

HB-RWA

HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION

(Regd. 51153/2004), # 22, Harcharan Bagh, Andaria More-Vsant Kunj Road-New Delhi-110 030

The Director Planning MPR
Planning Department
(Master Plan Review Department)
6TH Floor, Vikas Minar
I.P.Estate
Delhi Development Authority
New Delhi-110002

OFFICE OF THE DIR (Pg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 851
Dated 12/11/11

Subject: Objection / Suggestions from RWA (Regd.), Harcharan Bagh for MID-TERM Review of Master Plan for Delhi- 2021 as invited by Public Notification by D.D.A in Hindustan Times Dated: 04-10-2011 (Annexure "A")

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TOTAL Nos of Page (86)Eighty Six only


Date : __/11/2011

Place : New Delhi

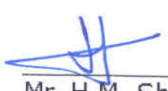
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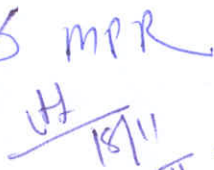
Harcharan Bagh Resident W/F Association
22, Harcharan Bagh, Andaria More,
Vasant Kunj Road, New Delhi – 110 030.

Through


Mr. H.M. Sharma
President
9810831674


Mr. Vivek Bharadwaj
Gen. Secretary
9810081771


Mr. H.M. Sharma
President
9810831674


Mr. Vivek Bharadwaj
Gen. Secretary
9810081771

Mr. Tarun Jhington
Hony. Treasurer
9811070931


HB-RWA**HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION**

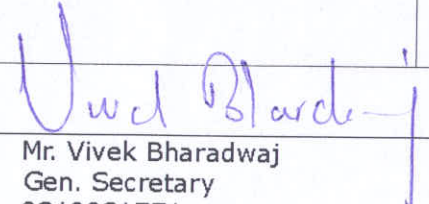
(Reg. 51153/2004), # 22, Harcharan Bagh, Andaria More-Vsant Kunj Road-New Delhi-110 030

The Director Planning MPR
Planning Department
(Master Plan Review Department)
6TH Floor, Vikas Minar
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New Delhi-110002

Subject: Objection / Suggestions from RWA (Regd.), Harcharan Bagh for MID-TERM Review of Master Plan for Delhi- 2021 as invited by Public Notification by D.D.A in Hindustan Times dated: 04-10-2011 (Annexure "A")

SR NO	LIST OF DOCUMENTS	ANNEXURE	PAGE NO
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3	SURVEY OF INDIA PLAN SHOWING " KAZI KA BAGH" INHABITED COLONY	C	3 TO 2
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Mr. H.M. Sharma
President
9810831674


Mr. Vivek Bharadwaj
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HB-RWA

HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION

(Reg. 51153/2004), # 22, Harcharan Bagh, Andaria More-Vsant Kunj Road-New Delhi-110 030

- R -

The Director Planning MPR
Planning Department
(Master Plan Review Department)
6TH Floor, Vikas Minar
I.P.Estate
Delhi Development Authority
New Delhi-110002

DATED: 08-11-2011

Subject: Objection / Suggestions from RWA (Regd.), Harcharan Bagh for MID-TERM Review of Master Plan for Delhi- 2021 as invited by Public Notification by D.D.A in Hindustan Times dated: 04-10-2011 (Annexure "A")

Dear Sir/s,

These Written Objections are submitted by the elected and Constituted functionary of Harcharan Bagh colony RWA, (Regd.) Harcharan Bagh, (Earlier was known as Qazi wala / Kasiwala Bagh in revenue records. (**Annexure "B"**) On behalf of the Resident members of RWA. We hereby submit our objections / suggestions for Mid Term Review of the Master Plan for Delhi (MPD)-2021 as invited Vide the public Notice dated 04-10-2011 in English Daily Hindustan Times for Mid Term Corrections and Modifications in the Master Plan/ Policies/Norms/Standards and the Implementation Procedures etc. to suit the Changing needs of the Society.: As per Annexure "A"

The above Public Notification by DDA has specifically assured the public that based on the suggestions received from the public, the Department would be revisiting the specific provisions of the plan that could not be foreseen/ anticipated during the Master Plan / Zonal plan formulations.

In support of our current objections / submissions, we are placing the following evidences to prove that our colony is not falling under the Reserve Forest and Regional Park and the Master plan / zonal Plan should therefore be rectified and Land (Khasra Nos) of our colony, may please, be removed from the area showing our colony Land under "Reserved Forest" and Regional Park, as the area (Khasra Nos) of our colony is fully inhabited and is correctly shown the same in "SURVEY OF INDIA MAP" (**Annexure "C"**).

Mr. H.M. Sharma
President
9810831674

Mr. Vivek Bharadwaj
Gen. Secretary
9810081771

Mr. Tarun Jhington
Hony. Treasurer
9811070931

Documentary Evidence in support of our Objections are appended herewith :-

- a) Our colony is situated on Main Vasant Kunj – Mahipalpur Road in Revenue village and Tehsil: Mehrauli, adjacent to Vasant Kunj, and is situated over “free hold land with Marketable title”. The Land was originally purchased by Late S. Harcharan Singh as Free-Hold with marketable title Property (Land under Punjab Act) in an Auction on 19th May, 1960, from the **Ministry of Rehabilitation Govt. of India** in pursuance of the Powers Conferred upon it, under section 20, of the displaced persons (compensation and Rehabilitation) Act 1954 (44 of 1954). The physical possession was handed over by the Rehabilitation Department with boundaries, duly demarcated on 27-10-1978: **(Annexure “D”)**.
- b) The land was and still is Evacuee property Governed under the Punjab Act and hence outside the Preview of Delhi Land Reform Act 1954. i.e. Delhi Land Reform Act 1954 is not applicable on our colonies properties, on which Harcharan Bagh Colony is situated and inhabited from Last few Decades.
- c) The Certificate of Land Sale was registered on 27-10-1978 Against S.No. 214 in supplement Book No. I, Volume No. 207 on Page: 163 in favor of S. Harcharan Singh S/o Shri Gulab Singh: **(Annexure “E”)**.
- d) Acquisition proceedings for above said Land was initiated based on Public Notification No.F.15 (III) / 59 / L&B dated 13.11.1959 and thereafter, aggrieved by the Notification for Acquisition a **CWP NO 155/1983 was filed by the owners before Hon’ble High Court of Delhi** which was dully admitted by the Hon’ble High Court of Delhi. Finally the acquisition proceedings were quashed by the **HON, BLE HIGH COURT OF DELHI on 12-08-1992: (Annexure “F”)**.
- e) A Representation in writing was also made by President RWA Harcharan Bagh colony to the vice Chairman DDA ON 30-05-2000 submitting, that the land of Harcharan Bagh colony earlier known as Kazi/Qazi Wala Bagh was not on Acquired land but a Private freehold marketable title Land which was and is still under Punjab Act and is under habitation by many families from year 1978.

After receiving this representation by VC, DDA , the file no Ref. **SW(72)97/L&B/Part II** was initiated by the DDA and Many observations/Notings /direction were made by various Senior officials of DDA

which include CLM –I and VC ,DDA himself. It was admitted by the DDA officials in writing that the colony was inhabited on the free hold marketable title Land and eventually the Vice Chairman DDA noted on the file, that it may be referred to the Office of Lieutenant Governor (L.G.) for permission to get his Direction for Regularization of the Built up Houses, on receiving payment as Development Charges, which was agreed to, in writing by the RWA.

The RWA (Harcharan Bagh colony) made various Representations as mentioned below to concerned Govt. Departments in the past but unfortunately could not get any relief nor receive, any opportunity for any personnel hearing .The RWA is hoping, that, this time, we get a positive review to our objections / Grievances . We take this Fresh liberty of making our representation and suggestions / Objections as encouraged by the Subject Public notification dated 04-10-2011.

In the MPD- 2021, our Colony "Harcharan Bagh" has been placed under Zonal Plan in Zone "F" and is wrongly shown as a Acquired land in Reserve Forest , Morphological Ridge , and Regional Park.

f) Land comprising of New Khasra Nos 784,786,788,789,790,797,798,799,800,801,884,910,918,199,920,922,923,924, 925,926, and 1010 measuring approx. 10++ Acres is the Land Area of the Colony known as "Harcharan Bagh". All the Plots of our colony were legally purchased by the different owners (Residents of Harcharan Bagh Colony) and the SALE DEEDS are duly registered before concern Sub-Registrar South Delhi after obtaining required N.O.Cs and are duly Mutated in the Mehrauli Tehsil Revenue Records. All plots of our colony were dully mutated for which, Khatonis and Khasra Girdawaries were are also obtained from time to time from Tehsil Revenue Department. The MCD also mutated the Properties (Plots) for House tax Purpose and House tax is being paid to the MCD every Year. The Electricity Connections are installed in the Premises of all Residents. In support Photo copies of Mutations of Built up Properties (Plots) Issued by the office of Deputy Commissioner. The copies of Registered Sale Deeds, Mutations Khatonis and Khasras Girdawaries, MCD Mutations, House Tax Receipts, Electricity Bills, are attach as : **(Annexure "G")**.

g) In response to the Public Notification from Govt. of NCT dated 22-10-2004 inviting documents from Registered RWA's of unauthorized colonies for Regularization. Our RWA had submitted all required documents on 20-12-2004.

Acknowledgement Receipt No 129 dated 22-12-2004 was issued to Harcharan Bagh from Govt. of NCT for Regularization of unauthorized Colony. We also received an Eligibility Slip for issuance of Provisional Regularization Certificate dated 12th Aug 2008 duly issued by Govt. of NCT of Delhi: **(Annexure "H")**.

- h) Public Notification No.F.3 (44)/05/MP Dated 07-01-2008 u/s 10(1) of DD Act 1957(No.61 of 1967) was Published in News Papers by DDA inviting objections / suggestions from the Public for carrying out amendments to MPD 2021. Our RWA had also filed, the objections / suggestions made to the Commissioner Cum Secretary, DDA on, 15-02-2008, for correction to the Draft Zonal Development Plan of Zone "F" Acknowledgement for which is Receipt no. REC/M/08/997, dated 19/02/2008, as issued by DDA. **(Annexure "I")**.
- i) A Representation by RWA Harcharan Bagh Colony was also made on 15-02-2008 to Unauthorized Colonies cell ,govt. of NCT, delhi with a copy to Commissioner cum Secretary ,DDA duly requesting for carrying out corrections to Zonal Plan that our colony by mistake /oversight was not shown in Zone "F" by DDA in MPD 2021 while in fact it is situated in DDA Zonal plan" F".Our Representation was duly received on 21-02-2008 in the office of DDA **(Annexure "J")** .
- j) In Continuation of filing our suggestions / objections on , 15-02-2008 and 19-02-2008 at offices of DDA another Submission was also duly made by RWA of Harcharan Bagh to the Director Planning, DDA on 15-04-2008 for inclusion of Harcharan Bagh Colony in the Draft Zonal Development Plan in Zone" F" **(Annexure "K")**
- k) **"Regional Park, Notified Ridge / Geomorphological Ridge / Reserved Forest / Exact Physical Boundary Demarcation , Gazette Notifications 1994, 1996**
Representation by RWA was again made vide letter No HBRWA-2011/103 Dated 20-02-2011 to the Chief Conservator of Forest, New Delhi along with all Relevant Facts and Govt. Notifications proving that Land (Khasra Nos) of our colony do not come under any of forest land , and requesting for the removal of our Colony's name (as wrongly shown) from the Southern Ridge, RF, Morphological Ridge etc. **(Annexure "L")**.

- i) Representation was also made by RWA vide Letter No. HBRWA-2011 /101 Dated 20-02-2011 to the Special Secretary, Unauthorized Colony Cell, Department of Urban Development, GNCTD with request to take necessary steps with various agencies such as DDA, Forest Department, Revenue Department & ASI department for removing our colony which is wrongly reflecting as Acquired Land, Regional Park, Reserve Forest Ridge, and Regulated Area of ASI. All the facts with Documentary evidence and proofs relating to our claim, that our colony is situated on (1) Freehold Rights with Marketable title Land (2) We are not situated on forest Land / Regional Park / Ridge etc (3) We are not in the regulated Limits of ASI. All related documentary / Proofs were duly submitted with all the concerned Departments. (**Annexure "M"**).

For Further Clarification, we (RWA), humbly submit the following elaborate facts:-

A. Regional Park, Notified Ridge / Geomorphological Ridge / Reserved Forest

1. Our colony is wrongly shown in the Regional Park in MPD 2021, Where as our colony is situated over the Land which was auctioned by Ministry of Rehabilitation, to rehabilitate the refugees / evacuee under provision of special acts, and our colony ownership Land Rights are of freehold marketable title . It is not understood as to how and why it is shown at all as the Regional Park?? Primarily, Regional Park is an area with trees plantations free from inhabitants in the City limit . Here, in Harcharan Bagh Colony ,families were rehabilitated by the Ministry of Rehabilitation in the year 1978 i.e Appx. 35 Years Ago. Our colony Harcharan Bagh (earlier Known as Kazi/Qazi wala Bagh) area should have been kept outside the forest, Regional Park etc Boundary.
2. . We are out-side the Area of the South central Ridge / forest/Regional Park etc. as per all records available
3. The Regional Park of this area was considered as the basis of delineation of South Central Ridge. This was based on the Lovraj Committee in 1993-94. At this stage we are subjected to another controversy : "Gazette Notification 1994

has described the Physical Boundary - Southern Boundary of the Notified Ridge finished at Vasant Kunj only, and not at Mahipalpur Road (Mahipalpur Road was recommended by Lovraj Committee). It means and also proves that clearly our Colony falls outside Southern Ridge. Instead of granting NOC by the Department of Forest based on MPD 2021 MAP OF ZONE "F" it has wrongly put our colony under an objection as - "Southern Ridge / RF/ Morphological Ridge". Where as in fact the Ground reality is that the Boundary of south Ridge, finishes far from our colony.

4. Hon'ble Delhi High court judgment in 2009, and MPD-2021 have established that Dept. of Forest has not followed up the provisions of the Indian Forest Act 1927, and it must do it – establish the boundaries of Ridge / Forest / Regional Park. We humbly request that all concern Departments should jointly survey & correctly demarcate the Area. We are sure and confirm that by Demarcation on Ground shall prove that our submissions and claims are Right and correct.

It shall prove and shall means our colony is outside South Central Ridge, but has been, wrongly shown in Southern Ridge. Our objection is – Had DDA mapped the area correctly had demarcated leaving aside the built-up and inhabited area specifically on freehold marketable title lands our colony shall stand outside Regional Park even in MPD 2001. Our colony should have been shown outside the Notified Ridge / Reserved Forest. Not doing the correct demarcation of Area by concern Govt. Departments have created a sense of instability and trauma like situation among the Residents our colony who have been staying here for many decades.

5. The Areas adjacent to our Existing Colony "Harcharan Bagh" is already being treated as extended abadi of the Village Mehrauli and GNCTD is already processing the application for Regularization of the Colony adjoining to our colony. To safeguard against the earlier mistakes of various Govt. Departments we have come to know that DDA has made the provisions in the MPD 2021 for

exact demarcations of Physical Boundary of inhabitations. However our Colony has so far not been selected for the same and is being given the step motherly treatment.

B. Delhi Land Reforms Act / Delhi Land under Punjab Act /, Land Acquisition Notifications / Section-4 /Section-6 / Awards and Compensation received / or not received

1. To best of our knowledge the Khasra nos. of the uncultivated surplus land owned by Gaon Sabha or by any Govt. Agencies was notified in Gazette in 1996 for development of the Reserved Forest by the Dept. of the Forest. However the Dept of Forest still treats our inhabited area which was and is situated on freehold marketable title land on which Harcharan Bagh colony (Earlier known as Quazi wala Bagh) is situated has shown as Forest Area.
2. The Entire Proceedings for Acquisition of Land, on which Harcharan Bagh Colony is situated, were dully, Quashed by Hon'ble High court of Delhi Vide their Judgment Dated 12-08-1992 in CWP. Also the Dept. of Revenue while reporting to UD, GNCTD, have also shown the Khasras as not acquired. SHOWS AND PROVES BEYOND DOUBTS WHY OUR COLONY LAND IS NOT AN AQUIRED LAND.
3. Indian Forest Act has been applied for DLR Act 1954. Our land is Governed under Punjab Act. The mandatory required NOCs have been issued by the Tehsil after receiving NOCs and sale deeds were and have been executed by the SUB REGISTRAR Mehrauli Tehsil.
4. When no acquisition has taken place of our colony Land (Khasra Nos) therefore, no question arises for any kind of award, or any compensation received. Secretary Land and building Govt of NCT has defined the Govt. Land / Private Land based on the compensation received or not received, facilitating the process of colonies for regularization.

