

**FINAL REPORT**

**Social Impact Assessment (SIA) Study on  
Extension of Delhi Metro Corridor Site:  
Rahat Ganj/Aram Ganj, Roshanara Road,  
Pul Bangash, New Delhi**

*Submitted to*



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Land & Building Department  
Vikas Bhawan, IP Estate, New Delhi  
(Land Acquisition Branch)**

*Submitted by*



**Centre for Urban Studies  
Indian Institute of Public Administration  
IP Estate, Ring Road, New Delhi**

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Pul Bangash, New Delhi**

*Project Coordinators*

**Prof. K.K. Pandey  
Dr. Sapna Chadah  
Dr. Amit Kumar Singh**

*Research Team*

**Shri Harish Kumar  
Shri Anand Singh**



**Centre for Urban Studies  
Indian Institute of Public Administration  
IP Estate, Ring Road, New Delhi**



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## **ABBREVIATION**

<b>ADM</b>	:	Additional District Magistrate
<b>DM</b>	:	District Magistrate
<b>DMRC</b>	:	Delhi Metro Rail Corporation
<b>GNCTD</b>	:	Government of National Capital Territory of Delhi
<b>HHs</b>	:	Households
<b>IAP</b>	:	Impact Assessment Plan
<b>IIPA</b>	:	Indian Institute of Public Administration
<b>JE</b>	:	Junior Engineer,
<b>LARR Act</b>	:	Land Acquisition, Rehabilitation and Resettlement Act.
<b>LGs</b>	:	Lieutenant Governor
<b>NCT</b>	:	National Capital Territory
<b>OBC</b>	:	Other Backward Classes
<b>OW</b>	:	Other Workers
<b>PAFs</b>	:	Project Affected Families
<b>PAPs</b>	:	Project Affected Persons
<b>RAP</b>	:	Resettlement Action Plan
<b>RFCTLARR Act</b>	:	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
<b>rites</b>	:	Rail India Technical and Economic Service Limited
<b>RRP</b>	:	Rehabilitation & Resettlement plan
<b>SC</b>	:	Scheduled Castes
<b>SDM</b>	:	Sub Divisional Magistrate
<b>SIA</b>	:	Social Impact Assessment
<b>ST</b>	:	Scheduled Tribes
<b>TBM</b>	:	Tunnel Boring Machine

# CHAPTER 1

## About the Project and Methodology

### 1.1 Introduction: Social Impact Assessment-Concept and Definition

"Social impacts" means the consequences to human populations of any public or private actions that alter the ways in which people live, work, play, relate to one another, organize to meet their needs and generally cope as members of society. The term also includes cultural impacts involving changes to the norms, values, and beliefs that guide and rationalize their cognition of themselves and their society.<sup>1</sup>

Social impact assessment is defined as the efforts to assess or estimate, in advance, the social consequences that are likely to follow from specific policy actions (including programs, and the adoption of new policies), and specific government actions (including buildings, large projects and leasing large tracts of land for resource extraction).<sup>2</sup> Social Impact Assessment includes the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.<sup>3</sup> SIA is an umbrella or overarching framework that embodies the evaluation of all impacts on humans and on all the ways in which people and communities interact with their socio-cultural, economic and biophysical surroundings.

Social Impact assessment, thus, promotes community development and empowerment, builds capacity, and develops social capital (social networks and trust). Basic focus of SIA is thus better development so that positive outcomes are maximised and not just the identification or amelioration of negative or unintended outcomes. Important goal of SIA is to develop more ecologically, socio-culturally and economically sustainable and equitable environment. SIA contributes to the process of adaptive management of policies, programs, plans and projects, and therefore needs to inform the design and operation of the planned intervention. SIA builds on local knowledge and utilises participatory processes to analyse the concerns of interested and affected parties. It involves stakeholders in the assessment of social impacts, the analysis of alternatives, and monitoring of the planned intervention. By identifying impacts in advance: (1) better decisions can be made about which interventions should proceed and how they should

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<sup>1</sup> Guidelines and Principles for Social Impact Assessment, Prepared by The Interorganizational Committee on Guidelines and Principles for Social Impact Assessment, U.S. Department of Commerce, National Oceanic and Atmospheric Administration National Marine Fisheries Service May 1994, [https://www.iaia.org/pdf/IAIAMemberDocuments/Publications/Guidelines\\_Principles/SIA%20Guide.PDF](https://www.iaia.org/pdf/IAIAMemberDocuments/Publications/Guidelines_Principles/SIA%20Guide.PDF)

<sup>2</sup> Ibid

<sup>3</sup> *Bridget* (Edt), Social Impact Assessment- Overview & History, <https://www.iaia.org/wiki-details.php?ID=23> accessed on December 14, 2021

proceed; and (2) mitigation measures can be implemented to minimise the harm and maximise the benefits from a specific planned intervention or related activity.

### **1.2 Need for Social Impact Assessment**

SIA is an important tool to assess the social, economic and cultural impacts of land acquisition on indigenous communities. This is particularly relevant for the any developmental projects, whose activities frequently encroach on the lands and waters that indigenous peoples depend on for their traditional livelihood activities. The loss of private assets resulting in loss of income and displacement makes social impact assessment an important input in project design while initiating and implementing developmental interventions. A detailed social impact assessment (SIA) therefore needs to be carried out to make project design responsive to social development concerns. SIA also helps in enhancing the project benefits to poor and vulnerable people while minimizing or mitigating concerns, risks and adverse impacts.

The social impact assessment involves the following steps:

**Step-1** Define the Impact Area

**Step-2:** Identify Information/Data requirements and their sources

**Step-3:** Involve all affected stakeholders

**Step-4:** Conduct screening

**Step--5:** Carry out scoping in the Field

**Step-6:** Prepare a Socioeconomic profile of Baseline Condition

**Step-7:** Survey of host Population

**Step-8:** Identify and assess the Impacts

**Step-9:** Develop a Mitigation Plan

### **1.3 Approach and Methodology for the Social Impact Assessment Study**

The main purpose of the study is to ensure that the present Metro project addresses the adverse impacts on the livelihood of the people and that nobody is left worse off after implementing Resettlement Action Plan (RAP) and those affected have access to project benefits, during project construction as well as operation stage. The report aims to highlight the social problems and suggests general and typical mitigation measures to alleviate social problems of the project-affected people such as loss of livelihood, displacement and loss of access to community facilities through widening of roads, service roads, underpasses and other facilities. The specific approach and methodology of the Impact Assessment Plan (IAP) are as follows:

### **1.3.1 Objectives**

Objectives of the SIA are to:

- assess whether the proposed acquisition serves public purpose
- estimate the affected families and the number of families among them likely to be displaced;
- extent of lands- public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition;
- extent of land proposed for acquisition is the absolute bare minimum needed for the project;
- examine whether land acquisition at an alternate place has been considered and found not feasible: and
- Study of social impacts of the project and the nature and cost of addressing them and the impact of these costs on the overall costs of the project vis-à-vis the benefits of the project

### **1.3.2 Research Questions**

1. Whether the proposed acquisition serves public purpose?
2. What is the estimation of affected families and the number of families among them likely to be displaced?
3. What is the extent of lands- public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition?
4. Whether the extent of land proposed for acquisition is the absolute bare minimum needed for the project?
5. Whether land acquisition at an alternate place has been considered and found not feasible?
6. What are the social impacts of the project and the nature and cost of addressing them and the impact of these costs on the overall costs of the project vis-à-vis the benefits of the project?

### **1.3.3 Scope of the Study**

The study began with the identification of social issues and stakeholders and communities, including socially and economically disadvantaged communities. The focus of SIA is on

identifying local population likely to be affected by the project either directly or indirectly and undertake field survey. The scope of the study in particular included the following:

- Identifying key social issues associated with the proposed project and specifies the project's social development outcomes;
- Assessing potential social and economic impacts both during the construction phase and in the operation phase;
- Reviewing policies, regulations and other provisions that related to resettlement and rehabilitation of project affected people and other social issues;
- Social screening of various project components and likely impacts in terms of land acquisition (loss of houses, livelihood, etc.), and resultant involuntary resettlement and provide inputs (in terms of magnitude of impacts and likely costs for mitigation) in preparing appropriate mitigation plans;
- Screening the social development issues in the project area and its vicinity and design the social services that may be provided by the project in order to improve the quality of life and achieve the projects economic and social goals;
- Update the profile of the population and available infrastructure facilities for services in the project affected area;
- Based on the assessment of potential social and economic impacts establish criteria that will assist in the formulation of strategies to extent possible maximize project benefits to the local population and minimize adverse impacts of the project interventions on the affected communities;
- Inform, consult and carry out dialogues with the project stakeholders on matters relating to project design, objectives, and implementation and provide specific recommendations to avoid/minimize high social risks;
- Screen the social development issues in the project area and its vicinity and accordingly design the social services that may have to be provided by the project in order to improve the quality of life;
- Identify likely loss of community assets (e.g. school, community assets) including the religious structures and common property resources (e.g. forest, grazing land) the impacts of their loss on the local population;
- Assess the impact of influx of construction workers and others (both during civil works and operation of the project) on the incidence of HIV/AIDS and other diseases and develop a strategy to control them; • Assess the capacity institutions and mechanisms for implementing social development aspects of the project implementation including the social safeguard plans and recommend capacity building measures; and,
- Develop monitoring and evaluation mechanism to assess the social development outcomes.

### 1.3.4 Methodology

The study was an empirical research and consisted of both quantitative and qualitative tools and techniques. The entire study was divided into sequentially arranged functional components like schedule construction, staff-recruitment, secondary research, schedule construction, pilot study, primary data collection, interviews, group discussions with the affected people and relevant government agencies, data analysis and report writing.

The study in particular included the following:

- Site visit to proposed metro project at Pulbangash and assess likely impacts in terms of land acquisition (loss of houses, livelihood, etc.), and resultant involuntary resettlement and provide inputs (in terms of magnitude of impacts and likely costs for mitigation) in preparing appropriate mitigation plans;
- Detail assessment of potential social and economic impacts establish criteria that will assist in the formulation of strategies;
- Identifying key social issues associated with the proposed project and specifies the project's social development outcomes;
- Assessing potential social and economic impacts both on the land owners and labourers
- Reviewing policies, regulations and other provisions that related to resettlement and rehabilitation of project affected people and other social issues;
- Assess the profile of the population and available infrastructure facilities for services in the project affected area;
- Examine the best possible benefits to be given to the effected family and minimize adverse impacts of the project interventions on the affected communities;
- Initiate dialogues with the project stakeholders on matters relating to project design, objectives, and implementation and provide specific recommendations to avoid/minimize high social risks;
- Assess the impact of land acquisition on labourers engaged with the land owners

The study was conducted in three phases.

