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**AWARD NO. : 2/2003-04**

**Name of Area/Village** : 3-B, 4-B, 1/5-B, 6-B, 7-B, 8-B, 9-B, 10-B,  
Rajendra Park, B-1, B-2, B-3, B-1/7, B-  
1/8, 25, 26, 27, 28-Pusa Road & Hotel  
Jaypee Sidhartha, New Delhi.

**Nature of Acquisition** : Permanent

**Purpose for Acquisition** : MASS RAPID TRANSIT SYSTEM

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 2416.11 Sq. meter was issued by the Land & Building Department on 05-03-2003 u/s 4 vide notification No. F.7(60)/2001/L&B/MRTS-II/19421 of the Land Acquisition Act, 1894. The declaration u/s 6 of Land Acquisition Act was issued vide Notification No. F.7(60)/2001/LA/L&B/MRTS-II/496 dated 17-04-03. Since the land was also notified u/s 17(i) of the L.A. Act too vide Notification No. F.7(60)/2001/LA/L&B/MRTS-II/497 dated 17-04-03, 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 IN SQ. METER
1.	3-B	Rajendra Park, New Delhi.	46.74
2.	4-B	- DO -	43.20
3.	1/5-B	- DO -	33.88
4.	6-B	- DO -	55.57
5.	7-B	- DO -	77.76
6.	8-B	- DO -	96.14
7.	9-B	- DO -	119.00
8.	10-B	- DO -	228.06
9.	Service Lane for 9-B	- DO -	16.29
10.	B-1	Pusa Road, New Delhi.	45.60
11.	B-2	- DO -	36.60
12.	B-3	- DO -	19.00
13.	B-1/7	- DO -	76.00
14.	B-1/8	- DO -	170.00
15.	25	- DO -	44.40
16.	26	- DO -	52.00

17.	27	- DO -	1196.00
18.	28	- DO -	34.80
19.	Hotel Siddhartha	- DO -	25.07
TOTAL			2416.11

Wide publicity of the notification was given through important Dailies both in English (Hindustan Times) and Hindi (Hindustan) having 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 owners/occupants/interested persons of the properties. The claims from the interested persons were received which are detailed under the heading 'Claims & Evidences'.

This acquisition involves land & structures appurtenant thereto. The structures were got evaluated by Govt. approved valuers and were vetted by the P.W.D. of Govt. of NCT of Delhi and submitted by Delhi Metro Rail Corporation.

#### MEASUREMENT AND TRUE AREA

As per the notification, the total area of land measuring 2416.11 sqm. was notified for acquisition. On physical survey conducted by a team of the staff of LAC (Central), Land & Building Department, Transport Department and DMRC, the total area was found to be the same i.e. 2416.11 sqm. The entire area required for MRTS project has been covered in the notification and declaration and there is no discrepancy on this account.

#### CLAIMS & EVIDENCES

In response to the notices issued u/s 9(1) and 10(1) of the Land Acquisition Act, 1894 to the owners/occupants/interested persons, the following persons filed their claims:-

S.No	Property No.	Name of the claimant	Details of the Claims & Evidences
1.	4-B, Rajendra Park	Mr. C. P. ANAND & others	Rs. 87,14,000/- (for land @ 1,00,000/- per sq. meter & other compensation)
2.	4-B, Rajendra Park	Mr. C. P. ANAND & others	Rs. 87,14,000/- (for land @ 1,00,000/- per sq. meter & other compensation)