C. Approvals of the Zonal Plans (Zone-F) in 2010.

Approved Zonal Plan 2010 (Zone – F) also has also shown the Regional Park same as shown in MPD 2001.

Based on all the Suggestions invited for Mid –Term Review of MPD 2021 with Annexures submitted before your good office in our current submission , we request that we should be removed from Forest Area, Regional Park, Ridge Area etc etc and also should be removed from being wrongly shown as Acquired land .

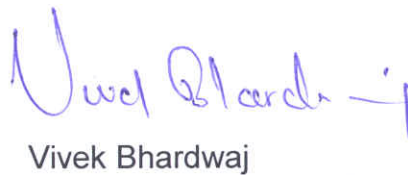
We may also be provided with an opportunity of Personnel hearing.

With due Regards



H M Sharma

President, HBRWA



Vivek Bhardwaj

General Secretary, HBRWA

- H -

HB-RWA**HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION**

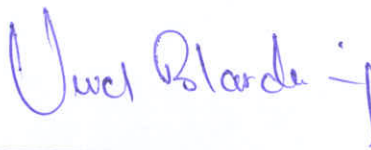
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Mr. H.M. Sharma
President
9810831674



Mr. Vivek Bharadwaj
Gen. Secretary
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Mr. Tarun Jhington
Hony. Treasurer
9811070931

- IA -



DELHI DEVELOPMENT AUTHORITY

PLANNING DEPARTMENT (MASTER PLAN REVIEW SECTION)

INVITING PUBLIC SUGGESTIONS FOR MID-TERM REVIEW OF MASTER PLAN FOR DELHI -2021

The Master Plan for Delhi (MPD-2021) has been planned with a vision and policy guidelines for the perspective period of twenty years. It emphasizes on public participation and Periodic / Mid-Term Review. This review is being undertaken to provide realistic Mid-Term corrections and modifications in the Master Plan Policies, Norms/Standards and the Implementation procedure etc. to suit the changing needs of the Society. The review would also facilitate modifications and revisiting of specific provisions of the plan, that could not be foreseen / anticipated during the plan formulation.

Public is hereby requested to send their valuable suggestions / views in writing on specific aspects of the plan for consideration during the Mid-Term Review exercise to Director (Plg.) MPR, DDA, 6th Floor, Vikas Minar, I.P. Estate, New Delhi - 110002 or post the same on the Link "Review of MPD - 2021" on the DDA Website "www.dda.org.in" in 45 days from the issue of this advertisement.

Sd/-

Date : 04-10-2011

Commissioner-cum-Secretary

"Visit DDA Website : www.dda.org.in or Dial 39898911"

Annexure " A "

PAGE 1

THIS IS TO CERTIFY THAT S. MAITRAN SINGH

R/O. Mr. Gulab Singh, 14 Malloy Road, New Delhi.

having given the highest bid of Rs. 1,01,500/-
thousand and three hundred only.

Rupers. One Lacs, Six by one.

at sale by public auction held in pursuance of the powers conferred upon me under Section 20 of the Displaced
Persons (Compensation and Rehabilitation) Act 1954 (44 of 1954) on the 19th day of May 1970 of the property described in the Schedule and his bid having been

accepted and the value thereof having been paid by him in cash, by adjustment of compensation due to him and his
associate(s) claim(s), has been declared the purchaser of the said property in shares as mentioned below with
effect from 25th day of October, 1978.

Given under my hand and seal of my office this 26th day of October, 1978.

26/10/78

SCHEDULE

Property No. Known as Qaziwala Bugh,
Mehrauli, Delhi. as per details given in
Annexure A attached herewith.

SHARES
Full

bounded as under :-
EAST
WEST
NORTH
SOUTH

As per S. H. J. of
the Village, Mehrauli.

Signature: (R. P. MAITRAN)
Designation: MANAGING OFFICER (RURAL)
Standing Officer (Rural)
Ministry of Rehabilitation
Lam Nayak House, New Delhi.

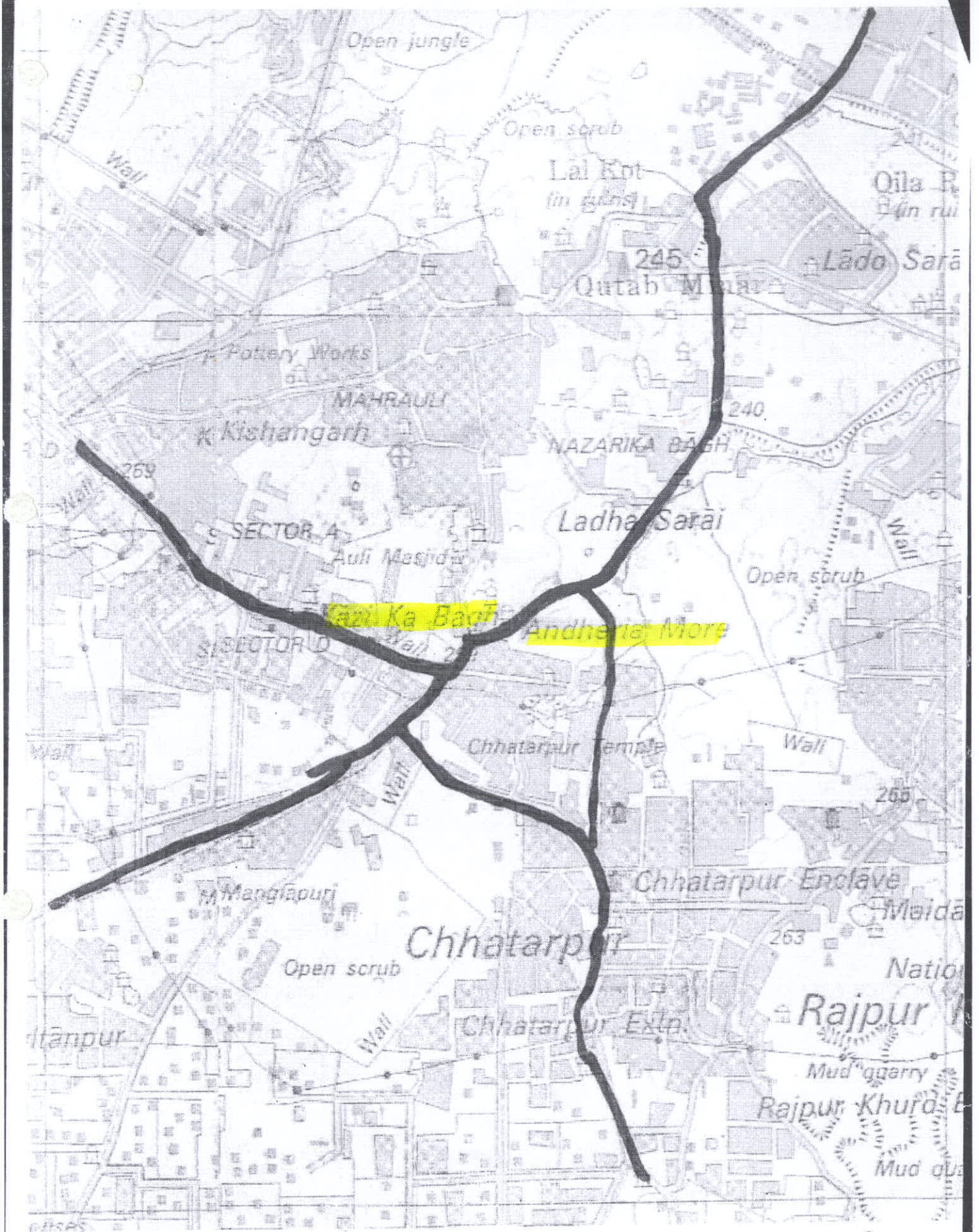
19/1579
10-28

Copies to :-

1. Sub-Registrar, Karimnagar Gate, Delhi.
2. Asst. Accounts Officer.
3. Central Board of Revenues, New Delhi.
4. ~~Ministry of Rehabilitation~~ T. Chatterjee Mohrauli,
Delhi.
5. Section

19/1579
10-28
New Delhi, 23-8-63-30,000.

Annexure "B"



Procured from. PHOTOGRAPH / NO FOREST OR RESERVED FOREST
 Survey of India, Dehradun, 2008

Annexure "C"

THIS IS TO CERTIFY THAT S. RAJGURU SINGH

P.O. No. 1, Gulab Singh, 14 Bailey Road, New Delhi

having given the highest bid of Rs. 1,01,500/-

thousand and three hundred only.

Rupers. One Lacs Sixty One

at sale by public auction held in pursuance of the powers conferred upon me under Section 20 of the Displaced Persons (Compensation and Rehabilitation) Act 1954 (44 of 1954) on the 19th

day of May 1970 of the property described in the Schedule and his having been accepted and the value thereof having been paid by him in cash, by adjustment of compensation due to him and his associate(s) claim(s), has been declared the purchaser of the said property in terms as mentioned below with effect from 25th day of October, 1978.

Given under my hand and seal of my office this 26th day of October, 1978.

26th October, 1978

SCHEDULE

Property No. Known as Qaziwala Bagh, Mohrauli, Delhi.

bounded as under: —

EAST :

WEST :

NORTH :

SOUTH :

As per 9 hijra of the Village, Mohrauli.

SHARES
Full

Signature... (R. P. MAITANI)...
Designation: MANAGING OFFICER (RURAL)
Standing Officer (Rural)
Minister of Rehabilitation
Laxmi Nagar House, New Delhi.

10/1578
10-28

Copies to: —

1. Sub-Registrar, Kashmere Gate, Delhi.
2. Asstt. Accounts Officer.
3. Central Board of Revenues, New Delhi.
4. ~~Minister of Rehabilitation~~ ^{Minister of Rehabilitation}
5. Section

CHD/K-11 (SC New Delhi) 2-23-8-63-31000.

Annexure 'D'

APPENDIX XII

CERTIFICATE OF SALE
(FREEDOM PROPERTIES)
No. 80(15)

This is to certify that S. Harcharan Singh Shah 90811
Gulabi Singh 14 Harky Road, New Delhi having given the highest bid of Rs. 1,60,000/-
over Rs. Fifty thousand and three hundred only at sale by public auction held
in pursuance of the powers conferred upon me under Section 20 of
the Displaced Persons (Compensation and Rehabilitation) Act, 1954
(Act of 1954) on the 9th day of May 1960 of the
property described in the Schedule and his bid having been accepted
and the value thereof having been paid by him in cash/by adjustment
of compensation due on his and his associate(s) claim(s) has been
declared the purchaser of the said property in shares as mentioned
below with effect from 26th day of October 1978

Given under my hand and seal of my office this 27th
day of October 1978

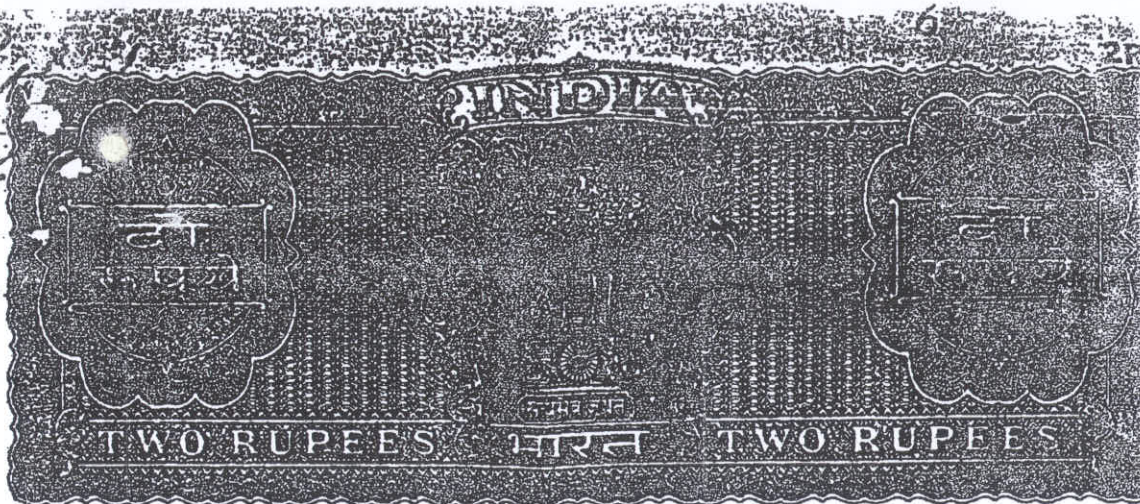
Schedule
Property No. 110/110 100 Lakshala Bakh
Mekrauli, Delhi as per details given
bounded as under As Annexure A
East As per Shikha of The
Village, Mekrauli
North As per Shikha of The
Village, Mekrauli
South As per Shikha of The
Village, Mekrauli

Signature S. P. Mahajan
Designation Managing Officer, R.D.
14 Harky Road, New Delhi
To S. Harcharan Singh
Sh. Gulabi Singh

- Copies to:
1. Sub-Registrar, Kashmere Gate, Delhi
 2. Managing Officer, R.D.
 3. Central Board of Revenue, New Delhi
 4. Municipal Corporation, Delhi
 5. Section

Signature S. P. Mahajan
Designation Managing Officer, R.D.
14 Harky Road, New Delhi

Annexure E



Regd as no. 214 in Subl. Book no. I.
Vol. no. 207, Page 113 - Dt. 27.11.75

Sd/- S. R.
Dell.

App. No. 304

1-2-77
Rs 3/5.
1-2-75
12/2/75
12/2/75

Date of deposit
Date when copy ready
Date of delivery
Copy Prepared by
Copy Compared by
TYPED TO	BF TRUE COPY

SUB - REGISTRAR.
Sub. Dist. No. 1 B-1

Annexure "E"

S. No.	Khagra No.	Area	Points
1.	2139/1897/1353	2	- 00
2.	2572/1356	11	- 19
3.	1357	2	- 05
4.	2004/1358	1	- 12
5.	2595/1360/1362	1	- 12
6.	2006/1358	3	- 15
7.	2591/1363	0	- 14
8.	1364	2	- 14
9.	1365	2	- 11
10.	1367	1	- 07
11.	2069/1368	2	- 01
12.	1371	0	- 17
13.	2587/1373	0	- 11
14.	2593/1374	0	- 12
15.	2607/1376	1	- 02
16.	2613/1377	0	- 14
17.	1378	0	- 11
18.	1378	0	- 19
19.	1400	0	- 12
20.	1401	0	- 12
21.	1403	1	- 10
22.	1405	0	- 08
23.	2335/1446	0	- 06
24.	1447	0	- 15
25.	1449	0	- 15
26.	1450	0	- 15
27.	1469	0	- 15
28.	2077/1353/1354	1	- 05
29.	2070/1368	1	- 07
30.	1357	2	- 00
31.	1457	0	- 07
32.	1366	16	- 10
33.	1375	0	- 18
34.	2554/1355	0	- 19
35.	1379	0	- 18
36.	1480	0	- 18
37.	1481	0	- 18

38. 1482 - 00-18
39. 1483 0-10
40. 1475 0-10
41. 1476 0-17
42. 1477 0-17
43. 1369 1-07
44. 1370 1-02
45. 1372 0-03

Total 80-01

Sd/- Magistrate
Managing Officer (Rural)
Ministry of Rehabilitation
Jammu Nagar Haveli
New Delhi

IN THE HIGH COURT OF DELHI AT NEW DELHI

CIVIL WRIT PETITION NO. 155 OF 1983

Date of Decision August 12th, 1992.