- I. Pre Survey Activities
- II. Survey Activities
- III. Report Preparation

## **I. Pre Survey Activities**

- i. Specific time frame was earmarked for each functional component of the project. Pre Survey Activities started with collection and review of project literature. This phase intended to familiarize with the concerned and important stakeholders to identify and collect the available literature and to scope the activities. This involved two pronged approach (a) discussions with Project Implementing Agency i.e. Delhi Metro and other concerned, b) collection of available relevant project literature. Consultations were held with concerned revenue officials to establish the ownership of land. Literature review and consultations formed the basis for identification of key stakeholders.
- ii. The Research team also conducted physical inspection of Pulbangash Project as part of ground trusting exercise. It provided an overall idea about field research preparation and also helped for pilot testing of questionnaires and checklists.
- iii. Detailed examination of the Detailed Project Report and documents related to the IV phase of Delhi Metro Project was also undertaken.
- iv. The relevant secondary information has been collected from Revenue Department, Census Report, Directorate of Economy & Statistics, Govt. of Delhi etc. to supplement the primary survey data.

## **II. Survey Activities**

- i. Prior to initiation of physical identification and inspection of the structures, detailed discussions were held with District Magistrate Officials at Central Delhi and also with Delhi Metro officials to collect information on ownership of land.
- ii. Based on the study undertaken in stage 1, a tentative Structured Schedule was prepared and a pilot study was undertaken to test the Schedule. After the pilot survey and based on its results, required changes were incorporated in the structured schedules and the schedules were finalized for the primary data collection.
- iii. The gathered preliminary database was used to identify structures coming within proposed Pulbangash Metro Project. All the affected properties belonging to land owners were incorporated in Final Feasibility Report. The required volume of land and structures with location, size, geometry, type of construction, name of the owner(s), address etc. was also covered.

The following points were included in the exploratory survey:

- Details of property to be acquired;
- Loss of immovable assets by type and degree of loss;
- Categorisation and Assessment of potential loss;
- Status of ownership;
- Comprehensive examination of land owner's assets.

- iv. **Consultations with Project Affected Families:** The consultations were undertaken with Landowners and labours for dissemination of information about the alignments and the need of the Interchange facilities at the Pulbangash for R. K. Ashram – Mukundpur – Janakpuri (West) Corridor. The PAFs were also informed about the project benefits.
- v. The study also makes an attempt to identify people losing their livelihood directly or indirectly. The consultative process paves the way to develop rehabilitation strategies that helps for income generation and other remedial and restoration measures for the labourers which were engaged with three properties.
- vi. The important aspect of the study was also participatory appraisal with the involvement of the community to enable them to understand the process of the study.
- vii. Photographs were also taken to record the existing structures for identification.

### **III. Report Preparation**

Results of the field survey undertaken in the previous stage are properly tabulated and calibrated using appropriate statistical tools.

- Responses were scrutinized before tabulation. It helped us in assessing the appropriateness of the land acquisition, and understanding the grievances of PAFs i.e. Land Owners and labours with respect to the future challenges in land acquisition, livelihood concerns and immovable property losses.
- Based on data analysis, conclusion and recommendations has been drawn.

The key activities conducted during the Social Impact Study by the SIA Unit team of the area are shown in Table 2.2.

#### **1.4 Structure of the Report**

The report is presented in the following ten chapters:

- **Chapter 1:** About the Project and Methodology
- **Chapter 2:** Project Stretch Profile
- **Chapter 3:** Legal Policy Frame Work and & Entitlement Matrix
- **Chapter 4:** Socio-Economic Profile of Project Influenced Area District
- **Chapter 5:** The Socio-Economic profile of the Project Affected Families at Pulbangash and Daryaganj Region
- **Chapter 6:** Stakeholder's Consultations
- **Chapter 7:** Cost and Benefit Analysis
- **Chapter 8:** Rehabilitation & Resettlement Plan

## **CHAPTER 2**

### **PROJECT STRETCH PROFILE**

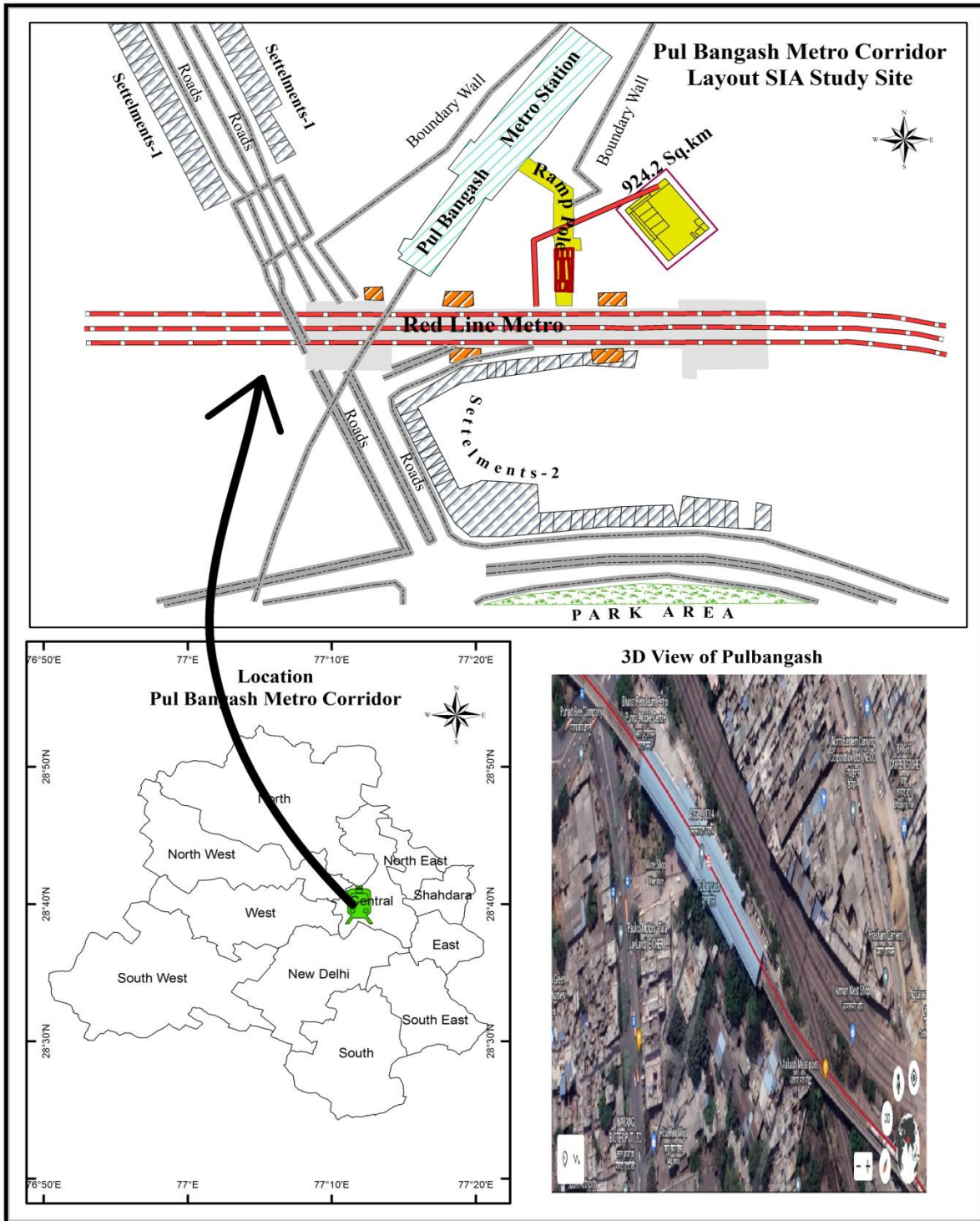
#### **2.1 Project Description:**

**Name of the Project:** Janakpuri West to R.K. Ashram Corridor (Line -8 Ext.) of Phase-IV of Delhi MRTS. The proposed Janakpuri West - Mukundpur - R. K. Ashram Marg Corridor via Azadpur, Pul Bangash and Sadar Bazar is related with Phase-IV of Delhi MRTS and it is extension of Line-8 (Botanical Garden NOIDA to Janakpuri West). The proposed corridor is partly elevated and partly underground. The total length of the corridor is 28.92 km. of which 7.740 Km is underground and 21.180 Km is elevated.

In this Corridor a total of 25 stations have been proposed out of which 7 Stations are planned as underground and 18 Stations are planned as Elevated, Interchange facilities are planned at five stations viz, Badli Mor, Mukundpur, Azadpur, Pulbangash & R.K. Ashram Marg.

#### **2.2 Description of Route Alignments**

This corridor is an extension of Kalindi Kunj-Janakpuri West Corridor of Phase-III of Delhi Metro. From Janakpuri West (underground station) this corridor takes left turn to fall on Dr. Hedgewar Marg (outer ring road) and becomes elevated through ramp near Anand Kunj red light on outer ring road. Then up to Ashok Vihar, the corridor is elevated corridor and passes through many prime localities like Krishna Park, Vikas Puri, Keshopur, Meera Bag, Sunder Vihar, Peeragarhi, Mangolpuri, West Enclave, Pushpanjali Enclave, Deepali, Rohini, Saraswati Vihar, Madhuban Chowk, Pitampura, Prashant Vihar, Badali Mor, Makaraba Chowk, Jahangir Puri and Bhalaswa Gaon. From Derawal Nagar onward, the alignment becomes underground and generally passes under G.T. Road. In the alignment under the study DMRC is constructing Twin Tunnel by shield TBM, Tunnel by Cut & Cover, Underground ramp at Derawal Nagar and Six underground



**Figure 2.1: Layout of Pulbangash Metro Corridor**

stations viz. Derawal Nagar, Ghanta Ghar, Pulbangash, Sadar Bazar, Nabi Karim & Ramakrishna Ashram Marg under package DC-05 of Line-8 Extension. This alignment is completely underground due to the fact that the whole stretch is passing through the extremely congested areas of Delhi such as Paharganj, Nabi Karim, Sadar Bazar, Ghanta Ghar and Pulbangash. Therefore, the above construction methodology (underground) was adopted wherein the construction of tunnels has majorly been proposed by TBM tunnelling method and the stations are to be constructed by cut & cover method in order to ensure minimal disturbance to the public, traffic flow and existing structures.