	Rajendra Park	Association	(For land @ 1,00,000/- per sq. meter & other compensation)
4.	6-B, Rajendra Park	Sh. Narain Singh & others	Rs. 56,07,000/- (For land @ 1,00,000/- per sq. meter & other compensation)
5.	7-B, Rajendra Park	Mr. P. K. Jolly & others	Rs. 1,38,28,880/- (For land @ 1,35,000/- per sq. meter & other compensation)
6.	8-B, Rajendra Park	Mr. Gulshan Jolly & others	Rs. 1,70,70,170/- (For land @ 1,35,000/- per sq. meter & other compensation)
7.	9-B, Rajendra Park	Mr. Gushan Jolly	Rs. 2,10,67,150/- (For land @ 1,35,000/- per sq. meter & other compensation)
8.	10-B Rajendra Park	Mr. Jasmeet Singh	Rs. 7,58,06,000/- (For land @ 1,00,000/- per sq. meter & other compensation)
9.	B-1, Pusa Road	Mr. Mohinder Pal Singh	Rs. 2,00,00,000/- (For land & other compensation)
10.	B-2, Pusa Road	Dr. Sudarshana Sabbarwal & others	Rs. 53,93,910/- (For land & other compensation)
11.	B-3, Pusa Road	Mr. Sudarshan Raj Patta & others	Rs. 21,50,000/- (For land @ 1,10,000/- per sq. meter & other compensation)
12.	B-1/7, Pusa Road	Mr. Vinod Kr. Gujral	Rs. 88,40,400/- (For land & other compensation)
13.	B-1/8, Pusa Road	Mr. S. L. Khurana & others	Rs. 3,97,00,000/- (For land @ 1,00,000/- per sq. meter & other compensation)
14.	25, Pusa Road	Smt. Sitara Devi Jain & others	Land @ 1,00,000/- per sq. meter plus other compensation.
15.	26, Pusa Road	Sh. S. S. Khatri, Advocate C/o B. A. Properties & ors.	Rs. 68,50,500/- (For land @ 80,000/- per sq. meter & other compensation)
16.	28, Pusa Road	Mrs. Madhu Chadha & others	Rs. 41,00,500/- (For land @ 1,10,000/- per sq. meter & other compensation)
17.	27, Pusa Road	Mr. Bunil Ghopra & others	Rs. 38,88,00,000/- (For land @ 3,00,000/- per sq. meter & other compensation)
18.	27, Pusa Road	Mr. O. P. Chadha & others	Rs. 1,81,44,000/- (For 250 sqm. of land @ 70,000/- per sq. meter & other compensation)

19.	27, Pusa Road	Mr. Satish Chadha	Rs. 2,25,00,000/- (For 171 sqm. of land @ 1,00,000/- per sq. meter & other compensation)
20.	27, Pusa Road	Mr. Rohit Chadha	Rs. 1,01,00,000/- (For 60 sqm. of land @ 1,00,000/- per sq. meter & other compensation) Rehabilitation
21.	27, Pusa Road	Mr. Satya Prakash	Rs. 22,61,616/- (For 9.5 sqm. of land @ 1,00,000/- per sq. meter & other compensation) Alternative shop
22.	27, Pusa Road	Mr. Pradeep Mehra	Rs. 24,64,111/- (For 8.2 sqm. of land @ 1,00,000/- per sq. meter & other compensation) Alternative shop.
23.	27, Pusa Road	Smt. Shashi Arora Mr. Kunal Arora Ms. Upasana Arora	Rs. 5,36,00,000/- (For 79 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Alternative shop
24.	27, Pusa Road	Mr. Vinay Kr. Chadha	Rs. 42,05,800/- (For 24 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Alternative space for office.
25.	27, Pusa Road	Smt. Suman Chadha	Rs. 36,79,320/- (For 16 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Alternative space.
26.	27, Pusa Road	Mr. K. L. Bhasin	Rs. 27,13,000/- (For 17.62 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
27.	27, Pusa Road	Mr. S. C. Chadha	Rs. 32,58,300/- (For 15 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation

28.	27, Pusa Road	Sh. A. C. Chadha	Rs. 70,95,96/- (For 40 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
29.	27, Pusa Road	Sh. A. C. Chadha (Bright Steel Industries)	Rs. 1,67,16,950/- (For 102 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Alternative site.
30.	27, Pusa Road	Sh. Vinay Kr. Chadha	Rs. 78,11,400/- (For 50 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
31.	27, Pusa Road	Smt. Jai Rani Chadha	Rs. 28,57,280/- (For 14 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
32.	27, Pusa Road	Sh. Jagdish Arora	Rs. 25,02,000/- (For 8.2 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Alternative Shop
33.	27, Pusa Road	Sh. Subhash Kr. Soni	Rs. 90,04,780/- (For 61 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
34.	27, Pusa Road	Sh. Abhishak Kr. Soni	Rs. 86,51,660/- (For 61 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
35.	27, Pusa Road	Sh. Surender Verma	Rs. 22,82,000/- (For 4 sqm of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
36.	27	Sh. Vinod Verma	Rs. 95,11,750/- (For 63 sqm. of land @ 1,10,000/- per sq. meter & other