Smt. Harbans Kaur & others

Through Mr. M.L.
Dhindsa & A.K. Jain
Advocates

Versus

Land Acquisition Collector etc.....Nero

CORAM:

THE HON'BLE MR. JUSTICE J.K. MEHRA

1. Whether Reports of local papers may be allowed to see the Judgment?
2. To be referred to the Reporter or not?
3. Whether their Lordships wish to see the fair copy of the judgment?

J.K. Mehra, J.

Shri Har Charan Singh had purchased property known as Kaziwala Bagh Mehrauli, Delhi measuring approximately 80.10 bighas at an auction held on 19.3.60 by Rehabilitation Department of Government of India. This property was an evacuee property. After the auction certain disputes arose resulting in the filing of C.W. 994/70 which was decided on 20th April 1977 whereby the Department of Rehabilitation was directed to transfer the said property to said Shri Har Charan Singh on the basis of the conditions contained in the terms for the said auction whereafter the relevant sale certificate dated 29.7.78 was issued in favour of Shri Har Charan Singh, which was duly registered with the Sub Registrar, Kashmere Gate, Delhi. The possession of

HARCHARAN BAGH RWA HARCHARAN BAGH RWA

President

Secretary

Annexure F

(9/24)

the said property was duly handed over to Shri Har Charan Singh on 5th October 1978.

The said Shri Har Charan Singh died on 27.4.82 and was survived by the petitioner in the present writ petition who has filed the present petition. The petitioner received two notices, one under Section 9 and another under Section 10 of the Land Acquisition Act addressed to the said late Har Charan Singh. In the said notice, some of the lands in the said Kaziwala Bagh were mentioned. It is the case of the petitioner that there was no Notifications under Sections 4 and 6 of the Act in respect of the said land. It is also contended by the petitioner that notice under Section 9 of the Land Acquisition Act had mentioned that the acquisition proceedings are being carried out in pursuance to Notification No.F.15(iii)/59LSG dated 13.11.59 issued under Section 4 of the Act. This notification in terms did not apply to evacuee land. Apart from this there is no other notification issued under Section 4 of the Act in respect of any part of Kaziwala Bagh. The Land Acquisition Collector, Delhi proceeded to announce his award on 17.1.83 notwithstanding such objections. The award was a composite award.

The respondents have neither filed any counter affidavit to this petition nor did any assistance become available despite notices. I have seen the

HARCHARAN BAGH RWA

President

HARCHARAN BAGH RWA

Secretary

(12/12) 5043

notification dated 13.11.59 which specifically ex-
cludes, inter alia, evacuee land. Thus, it could not
have ~~xxxx~~ included in its ambit the land in question.

In the light of the above exclusion a separate
notification was required to be issued in case the
intention was to acquire the land in question. But no
such notification was issued. Assuming that there is
any Section 6 Notification the same cannot be sustained
nor can any subsequent proceedings taken thereafter by
the authority under the Land Acquisition Act be sus-
tained since there is no notification covering the land
belonging to the petitioner under Section 4 of the Act.
The facts of this case are similar to and are covered
by the facts prevailing in the case of Angira Devi
Gupta Vs. UOI and others reported as AIR 1986 Delhi 40.
In that ruling it was held by S.S. Chadha, J. as fol-

lows:

"The issue of a Notification under section 4(1) is a condition precedent to the exercise of any further power under the Act. The notification under Section 4 is a sine qua non. In the absence of S.4 Notification, no acquisition proceedings can subsist as neither the Collector can enter upon the property for the purposes mentioned in S.4(2), nor can the Collector hear the objections u/s 5A, nor can it submit the report to the appropriate Government for consideration and issue of the declaration under Section 6. The award of compensation is on the basis of the market value as on the date of S.4 notification. In absence of S.4 notification, the machinery provided by the Act for determination of the compensation obviously cannot apply."

The present case is squarely covered by the

HARCHARAN BAGH RWA HARCHARAN BAGH RWA

President

Secretary

(17) (2) Fwd. 3-

principles laid down in the above. It is therefore held that the Notification dated 13.11.69 under Section 4 of the Act is not applicable to the petitioner's land covered by the present writ petition known as Kaziwala Bagh, Mehrauli, New Delhi and that no declaration under section 6 and the award under Section 11 of the Act could be made in respect of the said land. For that reason, the declaration under Section 6, if any, and the award under Section 11 of the Act in respect of the land in dispute in the present writ petition are quashed and it is hereby declared that the petitioner's possession of the land is lawful in her own right. Rule Nisi issued earlier is made absolute. Writ petition is allowed. No order as to costs.

17th August 1992
Nangla

Sd/- J. K. Mehra
Judge

HARCHARAN BAGH RWA


President

HARCHARAN BAGH RWA


Secretary

कार्यालय उपायुक्त, दिल्ली
OFFICE OF THE
DY. COMMISSIONER, DELHI

फॉर्म पी-16
FORM P-16

(नियम 69 को देखिए)
(SEE RULE 69)

कृषक भूमि विवरण पुस्तिका
PASS BOOK OF
DETAIL OF AGRICULTURE LAND

Annexure "G"

PRINTED BY THE CENTRAL MANAGER, GOVERNMENT OF INDIA PRESS,
MINTO ROAD, NEW DELHI-110002

6061

11/10/61

13

कृषक भूमि विवरण पुस्तिका
PASS BOOK : DETAILS OF AGRICULTURE LAND

पार्ट-1
(PART - I)

1. भूमिदार/गांव सभा का नाम (Name of the Bhumidar/Gaon- Sabha)	पिता का नाम (Father's Name)	हिस्सा (Share)
Cal. Sohan Singh & share		
Maj. Gen. Gurdeep Singh & share	SS/ S. Harachan	
		1/4 Heli. Road
2. प्रसासी का नाम, यदि कोई है (Name of the Assam, if any)		New Road

3. न राबस् की राशि
Amount of Land Revenue 8.44

4. राबस् सपदा का नाम
Name of revenue Estate

Shri. Mehroudi

पटवारी के हस्ताक्षर
Signature of Patwari
Nehal pat. me
19-5-88

पटवारी के हस्ताक्षर
Signature of Patwari
Nehal pat. me
19-5-88

पटवारी के हस्ताक्षर
Signature of Patwari
Nehal pat. me
19-5-88

1224

Handwritten signature

19-5-88

1-14

भाग-2/PART-II

नं० खाता खसती, नं० खाता क्षेत्र No. of Khata Khasat, No. of Khata Khewat	खसती क्षेत्र Area of each Khata	विषय का प्रकार Mode of Irrigation	पटवारी के हस्ताक्षर Signature of Patwari
---	------------------------------------	--	---

1	2	3	4	5
1084	784	16-16		
	910	1-9		
	919	0-17		
	920	0-17		
	922	0-18		
	923	0-19		
	924	0-18		
	925	0-8		
	926	0-10		
	786A	2-17		
	<u>786A</u>	<u>269</u>		
	<u>786A</u>	<u>269</u>		

19/5/88

19/5/88

नं० खाता खसती, नं० खाता क्षेत्र No. of Khata Khasat, No. of Khata Khewat	खसती क्षेत्र Area of each Khata	विषय का प्रकार Mode of Irrigation	पटवारी के हस्ताक्षर Signature of Patwari
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1	2	3	4	5
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15

भाग-5/PART-V

खसत Fasal	खसत की संख्या No. of Khara	क्षेत्र Area	खसत की प्रकृति Kind of Crop	पटवारी के हस्ताक्षर Signature of Patwari
1	2	3	4	5

श्री माधवजी, महाम वसंत 1988 में खेती काटने में

मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में
हस्ताक्षर युद्धाभाषा
24-10-88

श्री माधवजी, महाम वसंत 1988 में खेती काटने में
मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में
मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में

श्री माधवजी, महाम वसंत 1988, वर्ष 1990 में
मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में

मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में
मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में

भाग-5/PART-V

खसत Fasal	खसत की संख्या No. of Khara	क्षेत्र Area	खसत की प्रकृति Kind of Crop	पटवारी के हस्ताक्षर Signature of Patwari
1	2	3	4	5

श्री माधवजी, महाम वसंत 1988 में खेती काटने में

मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में
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श्री माधवजी, महाम वसंत 1988 में खेती काटने में
मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में

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मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में

श्री माधवजी, महाम वसंत 1988 में खेती काटने में
मा. हस्ताक्षर किए गए हैं। 1988 में खेती काटने में

भाग-5/PART-V

फसल Fasal	खतरे की संख्या No. of Khasra	क्षेत्र Area	फसल की क्रिया Kind of Crop	पटवारी के हस्ताक्षर Signature of Patwari
1	2	3	4	5

श्री निवाज हिम 1999 मोती 296 मीटर 296 मीटर

17-6-94

श्री निवाज हिम 1999 मोती 296 मीटर 296 मीटर

17-6-94

भाग-5/PART-V

फसल Fasal	खतरे की संख्या No. of Khasra	क्षेत्र Area	फसल की क्रिया Kind of Crop	पटवारी के हस्ताक्षर Signature of Patwari
1	2	3	4	5

17

कार्यालय नं० १९८६
Farm No. 1986

गुहाली जमना दिल्ली
District Delhi

10/12/2015

खसरा गिरनावरी
Khasra Girdwari

514
Village

District Delhi

Farm No. 11



784
2
1
लिखित
प्रश्न
संख्या

[illegible]

1675 2208

APR 19 1965
PAID
COUNTY
RECEIVED
URGENT TO
NAME OF THE
signature of
C. H. H. H.

Office of the Deputy Commissioner, District 3000
 ATTENDED TO BE TRUE COPY
 Subscribed at the City of New York
 (Deputy Commissioner)

ADDITIONAL TO BE TRACED

[Handwritten signature]

[illegible]

खसरा नं. 744

जनपद दिल्ली खली 148 (E)
District Delhi

तहसील टाउन
Tehsil

ग्राम मटरीली
Village

खसरा नं. 744
Khasra Girdawari

खसरा नं. Khasra No.	संक्षिप्त में मालिक का नाम और जमाबन्दी का नम्बर Owner (with short and Jamabandi No.)	संक्षिप्त में काश्तकार का नाम और खतोनी का नम्बर व लगान Cultivator with rent (written short with Khatauni No.)	क्षेत्रफल Area	पिछली जमाबन्दी के अनुसार वर्गीकृत की जा रही है Class of land according to last Jamabandi	सावनी और हादी 19-Kharif and 19-Rabi		सावनी और हादी 19-Kharif and 19-Rabi		सावनी और हादी 19-Kharif and 19-Rabi		सावनी और हादी 19-Kharif and 19-Rabi		सावनी और हादी 19-Kharif and 19-Rabi		मालिकी का हक व बदलाव Changes of rights possession and Rent	17
					सावनी Kharif Crop	हादी Rabi Crop	सावनी Kharif Crop	हादी Rabi Crop	सावनी Kharif Crop	हादी Rabi Crop	सावनी Kharif Crop	हादी Rabi Crop	सावनी Kharif Crop	हादी Rabi Crop		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
784	कानूल सोहन सिंह खिगो जमाल गुरदीप- सिंह कुलांग इरवररा सिंह मजरा गाँव अशोक- रवाता नं. 108	मल्लाम मालमान	16-6	मै. कु.	सावनी Kharif Crop मै. कु.	हादी Rabi Crop मै. कु.	मलकियत का हक व बदलाव Changes of rights possession and Rent मै. कु. 50-0 हादी 50-0	सावनी Kharif Crop मै. कु. 50-0 हादी 50-0	सावनी Kharif Crop मै. कु. 50-0 हादी 50-0	सावनी Kharif Crop मै. कु. 50-0 हादी 50-0	सावनी Kharif Crop मै. कु. 50-0 हादी 50-0	सावनी Kharif Crop मै. कु. 50-0 हादी 50-0	सावनी Kharif Crop मै. कु. 50-0 हादी 50-0	सावनी Kharif Crop मै. कु. 50-0 हादी 50-0	मलकियत का हक व बदलाव Changes of rights possession and Rent मै. कु. 50-0 हादी 50-0	17

श्रीमान जी, नरकम गुलाबकि अमल
नरकम जी नरकम गुलाबकि

आका चरखवाला पुराना पुराना

वै. की. की

27-4-96

हंसराज निरवाणी
Hansraj Nirwani

वडा
वडा

महर्षि

सहस्रीच
Tehsil

बंमपद दिल्ली राज् १९७३ ई.स.
District Delhi

0.224

प्रमाण, अर्थ, व्याख्या

बंमपद दिल्ली राज् १९७३ ई.स.
District Delhi

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2

①

231

खसरा नं०
Khasra No.

सहित में मालिक का
नाम और जमाबन्दी
का नम्बर

सहित में काश्तकार
का नाम और खतौनी
का नम्बर व लगान

क्षेत्रफल
Areas

पिछली जमाबन्दी के अनुसार
जमीन किस
Class of Land according to
Last Jamanbandi

सावनी
और
हादी

20-Kharif
and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

सावनी
और
हादी

20-Kharif
and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

सावनी
और
हादी

20-Kharif
and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

सावनी
और
हादी

20-Kharif
and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

सावनी
और
हादी

20-Kharif
and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

सावनी
और
हादी

20-Kharif
and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

फार्म नं० 11
Form No. 11

जनपद दिल्ली
District Delhi

तहसील
Tehsil

ग्राम
Village

खसरा नं०
Khasra No.

सहित में मालिक का
नाम और जमाबन्दी
का नम्बर

सहित में काश्तकार
का नाम और खतौनी
का नम्बर व लगान

क्षेत्रफल
Areas

पिछली जमाबन्दी के अनुसार
जमीन किस
Class of Land according to
Last Jamanbandi

सावनी
और
हादी

20-Kharif
and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

सावनी
और
हादी

20-Kharif
and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

सावनी
और
हादी

20-Kharif
and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
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सावनी
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मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
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सावनी
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मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
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मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

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और
हादी

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and
20 Rabi

मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

सावनी
और
हादी

20-Kharif
and
20 Rabi

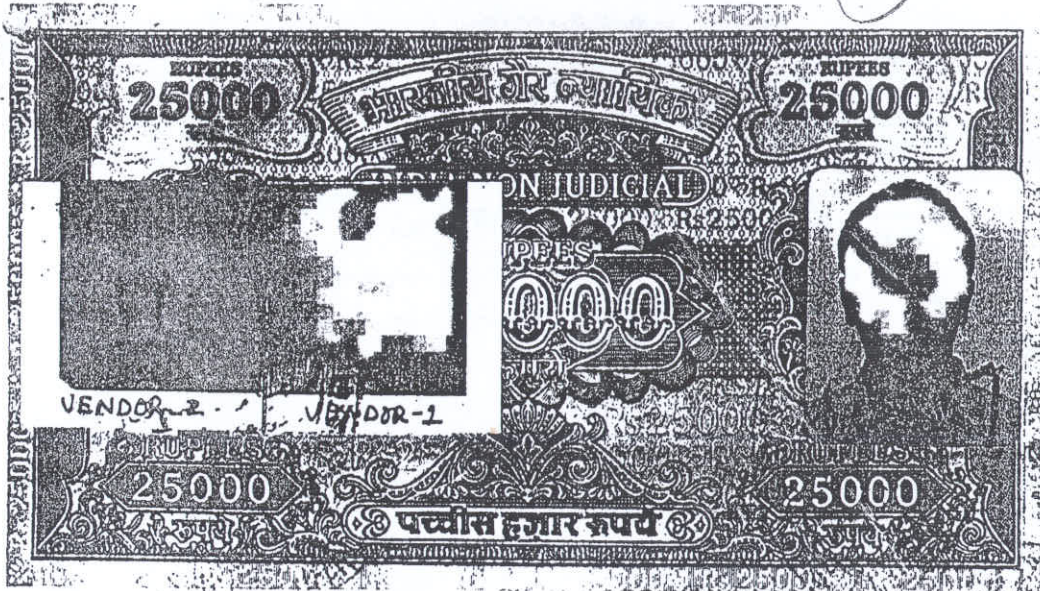
मालकीय काश्त व
लगान का इन्तकाल
Changes of rights
Possession and Rent