To further ensure optimization of available land as there was practically no available at many station locations, the stations have been planned mainly at ROW (Right of Way). ROW has resulted in almost no additional land requirement except for the entry/exit structures and ancillary building. All efforts have further been made to accommodate these structures in the small pockets of government land, whatever available at those locations and avoid the private acquisition at all costs. It is in the same spirit that the Pulbangash station box has been planned at ROW of Roshnara Road so that there was no need to acquire any additional land for main station box construction. In fact one of the 2 entry/exits along with the ancillary building has also been accommodated in the land available with DMRC in the form of circulation area of existing Pulbangash metro station. However, the 2<sup>nd</sup> entry which was necessitated to be located on the other end of the station due to station construction criteria could not be sufficiently accommodated into the government dispensary land alone (located at that side) in spite of all efforts and as a result, 2 pockets of private land measuring 22 sqm and 40 Sqm are required to be acquired to sufficiently accommodate that entry/exit.

### **2.3 Benefits of the Project:**

The successful commissioning of this corridor will provide one of the most convenient, swift and seamless mode of transit through the highly congested areas such as Paharganj, Nabi karim, Sadar Bazar, Ghanta Ghar, Pulbangash and Ghanta Ghar etc. wherein it is a usual sight for the traffic to come to a standstill numerous times a day. Further, the Line-8 will work as a major bridge for the Delhi Metro networks by providing many interchange locations for the commuters. In fact, 3 stations out of 6 stations in the Package DC-05 itself have been designed as interchange stations and would help the metro users to plan their travel making it time as well as cost

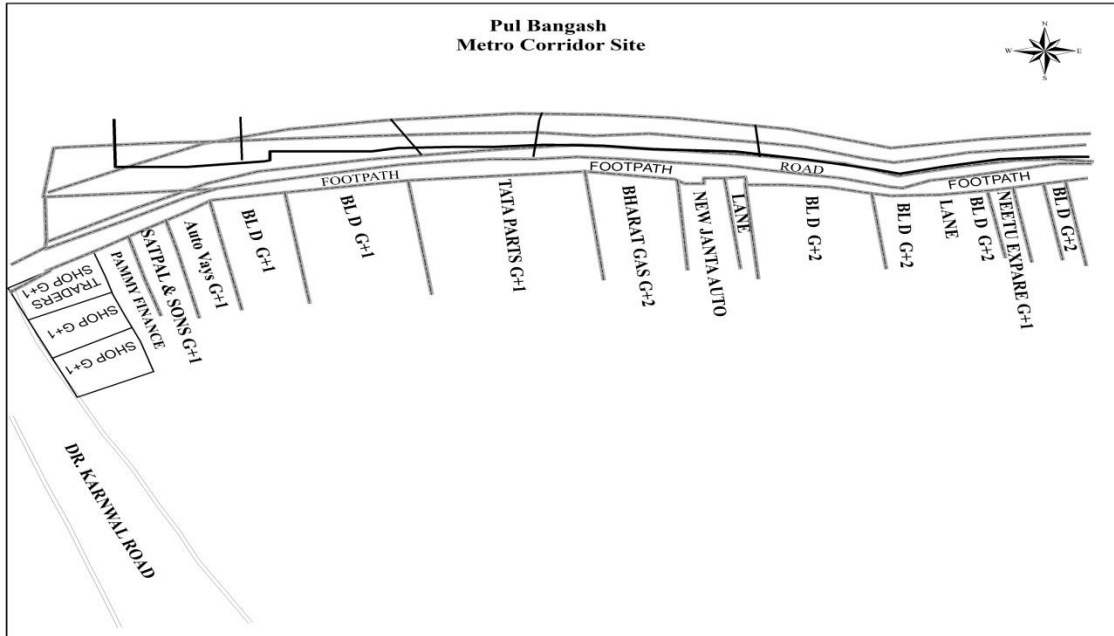
effective. As for Pulbangash, the same shall also be an interchange station between Line-1 and Line-8 extension of DMRC.

**2.4 Background of the affected Site:**

PulBangash is densely populated locality in North Delhi. Acquisition of Private land is required at Built up area of west side of Roshanara Road. As per the LG’S notification the 2 private land pockets affected are measuring 22 sqm and 40 Sqm respectively wherein Entry/Exit structure of Pulbangash Station is to be constructed and are having details as follows:

**Table 2.1: Details of Project Affected Site**

<b>Land pockets No.&amp; Total</b>	<b>Property Floor</b>	<b>Property use</b>	<b>Approx area in sqm (as per local info)</b>	<b>Contact Person</b>	<b>Remarks (as on date)</b>
PULB P- (24) (22 sqm)	Ground	Shop	22	Punjab Engineering works Owner Mr.Vivek (Mob-9810959706)	Shop on main road side
	G+ 1	Residential	22		Used by labours who work in shop at Ground floor.
PULB P- (25) (40 sqm)	Ground	Shop	34	Rama Diesel Services Mr. Anurag (Mob-011-23824410)	Shop on main road side
	Ground	Shop	6		Shop on lane side, now vacant
	G+ 1	Residential	40		Earlier on rent, now vacant
	G+ 2	Residential	22		Earlier on rent, now vacant



**Figure 2.2: Pulbangash Metro Corridor Site**

### **2.5 Importance of the location:**

The ROWs of Qutab Marg, Lala Jagan Nath Marg and Roshnara Road (all lying adjacent to Pulbangash Metro station) are extremely congested due to irregular carriageway availability and presence of the biggest wholesale markets of Sadar Bazar around that area. This traffic congestion is worsened by high traffic situation during the daytime and the encroachments over the ROW further deteriorate the condition, therefore resulting in crawling traffic situation for most of the day. The commissioning of this project would significantly improve the same by reducing the dependence of the commuters over their own vehicles as they would be increasingly motivated to use metro for their daily commute to reduce their commute time drastically. For example, anybody going from Pulbangash to Ramakrishna Ashram Marg who currently takes an average of 35-40min. for commuting a distance of 4-5 km. would then travel the same distance in 5min.

The section will also help residents of Central Delhi to reach Sadar Bazaar, Kamla Nagar Market and Ghanta Ghar etc. which at present, do not have any metro connectivity. In fact, it can be comfortably stated that this corridor shall help in stitching the 2 completely different eras

together. This corridor would happen to be the place where Connaught Place of Delhi-1 shall come to embrace the Sadar Bazar of Dilli-6.

Eventually, the above shall result in enormous savings both in terms of tangible (cost and time) as well as intangible (environment, health, civic sense, aesthetics) assets for the city.

**2.6 Site for Resettlement:**

DMRC don't have such land for resettlement. We can give monetary compensation for acquisition of private land.

## **CHAPTER 3**

### **LEGAL AND REGULATORY FRAMEWORK**

#### **3.1 Introduction**

##### **Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013**

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 [RFCTLARR Act, 2013] enacted on 26<sup>th</sup> September, 2013 and it came to effect on 1<sup>st</sup> January 2014. The RFCTLARR Act, 2013 outlines the process to be followed when land is acquired for a public purpose. This law replaced the archaic Land Acquisition Act, 1894, to bring in a new procedure, which would grant fair compensation to those affected. RFCTLARR Act, 2013 envisages making ‘affected people’, ‘partners in development’ and improvement in their post-acquisition social and economic status.

The objective of the Act is to ensure, in consultation with institutions of local self-government and Gram Sabhas established under the Constitution, a humane, participative, informed and transparent process for land acquisition for industrialisation, development of essential infrastructural facilities and urbanisation with the least disturbance to the owners of the land and other affected families. It also provides for a just and fair compensation to the affected families whose land has been acquired or proposed to be acquired or are affected by such acquisition and make adequate provisions for such affected persons for their rehabilitation and resettlement and for ensuring that the cumulative outcome of compulsory acquisition should be that affected persons become partners in development leading to an improvement in their post acquisition social and economic status and for matters connected therewith or incidental thereto.

The RFCTLARR Act, 2013 requires that a Social Impact Assessment be conducted to identify affected families and calculate the social impact when land is acquired. The Act also imposes certain restrictions on the acquisition of irrigated multi-cropped land and other agricultural land. For example, irrigated multi-cropped land cannot be acquired beyond the limit specified by the appropriate government. The Act requires land acquired under it which

remained unutilised for five years, to be returned to the original owners or the land bank. The Act states that the period after which unutilised land will need to be returned will be: (i) five years, or (ii) any period specified at the time of setting up the project, whichever is later.

The RFCTLARR Act, 2013 requires that the consent of 80% of land owners is obtained for private projects and that the consent of 70% of land owners be obtained for PPP projects. The Act exempts the five categories of land use: (i) defence, (ii) rural infrastructure, (iii) affordable housing, (iv) industrial corridors, and (v) infrastructure projects including Public Private Partnership (PPP) projects where the government owns the land from this provision of the Act. In addition, the law permits the government to exempt projects in five specified categories from the provisions of the Act through a notification.

The Act has adopted a wide definition of 'affected family' to include, among others, farm labourers, sharecroppers, tenants, artisans and those working in the affected area and families that are primarily dependent on the acquired land or forests or water bodies for livelihood in the immediately preceding three years. The Rehabilitation and Resettlement (R&R) entitlements of livelihood-losers comprise of a job or a lump-sum payment in lieu thereof, resettlement allowance and one-time financial assistance for loss of cattle shed and petty shop. The artisans, small traders, self-employed persons and owners of non-agriculture land or institutional, commercial and industrial structures must also be provided a one-time financial assistance. The agricultural tenants are entitled to a portion of the cash compensation accruing to the landowners.

In the event of involuntary displacement, transportation allowance and one-year subsistence grant shall also be offered. The 'affected family' that does not own a homestead but has been residing continuously in the affected area for three years prior to the acquisition shall be provided a house at the relocation site. According to the Act, the 'affected family' have to be identified, initially, during the social impact assessment study and, later, in the census to be conducted by the R&R Administrator. Finally, the Collector must pass the R&R Award listing the R&R entitlements of each 'affected family'.