			compensation) Rehabilitation
37.	27, Pusa Road	Sh. Rajesh Kumar	Rs. 76,33,760/- (For 55 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Alternative shop
38.	27, Pusa Road	Sh. Rattan Lal	Rs. 31,99,460/- (For 8.59 sqm of land @ 1,10,000/- per sq. meter & other compensation)
39.	27, Pusa Road	Sh. Vimal Bhatia	Rs. 14,12,420/- (For 2.12 sqm. of land @ 1,10,000/- per sq. meter & other compensation)
40.	27, Pusa Road	Sh. Satsih Arora	Rs. 31,01,560/- (For 12.08 sqm of land @ 1,10,000/- per sq. meter & other compensation) Alternative shop
41.	27, Pusa Road	Sh. O. P. Bhasin	Rs. 30,74,500/- (For 15 sqm. of land @ 1,10,000/- per sq. meter & other compensation)
42.	27, Pusa Road	Sh. Mool chand Satiya	Rs. 32,53,750/- (For 18.26 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
43.	27, Pusa Road	Smt. Pushpa Sabbarwal & others	Rs. 1,67,97,000/- (For 73 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
44.	27, Pusa Road	Smt. Preeti Bhasin	Rs. 81,85,520/- (For 36.59 sqm. of land @ 1,10,000/- per sq. meter & other compensation) Rehabilitation
45.	27, Pusa Road	Sh. Ram Aggarwal	Rs. 15,00,000/- (for 8.2 sqm. of land & other compensation) Alternative site.
46.	Hotel Sidhartha	M/s Jaypee Hotels	i) Market value of land @ Rs.10,00,000/- per sqm. ii) Copy of Lease deed.

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47.	DDA	-	No Claim
48.	L & DO	-	No claim.

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.1.00 lacs per sqm. approximately. But most of them have not furnished any documentary evidence like registered sale deeds of similar lands anywhere nearer to the claimed market value. It is further observed that the claims are not only exorbitantly high but also lacks supportive evidences. The claimants at Sl.No. 5, 6 & 7 have enclosed copies of registered sale deeds of sales of similar lands which have been taken into consideration while arriving at the reasonable market value of land.

Similarly, the claim 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 for 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 possess no scientific base on which such calculations were deduced.

### MARKET VALUE

#### **A. LAND**

To arrive at fair market value, the locality of the site, situation of the area and finally the quality, potentiality & use of land to be kept in the mind. The property under acquisition are situated on Pusa Road have residential as well as commercial activities in the vicinities. These properties are situated in the very very close proximity of main commercial center Karol Bagh, Rajindra Place etc. They also have hitech and reputed hospitals like Sir Ganga Ram Hospital, Kolmet Hospital, Appollo Millennium and CT Scant center and others & best and modern educational centers like Bal Bharti Public School, Springdales School, Salwan Public School, Indian Agricultural Research Centre and Pusa Institute of Catering & Nutrition in the vicinity. These properties are also in the proximity of posh residential areas like Old & New Rajinder Nagar, East Patel Nagar, Prasad Nagar, WEA Karol Bagh. The Green area like Budha Jayanti Park, Radha Krishna Park and Pusa Hill Forest are also in very close proximity of these properties. All these properties are situated on main Pusa Road

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which is well connected to various parts of Delhi including Railway stations, Bus-stops etc. possess great commercial as well as residential potentialities.