साल 1980-81

खतौनी पैमाईश
Khatoni Pamaish

गांव <u>महाराजपुरी</u>	नं० हदबस्त <u>31</u>	तहसील <u>महाराजपुरी</u>	जिमा दिन्सी
नम्बर खेवट साबिक <u>108</u>	भूमिधर का नाम <u>हरचरण सिंह हुज कुलाव सिंह</u> <u>R/O No-14 हली रोड नर</u> <u>हिल)</u>		
नम्बर खेवट हाल			
नम्बर इन्तकालात	नाम भासाधी		

नं० खसरा साबिक	नम्बर खसरा हाल	बसाईस बावपासी	रकबा	मुआमला	विशेष विवरण
339/1857/1353	773	-	2-0	79-8	माल
	<u>हिल)</u>		2-0	25:32	
<p>नरवे इन्तकाल के 4718 विराल हरचरण सिंह कुतबजी के एक शीमान हरचरण कोर पका न जाली सोहन सिंह बगैरिधर मुखसि सिंह हुमान हरचरण सिंह (मसकान 0 P.M. 14 हली रोड नर हिल) निजान 11/1187 को मन्त्रा है नरवे इन्तकाल के 4818 तमशीम खानगी मिलनानि शीमान हरचरण कोर कोर एक शीमान हरचरण कोर के हरचरण सिंह 210/14 हली रोड N.D. नर खसरा 8 16-16 910 (1-9) 919 (0-1) 920 (0-1) 922 (0-18) 923 (0-19) 924 (0-18) 72 (0-18) 923 (0-19) 924 (0-18) 925 (0-18) 926 (0-10) 788.16 North (2-17) न लडाई 26-9 माल 8-44 डिग 1318/85 को मन्त्रा है नरवे इन्तकाल के 4818 तमशीम खानगी मिलनानि शीमान हरचरण कोर कोर नरवे सोहन सिंह हुज हरचरण सिंह R/O No-14 हली रोड N.D. नर कोर 786 (1-2) 788 (2-5) 789 (1-12) 790 (3-15) 791 (2-8) 792 (1-12) 6 (2-14) 773 (2-0) 97776 माल (1-1) कुल लडाई (26-9) माल 8-44 है नर 1318/85 को मन्त्रा है नरवे इन्तकाल के 4818 तमशीम खानगी मिलनानि शीमान हरचरण कोर कोर कोर खसरा नरवे सिंह हुज हरचरण सिंह R/O No-14 हली रोड N.D. नर खसरा 71 (1-10) 84 (1-12) 849 (1-10) 884 (0-8) 885 (0-18) 887 (0-18) 889 10) 890 (1-8) 891 (0-10) 894 (0-19) 1010 (1-5) 794 (1-14) 798 (1-12) 19 (1-7) 800 (2-11) 801 (1-11) 802 (1-7) 803 (1-12) 804 (0-17) 806 (0-11) 09 (0-18) 810 (0-11) 811 (1-2) 813 (0-14) 814 (1-11) 815 (1-0) कुल लडाई 11 10 कोर 9-44 है नर 1318/85 को मन्त्रा है</p>					



43
12/10/95

8683

0000004290

Vijay (N)
Subsidiary
12.10.95
U-X

SALE DEED FOR RS. 4,50,000/-

STAMP DUTY RS. 13,500/-
CORPORATION TAX RS. 22,500/-
TOTAL STAMP RS. 36,000/-

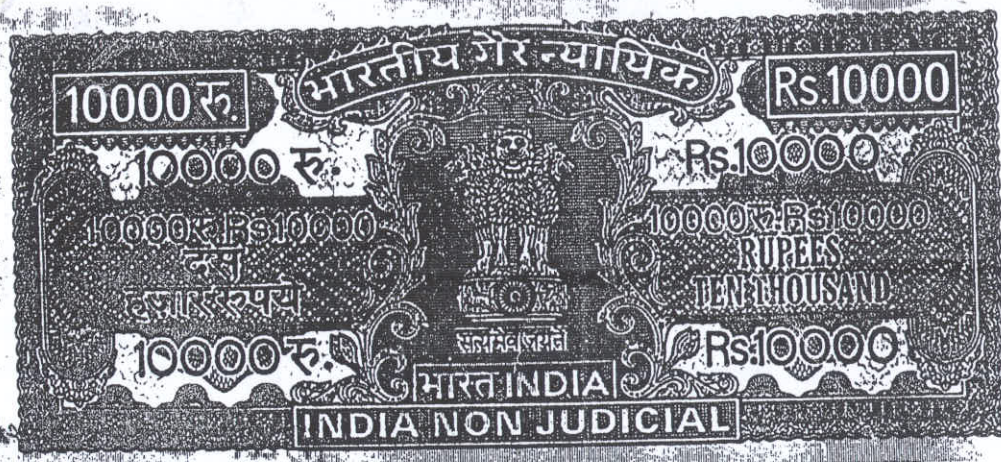
Handwritten signatures and stamps on the left margin.

This sale deed is executed at New Delhi on this
day of Oct 95, by

- 1) Cbtl. Harcharan Singh Wirk and
- 2) Major General Gurdip Singh Wirk

both sons of Late Shri Harcharan Singh;
Residents of Harcharan Farm, Andheria Morh, Mehrauli,
New Delhi-110030, hereinafter called "THE VENDORS"
(which) expression shall mean and include their heirs,
successors, legal representatives, administrators,
executors, nominees and assigns).

Handwritten signatures: 'Harchan' and 'Harcharan'.



00AA 001610

IN FAVOUR OF

Shri Vivek Bhardwaj S/o Shri Amrit Bhardwaj
R/o F-79/10, Sainik Farms, New Delhi, hereinafter called
'THE VENDEE' (which expression shall mean and include
his heirs, successors, legal representatives,
administrators, executors, nominees and assigns);

WHEREAS the Vendors are the absolute owners
and in possession of agricultural land measuring 15
Bighas and 12 Biswas, bearing Khasra No. 784 min,
situated in Village Mehrauli, Tehsil Mehrauli, New
Delhi.

(Signature)

(Signature)

-2-

(Signature)

35

That the actual physical vacant possession of the said land has already been delivered by the Vendors to the Vendee, on the spot.

That the land, subject matter of sale, i.e. the Said Land abuts on and is accessible by the means of a 30' (Thirty Feet) wide passage converging straight on main Mehrauli- Mahipalpur Road, New Delhi ~~the said land~~ (The said 30' (Thirty Feet) wide passage has been developed by the Vendors on their self-owned parts of Khasra Nos 784 and 786 and the Vendors, in fulfillment of their representations and assurances and as part of this transaction, hereby confer, forever, for the purpose of access to the said land, a free, unfettered, unconditional and perpetual "Right to Passage" on the Vendee, or his subsequent successors in title, his tenants, servants, visitors or all persons authorised by him. Neither the Vendors nor the Vendee shall ever encumber the title of the land under passage in any manner whatsoever, nor shall they change, alter, modify the shape, size and location of the said passage. That the Vendee, his successors, assignees will have a right to passage to their land i.e. the said land only and undertakes to ensure that no blockage/ obstruction in the use of this passage takes place in respect of other users authorised by him.

(Signature)

(Signature)

(Signature)

-5-

W. D. Sharma

16

1000Rs.



That the aforesaid land stands mutated in the names of the Vendors herein in Revenue Records as owners and the Vendors have full right, absolute authority to sell, dispose off and transfer the aforesaid land in whole or in parts.

AND WHEREAS the Vendors have agreed to sell and the Vendee has agreed to purchase the agricultural land measuring 1 Bigha and 1 Biswa (1057 Sq. Yds. approximately) bearing Khasra No. 784 min, situated in Village Mehrauli, Tehsil Mehrauli, New Delhi, and bounded as under;

East ; 30 feet wide Road
West ; Other's Land
North; Other's Land
South; Other's Land

hereinafter referred to as 'THE SAID LAND' for a total sale consideration of Rs. 4,50,000/-

-3-

W. Chandra

(Chandra)

with 1/2 wall, Tulsi

Electric
Super light
& all fix
as

Harsharan
Jain,
Village,
Arch,
7-11/14
Sells

(37)

That the Vendors have obtained the No Objection Certificate from Tehsildar (N) Delhi, for the sale of the said land in favour of the Vendee.

NOW THIS SALE DEED WITNESSETH AS UNDER:

That in consideration of the sum of Rs. 4,50,000/- (Rs. Four Lacs Fifty Thousand Only) out of which a sum of Rs. 10,000/- (Rs. Ten Thousand Only) has already been received by the Vendors from the Vendee, in cash, the receipt of which the Vendors hereby admit and acknowledge, and the balance sum of Rs. 4,40,000/- (Rs. Four Lacs Forty Thousand Only) has been received by the Vendors from the Vendee, in the following manners;

Rs. 2,20,000/- Vide Cheque No. 528636 dt. 25.9.95 favouring Shri Sohan Singh Wirk

Rs. 2,20,000/- Vide Cheque No. 528637 dt. 25.9.95 favouring Shri Gurdip Singh Wirk both drawn on Bank of Tokyo, Parliament Street, New Delhi.

the receipt of which the Vendors hereby admit and acknowledge, in full and final settlement, the Vendors do hereby sell, convey and transfer the said land, to the Vendee, who shall hereafter be the absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances, whatsoever of the said land.

-4-

Udai Sharda

(Sohan Singh)

38

That the cost of maintenance and repairs of the said passage shall be paid and borne by the users in pro-rata.

Now the Vendors have been left with no right, title, interest, claim or concern of any nature with the said land hereby sold and the Vendee has become the absolute owner of the said land.

That the Vendors assure the Vendee that the said land is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, notices, lien, court injunction, lease, agreement etc. etc. and if it is ever proved otherwise, or/ and if the whole or any portion of the said land is taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendors, then the Vendors will be liable and responsible to make good the loss suffered by the Vendee.

That the Vendors undertake to have the said land mutated in favour of the Vendee in Revenue Records and other concerned authorities, otherwise, the Vendee can also get the said land mutated in his own name in Revenue Records and other concerned authorities on the basis of this sale deed or its certified true copy.

-6-

[Handwritten signature]
[Handwritten signature]

2

29

That the Land Revenue and other dues and demands if any payable in respect of the said land shall be paid by the Vendors upto date and thereafter the Vendee will be responsible for the payment of the same.

That the said land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes. That the said land is situated outside the urbanised limits. That the said land is Governed by Punjab Land Reforms Act, therefore this sale deed does not contravene section 33 of the Delhi Land Reforms Act, 1954.

That there is no poultry farm, ware house, cattle live stock, raising of grass on the said land. The said land is agricultural land and shall be used for agricultural purposes.

That all the expenses of this sale deed viz. stamp Duty, Registration charges etc. have been borne and paid by the Vendee.

IN WITNESS WHEREOF, the Vendors have signed this sale deed at New Delhi on the date first mentioned above in the presence of the following witnesses;

WITNESSES

1.

Sl. Card No.
02/03/030/
078 202
02-01/5/95
Mehrauli NER

Mukesh Kumar
S/O Hem Chandra
R/408 Ward-3
Mehrauli NER

COL. SOHAN SINGH WIRK

MAJOR GENERAL GURDIP SINGH WIRK
VENDORS.

Yogindra Paul
ADVOCATE
ENROL NA. 501/63

-7-

Vendee P No

M-723 Gou at 10/11/2002

RPO Delhi

unl. Hardcopy



14/02/1998 / 09/07/32
 31/11/98
 4386

00DD 714826

SALE DEED FOR RS. 21,00,000/-

Sub Registered

Docum.

Dated

at

Corporation Tax @ 5%	Rs. 1,05,000/-
Stamp Duty @ 3%	Rs. 63,000/-
TOTAL	Rs. 1,68,000/-

This Sale Deed is executed at New Delhi on this 23rd day of June 1998 by SH. RAHUL VIRMANI S/o SH. K.M. VIRMANI R/o K.NO.50, VILLAGE GADAIPUR, TEHSIL HAUZ KHAS, NEW DELHI, hereinafter called 'THE VENDOR' (which expression shall mean and include his heirs, successors, legal representatives, administrators, executors, nominees and assigns)

Contd...p2/-

Signature



00DD 714825

- :: 2 :: -

IN FAVOUR OF

SMT. KAMLESH SHARMA W/O SH. HARI MOHAN SHARMA R/o D-55, EAST
OF KAILASH (TF) NEW DELHI-110065, hereinafter called 'THE
VENDEE' (which expression shall mean and include her succes-
sors, legal representatives, administrators, executors,
nominees and assigns).

contd....p3/-

Sharma



00DD 714824

-3-

Whereas the Vendor is the absolute owner of AGRICULTURE LAND MEASURING 1 BIGHA 2 BISWAS (1088 SQ.YDS.) BEARING KHASRA NO.784 MIN. situated in VILLAGE MEHRAULI, TESHIL HAUZ KHAS, NEW DELHI, hereinafter referred to as 'THE SAID PROPERTY', which is bounded as under:-

EAST :- 30' WIDE ROAD
WEST :- OTHER'S LAND
NORTH :- OTHER'S LAND
SOUTH :- OTHER'S LAND

And whereas the Vendor has purchased the said property from Col. Sohan Singh Wirk and Major General Gurdip Singh Wirk both Sons of Late Sh. Harcharan Singh vide Sale Deed registered as document No.8683 in Addl. Book No.I, Vol. No.8909 at pages 153 to 159 on dt. 12.10.1995 with the Sub-Registrar, New Delhi.

contd....p4/-

— 35 —

Dikran



00DD 714822

-5-

NOW THIS SALE DEED WITNESSETH AS UNDER:-

That the total sale consideration of the sum of Rs. 21,00,000/- (Rupees Twenty One Lac only) has been received by the Vendor from the Vendee in the following manner:-

AMOUNT	CHEQUE NO. & DT.	DRAWN ON
RS. 19,00,000/-	145667 DT. 16.6.98	PUNJAB & SIND BANK GREEN PARK, N.D.
RS. 2,00,000/-	145666 DT. 16.6.98	-DO-

contd.....p6/-

Biswan



00DD 714821

-6-

in receipt of which the Vendor hereby admits and acknowledge, in full and final settlement, the Vendor do hereby sell, convey and transfer the said property, to the Vendee, who shall hereafter be the absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, easements, appurtenances, whatsoever of the said property.

That the Vendor has obtained the Income Tax Clearance Certificate in Form 34-A, from the concern Income Tax Deptt.

That the actual physical vacant possession of the property has been delivered by the Vendor to the Vendee, on the spot.

contd....p7/-

Biswas



00BB 917415

-7-

Now the Vendor have been left with no right, title, interest, claim or concern of any nature with the said property and the Vendee has become the absolute owner of the said property.

That the Vendor assure the Vendee that the said property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, notices, lien, court injunction, lease, agreement etc. and if it is ever proved otherwise, or if the whole or any portion of the said property is taken away or goes out from the possession if the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee.

Alwano

contd....p8/-



-8-

That the Vendor undertake to have the said property mutated in favour of the Vendee in Revenue Records and other concerned authorities, otherwise, the Vendee can also get the said land mutated in its own name in Revenue Records and other concerned authorities on the basis of this sale deed or its certified true copy.

That the property revenue and other dues and demands if any payable in respect of the said property shall be paid by the Vendor up-to-date and thereafter the Vendee will be responsible for the payment of the same.

contd.....p9/-

Birama



-9-

Sub
Doc
Dat
nar

That the property has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes and is situated in the Green Belt outside the urbanised limits. This sale deed does not contravene the provisions of Delhi Land Reforms Act, 1954.