### 3.2 Application of the Act

The Act shall apply when the appropriate Government acquires land for its own use, hold and control, including for Public Sector Undertakings and for ‘public purpose’ which shall include the following purposes<sup>4</sup>:

- a) For strategic purposes relating to naval, military, air force, and armed forces of the Union, including central paramilitary forces or any work vital to national security or defence of India or State police, safety of the people;
- b) For infrastructure projects,
  - For building public infrastructure excluding private hospitals, private educational institutions and private hotels;
  - projects involving agro-processing, supply of inputs to agriculture, warehousing, cold storage facilities, marketing infrastructure for agriculture and allied activities such as dairy, fisheries, and meat processing, set up or owned by the appropriate Government or by a farmers' cooperative or by an institution set up under a statute;
  - project for industrial corridors or mining activities, national investment and manufacturing zones, as designated in the National Manufacturing Policy;
  - project for water harvesting and water conservation structures, sanitation;
  - project for Government administered, Government aided educational and research schemes or institutions;
  - project for sports, health care, tourism, transportation or space programme;
  - any infrastructure facility as may be notified in this regard by the Central Government and after tabling of such notification in Parliament;
- c) Project for project affected families;
- d) Project for housing for such income groups, as may be specified from time to time by the appropriate Government;
- e) Project for planned development or the improvement of village sites or any site in the urban areas or provision of land for residential purposes for the weaker sections in rural and urban areas;

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<sup>4</sup> RFCTLARR Act, 2013 Section 2(1)

- f) Project for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by the Government, any local authority or a corporation owned or controlled by the State.

### 3.3 Importance of consent under Land Acquisition Act

When the government acquires land for public purposes and controls the land directly, the land owners' consent is not a necessity. However, when the land is acquired for setting up private companies, the consent of at least 80% of the affected families is mandatory. If the project is undertaken through a public-private partnership, then, 70% of the affected families have to give their consent for the land acquisition process. The process of obtaining the consent shall be carried out along with the Social Impact Assessment study.<sup>5</sup>

**Table 3.1: consent under Land Acquisition Act**

No consent needed	Consent of at least 80% of affected families	Consent of at least 70% of affected families
When the government acquires the land for public purposes and controls the land bank directly.	When the land is acquired for setting up private companies.	When the project is undertaken through a public-private partnership.

**Table 3.2: Consent Requirements For Project As per Types and Sites**

Protect Type + Area	Consent	
	Land Owners and Tenants	Gram Sabha / Panchayat / Autonomous District Council
Public + Non-Scheduled Area	Not required	Not required
Public + Scheduled Area	Not required	Required
PPP + Non-Scheduled Area	Required (70%)	Not required
PPP + Scheduled Area	Required (70%)	Required
Private + Non-Scheduled Area	Required (80%)	Not required
Private + Scheduled Area	Required (80%)	Required

<sup>5</sup> Ibid Section 2(2)

### **3.4 Preparation of Social Impact Assessment study**

Section 4 of the Act says that whenever the appropriate Government intends to acquire land for a public purpose, it shall consult the concerned Panchayat, Municipality or Municipal Corporation, as the case may be, at village level or ward level, in the affected area and carry out a Social Impact Assessment study in consultation with them, in such manner and from such date as may be specified by such Government by notification. The appropriate Government shall ensure the completion of the Social Impact Assessment study within a period of six months from the date of its commencement.

The Social Impact Assessment study shall, amongst other matters, include all the following, namely:—

- (a) assessment as to whether the proposed acquisition serves public purpose;
- (b) estimation of affected families and the number of families among them likely to be displaced;
- (c) extent of lands, public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition;
- (d) whether the extent of land proposed for acquisition is the absolute bare- minimum extent needed for the project;
- (e) whether land acquisition at an alternate place has been considered and found not feasible;
- (f) study of social impacts of the project, and the nature and cost of addressing them and the impact of these costs on the overall costs of the project *vis-a-vis* the benefits of the project:

Provided that Environmental Impact Assessment study, if any, shall be carried out simultaneously and shall not be contingent upon the completion of the Social Impact Assessment study.

While undertaking a Social Impact Assessment study under sub-section (1), the appropriate Government shall, amongst other things, take into consideration the impact that the project is likely to have on various components such as livelihood of affected families, public and

community properties, assets and infrastructure particularly roads, public transport, drainage, sanitation, sources of drinking water, sources of water for cattle, community ponds, grazing land, plantations, public utilities such as post offices, fair price shops, food storage godowns, electricity supply, health care facilities, schools and educational or training facilities, anganwadis, children parks, places of worship, land for traditional tribal institutions and burial and cremation grounds.<sup>6</sup>

The appropriate Government shall require the authority conducting the Social Impact Assessment study to prepare a Social Impact Management Plan, listing the ameliorative measures required to be undertaken for addressing the impact for a specific component referred to in sub-section (5), and such measures shall not be less than what is provided under a scheme or programme, in operation in that area, of the Central Government or, as the case may be, the State Government, in operation in the affected area.<sup>7</sup>

### **3.5 Public hearing for Social Impact Assessment**

Whenever a Social Impact Assessment is required to be prepared under section 4, the appropriate Government shall ensure that a public hearing is held at the affected area, after giving adequate publicity about the date, time and venue for the public hearing, to ascertain the views of the affected families to be recorded and included in the Social Impact Assessment Report.<sup>8</sup>

### **3.6 Publication of Social Impact Assessment Study Report**

The appropriate Government shall ensure that the Social Impact Assessment study report and the Social Impact Management Plan are prepared and made available in the local language to the Panchayat, Municipality or Municipal Corporation, as the case may be, and the offices of the District Collector, the Sub-Divisional Magistrate and the Tehsil, and shall be published in the affected areas, in such manner as may be prescribed, and uploaded on the website of the appropriate Government. Wherever Environment Impact Assessment is carried out, a copy of the Social Impact Assessment report shall be made available to the Impact Assessment Agency.<sup>9</sup>

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<sup>6</sup> S. 4 (5)

<sup>7</sup> S. 4 (6)

<sup>8</sup> S. 5

<sup>9</sup> Sec. 6

### **3.6 Appraisal of Social Impact Assessment Report by an Expert Group**

The appropriate Government shall ensure that the Social Impact Assessment report is evaluated by an independent multi-disciplinary Expert Group, which shall include the following, namely:— (a) two non-official social scientists; (b) two representatives of Panchayat, Gram Sabha, Municipality or Municipal Corporation, as the case may be; (c) two experts on rehabilitation; and (d) a technical expert in the subject relating to the project.<sup>10</sup>

If the Expert Group constituted under sub-section (1), is of the opinion that,— (a) the project does not serve any public purpose; or (b) the social costs and adverse social impacts of the project outweigh the potential benefits, it shall make a recommendation within two months from the date of its constitution to the effect that the project shall be abandoned forthwith and no further steps to acquire the land will be initiated in respect of the same. Where the appropriate Government, in spite of such recommendations, proceeds with the acquisition, then, it shall ensure that its reasons for doing so are recorded in writing.

If the Expert Group constituted, is of the opinion that,—(a) the project will serve any public purpose; and (b) the potential benefits outweigh the social costs and adverse social impacts, it shall make specific recommendations within two months from the date of its constitution whether the extent of land proposed to be acquired is the absolute bare-minimum extent needed for the project and whether there are no other less displacing options available. The grounds for such recommendation shall be recorded in writing by the Expert Group giving the details and reasons for such decision.<sup>11</sup>

### **3.7 Examination of proposals by appropriate Government**

The appropriate Government shall examine for land acquisition and Social Impact Assessment report and ensure that—

- (a) there is a legitimate and *bona fide* public purpose for the proposed acquisition which necessitates the acquisition of the land identified;
- (b) the potential benefits and the public purpose referred to shall outweigh the social costs and adverse social impact as determined by the Social Impact Assessment that has been carried out;

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<sup>10</sup> Sec 7(1)

<sup>11</sup> Sec 7(5)

- (c) only the minimum area of land required for the project is proposed to be acquired;
- (d) there is no unutilised land which has been previously acquired in the area;
- (e) the land, if any, acquired earlier and remained unutilised, is used for such public purpose and make recommendations in respect thereof.<sup>12</sup>

### **3.8 Publication of preliminary notification and power of officers**

Section 11 provides that whenever, it appears to the appropriate Government that land in any area is required or likely to be required for any public purpose, a notification to that effect along with details of the land to be acquired in rural and urban areas shall be published in the following manner, namely:—

- a) in the Official Gazette;
- b) in two daily newspapers circulating in the locality of such area of which one shall be in the regional language;
- c) in the local language in the Panchayat, Municipality or Municipal Corporation, as the case may be and in the offices of the District Collector, the Sub-divisional Magistrate and the Tehsil;
- d) uploaded on the website of the appropriate Government;
- e) in the affected areas, in such manner as may be prescribed.

The notification issued shall also contain a statement on the nature of the public purpose involved, reasons necessitating the displacement of affected persons, summary of the Social Impact Assessment Report and particulars of the Administrator appointed for the purposes of rehabilitation and resettlement.<sup>13</sup> After issuance of notice, the Collector shall, undertake and complete the exercise of updating of land records as prescribed within a period of two months.<sup>14</sup>

### **3.9 Lapse of Social Impact Assessment report.**

Where a preliminary notification under section 11 is not issued within twelve months from the date of appraisal of the Social Impact Assessment report submitted by the Expert Group under section 7, then, such report shall be deemed to have lapsed and a fresh Social Impact Assessment shall be required to be undertaken prior to acquisition proceedings under section 11. However,

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<sup>12</sup> Sec 8(1)

<sup>13</sup> Sec 11(1)

<sup>14</sup> Sec 11(5)

the appropriate Government, shall have the power to extend the period of twelve months, if in its opinion circumstances exist justifying the same.<sup>15</sup>

### **3.10 Hearing of objections**

Any person interested in any land which has been notified under sub-section (I) of section 11, as being required or likely to be required for a public purpose, may within sixty days from the date of the publication of the preliminary notification, object to—

- (a) the area and suitability of land proposed to be acquired;
- (b) justification offered for public purpose;
- (c) the findings of the Social Impact Assessment report.<sup>16</sup>

### **3.11 Preparation of Rehabilitation and Resettlement Scheme by the Administrator**

Upon the publication of the preliminary notification under sub-section (I) of section 11 by the Collector, the Administrator for Rehabilitation and Resettlement shall conduct a survey and undertake a census of the affected families, in such manner and within such time as may be prescribed, which shall include—

