times 1.58) = 118.24$		Gali	Part of Block No.-33	Gali
12.	Block No -34	$\{(15.19+15.23)/2\} \times 6.48 = 97.03$		Gali	Part of Block No.-34	Gali
13.	Block No -35	$\{(15.39+15.31)/2\} \times 6.37 = 97.77$		Gali	Part of Block No.-35	Gali
14.	Block No.-36	$\{(15.10+15.27)/2\} \times 6.64 = 100.82$		Gali	Part of Block No.-36	Gali
15.	Block No.-37	$\{(15.76+15.49)/2\} \times 7.08 = 110.62$		Gali	Part of Block No.-37	Jail Road

BY ORDER AND IN THE NAME OF THE LT. GOVERNOR OF DELHI

(Sd/-)
(OFFICIAL)
DY. SECRETARY (L&B)

56

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI
LAND & BUILDING DEPARTMENT : VIKAS BHAWAN : NEW DELHI

No. F 7(60)/2001/LA/L&B/MRTS/ 6777

Dated :- 22/07/2003

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section of 17 of the Land Acquisition Act, 1894, the Lt. Governor, Delhi is pleased to direct the Land Acquisition Collector (West), Delhi to take possession of land the specification of which is given in his notification U/s 4 No. F.7(60)/2001/LA/L&B/MRTS/ 4802 dated 11/6/2003 and U/s 6 dated 23/07/03 on expiration of 15 days from publication of the notice under sub-section (i) of Section 9 of the said Act.

By order and in the name of the Lt. Governor of NCT of Delhi.

(H.D. MAHI)
DY. SECRETARY (LA)