That all the expenses of this sale deed viz. stamp Duty, Registration charges etc. have been borne and paid by the Vendee.

contd....p10/-

Alimuddin -



-10-

IN WITNESS WHEREOF, the Vendor & Vendee have signed this sale deed at New Delhi on the date first mentioned above in the presence of the following witnesses:

WITNESSES:

1. SATISH Guleri
S/o Sri. Om Prakash
705/2 WNO 3
Hauz Khasi ND 30

[Signature]
VENDORS

2.

[Signature]
Mr. Jai Prakash Verma
Advocate
WZ-300, Naraina P. Chh.
Delhi
FIC No. 1471125/8

- 41 -

-42-

VINAY JAIN 9818402900



MUNICIPAL CORPORATION OF DELHI
PROPERTY TAX

(For Tax Paid Cases at Online)
2010-11 - Property Tax Receipt No : G8-778649 08-Jun-2010

Property Ref Id 098552600780
Owner KAMLESH SHARMA
Address 8
HARI CHARAN BAGH, ANDHERIA MOR, NEW DELHI-30
Andheria Mor Colony

Tax Payment Details :

Total tax (Rs)	11,269.00	Previous Arrears (Rs)	0.00
Amount Paid (Rs)	11,269.00		
Mode Of Payment	(Rupees Eleven Thousand Two Hundred Sixty Nine Only) ONLINE PAYMENT		

<http://www.mcd.delhi.govt.in/asshtzashureprint.php?mode=N74N114>

6/8/2010

CDD/Agency : ONLINE RECEIPT

43-

અધ્યાય ૨, શ્લોક ૨ (સી.)

विल्ली नगर निगम
सम्पत्ति कर की योजना

विष्णुलिपि: Gurdeep Singh Wirth
बी/बीनती

चक

271096

~~REFRATTI, SIR ZOM~~

पता -----
दिल्ली नगर निगम के लिए इसका पता, जिसकी सविनूने को दशा में इसके एक हातों में जमा कर दी जायेगी।

L/F		सम्पत्ति का विवरण		रकम का विवरण	
Seat		सम्पत्ति नाम		तिथि	
9394		3 Anandharia Mon		3-3-94	
		महिला/वस्ती		रक का भाग	
		Mehrauli		राज का भाग	
				श्रीशक्ति Bhanu	
सामान्य कर		प्रति कर		शुद्ध कर	
र०		र०		र०	
		Rita		Om A/C	
अन्य कर		प्रति कर		शुद्ध कर	
र०		र०		र०	
				2000	
कुल कर		प्रति कर		शुद्ध कर	
र०		र०		र०	

रकम शब्दों में (वर्ग) Twenty thousand only

१ सांद जाग खरने बाणे शिंद्याने ७ ३ ५

भूतल की विधि

(अलापोत्तर दीक्षित शोध कन्दस विचारों के लिए यही सर्वोत्तम प्रणाली पर ही, मंगाना चाहिए)

वैल से, यदि कोई
1.2 से उसके निर
ली नगर नि
रण/भारत स
पर प्रतिष्ठा प्रभाव

(चक्र द्वारा भुगतान—कैबल भुगतान की दशा में)

दिल्ली नगर निगम

समाप्ति कर की रसीद



श्री श्रीमान श्री राजीव गांधी स्मृति
श्री श्रीमान श्री राजीव गांधी स्मृति

Surdeep Singh

151051
Moh. Suli

दिल्ली नगर निगम के लिए गृह्य पात्रा, जिसकी राशि भुगतान की दशा में उसके/उनके खातों में जमा कर दी जायेगी।

क्र	आना	समाप्ति का विवरण	बैंक का विवरण
1	911-95	911-95	626932
		समाप्ति नम्बर	30711-95
		इनामा/यस्यो	मो.रे
			बैंक का नाम
			खात का नम्बर

वर्ष	समाप्ति कर	समाप्ति कर	सिखा उप-कर	सफाई कर	जल कर	मोर्टिस फीस व अन्य प्रभार	कुल
रु०	रु०	रु०	रु०	रु०	रु०	रु०	रु०
छले वर्षों के लिए							25,000-
गलत वर्ष के लिए							

में से *Seventy five Rupees only* कुल योग *25000-*

की तिथि *30/11/85* रसीद जारी करने वाले अधिकारी के हस्ताक्षर

(उत्तरदाता दैनिक बोर्ड कैबल रिकार्ड के लिए रसीद यदि कार्यालय प्रकृति में है तो समाप्त. चाहिए)

8/10

ਦੁਆਰੇ ਪੰ. ੪੭

पृ-४-६

(संक्ष द्वारा प्रगति—विषय करने की रणनीति)

— ६५. प्रश्न २, अनु २ (२)

दिल्ली नगर मियथ
सम्पत्ति कर की रद्दी

चैक

361090

निम्नलिखित धन राशि को एक बंधु धार
धी/धीमता May Chen

पञ्चा

ਇਹ ਵੀ ਵੇਖੋ

दिल्ली नगर निगम के लिए बनल पाया, जितकी राशि धुने के दश में उसके सन्तों में बाँट कर दी जायेगी।

सम्पत्ति का विवरण		बैंक का विवरण	
सम्पत्ति नम्बर	2. Andrew Mahant	प्रश्नर	679316
जलाका/बस्ती		दिनांक	10/3/96
		लेखा नं.	17065
		बैंक का नाम	S. B. Bank
		प्रांच का नाम	Uttar Pradesh
सामान्य कर	सिखा उप-कर	सफाई कर	जल कर
₹0	₹0	₹0	₹0
Total			₹0
30,000/-			
30,000/-			

१. दृष्ट्योः च (रूपये)

आर्य समाज

इससे पहले कि वे केबल रिकार्ड के लिए रखी गई कांस्टेंट प्रॉ

रस्तेदु जालि
बाहिण

रसमंद जलियाँ बनने वाले क्षणिकारी के हस्ताक्षर

- 45A -

दिल्ली नगर निगम
(कर निर्धारण एवं समाहरण विभाग)

MUNICIPAL CORPORATION OF DELHI
(Assessment & Collection Department)

वर्ष 1994-95 की कर-निर्धारण सूची में संशोधन हेतु, दिल्ली नगर निगम अधिनियम, 1957 की धारा 126 के अन्तर्गत नोटिस
Notice under Section 126 of the D.M.C. Act, 1957, for amendment in Assessment list of 1994-95

सहत्वपूर्ण
किसी व्यक्ति के नाम से इस नोटिस को जारी किए जाने पर वह व्यक्ति भूमि अथवा भवन का कानूनी हकदार नहीं होगा अथवा न ही उसे बाद में भूमि पर अनधिकृत कब्जा करने अथवा अनधिकृत निर्माण करने की वैधता का दावा करने का ही अधिकार होगा।

IMPORTANT
This notice does not confer any legal title of land and building in the name of the person to whom it is issued or confer any right on any person to claim validation of unauthorised occupation of land or unauthorised construction at a later date.

श्री/श्रीमती Vivek Bhadwaj & Anant Bhadwaj
K No 784 Min (Plot No 7)
Harcharan Singh, Andheria More,
Kirti Sectors 10

कार्यालय जहाँ से नोटिस दिया गया
Office of issue of notice
नोटिस जारी करने की तारीख
Date of issue of notice

MEMORANDUM

31/3/96

महत्वपूर्ण (Name व पद-सूचना नीचे दी गई है) इस सम्बन्ध में आधुनिक, दिल्ली नगर निगम द्वारा यथोचित प्राधिकृत तथा शक्तिप्रद एतद् द्वारा आपको यह सूचना देता है कि मेरा कर-निर्धारण सूची 1994-95 को इसमें आगे दिए गए विवरण और कारणों के अनुसार परिवर्तित करने का प्रस्ताव है और यदि इस सम्बन्ध में आपको कोई आपत्ति है तो आप अपनी आपत्ति लिखित रूप में मेरे कार्यालय में भेजें ताकि वे इस नोटिस की तारीख की तिथि से 35 दिन के भीतर इस कार्यालय में पहुंच जायें। यदि उपरोक्त अवधि में कोई आपत्ति प्राप्त नहीं होती है तो दिल्ली नगर निगम कर-निर्धारण सूची उपविधि, 1959 की उपविधि 9 के प्रावधानों के अनुसार प्रस्तावित कर-योग्य मूल्य की पुष्टि कर दी जायेगी।

I (name and designation given below) duly authorised and empowered in this behalf by the Commissioner, Municipal Corporation of Delhi, hereby inform you that I propose to amend the assessment list of 1994-95 as per details and reasons given hereinafter and if you have any objections in this connection, you may submit your objections in my office in writing so that they are received in this office not later than 35 days from the date of service of this notice. If no objection is received within the aforesaid time, the proposed rateable value shall be confirmed as per provisions of By-law 9 of the Delhi Municipal Corporation Assessment List By-laws 1959.

भूमि अथवा भवन का विवरण (वस्ती व परिसर संख्या) Description of land or building (locality & premises No.)	सम्पत्ति-कर के भुगतान करने वाले प्रथम दायी व्यक्ति का नाम व पता Name and address of the person primarily liable to pay the property tax	वर्तमान कर-योग्य मूल्य Existing Rateable Value	प्रस्तावित कर-योग्य मूल्य Proposed Rateable Value
<u>K No. 784 Min</u> <u>(Plot No. 7)</u> <u>Harcharan Singh</u> <u>Andheria More</u>	<u>Dalve</u>	—	<u>Rs 191000/-</u> <u>198,950/-</u> <u>11495</u>

2. दिल्ली नगर निगम अधिनियम की धारा 126 की उप-धारा (1) की व्यवस्था के अनुसार, आप इस संशोधन के कारण पिछले वर्ष, जिसने नोटिस दिया गया है, के प्रथम दिन से पूर्व की किसी अवधि के करो अथवा कर में बढ़ोतरी के भुगतान हेतु उत्तरदायी नहीं होंगे। अतः यदि आपको यह नोटिस 31-3-1996 तक प्राप्त हो जाता है, तो कृपया 1-4-1996 से करो का भुगतान करें और यदि आपको यह नोटिस 1-4-96 को अथवा बाद में प्राप्त होता है तो कृपया 1-4-1996 से करो का भुगतान करें।

As per proviso to sub-section (1) of Section 126 of the DMC Act, you shall not be liable to pay any tax or increase in tax, due to the amendment in the assessment list, for any period prior to the first day of the financial year in which notice is given. Thus if you receive this notice upto 31-3-96, please pay taxes from 1-4-96 and if you receive this notice on or after 1-4-96, please pay from 1-4-1996.

3. यदि करो के भुगतान के लिए उत्तरदायित्व संयुक्त तथा पृथक् है, यदि सम्पत्ति का कोई और मालिक है, तो आप कृपया उसे इस प्रस्ताव की भी सूचना दें ताकि उसकी आपत्ति भी उपयुक्त समय के अन्दर प्राप्त हो जाए।

Since the liability for payment of taxes is joint and several, if there is any other owner of the property, you may kindly inform him also of this proposal so that his objection is also received within the aforesaid time.

4. धारा 176 के अनुसार यह अधिसूचना केवल किसी भी ऐसे व्यक्ति, जो कर देने का उत्तरदायी हो, के नाम में किसी भी प्रकार की त्रुटि के कारण चुनौती अथवा प्रभावित होने के योग्य नहीं होगी।

U/s 176, this notice shall not be impeached or affected by reasons only of any mistake in the name of any person liable to pay the tax. This notice shall not be impeached or affected by reasons only of any mistake in the name of any person liable to pay the tax.

5. यह वार्षिक कर नहीं है अपितु प्रस्तावित कर-योग्य मूल्य है। कर का भुगतान आपत्ति, यदि कोई है, की प्राप्ति एवं उसकी जांच के बाद अन्तिम रूप से निर्धारित कर-योग्य मूल्य पर तथा प्रत्येक वर्ष में प्रकाशित कर दरों के अनुसार होगा।

This is the proposed rateable value and not the annual tax. The tax shall be payable as per tax rates published from year to year on the rateable value finally fixed after the receipt and investigation of objections, if any.

इस नोटिस को जारी करने वाले
अधिकारी का नाम
Name of the Officer issuing this notice

संयुक्त/उप-सहायक कर-निर्धारक एवं समाहरणकर्ता
दिल्ली नगर निगम
M. A. & C. D. J. / Asst. Assessor & Collector
Municipal Corporation of Delhi

कर-निर्धारण सूची में संशोधन के लिए संक्षिप्त कारण :
Reasons in brief for amendment in the Assessment List :

New Construction

यदि आपको प्रस्तावित कर-योग्य मूल्य के सम्बन्ध में किसी सूचना अथवा विवरण की आवश्यकता है अथवा आपत्ति दर्ज करने के सम्बन्ध में किसी सहायता की आवश्यकता है तो आप कृपया इस नोटिस के जारी करने वाले कार्यालय के उप कर-निर्धारक एवं समाहरणकर्ता से सम्पर्क करें।

If you need any information or details about the proposed rateable value or any help to file objection, please contact the Dy. A. & C. at the office of issue of this notice.

कृपया पृष्ठ के दूसरी ओर अनुदेशों को देखें
Please see instructions overleaf

दिल्ली नगर निगम

कर-निर्धारण एवं समाहरण विभाग

प्रस्ताव एवं आपत्ति पंजिका क्रम संख्या

क्षेत्र **MSZ** बस्ती **Harcharan Bagh (Andheria West)** K.No. 784 Min
(Plot No. 7)

स्यामी का नाम : श्री/श्रीमती **Sh. Vivek Bhardwaj S/o Sh. Amrit Bhardwaj**

पिछला कर-योग्य मूल्य **Rs.** प्रस्तावित कर-योग्य मूल्य रु. **Rs. 1,99,000/-**

लागू होने की तिथि **1.4.95**

In this case, a notice u/s 123 of the DMC Act containing the proposed RV of Rs. 1,99,000/- w.e.f. 1.4.95 on a/c of new construction was sent. Sh. Vivek Bhardwaj, W/o Sh. Amrit Bhardwaj, the taxpayer of property visited/ appeared before the undersigned and requested to decide the case on merit as he wants to pay dues. He stated that he purchased the agricultural land measuring 1 Bigha and 1 Biswa (1057 sq.yds. approximately) on 12.10.95 through sale-deed. He admitted the recorded accommodation as shown in form A. He stated that the entire property is in self residential use. He has submitted valuation report and sale-deed.

As per sale-deed executed on 12.10.95, Sh. Vivek Bhardwaj had purchased the agricultural land measuring 1 Bigha and 1 Biswa (1057 sq.yds.) for a sum of Rs. 4,50,000/-. As per valuation report, prepared by M/s. Ahuja & Associates, the period of commencement & completion of construction is Nov. '95 to Feb. '96. The valuer reported the covered area of basement 1200 sq.ft., GF 842, MF 967, FF 380, MF 1055 sq.ft. and declared the total cost of construction Rs. 17,04,975/-. The aggregate of cost of land and cost of construction works out to Rs. 21,54,975/-. The RV @ 10% after allowing 15% statutory rebate works out to Rs. 1,83,170/- which is fixed w.e.f. 1.2.96.

RV Rs. 1,83,170/- p.a. w.e.f. 1.2.96.

ID action be taken & billing be made on rural area basis. AZI to revise the property, if warranted.

COPY TO : TAX-PAYER

(MOHAN LAL)
DY. ASSESSOR & COLLECTOR
MEHRAULI SUB ZONE

शी.स. २२३-१११ कि.मी.