- (a) particulars of lands and immovable properties being acquired of each affected family;
- (b) livelihoods lost in respect of land losers and landless whose livelihoods are primarily dependent on the lands being acquired;
- (c) a list of public utilities and Government buildings which are affected or likely to be affected, where resettlement of affected families is involved;
- (d) details of the amenities and infrastructural facilities which are affected or likely to be affected, where resettlement of affected families is involved; and
- (e) details of any common property resources being acquired.<sup>17</sup>

### **3.12 Public Hearing**

A public hearing shall be conducted in such manner as may be prescribed, after giving adequate publicity about the date, time and venue for the public hearing at the affected area. In case where

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<sup>15</sup> Sec 14

<sup>16</sup> Sec 15(1)

<sup>17</sup> Sec. 16(1)

an affected area involves more than one Gram Panchayat or Municipality, public hearings shall be conducted in every Gram Sabha and Municipality where more than twenty-five percent of land belonging to that Gram Sabha or Municipality is being acquired. The Administrator shall, on completion of public hearing submit the draft Scheme for Rehabilitation and Resettlement along with a specific report on the claims and objections raised in the public hearing to the Collector.<sup>18</sup>

### **3.13 Review of the Rehabilitation and Resettlement Scheme**

The Collector shall review the draft Scheme submitted by the Administrator with the Rehabilitation and Resettlement Committee. The Collector shall submit the draft Rehabilitation and Resettlement Scheme with his suggestions to the Commissioner Rehabilitation and Resettlement for approval of the Scheme.<sup>19</sup>

### **3.14 Approved Rehabilitation and Resettlement Scheme to be made public**

The Commissioner shall cause the approved Rehabilitation and Resettlement Scheme to be made available in the local language to the Panchayat, Municipality or Municipal Corporation, as the case may be, and the offices of the District Collector, the Sub-Divisional Magistrate and the Tehsil, and shall be published in the affected areas, in such manner as may be prescribed, and uploaded on the website of the appropriate Government.<sup>20</sup>

### **3.15 Publication of declaration and summary of Rehabilitation and Resettlement**

The Collector shall publish a summary of the Rehabilitation and Resettlement Scheme along with declaration.<sup>21</sup>

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<sup>18</sup> Sec. 16(5) &(6)

<sup>19</sup> Sec. 17

<sup>20</sup> Sec. 18

<sup>21</sup> Sec. 19 (2)

**Notice to persons interested.**—(1) The Collector shall publish the public notice on his website and cause public notice to be given at convenient places on or near the land to be taken, stating that the Government intends to take possession of the land, and that claims to compensations and rehabilitation and resettlement for all interests in such land may be made to him.

**3.16. Enquiry and land acquisition award by Collector.**—On the day so fixed, or on any other day to which the enquiry has been adjourned, the Collector shall proceed to enquire into the objections (if any) which any person interested has stated pursuant to a notice given under section 21, to the measurements made under section 20, and into the value of the land at the date of the publication of the notification, and into the respective interests of the persons claiming the compensation and rehabilitation and resettlement, shall make an award under his hand of—

(a) the true area of the land;

(b) the compensation as determined under section 27 along with Rehabilitation and Resettlement Award as determined under section 31 and which in his opinion should be allowed for the land; and

(c) the apportionment of the said compensation among all the persons known or believed to be interested in the land, or whom, or of whose claims, he has information, whether or not they have respectively appeared before him.

**3.17. Period within which an award shall be made.**—The Collector shall make an award within a period of twelve months from the date of publication of the declaration under section 19 and if no award is made within that period, the entire proceedings for the acquisition of the land shall lapse:

Provided that the appropriate Government shall have the power to extend the period of twelve months if in its opinion, circumstances exist justifying the same:

Provided further that any such decision to extend the period shall be recorded in writing and the same shall be notified and be uploaded on the website of the authority concerned.

### 3.18 Compensation under the Land Acquisition Act

Section 26 of the Act that deals with compensation for the land owners. It outlines the proposed minimum compensation, based on multiples of the market value. Usually, the market value is multiplied by a factor of one or two times, for land acquired in rural and urban areas.

The market value of the land is determined by the average sale price for similar types of land situated in the nearest village or nearest vicinity area. This sale price is assessed, by considering one-half of the total number of sale deeds or the agreements to sell, in which the highest price has been mentioned.

The compensation can also be a consented amount, in case the land is acquired for private companies or public-private partnership projects.

### 3.19. Determination of market value of land by Collector

The Collector shall adopt the following criteria in assessing and determining the market value of the land, namely:—

- a. the market value, if any, specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or
- b. the average sale price for similar type of land situated in the nearest village or nearest vicinity area; or
- c. consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies or for public private partnership projects, whichever is higher:

Provided that the date for determination of market value shall be the date on which the notification has been issued under section 11.<sup>22</sup>

The average sale price referred to in clause (b) **shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.**<sup>23</sup>

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<sup>22</sup> Sec. 26 (1)

<sup>23</sup> Sec. 26 (1) *Explanation 1*

For determining the average sale price referred to in *Explanation 1*, **one-half of the total number of sale deeds or the agreements to sell in which the highest sale price** has been mentioned shall be taken into account.<sup>24</sup>

While determining the market value under this section and the average sale price referred to in *Explanation 1* or *Explanation 2*, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the district shall not be taken into consideration.<sup>25</sup>

While determining the market value under this section and the average sale price referred to in *Explanation 1* or *Explanation 2*, any price paid, which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purposes of calculating market value.<sup>26</sup>

(2) The market value calculated as per sub-section (1) shall be multiplied by a factor to be specified in the First Schedule.

### **3.20. Determination of amount of compensation.**

—The Collector having determined the market value of the land to be acquired shall calculate the total amount of compensation to be paid to the land owner (whose land has been acquired) by including all assets attached to the land.<sup>27</sup>

**Parameters to be considered by Collector in determination of award.**—In determining the amount of compensation to be awarded for land acquired under this Act, the Collector shall take into consideration<sup>28</sup>—

1. the market value as determined under section 26 and the award amount in accordance with the First and Second Schedules;
2. the damage sustained by the person interested, by reason of the taking of any standing crops and trees which may be on the land at the time of the Collector's taking possession thereof;
3. the damage (if any) sustained by the person interested, at the time of the Collector's taking possession of the land, by reason of severing such land from his other land;

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<sup>24</sup> Sec. 26 (1) *Explanation 2*

<sup>25</sup> Sec. 26 (1) *Explanation 3*

<sup>26</sup> Sec. 26 (1) *Explanation 4*

<sup>27</sup> Sec. 27

<sup>28</sup> Sec. 28

4. the damage (if any) sustained by the person interested, at the time of the Collector's taking possession of the land, by reason of the acquisition injuriously affecting his other property, movable or immovable, in any other manner, or his earnings;
5. in consequence of the acquisition of the land by the Collector, the person interested is compelled to change his residence or place of business, the reasonable expenses (if any) incidental to such change;
6. the damage (if any) *bona fide* resulting from diminution of the profits of the land between the time of the publication of the declaration under section 19 and the time of the Collector's taking possession of the land; and
7. any other ground which may be in the interest of equity, justice and beneficial to the affected families.

### **3.21. Determination of value of things attached to land or building.—**

- The Collector in determining the market value of the building and other immovable property or assets attached to the land or building which are to be acquired, use the services of a competent engineer or any other specialist in the relevant field, as may be considered necessary by him.
- The Collector for the purpose of determining the value of trees and plants attached to the land acquired, use the services of experienced persons in the field of agriculture, forestry, horticulture, sericulture, or any other field, as may be considered necessary by him.
- The Collector for the purpose of assessing the value of the standing crops damaged during the process of land acquisition, may use the services of experienced persons in the field of agriculture as may be considered necessary by him.

### **3.22. Award of solatium**

The Collector having determined the total compensation to be paid, shall, to arrive at the final award, impose a —Solatium amount equivalent to one hundred percent of the compensation amount. *The solatium amount shall be in addition to the compensation payable to any person whose land has been acquired.*

The Collector shall issue individual awards detailing the particulars of compensation payable and the details of payment of the compensation as specified in the First Schedule. In addition to the market value of the land provided under section 26, the Collector shall, in every case, award an amount calculated at the rate of twelve per cent. per annum on such market value for the period

commencing on and from the date of the publication of the notification of the Social Impact Assessment study under sub-section (2) of section 4, in respect of such land, till the date of the award of the Collector or the date of taking possession of the land, whichever is earlier.<sup>29</sup>

### **3.23. Rehabilitation and Resettlement Award for affected families by Collector**

The Collector shall pass Rehabilitation and Resettlement Awards for each affected family in terms of the entitlements provided in the Second Schedule. The Rehabilitation and Resettlement Award shall include all of the following, namely:—

- (a) rehabilitation and resettlement amount payable to the family;
- (b) bank account number of the person to which the rehabilitation and resettlement award amount is to be transferred;
- (c) particulars of house site and house to be allotted, in case of displaced families;
- (d) particulars of land allotted to the displaced families;
- (e) particulars of one time subsistence allowance and transportation allowance in case of displaced families;
- (f) particulars of payment for cattle shed and petty shops;
- (g) particulars of one-time amount to artisans and small traders;
- (h) details of mandatory employment to be provided to the members of the affected families;
- (i) particulars of any fishing rights that may be involved;
- (j) particulars of annuity and other entitlements to be provided;
- (k) particulars of special provisions for the Scheduled Castes and the Scheduled Tribes to be provided:

**Table 3.3: Summary of the RFCTLARR Act, 2013 Sections as applicable**

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<sup>29</sup> Sec. 30

<b>Sl. No.</b>	<b>Section</b>	<b>Description of the Section</b>
1.	Section 4 (1) – SIA Notification	<ul style="list-style-type: none"> <li>• Social Impact Assessment Study (SIA)</li> <li>• Total duration 6 months</li> </ul>
2.	Section 4 (2)	The notification for Social Impact Assessment Study shall be published in the local language and that shall be made available in affected area, Panchayat Office, Municipality of Municipal Corporation, District Collector, SDM office and respective Tehsil etc.
3.	Section 5	<ul style="list-style-type: none"> <li>• Public Hearing for SIA</li> </ul>
4.	Section 6 (1)	<ul style="list-style-type: none"> <li>• Publication of SIA</li> </ul>
5.	Section 7 (1) – SIA evaluation and approval	<ul style="list-style-type: none"> <li>• Independent SIA Evaluation by Expert Group <ul style="list-style-type: none"> <li>– 2 non official social scientist</li> <li>– 2 representatives of Panchayat, Gram Sabha, Municipality or Corporation</li> <li>– 2 experts on rehabilitation</li> <li>– 1 technical expert in subject area</li> <li>– Publication of recommendation</li> <li>– Total duration 2 months</li> </ul> </li> </ul>
6.	Section 8	<ul style="list-style-type: none"> <li>• Examination of proposals for land acquisition and Social Impact Assessment report by appropriate Government</li> </ul>
7.	Section 11(1) – Notice to acquire land	<ul style="list-style-type: none"> <li>• Publication of Preliminary Notification for land acquisition</li> </ul>
8.	Section 11(5) – Land record updation	<ul style="list-style-type: none"> <li>• Updating land records</li> <li>• Total duration 2 months</li> </ul>
9.	Section 12-Preliminary Survey of land	<ul style="list-style-type: none"> <li>• Preliminary Survey of land and power of officers to carry out survey.</li> </ul>
10.	Section 14 – SIA lapse period	<ul style="list-style-type: none"> <li>• If Section 11 (1) not published within 12 months (18 months from the date of 4(1) notification) after the submission of SIA report under section 7, such report will lapse. Then fresh SIA to be done before acquisition under section 11.</li> <li>• Appropriate government shall have the power to extend the period of 12 months</li> </ul>

11.	Section 15 (1) – Hearing of objections	<ul style="list-style-type: none"> <li>• Within 60 days from the date of 11 (1) notification</li> </ul>
12	Section 16 (1) – Preparation of R&R& scheme by Administrator (by state notification not below the rank Joint Collector or Additional Collector or Dy. Collector or Revenue Department to be the Administrator for R&R)	<ul style="list-style-type: none"> <li>• After the publication of 11 (1) notification by collector, Administrator for R&amp;R shall conduct census survey for affected families.</li> </ul>
13.	Section 16 (5)	<ul style="list-style-type: none"> <li>• Public hearing of R&amp;R Scheme</li> </ul>
14.	Section 16 (6)	<ul style="list-style-type: none"> <li>• Submission of draft R&amp;R Scheme to collector</li> </ul>
15.	Section 17 (1)	<ul style="list-style-type: none"> <li>• Review of R&amp;R scheme by Collector with R&amp;R committee</li> </ul>
16.	Section 18 – Approval of R&R scheme by Commissioner	<ul style="list-style-type: none"> <li>• Officer of the rank of Commissioner or Secretary of that Government</li> </ul>
17.	Section 19 (2) – Publication of declaration and summary of R&R	<ul style="list-style-type: none"> <li>• To be published with a period of 12 months from the notification under section 11 (1) excluding stay or court order</li> </ul>
18.	Section 19 (7) – Lapse of notification under section 11 (1)	<ul style="list-style-type: none"> <li>• If no declaration is made within 12 months from the notification under section 11(1) excluding stay or court order</li> </ul>
19.	Section 21 (1)	<ul style="list-style-type: none"> <li>• Notice to person interested for taking possession</li> </ul>
20.	Section 23	<ul style="list-style-type: none"> <li>• Land Acquisition Award by collector</li> </ul>
21.	Section 25 – Lapse of entire proceeding for acquisition	<ul style="list-style-type: none"> <li>• Award to be made within 12 months from the date of declaration under section 19. (Appropriate government shall have the power to extend the period with justification).</li> </ul>
22.	Section 26	<ul style="list-style-type: none"> <li>• The District collector gets absolute right to determine the Market Value of the Land</li> </ul>
23.	Section 30 (3)	<ul style="list-style-type: none"> <li>• In addition to the market value of the land an amount of 12% per annum needs to be given to land looser.</li> <li>• This award (additional amount 12%) would be considered for commencing period and from the date of publication of the notification of the social</li> </ul>

		impact study till the award 0
24.	Section 31 (1)	<ul style="list-style-type: none"> <li>• R&amp;R award by collector</li> <li>• Collector shall take possession after ensuring 100% compensation payment and R&amp;R entitlements.</li> </ul>
25.	Section 38 (1)	<ul style="list-style-type: none"> <li>• Power to take possession of land to be acquired by Collector</li> </ul>
26.	Section 38 (3)	<ul style="list-style-type: none"> <li>• R&amp;R process to be completed in all respect before displacing the AFs</li> </ul>
27.	Section 43 (3)	<ul style="list-style-type: none"> <li>• Formulation, Execution and monitoring of R&amp;R scheme shall vest in the Administrator under the direction and control of Government and Commissioner R&amp;R.</li> </ul>
28.	Section 44(1)	<ul style="list-style-type: none"> <li>• Appointment of R&amp;R Commissioner</li> </ul>
29.	Section 44 (2)	<ul style="list-style-type: none"> <li>• Commissioner will be responsible for supervising the formulation of R&amp;R schemes or plans and proper implementation of such schemes or plans.</li> </ul>
30.	Section 44 (3)	<ul style="list-style-type: none"> <li>• Commissioner shall be responsible for post implementation social audit in consultation with Gram Sabha in Rural areas and municipality in urban areas.</li> </ul>
31	Section 45 (1) Composition of R&R committee: (acquisition of equal to or more than 100 acres of land)	<ul style="list-style-type: none"> <li>• Chairman (Collector)</li> <li>• Women representative residing in affected area</li> <li>• Representative of ST &amp; SC residing in the affected area</li> <li>• Representative of NGO working in the area</li> <li>• Representative of Nationalized bank</li> <li>• Land Acquisition officer of the project</li> <li>• Chairpersons of the Panchayats or municipalities located in the affected area or their nominees</li> <li>• Chairperson of the District planning Committee or his nominee</li> <li>• MP and MLA of the concerned area or their nominees</li> <li>• Representative of the requiring body</li> <li>• Administrator for R&amp;R as member-convenor</li> </ul>

**Table 3.4: Compensation for land Owners**

S. No.	Component of compensation package in respect of land acquired under the Act	Manner of determination of value
1.	Market value of land	To be determined as provided under section 26.
2.	Factor by which the market value is to be multiplied in the case of rural areas	1.00 (One) to 2.00 (Two) based on the distance of project from urban area, as may be notified by the appropriate Government.
3.	Factor by which the market value is to be multiplied in the case of urban areas	1(One).
4.	Value of assets attached to land or building	To be determined as provided under section 29.
5.	Solatium	Equivalent to one hundred per cent. of the market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 for rural areas or serial number 3 for urban areas plus value of assets attached to land or building against serial number 4 under column (2).
6.	Final award in rural areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).
7.	Final award in urban areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 3 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).
8.	Other component, if any, to be included	

**Table 3.5: Elements of Rehabilitation and Resettlement Entitlements**

<p><b>1. LAND ACQUISITION</b></p>
<p>In case of land acquisition the amount of compensation to be determined is that of the value of the land + 100 percent Solatium + 12 percent additional market value form the date of notification to taking over the possession or award whichever is higher. <b>Market valued of land as mentioned under section 26 of RFCTLARR Act, 2013 needs to be multiplied by the radial factor (based on the distance of project from urban area as notified by the appropriate government – e.g multiplication of 2 in Rural area and Multiplication of 1 in Urban area) plus value of assets attached to land or building (mentioned in Section 29 of LARRA Act – 2013) Plus Solatium (solatium includes 100% market value multiplied by 2 plus value of assets in Rural area and multiplied by 1 plus value of assets in urban area)</b></p> <p>Example : <u>Rural Area</u>: If the Market valued of land is Rs. 200, the final award will be Rs.200x2 + Solatium (100% of Market Value x 2) =400+400=800 i.e 4 times of Market Value i.e Rs.200x4=Rs.800</p> <p><u>Urban Area</u>: if the Market value of land is Rs. 500, the final award will be Rs.500x1+Solatium (100% of Market Vale x 1) =500+500=1000 i.e 2 times of Market Value i.e. Rs. 500x2=Rs.1000</p>
<p><b>2. PROVISION OF HOUSING UNITS IN CASE OF DISPLACEMENT</b></p>
<p>If a house is lost in rural areas, a constructed house shall be provided as per the Indira Awas Yojana Specifications. If a hose is lost in urban areas, a constructed house shall be provided, which will be not less than 50 sq mts in plinth area.</p> <p>The benefits listed above shall also be extended to any affected family which is without homestead land and which has been residing in the area continuously for a period of not less than three years preceding the date of notification of the affected area which has been involuntarily displaced from such area:</p> <p>Provided that any such family in urban areas which opts not to take the house offered, shall get a one-time financial assistance for house construction, which shall not be less than one lakh fifty thousand rupees:</p> <p>Provided further that if any affected family in rural areas so prefers, the equivalent cost of the house may be offered in lieu of the constructed house:</p> <p>Provided also that no family affected by acquisition shall be given more than one house under the provisions of this Act.</p> <p>Explanation – The houses in urban areas may, if necessary, be provided in multi-storied building complexes</p>

### 3. CHOICE OF ANNUITY OR EMPLOYMENT

The appropriate Government shall ensure that the affected families are provided with the following options:

- a) Where jobs are created through the project, **mandatory employment at a rate not lower than the minimum wages** provided for in any other law for the time being in force, to at least one member per affected family in the project or arrange for a job in such other project as may be required; or
- b) One-time **payment of five lakhs rupees** per affected family; or
- c) Annuity policies that shall not **less than two thousand rupees per month per family for twenty years**, with appropriate indexation to the consumer Price Index for Agriculture Labourers.

### 4. SUBSISTENCE GRANTS

The appropriate Government shall ensure that the affected families are provided with the following options:

Given monthly subsistence allowance equivalent to **three thousand rupees per month for a period of one year** from the date of award. In addition to this amount, the scheduled castes and the scheduled Tribes displaced from Scheduled Areas shall receive an **amount equivalent to fifty thousand rupees**.

### 5. TRANSPORTATION COST

The appropriate Government shall ensure that the affected families are provided with the following options:

Each affected family which is displaced shall get a one-time financial assistance of **fifty thousand rupees** as transportation cost for shifting of the family, building materials, belongings and cattle

### 6. CATTLE SHED / PETTY SHOPS COST

Each affected family having cattle or having a petty shop shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a **minimum of twenty-five thousand rupees** for construction of cattle shed or petty shop as the case may be.

