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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ LA.APP. 65/2019

UNION OF INDIA

..... Appellant

Through: None

versus

RAM ASHRE (DECEASED) THR LRS & ORS Respondent

Through: None for R-1(a)

None for R-2(a), 2(c), 2(d), 3(a), 3(c),
4(a)

Ms. Megha and Mr. Devesh Matta,
Advs. for R-6/DDA

Mr. Satvinder Bhandari, Patwari,
SDM Kadipur, Tehsil Gurugram,
Haryana

Mr. Prateek, Registration Clerk,
Sub-Registrar, Pataudi, Gurugram,
Haryana

Mr. Vikas Kumar, Patwari, SDM,
Tehsil Beri, District Jhajjar, Haryana

Mr. Ravinder Kumar, Patwari, SDM,
Hodal, Palwal

CORAM:

REGISTRAR GENERAL SH. RAVINDER DUDEJA

ORDER

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27.07.2022

1. Ms. Meghna, learned counsel for respondent No.6/DDA submits that the details with regard to the proportionate shares of the respondent are to be furnished by the LAC and not by the DDA. Accordingly, court notice be issued to the Union of India through Land Acquisition Collector (South)



through all modes including physical mode for furnishing the report with regard to the proportionate shares of the respondent in the amount to be disbursed to the respondents.

Security of respondent No.1(a)/Prithvi Raj

2. There is no appearance on behalf of respondent No.1(a)/Prithvi Raj.
3. Undertaking filed is not strictly in compliance of the directions as mentioned in paragraphs 1 and 2 of order dated 03.03.2022. The coloured printout of the coloured photographs are not proper. Fresh coloured printout showing the geo location with coordinates be filed alongwith undertaking as per order dated 03.03.2022.
4. Mr. Ravinder Kumar, Patwari from the office of SDM, Tehsile Hodal, District Palwal, Haryana appears and submits report issued by Mr. Prem Prakash, Sub-Registrar/Tehsildar, Hodal, Pawal, Haryana and states that the measurement of the land of Ms. Gyan Wati is wrongly mentioned in the sale deed bearing vasika no.5160 dated 30.01.2019 and as per the revenue record available with the office of Sub Registrar Hodal & Halqua Patwari of Village Kodla vide Jamabandi for the year 2013-2014 the land is bearing Khewat/Khatoni No.103/113, Rect. No.6, Killa No.23(7-9), 24/1(2-19), total measuring 10 Kanal 08 Marlas and the same was owned and possessed by Ms. Chanda wife of Sh. Harphool son of Sh. Deep Chand to the extent of 1/3rd share i.e. 3 Kanal 9 Marla and Smt. Gyan Wati wife of Shri Kamal Singh son of Sh. Ram Narain to the extent of 2/3rd share i.e. 6 Kanal 19Marla. He further states that, the circle rate of the Mouja Kodla is currently Rs.20,00,000/- per acre and in the abovesaid land the value of the share of Smt. Gyan Wati is Rs.17,37,500/-; the land is free from all type of encumbrances and the aforesaid land is used for the purpose of agriculture.



5. Mr. Satvinder Bhandari, Patwari from the office of SDM, Kadipur, Tehsil Gurugram, Haryana appear and states that report in respect of land/property furnished as security by Ms. Suman Lata is not ready and, therefore, requests for some more time to furnish report in compliance of the directions of the Court. He undertakes to furnish the report on the next date hearing. Accordingly, he is bound down for the next date of hearing.

6. Statement of Mr. Ravinder Singh, Patwari and Mr. Satvinder Bhandari, Patwari have been recorded separately.

Security of respondent No.2(a) and 3(a)/Neelam

7. No one is present on behalf of respondent Nos.2(a) and 3(a)/Neelam. Learned counsel for the respondent has also not filed copy of the revenue record or registered deed in respect of the land/property sought to be furnished as security by Mr. Virender Singh.

8. Mr. Vikas Kumar, Patwari from the office of SDM, Tehsil Beri, District Jhajjar, Haryana has filed a record report issued by Mr. Manoj Kumar, Sub-Registrar/Tehsildar, Tehsil Beri, District Jhajjar, Haryana and states that Mr. Virender Singh is co-owner in possession over the agricultural land comprising in Khewat No.1189/979, Khatoni No.1305, Rect. No.126//Kila No.6/2(6-4), 7/2(2-15), 14/1(0-19), 15/1(1-16), Rect. No.127//Killa No.10/2/5(0-8), Rect. No.144//Killa No.3/2(3-16), 8(8-0), 13(8-0), 18(7-4) total 9 Kitta land measuring 39 Kanal 2 Marle to the extent of 1/6th share which comes to 6 kanal 10 marle meaning thereby 3932 sq. yds. and that Mr. Virender Singh has mortgaged this land for loan of Rs.1,91,000/-. He states that the Collector rate of the revenue estate of Village Barhana is Rs.19,70,000/- per acre and the value of the land of Mr. Virender Singh comes to Rs.16,00,625/-. He further state that aforesaid land



is used for the purpose of agriculture.

9. Statement of Mr. Vikas Kumar has been recorded separately.

Security of respondent Nos.2(c) and 3(c)/Manju

10. No one is present on behalf of respondent Nos.2(c) and 3(c)/Manju

11. Mr. Prateek, Registration Clerk from the office of Sub-Registrar, Pataudi, Gurugram, Haryana appears and places on record report issued by Ms. Reeta Grover, Tehsildar/Sub-Registrar, Pataudi, Gurugram, Haryana in respect of land of Ms. Geeta Sharma. He further states that as per revenue record available with the office of Tehsildar, Pataudi, Gurugram vide Jamabandi for the year 2017-2018 the land is bearing Khewat No.712, Khata No.736, Kila No.39//5(8-0) measuring 8 Kanal 0 Marla, Mr. Ajay Kumar s/o Mr. Chotu Ram is the owner of 1/3rd share in the aforesaid land measuring 2 Kanal 13 Marla and 3 Sarsai and he has transferred the his 1/3rd share to Smt. Geeta Sharma w/o Sh. Ajay Kumar and there is no encumbrances on the aforesaid share of Ms. Geeta Sharma. He also states that the circle rate of Village Khod, Tehsil Pataudi, Gurugram, Haryana is Rs.70,00,000/- per acre. The aforesaid land is agricultural land.

12. However, report does not specify the exact value of the land belonging to Ms. Geeta Sharma. Mr. Prateek, Registration Clerk undertakes to bring the report in this regard on the next date of hearing.

Security of respondent Nos.2(d) and 4(a)/Pradeep

13. No one is present on behalf of respondent Nos.2(d) and 4(a)/Pradeep. Despite court notice, no report in terms of order dated 23.05.2022 has been received. Let fresh court notice be issued to the concerned Sub-Registrar and SDM to submit report with regard to ownership, valuation,



encumbrances, if any, and present status of the property and agricultural land as mentioned in the order dated 23.05.2022.

14. Learned counsel for the respondent is again directed to file coloured photographs of the property/land alongwith printout showing its proper geolocation with coordinate.

15. Renotify on 26.09.2022.

RAVINDER DUDEJA
REGISTRAR GENERAL

JULY 27, 2022

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