3x100 42-19-7-96

फार्म नं. 39

जी-४-बी

अध्याय 2. खण्ड 2 (बी)

यदि कोई अनधिकृत
गिराने की
विलम्ब नगर निगम,
अधिकरण एवं भारत
नगिकारों पर प्रतिकूल

(विक द्वारा भुगतान-केवल भुनने की दशा में)

दिल्ली नगर निगम

सम्पत्ति कर की रसीद

चैक

निम्नलिखित राशि का एक चेक

भी / भी/भी

५६१

रसीद सं. 124068

का नाम _____

दिल्ली नगर निगम के लिए वसूल पाया, जिसकी राशि भुनने की दशा में उसके/उनके सातों में जमा कर दी जायेगी।

	सम्पत्ति का विवरण		बैंक का विवरण		
सम्पत्ति नम्बर	K. No. 784 Mm (Plot No 7)		नम्बर	043827	
इलाका/बस्ती	Haridwar Bazar Dundhara Bazar		तिथि	12/3/97	लेखा सं. 522542
			बैंक का नाम	The Bank of Tokyo	
			ब्रांच का नाम	Mumbai Suburban Ltd	
सामान्य कर रु.	अग्नि कर रु.	शिक्षा उप-कर रु.	सफाई कर रु.	जल कर रु.	नोटिस फीस व अन्य प्रभार रु.
	1700	96.87			
					कुल रु.
					409282
<p>Rs Party have nine</p> <p>2 1/2 front eight and</p>					

44

14/3/97
(उत्तरोत्तर दैनिक योग)

(उत्तरोत्तर दैनिक योग केवल रिकार्ड के लिए रखी गई कार्बन प्रतियों पर)

409282W

करने वाले अधिकारी के हस्ताक्षर

11/3/98

डक प्रमाण पत्राधीन.
Under Certificate of Posting

सम्पत्ति कर बिल 1996-97
PROPERTY TAX BILL 1996-97

बिल नं. 97105
BILL No. 97105

अन्तिम तिथि Pay by date
31-3-98



दिल्ली नगर निगम (सम्पत्ति कर विभाग)
MUNICIPAL CORPORATION OF DELHI
(ASSESSMENT & COLLECTION DEPARTMENT)

तिथि Date 11/3/98
काउन्टर Counter 1
खाता Ledger misc.
फोलियो Folio 200

कहाँ जमा करें Payable at

Mehrauli Sub Zone

नाम व पता Name & Address
Sh. Nivates Bhordwaj
Sh. Anant Bhordwaj
Plot No. 7
Per. 784 min
Anand Moh
सम्पत्ति नं. Property No.
Marchant Bldg Edu. Cess

कर-योग्य मूल्य Rateable Value*		कर की दर Tax Rate	
रिहायशी Residential	183125	सामान्य दर पर Ordinary rate	
अन्य Others		कम दर पर Lower rate	
योग TOTAL			

* वि. नं. नि. अधिनियम की धारा 126 के अन्तर्गत कर-योग्य मूल्य में वृद्धि की जा सकती है।
Rateable Value subject to increase under Section 126 of D.M.C. Act.
** 20 प्रतिशत की 1996-97 के कर से छूट अगर कोई बकाया राशि न हो या वह भी अन्तिम तिथि तक 1996-97 के कर के साथ अदा कर दे।
Rebate at 20% of 1996-97 tax if no arrears or arrears also paid with 1996-97 demand by "pay by date"

भूल-चूक सेनी देनी
E. & O. E.

एडी.आर.सी./सहा. कर निधि एवं सेवा/अधीक्षक
A.T.R.C./A.A. & C./Supdt.

कर Tax	
बकाया राशि 31-3-98 तक A Arrear upto 31-3-98	26157
सामान्य कर General Tax	
अग्नि कर Fire Tax	
शिक्षा उपकर Edu. Cess	
सफाई कर Scav. Tax	
जल कर Water Tax	
टी.डी./जुर्माना/नोटिस फी T.D./Penalty/N.F.	
कुल बकाया Total Arrear	26157
C **वर्ष 1996-97 Year 1996-97	22420
योग Total (A + C)	48577

बिल नं. BILL No.	97105
Counter	
Ledger	
Folio	
Property No.	
Pay By Date	
Rateable Value	
Res.	
Others	
Tax (96-97)	
Rebate	
Balance	
Arrear	
Net	
Paid through	
Cheque No.	
Date	
A/c No.	
Bank	

Signature of Assessee

Date

20

49

49

ड. पू. च. P.T.O.



दिल्ली विद्युत बोर्ड

(विद्युत बिल) ** DUPLICATE **

DELHI VIDYUT BOARD (ELECTRICITY BILL)

उपभोक्ता का नाम व पता CONSUMER NAME & ADDRESS

BH SOHAN SINGH
KH NO 788 VILL MEHRAULI

NEW DELHI

मीटर संख्या METER NO.	वर्तमान CURRENT		पिछली PREVIOUS	
	तिथि DATE	पढ़न READING	तिथि DATE	पढ़न READING
9213559		PROVISIONAL 02/12/1997		7

BILLING

विद्युत भार LOAD	3.00 Hp	खपत CONSUMPTION
बिल प्रकार BILL BASIS	MINIMUM	विवाद रकम यहाँ DISPUTED AMOUNT Rs.
सुरोहर यहाँ SECURITY DEPOSIT		मुगतान अब तक लगाया PMT ACCTED UPTO 31/12/1999

00002

MRI

MR

जिला जोन DIST. ZONE	कं० संख्या K.N.O.	बही खाता BOOK NO.	विद्युत प्रकार SUP. TYPE	बिल मास BILL MONTH	बिल संख्या BILL NO.
H 711	136720 & 5313			46	
विद्युत प्रकार/पुनर्जन अतिरिक्त ENERGY/MIN. CHR.G.	अधिक/उ० प्रकार/ब.क. EXCESS/MISUSE/S.C.	विद्युत शुल्क ELECTRICITY TAX	मीटर किराया METER RENT	विशेष प्रकार MISC CHARGES	वर्तमान देय CURRENT DEMAND
1200.00					
रकमावलंबन CREDIT ADJUSTMENT	अनुपायी राशि ARREARS AMOUNT	अतिरिक्त राशि ARREARS L.P. S.D.	देय तिथि से पूरा राशि AMT BEF DUE DATE	अतिरिक्त राशि LATE PAYMENT SURCHARGE PM	देय तिथि के बाद राशि AMOUNT AFTER DUE DATE
			21840.94		21840.94
			21840.94		21840.94
			24.24		21865.18
			21865.18		21865.18

सूचना : एकादश मास आपकी सुविधा के लिए बिना बिल है कि यदि आपने देय तिथि तक बिल की राशि का भुगतान नहीं किया तो देय तिथि के 7 दिन के पश्चात् आपकी विजली काटो जा सकती है तथा इसे भारतीय विद्युत अधिनियम 1910 की धारा 24 के अन्तर्गत पुनर्जा के रूप में माना जाएगा

NOTICE : YOU ARE HEREBY INFORMED THAT IF YOU DO NOT MAKE THE PAYMENT OF BILLED AMOUNT BY THE DUE DATE YOUR SUPPLY SHALL BE LIABLE FOR DISCONNECTION AFTER EXPIRY OF SEVEN DAYS OF THE DUE DATE & IT WOULD BE TREATED AS NOTICE UNDER SECTION 24 OF THE INDIAN ELECT. ACT 1910.

आवश्यक सूचना के लिए कृपया धीरे देखें
For Important Instructions Please Turn Over
धुंधले से
E.&O.E.
FOR NO CURRENT COMPENSATION

Y. N. R. Reddy
DIRECTOR (E.D.P.)

50



NEW DELHI

सिद्धि भाई LOAD	3.08 H2	MINI PLUM	उपभोग CONSUMPTION	12/1997
विना मर्रा BILL BASIS			उपभोग का रकम EXPENDED AMOUNT Rs.	
लोकर चरि SECURITY DEPOSIT			उपभोग का रकम PAID AMOUNT Rs.	

五

सुदुर्लभे, FLAME (सिंह), QUANTOR (ECP)

Y.N. - Ready

सुदुर्लभे, FLAME (सिंह), QUANTOR (ECP)

Circle	District	Cycle	New K No.	Old K No.
South	MH	4	2520 G422 0070	4 MH 011 123753 *

Please read the reverse of this bill for information on payment methods and tariffs. Please retain this portion of the bill for future reference and record.

Page No.	Cy-CD	Book	CRN No.
526	22	G422	2520073297

MAJ.GEN.G.SINGH S/O SH H
KAZI WALA BAGH

Call 9604 333333 to register your complaints.
Visit our website www.bsesdelhi.com for more information

.....touching your lives

Bill Number	Bill Month	Bill Date	Due Date	Amount (Rs.)	Amount After Due Date	30 Days After Due Date
55069	APR-04	03-MAY-04	18-MAY-04	770.00	790.00	800.00

CONSUMPTION DETAILS								
Meter No.	Status	Current		Previous		M. F.	Units Consumed	Billed Consumption (KWH)
		Date	Reading	Date	Reading			
27000050		19-APR-04	18931	25-FEB-04	18667	1/1	264	264
Bill Basis								ACTUAL

Bill Details	
a. Energy Charges	512.40
b. Fixed Charges	280.00
c. Minimum Charges	.00
d. Electricity Tax	25.62
e. Meter Rent	.00
f. Excess Use Charges	.00
g. Shunt Capacitor Charges	.00
h. Current Demand (sum of a to g)	818.02
i. Adjustments (Cr./Dr.)	.00
j. Refunds	.00
k. Arrears	3.17
l. LPSC Levied	.00
m. TOTAL CHARGES (sum of h to l)	821.19
n. Energy Conservation Subsidy by GoNCTD *	-42.75
o. Amount Payable (m-n)	778.44

Connection Details	
Category	DX
Sanctioned Load (KW)	13.73
Connected Load (KW)	13.73
Route No.	AB/GR0150AA
Feeder No.	
Pole No.	

Remarks
ENERGY SAVED IS ENERGY PRODUCED.

Arrears Details	
Electricity Charges	.00
Electricity Tax	.00
Other Charges	3.17
Surcharge	.00
51 k.TOTAL	3.17

Payment Details	
Last Bill Amount	1003.17
Payment Received	1000.00
Date	17-MAR-04
Payment Accounted upto	29-APR-04

[Signature]
R.K. SHARMA
G.M. (OPERATIONS)

Previous Monthly Consumption Pattern		
Bill Month	Average Units	Bill Status
FEB-04	250	R
DEC-03	1786	R
OCT-03	1052	N
AUG-03	1040	N
JUN-03	1445	R
APR-03	1088	R

Cashier's Seal and Signature
Counter Date Amount

22520G422007000000077844200405180000001158

1192/214
RKH-2204-04 BILL TX124

503011
6999

15.5.2004

ENERGY SAVED IS ENERGY PRODUCED

E 50 F

Circle	District	Cycle	New K No.	Old K No.
South	MH	4	2520 G422 0070	4 MH 011 123753 *

Please read the reverse of this bill for information on payment methods and tariffs. Please retain this portion of the bill for future reference and record.

Page No.	Cy-CD	Book	CRN No.
4526	22	G422	2520073297

MAJ.GEN.G.SINGH S/O SH H
KAZI WALA BAGH

OUR HELPLINES

For Power Supply Complaints : 9604 333333

For Commercial Complaints : 39999707

Bill Number	Bill Month	Bill Date	Due Date	Amount (Rs.)	Amount After Due Date	30 Days After Due Date
67160	AUG-04	10-SEP-04	25-SEP-04	4190.00	4250.00	4320.00

CONSUMPTION DETAILS									
Meter No.	Units	Status	Current		Previous		M. F.	Units Consumed	Billed Consumption
			Date	Reading	Date	Reading			
27000050			19-AUG-04	20538	17-JUN-04	19382	1/1	1156	1156
								Bill Basis	ACTUAL

Bill Details	
a. Energy Charges	3727.10
b. Fixed Charges	280.00
c. Electricity Tax	186.36
d. Shunt Capacitor Charges	.00
e. Other Charges	.00
f. Current Charges (Sum of a to e)	4193.46
g. Adjustments(Cr./Dr.)	.00
h. Refunds	.00
i. Arrears	1.88
j. LPSC Levied	.00
k. Total charges (sum of f to j)	4195.34
l. Deferred pending settlement	.00
m. Installment not yet due	.00
n. Amount Payable sum (k+l-m)	4195.34

Connection Details	
Category	DX
Sanctioned Load (KW)	13.73
Connected Load (KW)	13.73
Route No.	0150AAG471G
Feeder No.	
Pole No.	

Arrears Details (I)	
Electricity Charges	.00
Electricity Tax	.00
Other Charges	94 RK325 * 70588
Surcharge	.00
55 TOTAL	1.88

Remarks
ENERGY SAVED IS ENERGY PRODUCED.
15/09/2004 4190.00

Payment Details	
Last Bill Amount	1331.88
Payment Received	1330.00
Date	12-JUL-04
Payment Accounted upto	02-SEP-04

V.K. Khullar
V.K. Khullar
General Manager

Previous Monthly Consumption Pattern		
Bill Month	Average Units	Bill Status
JUN-04	229	R
APR-04	147	R
FEB-04	250	R
DEC-03	1786	R
OCT-03	1052	N
AUG-03	1040	N

Cashier's Seal and Signature		
Counter	Date	Amount

Contact for assistance:

1. New Connection/Bill Revision/Name & Address Change/Load Change : District Offices.
2. Power Problem: 9604333333/555555(Mention : New K No or CRN)
3. Misuse Use Withdraw/Category Change: BSES Customer Support Service, 33 KV Grid GK-1 Opp. Savitri Cinema

Annexure "G"

-53-

HB

RWA

HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION

22, Harcharan Bagh, Andheria More,
Vasant Kunj Road, New Delhi - 110 030

20TH December 2004

To,

Govt of NCT of Delhi,
Department of Urban Development,
9th Level, "C" Wing, Delhi Secretariat,
I.P. Estate,
New Delhi.

Subject: Regularisation of Unauthorised Colonies.
Ref: Your Public Notice of 22nd October 2004

Dear Sirs,

With reference to the above, enclosed please find our application for the same purpose, in Part I and II, alongwith location site plan. In I sets.

We request you to keep us informed of the progress and do feel free to let us know if any additional information paper is required.

Looking forward to an expeditious and fruitful dealing of our case.