### 7. ONE TIME GRANTS TO ARTISAN, SMALL TRADERS AND OTHERS

Each affected family of an artisan, small trader or self-employed person or an affected family which owned non-agricultural land or commercial, industrial or institutional structure in the affected area, and which has been involuntarily displaced from the affected area due to land acquisition, shall get one-time

financial assistance of such amount as the appropriate Government may, by notification, specify subject to a **minimum of twenty-five thousand rupees.**

#### **8. ONE TIME RESETTLEMENT ALLOWANCE**

Each affected family shall be given a one- time “Resettlement Allowance” of fifty thousand rupees only

#### **9. STAMP DUTY REGISTRATION**

- 1) **The stamp duty and other fees payable for registration** of the land or house allotted to the affected families **shall be borne by the Requiring Body.**
- 2) The land for house allotted to the affected families shall be free from all encumbrances.
- 3) The land or house allotted may be in the joint names of wife and husband of the affected family.

#### **4) PROVISION OF INFRASTRUCTURAL AMENITIES**

1. Roads within the resettled villages and an all-weather road link to the nearest pucca road, passages and easement rights for all the resettled families be adequately arranged.
2. Proper drainage as well as sanitation plans executed before physical resettlement.
3. One or more assured sources of safe drinking water for each family as per the norms prescribed by the Government of India.
4. Provision of Drinking water for cattle.
5. Grazing land as per proportion acceptable in the State.
6. A reasonable number of Fair price Shops
7. Panchayat Ghars, as appropriate.
8. Village level Post Offices, as appropriate, which facilities for opening saving accounts.
9. Appropriate seed-cum-fertilizer storage facility if needed.
10. Efforts must be made to provide basic irrigation facilities to the agricultural land allocated to the resettled families if not from the irrigation project, then developing a cooperative or under some Government scheme or special assistance.
11. All new villages established for resettlement of the displaced persons shall be provided with suitable transport facilities which must include public transport facilities through local bus services with the nearby growth centres / urban localities.
12. Burial or cremation ground, depending on the caste communities at the site and their practices.
13. Facilities for sanitation, including individual toilet points.

14. Individual single electric connections (or connection through non-conventional sources of energy like solar energy), for each household and for public lighting.
15. Anganwadi's providing child and mother supplemental nutritional services.
16. School as per the provisions of the right of children to Free and Compulsory Education Act, 2009 (35 of 2009);
17. Sub-health centre within two kilo metres range.
18. Primary Health Centre as prescribed by the Government of India.
19. Playground for children.
20. One community centre for every hundred families.
21. Places of worship and chowpal/tree platform for every fifty families for community assembly, of numbers and dimensions consonant with the affected area.
22. Separate land must be earmarked for traditional tribal institutions.
23. The forest dweller families must be provided, where possible, with their traditional rights on non-timber forest produce and common property resources, if available close to the new place of settlement and , in case any such family can continue their access or Construction and Up-gradation of NH-131A from Km 6.000 near Narenpur to Km 55.000 near Purnea in Bihar to 4 lane Standard

**Owners belonging to the Scheduled Castes.**

(9) The affected Scheduled Tribes, other traditional forest dwellers and the Scheduled castes families having fishing rights in a river or pond or dam in the affected area shall be given fishing rights in the reservoir area of the irrigation or hydel projects.

(10) Where the affected Castes and Scheduled Tribes are relocated outside of the district then they shall be paid an additional twenty-five percent. Rehabilitation and Resettlement benefits to which they are entitled in monetary terms along with a one-time entitlement of fifty thousand rupees.

## CHAPTER 4

### SOCIO-ECONOMIC PROFILE OF PROJECT INFLUENCED AREA DISTRICT

This chapter describes about the socioeconomic profile of the district and sub-district/*tehsil* in which the study area is located. The chapter is organized in two sections. Section one provides a brief overview of geographical and administrative set-up of the study region. Second section explores the socio-economic profile of Central District in general and the profiles of the Pulbangash and Daryaganj in particular study area

Delhi is the National Capital Territory and it is bordered by Haryana on three sides and by Uttar Pradesh in the east. It is located at North Latitude from 28.24 – 28.53 degrees and East Longitude from 76.50 - 77.20 degrees. Delhi covers an area of 1483 Km<sup>2</sup>, out of which 369.35 sq. Km. is designated as rural and 1113.65 Km<sup>2</sup> as urban. Area wise it is the largest city in terms of area in the country. It has a length of 51.9 km and breadth of 48.48 Km. Delhi is divided in Eleven Revenue Districts, two districts Shahdara and South East are formed in 2012 and has five municipalities within the National Capital Territory. Each district is headed by a District Magistrate, who has under him an Additional District Magistrate, Sub Divisional Magistrates, Tehsildars and Sub-Registrars.

The District Administration carries out diverse variety of functions including magisterial matters, revenue courts, issue of various statutory documents, registration of property, conduct of elections, relief & rehabilitation land acquisition and various other areas which are too numerous to be numerated. The District Administration in Delhi is the de-facto enforcement department for all kinds of Government Policies and exercises supervisory powers over numerous other functionaries of the Government. At the apex of revenue hierarchy is the Divisional Commissioner who is also the District Magistrate of Delhi and Inspector General of Registration. He is also designated as Secretary (Revenue) and Collector under various Revenue Acts. NCT Delhi has recorded 16.8% of SC population in Census 2011. Among the districts highest percentage of SC population is in Central district and the lowest percent appears in South West district in Census 2011.

Table 1 represents the demographic overview of the central district as per the census of India, 2011. The initial provisional data released by census India 2011, shows that density of Central Delhi district for 2011 is 27,730 people per sq. km. In 2001, Central Delhi district density was at 28,104 people per sq. km. Central Delhi district administers 21 square kilometers of areas. Average literacy rate of Central Delhi in 2011 were 85.14 compared to 79.69 of 2001. If things are looked out at gender wise, male and female literacy were 87.50 and 82.49 respectively.

**Table 4.1: Demographic Overview of the Central District, 2011**

Description	2001	2011
Total Population	64638	582320
Male	35083	307821
Female	29555	274499
Population Growth	-1.55%	-9.91%
Area Sq. Km	21	21
Density/km <sup>2</sup>	38104	27730
Proportion to Delhi Population	3.48%	3.47%
Sex Ratio (Per 1000)	842	892

Child Sex Ratio (0-6 Age)	903	905
Average Literacy	79.69%	85.14%
Male Literacy	82.73%	8.50%
Female Literacy	76.05%	82.49%
Total Child Population (0-6 Age)	80480	62739
Male Population (0-6 Age)	42292	32928
Female Population (0-6 Age)	38188	29811
Literates	450989	442360
Male Literates	255253	240518
Female Literates	195736	201842
Child Proportion (0-6 Age)	12.45%	10.77%
Boys Proportion (0-6 Age)	12.05%	10.70%
Girls Proportion (0-6 Age)	12.92%	10.86%
Urban Population		582320
Number of Households		119639
Scheduled Caste		143,178
SC Male		73,782
SC Female		69,396

Source: Census of India, 2011

For 2001 census, same figures stood at 82.73 and 76.05 in Central Delhi District. Total literate in Central Delhi District were 442,360 of which male and female were 240,518 and 201,842 respectively. In 2001, Central Delhi District had 450,989 in its district. With regards to Sex Ratio in Central Delhi, it stood at 892 per 1000 male compared to 2001 census figure of 842. The average national sex ratio in India is 940 as per latest reports of Census 2011 Directorate. In 2011 census, child sex ratio is 905 girls per 1000 boys compared to figure of 903 girls per 1000 boys of 2001 census data. (See table 1). In census enumeration, data regarding child under 0-6 age were also collected for all districts including Central Delhi. There were total 62,739 children under age of 0-6 against 80,480 of 2001 census. Of total 62,739 male and female were 32,928 and 29,811 respectively. Child Sex Ratio as per census 2011 was 905 compared to 903 of census 2001. In 2011, Children under 0-6 formed 10.77 percent of Central Delhi District compared to 12.45 percent of 2001. There was net change of -1.68 percent in this compared to previous census of India.

Out of the total Central Delhi population for 2011 census, 100.00 percent lives in urban regions of district. In total 582,320 people lives in urban areas of which males are 307,821 and females are 274,499. Sex Ratio in urban region of Central Delhi district is 892 as per 2011 census data. Similarly child sex ratio in Central Delhi district was 905 in 2011 census. Child population (0-6) in urban region was 62,739 of which males and females were 32,928 and 29,811. This child population figure of Central Delhi district is 10.70 % of total urban population. Average literacy rate in Central Delhi district as per census 2011 is 85.14 % of which males and females are 87.50 % and 82.49 % literates respectively. In actual number 442,360 people are literate in urban region of which males and females are 240,518 and 201,842 respectively.

As per the census 2011 of Central Delhi district, Hindu are majority in district. Hinduism constitutes 62.53% of Central Delhi population. Muslims plays important role in electoral of Central Delhi state forming significant 33.36% of total population. Buddhist are minority in Delhi state forming 362 (0.06%) of total population. Christinity is followed by 0.61 %, Jainism by 1.01 %, and Sikh by 2.24 % . In addition 0.19% Stated as no religion or other religions (see table 2).

**Table 4.2: Religion-wise Population of Central Delhi**

Religion-wise Population - Central district				
Religion	Total	Percentage	Male	Female
Hindu	364148	62.53%	193075	171073
Muslim	194278	33.36%	102623	91655
Christian	3527	0.61%	1677	1850
Sikh	13038	2.24%	6637	6401
Buddhist	362	0.06%	188	174
Jain	5886	1.01%	3042	2844
Other	1081	0.19%	579	502

Source: Census of India, 2011

As far as working population is concerned, out of total 6.4 lakh population 4,03,352 were engaged in economic activities. Main workers (Employment or earning more than 6 Months) constitute 51.39% of the total workers. 5.5% were involved in Marginal activity providing livelihood for less than 6 months. The remaining are other workers. Among the main workers, female workers are only 23.3 % and male workers constitute 76.7% of the total main workers.