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 the nearby area was given at Rs.11,550/- per sqm. for residential use as no rate for Pusa Road has been given. But 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 Pusa Road, Shankar Road, Karol Bagh were collected to estimate the fair market value. The details of sale transactions have been summarized as under :-

Sl.No.	Identification of Sales Deeds	Locality	Area in sqm.	Total transaction value	Rate per sqm.
1.	1/240-1/9009 20.12.95	B-8, Rajindra Park, Pusa Road	1049.18	Rs.3,05,00,000/-	Rs.29,070/-
2.	1710/216 26.7.95	No. 3, Panchkuniya Road	2925.43	Rs.6,80,00,000/-	Rs.23,244/-
3.	8873/1 23.8.95	1/5-B, NEA Karol Bagh	2200 sq.yards or 1837 sqm.	Rs.3,90,00,000/-	Rs.21,230/-
4.	2138-2141 9.5.2002	Plot No. 43, Block No. 6-A, WEA Karol Bagh	80.73 sq.yards or 67.4 sqm.	Rs.1,50,000/-	Rs.2,226/-
5.	2076/1 14.5.2002	13/31, WEA Naiwala, Karol Bagh	112 sq.feet	Rs.3,50,000/-	Rs.33,686/-
6.	5099/1 25.7.2003	7886/XV, Ram Nagar, Arakashan Nagar, Paharganj	236.6 sqm. or 283.40 sq.yards.	Rs.22,00,000/-	Rs.9298/-
7.	509/1 25.7.2003	Plot No. 95, Site I, New Rajinder Nagar	100 sq.yards or 83.5 sqm.	Rs.6,00,000/-	Rs.7186/-



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Most of these transactions constituted land and old structures appurtenant thereto. The average sale price of these transactions comes to Rs.17,991/- per sqm. But as the price includes the cost of structure which are old, average of 30% to 35% for these structures are discounted from the average sale price. Thus the market value of land component only was arrived at Rs.12,600/- 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. Further by evaluating the two methods as above, the market value has arrived at Rs.12,127/- per sq. meter for residential properties and Rs.25,357/- per sq.meter for commercial property.

### STRUCTURES

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

S.No	Property No.	Name of Firm/Owner/Occupant	Cost of Structure
1.	3-B, Rajednra Park	Mr. O. P. Saraf & Others	Rs. 21,029.00
2.	4-B,	Mr. C. P. Aggarwal & others	Rs. 22,295.00
3.	1/5-B	Ashok Chambers Welfare Association	Rs. 21,730.00
4.	6-B	Sh. Narain Singh & others	Rs. 33,836.00
5.	7-B	Mr. P. K. Jolly	Rs. 26,482.00
6.	8-B	- do -	Rs.10,736.00
7.	9-B	- do -	Rs. 10,600.00
8.	10-B	Mr. S. S. Marwaha	Rs.1,44,948.00
9.	Hotel Siddhartha	M/s. Jaypee Group	Rs. 23,559.00
10	B-1, Pusa Road	Mr. Mohinder Pal Singh	Rs. 13,429.00
11.	B-2, Pusa Road	Dr. Sudarshana Sabbarwal & others	Rs. 24,581.00

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12.	B-3	Mr. Sudarshan Raj Palta & others	Rs. 12,874.00
13.	B-1/7	Mr. Vinod Kr. Gujral	Rs. 27,117.00
14.	B-1/8	Mr. S. L. Khurana	Rs. 6,87,801.00
15.	25	Mr. C. M. Jain & others	Rs. 16, 406.00
16.	26	Mr. Neeraj Gupta	Rs. 12,786.00
17.	28	Mr. Jagdish Bhakhru & Mrs. Madhu Chadha	Rs. 9,998.00
18.	27	Fashion Secreats (Smt. Shashi Arora, Mr. Kunal Arora, Ms. Upasana Arora).	Rs. 9,50,136.00
19.	27	Prabhat Light Corner	Rs. 22,891.00
20.	27	G. A. Garments	Rs. 3,344.00
21.	27	Mr. Avinash Chadha	Rs. 1,02,017.00
22.	27	Mr. Subhash Chander Chadha	Rs. 33,841.00
23.	27	Mr. Vinay Chadha	Rs. 1,00,954.00
24.	27	Mr. K. L. Bhasin	Rs. 19,605.00
25.	27	Mrs. Jai Rani Chadha	Rs. 12,519.00
26.	27	Mr. Mool Chand Satija	Rs. 31,038.00
27.	27	Mr. Chetan Satija	Rs. 31,520.00
28.	27	Mr. S. P. Mehra	Rs. 56,975.00
29.	27	Mr. Pradeep Mehra	Rs. 43,309.00
30.	27	Goyal Bottle Store	Rs. 12,762.00
31.	27	Mr. Satish Chadha	Rs. 1,46,261.00
32.	27	Mr. Rohit Chadha	Rs. 62,767.00
33.	27	Mr. Jagdish Arora	Rs. 79,955.00
34.	27	Mr. Satish Arora	Rs. 31,739.00
35.	27	Mr. Surendra Verma	Rs. 907.00
36.	27	Mr. Vinod Verma	Rs. 13,965.00