Yours faithfully,

For HARCHARAN BAGH RWA

(Signature)
A.K. MOHINDRA
PRESIDENT

(Signature)
A.P.T.K. BHARDWAJ
SECRETARY

Annexure " H "

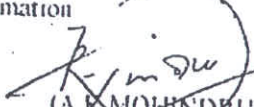
**APPLICATION FOR UNAUTHORISED COLONIES TO BE CONSIDERED
FOR REGULARIZATION**

PART-I

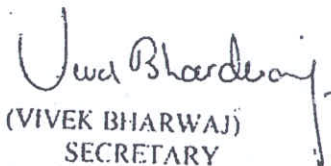
1. Name of the Unauthorised colony HARCHARAN BAGH
2. Location/Address ANDHERIA MORE
VASANT KUNJ ROAD
NEW DELHI-110 030
Police Station MEHRAULI
Revenue Sub-Division MEHRAULI
Revenue District MEHRAULI
Pin Code 110 030
3. Date since when the colony exist 1995-96
4. Description of Boundary
North Islam Colony, Qutab Minar, DDA Land
South Main Vasant Kunj Road
East Mehrauli
West DDA Park, Pocket A, Vasant Kunj
5. Area of colony (approx) 39450sqm or 3.945 Hectare
6. No. of Plots (as on 31.03.2002)

(i) Built up	24
(ii) Vacant	6
Total	30
7. Population (approx) 250 persons
8. Whether RWA/Resident society is constituted? YES
9. Whether RWA/Resident society is Registered? Applied For (proof attached)
10. Are there more than one RWA in the colony? NO
11. Name, Addresses and Telephone nos. of Office bearers of existing RWA As per the sheet attached
12. Facilities Existing

Dispensary	NO
School	NO
Park	YES
Community Hall	NO
Piped Water Supply	NO
Sewerage	NO
Electricity	YES
13. Any Other Information NO


(A.K. MOHINDRU)
PRESIDENT

R/o 16 & 16A, Harcharan Bagh
Andheria More, Vasant Kunj Road,
New Delhi - 110 030


(VIVEK BHARWAJ)
SECRETARY

R/o 22, Harcharan Bagh
Andheria More, Vasant Kunj Road
New Delhi - 110 030

- Encl: 1. Location/site plan on scale of 1:5000
2. List of property owners as per part II of the performa
3. Seven additional sets of the application forms with enclosures

PART - II

INFORMATION IN RESPECT OF PROPERTY OWNERS OF THE UNAUTHORISED COLONY
(TO BE PROVIDED BY RESIDENT WELFARE ASSOCIATION)

NAME AND ADDRESS OF THE COLONY : HARCHARAN BAGH
ANDHERIA MORE VASANT KUNJ ROAD,
NEW DELHI - 110 030

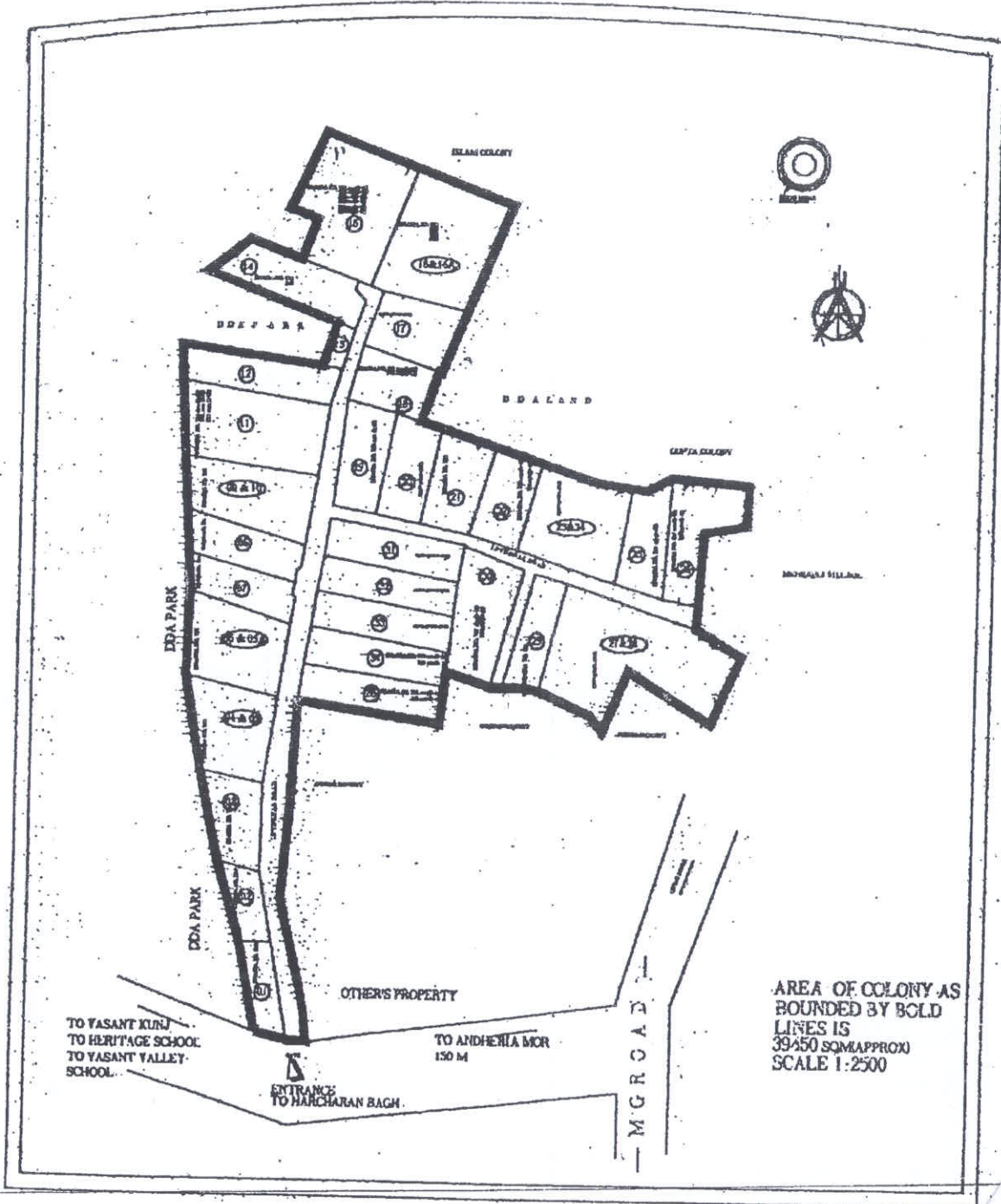
NAME OF RESIDENT WELFARE ASSOCIATION : HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION

Name of Property Owner	Father's/ Husband's Name	Plot No./ House No.	Whether Plot/Flat	Telephone No. if any	Water Connection (Yes/No)	Electricity Connection (Yes/No)	Whether Member of RWA/Society
Mrs. Pooja Aggarwal	Mr. H.C. Gupta	1	Plot	9811826961	No	Yes	Yes
Director Mr. Manoj Kumar Singh	Mr. Deep Chand	2	Plot	9818099006	No	Yes	Yes
Mrs. Promila W/o	Late Shri C. C. Pasricha	3	Plot	9810152108	No	Yes	Yes
Mrs. Gita Ganguli	Mr. Vijay Kumar Garg	4 & 5	Plot	9810152108	No	Yes	Yes
Mrs. Vimla Aggarwal	Mr. M.D. Dalmia	5A & 5	Plot	23747766	No	Yes	Yes
Mrs. Vinod K. Sharma	Mr. Han Krishna Chaudhary	7	Plot	9810156475	No	Yes	Yes
Mrs. Kamal Singh	Mr. Hari Mohan Sharma	8	Plot	26139317	No	Yes	Yes
Mrs. Indira Singh	Mr. Mukesh M. Goyal	9 & 10	Plot	9810025098	No	No	No
Mrs. Rajinder Kaur	Mr. Pradeep M. Goyal	11	Plot	9811047539	No	Yes	Yes
Mrs. Indu Sharma	Mr. Manoj Lal	12	Plot	26698788	No	Applied for	Yes
Not Available	Mr. Rajeev Lochan	13	Plot	Not Available	No	Not Available	Yes
Mr. Siddharth Mohan Singh	Capt. A.K. Mohindru	14	Plot	9818665700	No	Yes	Yes
Mrs. Sushila Yadav	Mr. Ajit Singh	15	Plot	9810005499	No	Yes	Yes
Mr. Siddharth Mohan Singh	Capt. A.K. Mohindru	15 & 16A	Plot	9818595700	No	Yes	Yes
Not Available	Not Available	17	Plot	Not Available	No	No	No
Mr. Jagat Singh Nagar	Mr. Ramesh Chand	18	Plot	9810070971	No	Yes	Yes
Mrs. Hardeep Tivara	Mr. Ranjit Singh Tivara	19	Plot	9810110937	No	Yes	Yes
Mr. Deepak Hazari	Not Available	20	Plot	Not Available	No	No	No
Mr. Pankaj Khanna	Late Mr. P.N. Khanna	21	Plot	9810348261	No	Yes	Yes
Mr. Vivek Bhardwaj	Mr. Amit Bhardwaj	22	Plot	9810031771	No	Yes	Yes
Mr. Satish Sharma	Not Available	23 & 24	Plot	9811088481	No	No	No
Mrs. Mask Rotors	Not Available	25	Plot	9811171578	No	No	Yes
Director Mr. Himanshu Ronatage	Mr. K.B. Ronatage						
Mr. Anoop Bahl	Mr. P.R. Bahl						

Mrs. Shubna P. Sethi W/o	Mr. A. Bahl	26	Plot	Not Available	No	Yes
Mrs. Achala S. Sawhney W/o	Late Mr. P. D. S. Sawhney	27 & 28	Plot		No	No
Green Area						
Trendene India Pvt. Ltd.	Col. B. K. Jhingon	29	Plot	9811070931	Yes	Yes
Mrs. Usha Chawla W/o	Mr. S. C. Chawla					
Mr. Dhajja Ram Sharma S/o	Late Mr. Pyare Lal Sharma					
Mr. Ram Chander Sharma S/o	Mr. Manphool Singh Sharma	30	Plot	9899891489	No	Yes
Mrs. Deepa Bedi	Not Available	31	Plot	Not Available	No	No
Mr. Pinki Garg	Not Available	32	Plot	9811303035	No	Yes
Mr. Mano, Dubey S/o	Not Available	33	Plot	Not Available	No	No
Mr. Ashok Kumar Gadi S/o	Mr. Ved Prakash	34	Plot	9810162447	Yes	Yes
	Mr. B. R. Goel	35	Plot	9868115146	No	Yes

Vivek Bhardwaj
(VIVEK BHARDWAJ)
SECRETARY

K. K. Chindoo
(K. K. CHINDOO)
PRESIDENT



SITE PLAN OF HARCHARAN BAGH
VASANT KUNJ ROAD, TEHSIL AND
VILLAGE MEHRAULI NEW DELHI
110020
FOR REGULARIZATION OF COLONY.

SIGNATURE OF PRESIDENT
RWA HARCHARAN BAGH

SIGNATURE OF SECRETARY
RWA HARCHARAN BAGH

SIGNATURE OF

GOVT. OF NCT OF DELHI
URBAN DEVELOPMENT DEPARTMENT
(UNAUTHORISED COLONIES CELL)
9TH LEVEL, 'C' WING DELHI SECRETARIAT,
I.P. ESTATE : NEW DELHI.

Acknowledgement receipt

Application for regularisation of unauthorised colony named

Harcharan Bagh, Andheria More

Vasant Kung Road, Delhi-30

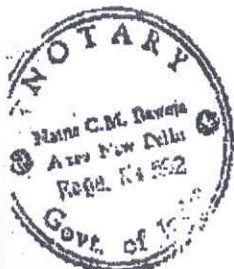
has been received from Sh. Vivek Bhandwaj

on behalf of RWA alongwith site plan and details of property owners.

APPLICATION NO. No 00129

DATED: 22/12/04


(SIGNATURE)



Notary Public State
R-16, P. 651 Chamber-11
Rohini Conna Place

23 DEC 2004

— (60) —

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GOVT. OF NCT OF DELHI
URBAN DEVELOPMENT DEPARTMENT
9TH LEVEL 'C' WING, DELHI SECRETARIATE
I.P. ESTATE : NEW DELHI.

ACKNOWLEDGEMENT RECEIPT

Application for regularization of unauthorised colony at
Regn.No. 129 named Har Chaman Bagh, Andheria
Mare, Vasant Kunj Road, Delhi - 30

has been received from Shri. Virek Bhardwaj on
behalf of Resident Society alongwith the enclosures as mentioned in the
Public Notice issued on 04th November, 2007.

RECEIPT NO. 379

DATED: 18-3-2007


19/12/07
SIGNATURE
RECEIVED
U. C. Cell
9th Floor, Delhi Secretariat,
New Delhi - 110002

— (61) —

(67)

Times of India

07/01/08

**DELHI DEVELOPMENT AUTHORITY**
(MASTER PLAN SECTION)
PUBLIC NOTICE
Notice under Section 10 (1) of the Delhi Development Act, 1957 (No. 61 of 1957 read with rule 5 of the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959, of the preparation and publication of the draft of the Zonal Development Plan for the National Capital Territory of Delhi.
Notice is hereby given that:
a. Earlier, under the provision of MPD 2001, Zonal Development Plan of Zone 'F' was notified on 5.6.1998. Now, under the provision of MPD 2021, the Draft of Zonal Development Plan of Zone 'F' (South Delhi-1) in the National Capital Territory of Delhi has been prepared.
b. A copy thereof will be available for inspection in the office of the Delhi Development Authority on Ground Floor, Vikas Minar between hours of 11 a.m. to 5 p.m. on all working days till the date mentioned in para 3 hereinafter.
2. Objection and suggestions are hereby invited with respect to this draft plan.
3. The objection or suggestion may be sent in writing to the Pr. Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, New Delhi-23 before the 6th day of Feb. 2008.
Any person making the objection or suggestion should also give his/her name and address.
Sd/-
New Delhi (V M Bansal)
Dated 7.1.2008 Pr. Commissioner-cum-Secretary
F-3 (44)/05/MP P.D.A.
Please visit DDA Website - www.dda.org.in or dial 42895566

Receipt attached

Annexure "1"

H
RWA

HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION

(Registration No. 51153/2004)

22, Harcharan Bagh,
Andheria More- Vasant Kunj Road,
New Delhi-110 030.

To,

The Commissioner – cum – Secretary
Delhi Development Authority ,
Vikas Sadan ,
New Delhi – 110023

Sub : Representation with reference to the proposed / draft Zonal Plan
In which , by oversight of government agencies , our colony has been
Left out .

Ref : Your Public Notice of 7th Jan , 2008

Dear Sirs,

With reference to the above ; please accept our representation for the filing of our objection and suggestion with regard to the Draft of Zonal Development Plan of Zone ' F ' (South Delhi - 1)

We are representing the Harcharan Bagh Resident Welfare Association .

OBJECTION :

Although we had applied to the Govt of Delhi for regularization of our colony , twice , we are shocked to see that our colony Harcharan Bagh , Andheria More Vasant Kunj Road , Delhi - 30 is missing from the list of Unauthorised Colonies in Zone " F " (South Delhi - 1) , as per your draft zonal plan . We object to this omission.

For your kind information the entire land of Harcharan Bagh (Qaziwala Bagh) , Andheria More , is on freehold title land . To support this assertion , we place at Annexure A , a copy of the order of the Hon High Court of Delhi , which proves Harcharan Bagh is , indeed , on freehold title land and is free from all notifications.

We had submitted our representations to the DDA in Sept 2000 , in this regard and had also submitted the land revenue record from the concerned Tehsil , proving that many houses were existing prior to the development act declared by the DDA for this area . We , once again enclose this at Annexure B .

Annexure " 1 "
— 63 —

May we also remind you that the LDDA had taken cognizance of the above documents submitted by us in the year 2000.

We are hereby enclosing the following documents for your ready reference ;

1. Photocopy of page No.28 to 30 of the Draft Development Plan for Zone 'F', Annexure 'C'.
2. List of Unauthorised Colonies issued by Govt of NCTD earlier. Annexure 'D'
3. Photocopy of the receipt No. 00129 of 22nd Dec 2004 to the GOVT OF NCT OF DELHI, Urban Development Department (unauthorised colonies cell). Annexure 'E'.
3. Photocopy of the receipt No 379 of 18th December 2007 to the GOVT OF NCT OF DELHI, Urban Development Department (unauthorised colonies cell) Annexure 'F'.

We would further like to submit that the following unauthorized Colonies falling near our colony have been included in the list of Draft Development Plan for Zone 'F' ;

- a. Garhwal Colony, Mehrauli (Sr.No.13)
- b. Islam Colony, Mehrauli (Sr.No.29)
- c. St John's Church Colony (Sr.No.31)
- d. Lado Sarai Exi, Mehrauli (Sr.No. 36)

These colonies are adjoining our colony.

SUGGESTION

We suggest that you kindly make the necessary corrections in this regard in the draft Zonal Development Plan, keeping in mind the facts & documents submitted by us, please include our name in the "Shetriya Vikas Yojana".

Yours faithfully,
For Harcharan Bagh RWA


Vivek Bhardwaj
(Secretary)

CC Unauthorised Colonies Cell,
Urban Development Department
Govt of NCT of Delhi

DELHI DEVELOPMENT AUTHORITY
(Receipt & Despatch Cell)

Acknowledgement

Receipt Number : REC / M / 08 / 997 Date: 19/02/2008 11:09:42A
Letter Date : 19/2/08
Subject : OBJECTION/SUJGESTION
DDA file Number : ZONE-F
Received From : H.B.R.WEL.ASSN.
Addressed To : M PRICIPAL COMM.R.-CUM SECY

Enclosures Attached :-

Serial no.	code	Copy	Description
1	24	16	MISCELLANEOUS

Total Pages

1. The correctness of the above enclosures are subject to verification by the concerned Department
2. For any type of clarification and inquiry, please contact the branch officer concerned on any working Monday & Thursday between 2.30 PM to 5.00 PM.

Received By : UDAY BHANA

- 65 -

HRA
HWA

(58)

HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION

(Registration No. 51153/2004)

22, Harcharan Bagh
Anandaria More- Vasant Kunj Road
New Delhi-110 030.
15/02/2008

Unauthorised Colonies Cell,
Department of Urban Development,
Government of NCT of Delhi.

Subject: Non inclusion of our name in the list of unauthorized Colonies sent
By yourselves to the DDA.

Dear Sirs,

The DDA has come out with a list of Unauthorized colonies in it's " Draft Zonal Plan". Apparently the list was compiled by the DDA on the basis of the list sent by you to them.

We are shocked to see that our name is not on the list. We have submitted applications to you on two occasions, based on your public notices, for regularization of our colony. The photocopies of the receipt of these applications are enclosed.

We are at a loss to understand how we were included in the list of 1500 odd colonies prepared by you, initially, and are missing from the (second ?) list of 1432 colonies prepared by you subsequently. We presume it is by oversight, as this has been done without giving us any reason.

If the omission is due to plain oversight, we request you, to please rectify the information given to them, so that we are included in the list given to the DDA and thereby become eligible for inclusion in DDA's zonal plan, for zone 'F'.

We request you to give us an opportunity to meet your Department personnel in person, To enable us to represent our case, so that we can be rightfully included in the list(given by you to the DDA)


Thanking You,

Yours faithfully,
For Harcharan Bagh RWA


Vivek Bhardwaj
Secretary

Encl: .Photocopy of the receipt No. 00129 of 22nd Dec 2004 to the GOVT OF NCT OF DELHI, Urban Development Department (unauthorised colonies cell) .
3.Photocopy of the receipt No 379 of 18th December 2007 to the GOVT OF NCT OF DELHI, Urban Development Department (unauthorised colonies cell) .

CC :The Commissioner - cum - Secretary, Delhi Development Authority, Vikas Sadan
New Delhi - 110023


21/02/08

Annexure " J "

HB
RWA

HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION

(Registration No. 51153/2004)
22, Harcharan Bagh,
Andheria More, Vasant Kunj Road,
New Delhi-110030

11th April, 2008

The Director Planning (ue) 15-4-08
Delhi Development Authority
Vikas Minar, 12th Floor
New Delhi

Subject: Non Inclusion of "Harcharan Bagh, Andheria More, Mehrauli "in the Draft Zonal Development Plan "Zone F"

Dear Sir,

As a Duly Constituted Governing Council of RWA of our Colony, we had applied for inclusion of our Colony "Harcharan Bagh, Andheria More, Mehrauli for the Regularization of Colony as per the Public Notices published by Govt. of National Capital Territory of Delhi in the leading Delhi Newspaper from time to time. We were Allotted **Application No. 129** dated 22/12/2004 in acknowledge of our application to Urban Development Department, Unauthorized Cell, GNCTD. Repeat application as desired by GNCTD was made again on 18th Decemeber, 2007

The list of 1432 Unauthorized Colonies issued by GNCTD to be regularized, clearly included the name of our colony to be considered for Regularization.

However ; we find from the Draft Zonal Development Plan for Zone "F" Issued from your Office, It has missed to include the Name of our Colony In Zone "F" to be Considered for Regularization.

May I with this Letter, Request your kind self to kindly rectify this Error and include our Colony in Proposed Zonal Plan in Zone "F".

Thanking you,

Yours Faithfully
For Harcharan Bagh RWA

U Bhardwaj

Vivek Bhardwaj
Secretary
Harcharan Bagh RWA

Annexure "K"

(67)

HB-RWA

HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION

(Reg. 51153/2004), # 22, Harcharan Bagh, Andaria More-Vsant Kunj Road-New Delhi-110 030

Ref. HBRWA-2011/103

Date : 20th Feb 2011

To

Chief Conservator of Forest
'A' Block, 2nd Floor, Vikas Bhawan,
I.P Estate, New Delhi-02.

Subject : Issue related to the NOC for Harcharan Bagh (GNCTD - 129), an
unauthorized colony declared Eligible for Regularization by GNCTD

Reference: Harcharan Bagh in "Southern Ridge, RF, morphological Ridge"-
Remarks of Forest Dept. to UC Cell, UD

Kind Attn. : Competent Authority

Sir

We have referred the status report of Harcharan Bagh in process of Regularisation.
The Dept. of Forest has given remarks of "Southern Ridge RF, Morphological Ridge".

We present our grievances for the above issue. The Gazette 1994 has defined the physical boundary of the Southern Ridge and Gazette 1996 has given the list of villages, wherein the surplus uncultivated land of Gaon Sabha with specific Khasra Nos. in Annexure has been published. Harcharan Bagh Colony (GNCTD-129) is situated in Mehrauli Village. Mehrauli Village does not appear in the List of Villages of Southern Ridge. The Boundary of the Southern Ridge finishes far away from Harcharan Bagh. The Boundary of Southern Ridge Notified Area may be referred on the map enclosed for reference.

The officials of the RWA and its Residents are worried for the above issue of not giving NOC for the colony in process of regularization. Our colony has not appeared in the List of 733 colonies which has been given NOC and sent for the Layout Plan approval by the Local body (MCD / Standing Committee).

Page 1 of 2

Received
12/5/11
Mr. H.M. Sharma
President
9810831674

Mr. Vivek Bharadwaj
Gen. Secretary
9810081771

Mr. Tarun Jhingan
Hony. Treasurer
9811070931

Annexure " L "

- 68 -

We have to deposit the regularization charges accordingly. Delay on this issue is worrying the RWA officials and the Residents of the Society.

The Layout Plan of the Harcharan Bagh Colony area prepared by the Physical Survey in reference to the Village Mehrauli is enclosed for your ready reference. You are requested kindly to give the NOC without delay so that the colony steps ahead for final regularization at the earliest. Your help in this regard shall be solicited.

With kind regards

Sincerely yours


For Harcharan Bagh RWA

Enclosed: In respect of Southern Ridge Notified Area

- a. Eligibility Certificate of Harcharan Bagh
- b. Status Report of the UC Cell, UD
- c. Gazette 1994
- d. Gazette 1996.
- e. Location of Harcharan Bagh and Southern Ridge Notified Area
- f. Layout Plan and Physical Survey Plan showing physical position of Harcharan Bagh Colony Area (GNCTD-129) and its surroundings.

HB-RWA**HARCHARAN BAGH RESIDENT WELFARE ASSOCIATION**

(Reg. 51153/2004), # 22, Harcharan Bagh, Andaria More-Vsant Kunj Road-New Delhi-110 030

Ref. HBRWA-2011/101

Date : 20th Feb 2011

INDEX - 1d

To
The Special Secretary
Unauthorized Colony Cell
Dept of Urban Development
Delhi Secretariat, GNCTD

Subject : **Presenting our Claim for NOC from Four Designated Agencies (a. Dept of Revenue b. DDA c. Dept. of Forest d. ASI) in the process of Regularization of Unauthorized Colonies under Gazette Notification 24.3.2008**

Reference: Harcharan Bagh (GNCTD Reg No 129 of Year 2007) Status Report prepared by UC Cell, Dept of Urban Devt., GNCTD, and List forwarded for Scrutiny / Final Approval of Layout Plan by MCD.

Kind Attn. : Chief Town Planner, GNCTD

Sir

We are presenting our grievances in respect of the Status Report and name of our Colony not forwarded so far for final approval of Layout Plan by MCD by 20th Feb 2011, whereas other colonies have been forwarded:

Issues No.	Ref. of Colony Status Report	Our Grievances and Claim
1	Land Status	
	Acquired Land , Mehrauli	Grievances – Not Acquired Land
		Claim- High Court Judgment, Dated 12.8.1992 for Harcharan Bagh (Kazi ka bagh.)
	Private	Accepted – It is Private Land

Received
20/2/11

HARCHARAN BAGH RWA

Page 1 of 4

HARCHARAN BAGH RWA

Mr. H.M. Sharma
President
9810831674

President

Mr. Vivek Bhargava
Gen. Secretary
9810081771

Secretary

Mr. Tarun Jhingan
Hony. Treasurer
9811070931

Treasurer

Annexure "M"

2	Objection of Forest Dept. Part of Southern Ridge RF, Forest & Morphological Ridge (F)	Grievances: Harcharan Bagh is shown to be located in Southern Ridge.
		Claim – Physical boundary has been defined in Gazette 1994. According to it Harcharan Bagh is not located within the boundary of Southern Ridge.
		Ref. Gazette 1994 : Southern Ridge Boundary North Boundary – Power Line from Mahipalpur to Sultanpur Tomb South eastern Boundary of Deoli, Adilabad Ruins. South Boundary : State of Hayrana East Boundary : Surajkund Road and State of Haryana West Boundaries – State of Haryana, & Rangpuri.
		Claim - Mehrauli Village, in which Harcharan Bagh is situated, is not a part of uncultivated surplus Gaon Sabha Land.
		Ref. Gazette 1996 : List of Fourteen Villages, forming part of Southern Ridge, as per wherein the specific Khasra Nos has been declared for uncultivated surplus Gaon Sabha Land.
3	DDA Hindrance Regional Park	Grievances : Regional Park taken as Hindrance in the Process of giving NOC.

HARCHARAN BAGH RWA

Page 2 of 4

HARCHARAN BAGH RWA

HARCHARAN BAGH RWA

[Signature]

President

[Signature]
Secretary

[Signature]
Treasurer

		Claim – <u>Regional Park</u> is not a <u>Limiting Criteria for Eligibility</u> of Regularization of Colonies / Habitations, and thereby it deserves NOC in this respect.
		Ref. Gazette 24.3.2008, para 3, page 7&8.
4	ASI	
	Regulated Area	<u>Grievances</u> – Harcharan Bagh Colony is entirely outside Prohibited Limit of 100 m. Regulated Area is a permissible limit for centrally protected monuments.
		<u>Claim</u> – Entire Colony is situated outside the prohibited limit of 100 M for Centrally Protected Monument Act 1992, and thereby deserves NOC.
		<u>Ref.</u> The latest Gazette 2010 has classified Grades in which Hauz-i-Shamshi has downgraded from Centrally Protected Monument Uniform List to Grade-2 List.- Enclosed. <u>Layout Plan</u> : Jahaz Mahal is situated at 396 M. So Colony is beyond Regulated Area.

By this time, based on the above facts the concerned departments could have given NOC and Department of Urban Devt, UC Cell could have forwarded it for final approval by the MCD. We have submitted the Rectified Layout Plan, Physical Survey Plan and Services Layout Plan to the CTP, MCD, in reference to the Letter TP/G/UC/1603/09 dated 26.02.2009 from the Chief Town Planner, MCD. We are enclosing Documentary evidences, Decision of the Govt, & Govt. Notifications.

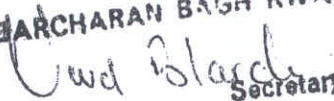
HARCHARAN BAGH RWA

Treasurer

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President

HARCHARAN BAGH RWA

Secretary

We also claim that of Gazette notification 1994, 1996 and Indian Forest Act 1927 has not been fully practiced by the Department of Forest which has been assigned task of giving NOC. The decision of the Chief Justice, Delhi High Court, dated 14th Dec 2009 may be referred.

We are requesting for the clarifications for the above issues for giving NOC and request further to forward it for Final Layout Plan Approval by the MCD at the earliest, as per procedures laid down in Gazette 2008.

Prompt action shall be highly appreciated.

With kind regards,

HARCHARAN BAGH RWA
Vivek Bhardwaj
Secretary
General Secretary

Enclosures : Status Report , and

Issue 1 : in respect of Acquired Land
a. Judgment Copy 12.8.1992

Issue 2 : in respect of Objection of Forest Dept.

- a. Gazette 1994 for Southern Ridge Boundary
- b. Gazette 1996 for Mehrauli not included in List of Fourteen Villages
- c. Survey of India Map not showing any Forest where Harcharan Bagh is situated.
- d. Layout Plan showing the nearest Boundary of Forest created by DDA/Dept of Forest

Issue 3 : in respect of DDA Hindrance

- a. Gazette 2008, page 7&8.
- b. Reference of other colonies nearby, which has been forwarded for Final Layout Approval.

Issue 4: in respect of Regulated Area, ASI

- a. Gazette 2010 for Shamshi Talab is downgraded to Grade-2 List.
- b. Layout Plan and Physical Survey Plan showing physical position of

Harcharan Bagh

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ISSUE : Regional Park in Zone - F has been shown as DDA Hindrance for Harcharan Bagh (GNCTD-129) Colony Area

It is argued that:

- a. Eligibility criteria defined in the Gazette does not use any terminology called "Regional Park", so highlighting it for short listing the colonies based on Regional Park has created confusion and undue tension among the RWA Officials and its Residents.
- b. How can a Colony located in Zone - F be discriminated against a Colony located in Zone - J on the 'Location criteria', if both are in Regional Park as per approved ZDP-2021, (Colonies in Zone - J has been given NOC and appeared in the List of 733 for its Scrutiny/Approval of Layout Plan - a. Sangam Vihar, B Block, GNCTD No. 649 & 1566, Sangam Vihar Block L-1 GNCTD No 1222)
- c. It has clearly been stated in the Zonal Plan 2021 that any Colony in the process of Regularization : Para 2.2.4 : As in the case of village abadis, the 'land use' of the finally approved unauthorized colonies located in any use zone, at any point of time, within the boundaries specified by the competent authority would be 'Residential'. - Harcharan Bagh is a Rehabilitation Colony, by Ministry of Works and Housing, established over land of Village Mehrauli, and thereby its land use must be considered Residential. (Ref High Court order 1992).
- d. Moreover Mehrauli has been declared as an Urban Village in MPD / ZDP 2021, and thereby its growth enjoys the same rights. It is only a matter of regularizing after payment of requisite charges. Fundamentally the present procedure of Gazette is for this purpose.

If we are discriminated on the basis of 'Regional Park' at this stage, how it could be justified by this process of the Gazette Notification 24.03.2008 for Harcharan Bagh (GNCTD-129).

HARCHARAN BAGH RWA
President

HARCHARAN BAGH RWA
Secretary

ISSUE : Land Status of Harcharan Bagh (GNCTD-129) Colony Area

The Chronological Land Status of Harcharan Bagh (Kazi Ka Bagh) within which Colony (GNCTD -129) is situated, is as follows:

Year	Reference of Notifications / Judgment / Documents etc.	Land Status Concluded
2007	1. Gazette Notifications 24 th March 2008 Enforced for Regularization of Unauthorized Colonies	Compensation not received, irrespective of Possession DLR / Punjab Acts & all previous Notifications (Section 4 , Section 6 etc) seized to Gazette Notification 2008. Land Status - Private Land
	2. Delhi Land Reform Act 81 Enforced for Land Ownership change on which Unauthorized Colonies is situated and Applicant for this purpose is the RWA, a Residents Society registered under Society Registered Act 1860.	
2004	3. GNCTD Initiated process of Regularizing Unauthorized Colonies in Delhi and invited to submit the Key Plan and allotted Registration Nos.	It assumed the Status of Natural Growth of Urban / Rural Villages – Mehrauli Office of the DC, IN 2005, reported to UD – Built up and Vacant Plots. Land Status – Colony / Habitations
	4. The Order of Supreme Court and Standing Order of High Court Delhi became effective on Harcharan Bagh	
1992 to 2003	No notification has been issued from for the purpose of acquisition.	Land Status – A colony rehabilitated by Rural Section, Ministry of Works and Housing, established under special Act.

1992	Judgment of the High Court of Delhi concluded in favor of entire Harcharan Bagh and Colony is a part of the same.	The right of Harcharan Bagh retained.
	The above order quashed the Notifications by DDA in 1982-83 for acquisition and release of the award.	Land Status – Not Acquired
1960-1978	Harcharan Singh is a refugee from Pakistan.	Land Use - Agriculture
1960	Purchased in the open Auction as Agriculture land (Harcharan Bagh) previously known as Kazi Ka Bagh	Possession Given after Court interference.
1955	Land under the Jurisdiction of Ministry of Works and Housing	Land Status – Agriculture Land under Punjab Act
		Evacuee Land

HARCHARAN BAGH RWA HARCHARAN BAGH RWA

[Signature]
President

[Signature]
Secretary

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