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37.	27	M/s. Roshan Di Kullī	Rs. 83,911.00
38.	27	Mrs. Preeti Bhasin	Rs. 49,451.00
39.	27	Mrs. Pushpa Sabarwal & others	Rs. 1,32,868.00
40.	27	Mr. O. P. Chadha & Mr. Promod Chadha	Rs. 69,751.00
		<b>TOTAL</b>	<b>Rs. 32,12,693.00</b>

In property No. '27' referred at Sl.No. 10 to 40, the super structures were raised by the occupants and no claim for these have been filed by the recorded owner. These claims are supported by evaluation reports furnished by DMRC duly vetted by the PWD, Govt. of NCT of Delhi. As such, the whole amount assessed for structure was given to the occupants. In case of property No. '28' referred at Sl.No. 17, the compensation assessed for structure apportioned in the ratio of 20 : 80 i.e. 20% to occupant and 80% to Lease-holders.

#### **OTHER COMPENSATIONS**

##### **A. SOLATIU**

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 structure 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. from 05-03-03 to 21-07-2003.

##### **C. INTEREST U/s 34**

The interest at the rate of 9% will also be paid to the interested persons from date of possession till the date of award i.e. from 22-07-03 to 11-11-03.

##### **D. COMPENSATION FOR TREES & BORE WELLS**

On survey of the land under acquisition, few trees were found on some site. These trees can be used for fire-wood purpose only. Taking the size of each tree, the compensation

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 assessed at Rs. 3,000/- for large tree, Rs. 2,000/- for medium tree & Rs. 1,000/- for small tree. The details of property-wise compensation for trees are as under :-

S. NO.	PROPERTY NO.	SIZE OF TREE	COMPENSATION
1.	B-2, Pusa Road	One Medium (Mango)	Rs. 2,000/-
2.	B-3, Pusa Road	One Medium (Pipal)	Rs. 2,000/-
3.	25, Pusa Road	Five Medium (Ashoka)	Rs. 10,000/-
4.	26, Pusa Road	Two Medium & Three Small (Ashoka & Bale)	Rs. 7,000/-
5.	28, Pusa Road	One large & three small (Pipal & Ashoka)	Rs. 6,000/-
6.	3-B, Rajendra Park	One Bore-well.	Rs. 3,000/-
7.	4-B, Rajendra Park	Two large (Palm) & Sixteen small (Ashoka)	Rs. 22,000/-
TOTAL			Rs. 52,000/-

#### E. APPORTIONMENT

The compensation will be paid to the rightful owners/interested persons on the basis of latest records. In case of any dispute between the parties which is not settled that matter will be referred to the Court of A.D.J., Delhi, u/s 30-31 of the L.A. Act, 1894. The details of recorded owners of land under acquisition were collected from the revenue/L&DO records. The property-wise details of recorded owners are as under :

S.No	Property No.	Name of the Recorded owner	Status of land Leasehold/ freehold	Amount in Rupees.
1.	3-B, Rajendra Park	Mr. O. P. Saraf	Lease Hold from L&DO.	8,09,620/-
2.	4-B	C.P. Aggarwal & Smt. Meera Aggarwal	Free Hold	7,70,600/-
3.	1/5-B	Ashoka Chambers Flat Owners Welfare Society	Lease Hold from L&DO.	5,91,660/-
4.	6-B	Sr. Narain Singh	Lease Hold from L&DO.	9,68,498/-
5.	7-B	Parveen Jolly & Gulshan Jolly	Free Hold	13,32,810/-

6.	8-B	Parveen Jolly & Gulshan Jolly	Freehold	16,24,191/-
7.	9-B	- do -	- do -	20,07,499/-
8.	Service Lane to 9-B	- do -	- do -	2,73,249/-
9.	10-B	Marwah & Co.	Lease Hold from L&DO	39,81,271/-
10.	Hotel Siddhartha	M/s. Jaypee Group	Lease Hold from DDA.	9,04,618/-
11.	B-1, Pusa Road	Harnam Singh Khurana	Lease Hold from DDA.	7,79,327/-
12.	B-2	Dr. Sudarshna Sabarwal	Lease Hold DDA	6,42,348/-
13.	B-3	B.L. Palta, Sudershan Raj Palta & Shristi Raj Palta	Lease Hold from DDA	3,34,543/-
14.	B-1/7	V. K. Gujral	Lease Hold from DDA	13,03,969/-
15.	B-1/8	Thakur Dass	Lease Hold from DDA	35,90,851/-
16.	25	Smt. Usha Gupta	Lease Hold from DDA	7,72,400/-
17.	26	Smt. Bhagwanti	Lease Hold from DDA	8,92,989/-
18.	27	Mr. K. K. Chopra	Lease Hold from DDA	2,23,10,771/-
19.	28	Smt. Usha Gupta	Lease Hold from DDA	6,00,482/-
			<b>Total :-</b>	<b>4,44,91,696/-</b>

In property No. 27 & 28 Pusa Road, Twenty nine claims (Claimants at Sl. No. 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 & 45) have been filed in the capacity of occupants. However, none of them have filed any rent agreements/receipts in support of their claims regarding nature of occupancy, they are claiming on the grounds of physical possession.

The interested persons in Property No. 3-B Rajendra Park, 1/5 Rajendra Park, 6-B Rajendra Park, 10-B Rajendra Park, Hotel Siddhartha, B-1 Pusa Road, B-2 Road, B-3, B-1/7, B-1/8, 25 Pusa Road, 26 Pusa Road, 27 Pusa Road and 28 Pusa Road, have executed lease deeds of permanent nature. The rights conferred on these permanent lease-holders are right to transfer, addition & alterations. Under these circumstances, the ratio of apportionment between Lessor to Lessee is held at 20:80 i.e. 20% to owners and 80% to lease holders.

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Properties No. 4-B, 7-B, 8-B, 9-B are free hold properties, the total compensation is assessed in the name of owners.

### SUMMARY OF AWARD

S. NO.	ITEM	AMOUNT (RUPEES)
1.	Compensation for the land measuring 2416.11 sq.m. (2391.04 sq. meter @ Rs. 12,127/- per sq. meter & 25.07 sqm. @ Rs.25,357/- per sqm).	Rs. 2,96,31,842/-
2.	Solatium @ 30%	Rs. 88,89,553/-
3.	Value of structures as assessed by Regd. Valuer & vetted by PWD	Rs. 32,12,693/-
4.	Addl. Benefits u/s 23 (1A) on item 1 & 3 @ 12% per annum from the date of notification to the date of possession i.e. 05-03-03 to 21-07-03 (139 days)	Rs. 15,00,950/-
4.	Interest on compensation u/s 34 @ 9% per annum from the date of possession to the date of award i.e. 22-07-03 to 11-11-03 (113 days)	Rs. 12,04,658/-
6.	Compensation for trees & borewells	Rs. 52,000/-
	<b>TOTAL</b>	<b>Rs. 4,44,91,696/-</b>

(Rs. Four Crore Thirty Four lacs Ninety one thousand six hundred ninety six only).

Approved.

*[Signature]*  
[Secretary (Revenue)]

*[Signature]*

(KRISHAN KUMAR)  
LAND ACQUISITION COLLECTOR  
CENTRAL DISTRICT: DELHI

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

Announced in open court today, before all present notice under Section 12(2) may be issued to the absentee.

*[Signature]*  
11/11/03