**Table 4.3: Working Population of Central District, 2011**

Working Population - Central district			
Type of Workers	Total	Male	Female
Main Workers	195978	169963	26015
Cultivators	463	315	148
Agriculture Laborers	511	406	105
Household Industries	10342	9000	1342
Other Workers	184662	160242	24420
Marginal Workers	11396	7658	3738
Non Working	374946	130200	244746

Source: Census of India, 2011

**Table 4** presents the decadal change in population of all the three tahsils of Central district during 2001-2011. Central district is 100% urbanised and has one of the oldest residential zones. During 2001-2011, the district has recorded negative growth (-9.9 percent) in population. The increase in commercial areas and shifting of families to other residential areas may have lead to the negative growth. All the three tahsils have recorded negative growth. Darya Ganj tehsil recorded a highest negative growth of 12.1 percent whereas Karol Bagh and Pahar Ganj tahsils have recorded negative growth of 2.6 and 11.7 percent respectively. As far as sex ratio is concerned Karol Bagh tahsil has highest sex ratio (909) and the lowest sex ratio (878) is recorded in Pahar Ganj tahsils.

**Table 4.4: Tahsils wise Decadal change in population by residence of Central Distrcet, 2001-2011**

Sl.No	Tahsil	Population						Percentage decadal variation 2001-2011			Percentage of Urban Population	
		2001			2011			Total	Rural	Urban	2001	2011
		Total	Rural	Urban	Total	Rural	Urban					
	Darya Ganj	308327	NA	308327	271108	NA	271108	-12.1	NA	-12.1	100.0	100.0
	Pahar Ganj	197810	NA	197810	174613	NA	174613	-11.7	NA	-11.7	100.0	100.0
	Karol Bagh	140248	NA	140248	136599	NA	136599	-2.6	NA	-2.6	100.0	100.0
	Dist. Total	646385	NA	646385	582323	NA	582323	-9.9	NA	-9.9	100.0	100.0

Source: census of India, 2011

**Table 4.5: Tahsil Wise Sex ratio of Central District**

Name of Sub-district	Sex ratio
Darya Ganj	892
Pahar Ganj	878
Karol Bagh	909
District	892

Source: Census of India, 2011

Table 6 presents the number and percentage distribution of the Scheduled Castes population in all the three tahsils. As per the Gazetteer notification no Scheduled Tribe has been identified in Delhi, It can be seen from the table that the percentage of Scheduled Castes population constitutes 24.59% of the district population. Tahsil data indicates that Karol Bagh Tahsil has the highest percentage of Scheduled Castes population (43.45%) Darya Ganj tahsil has recorded lowest SC population in the district (11.14).

**Table 4.6: Number and percentage of scheduled castes and scheduled tribes population in Sub-districts/Tahsils, 2011**

Name of Sub-district	Total population	Total scheduled castes Population	Percentage of scheduled castes population to total population
Darya Ganj	271108	30211	11.14%
Pahar Ganj	174613	53615	30.71%
Karol Bagh	136599	59352	43.45%
District	582320	143178	24.59%

Source: Census of India, 2011

Table 7 shows the number and percentage of Main Workers, Marginal Workers and Non-Workers by sex in tahsils. The population of this district has recorded 35.61 percent as Workers. Out of them, 33.65 percent are Main Workers and 1.96 percent are Marginal Workers. Tahsil wise, the proportion of male workforce ranges between 57.16 percent (Pahar Ganj tahsil) and 58.45 percent (Karol Bagh tahsil). The proportion of female workforce in the three tahsils ranges between 8.38 percent (Darya Ganj tahsil) and 15.04 percent (Karol Bagh tahsil). Non workers in the three tahsils fall in the range between 62.22 and 65.56 percent.

**Table 4.7: Number and percentage of main workers, marginal workers, and non-workers by sex in Sub-districts, 2011**

Name of Sub-district	Persons/Males/Females	Total population	Main workers		Marginal workers		Total workers (main and marginal workers)		Non workers	
			Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Darya Ganj	Total	271108	88525	32.65	4835	1.78	93360	34.44	177748	65.56
	Male	143293	79318	55.35	3335	2.33	82653	57.68	60640	42.32
	Female	127815	9207	7.20	1500	1.17	10707	8.38	117108	91.62
Pahar Ganj	Total	174613	58097	33.27	4309	2.47	62406	35.74	112207	64.26
	Male	92984	50204	53.99	2943	3.17	53147	57.16	39837	42.84
	Female	81629	7893	9.67	1366	1.67	9259	11.34	72370	88.66
Karol Bagh	Total	136599	49356	36.13	2252	1.65	51608	37.78	84991	62.22
	Male	71544	40441	56.53	1380	1.93	41821	58.45	29723	41.55
	Female	65055	8915	13.70	872	1.34	9787	15.04	55268	84.96
District	Total	582320	195978	33.65	11396	1.96	207374	35.61	374946	64.39
	Male	307821	169963	55.21	7658	2.49	177621	57.70	130200	42.30
	Female	274499	26015	9.48	3738	1.36	29753	10.84	244746	83.16

Source: Census of India, 2011

Work participations in Urban Agglomeration (Part) and its constituent units of the district reveals that, the total male workforce in the district constitutes 57.70 percent of total male population whereas the female workforce constitutes only 10.84 percent. Amongst the males, 55.21 percent are Main Workers and 2.49 percent are Marginal Workers. Where as In case of females, Main and Marginal Workers constitute 9.48 and 1.36 percent respectively.

**Table 4. 8: Distribution of workers by sex in Various categories of economic activity in Sub-District, 2011**

Name of Sub-district	Persons/Males/ Females	Total population	Total worker's (main + marginal worker's)	Category of workers							
				Cultivators		Agricultural labourers		Household industry workers		Other workers	
				Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Darya Ganj	Total	271108	93360	433	0.46	343	0.37	4940	5.29	87644	93.88
	Male	143293	82653	274	0.33	259	0.31	4184	5.06	77936	94.29
	Female	127815	10707	159	1.49	84	0.78	756	7.06	9708	90.67
Pahar Ganj	Total	174613	62406	105	0.17	165	0.26	3180	5.10	58956	94.47
	Male	92984	53147	69	0.13	132	0.25	2730	5.14	50216	94.49
	Female	81629	9259	36	0.39	33	0.36	450	4.86	8740	94.39
Karol Bagh	Total	136599	51608	59	0.11	93	0.18	2782	5.39	48674	94.31
	Male	71544	41821	37	0.09	74	0.18	2403	5.75	39307	93.99
	Female	65055	9787	22	0.22	19	0.19	379	3.87	9367	95.71
District	Total	582320	207374	597	0.29	601	0.29	10902	5.26	195274	94.17
	Male	307821	177621	380	0.21	465	0.26	9317	5.25	167459	94.28
	Female	274499	29753	217	0.73	136	0.46	1585	5.33	27815	93.48

Source: Census of India, 2011

Table 8 presents the distribution of Workers by sex into four broad categories viz, Cultivators Agricultural Labourers, Household Industry Workers and Other Workers as recorded in Census-2011. Cultivators and Agricultural Labourers constitute a negligible percent in this district. The percentage of Household Industry workers in the district is 5.26. Under Other Workers (OW) category male constitute 94.28 percent and females constitute 93.49 percent. In this district 5.33 percent females and 5.25 percent males are reported to be engaged in Household Industry. Amongst the three tahsils of the district, the proportion of male workers in the other worker category ranges from between 93.99percent (karolbag tahsil)and 94.49percent(Pahar ganj)tahsil and the proportion of females in the other worker category ranges between 90.67 percent (Darya Ganj tahsil) and 95.71 percent (Karol Bagh tahsil). The proportion of male Household Industry workers is the lowest (5.06 percent) in Darya Ganj tahsil and the highest (5.75 percent)is in Karol Bagh tahsil. Where as In case of females Household Industry Workers, it is the highest (7.06 percent) in Darya Ganj tahsil and the lowest (3.87 percent)is in Karol Bagh tahsil. The proportion of Household Industry Workers in the district is (5.26 percent).

## CHAPTER 5

### THE SOCIO-ECONOMIC PROFILE OF THE PROJECT AFFECTED FAMILIES AT PULBANGASH AND DARYAGANJ REGION

This Section examines the socio-economic profile of Project Affected HHs/persons which includes three land owners and seven laborers. This includes demographic characteristics, educational and occupational status, land ownership, ownership of moveable and immovable assets, access to infrastructure and other essentials services and vulnerability of project affected HHs/persons. The demographic profile of the PAFs (including land owner and labours) entails age group of the household members, size of the households, marital status, source of household income, educational background, housing condition, source of drinking water, pattern of land ownership, sources of livelihood, livestock, consumer durables and assets posed by the PAFs households, transport assets owned by the households, indebtedness, household expenditure, benefits from government.

#### 5.1 Socio-economic profile of Project Affected Land owners Families

The socio-economic data and information about livelihoods and asset ownership was collected for the project affected families. The SIA team has identified 3 land owners who will be affected by the proposed land acquisition at Roshanara Road. The three Land owners under Project Affected Families/households (PAFs) have a total 9 persons in their families which comprises of 4 women and 5 male persons. All affected households of this project belong to the Hindu community. There are three owners at the affected land site. The first site is owned by two persons (i) Mrs. Pooja Sadana and (ii) Mr. Vivek Sadana, they are husband and wife and Mr. Anurag Nanda is the third owner. Within these three affected Land/ commercial Units, there are 7 affected labourers also.

**Table 5.1: Demographic Profile of Owner Respondents**

S.No	Description	Frequency
1	Land Owner Households	3
2	Total members in HHs	9
3	Male Persons	5
4	Female Persons	4
5	Total Working Member	5
6	Literate Persons	8
7	Illiterate Persons	1
8	Working Member	3
9	Married Persons	4
10	Unmarried Persons	4
11	Widow	1

Source: Field Survey, 2022

As mentioned above the three land owners are represented by two family households. First family is comprising of two land owners i.e. (i) Mr. Vivek Sadana and (ii) Mrs. Puja Sadana. Second

family belongs to Mr. Anurag Nanda. Table 5.2 shows the socio-economic profile of Project Affected land owners in Pulbangash region. As mentioned above, the first land owner is Shri Vivek Sadana, who is 58 years old and graduate in commerce. The second land owner is Smt. Puja Sadana, she is 58 years old and graduate in commerce. Both of them are married couple. The third project affected land owner Shri Anurag Nanda is 49 years old and graduate. All the three landowners are involved in their own business and their monthly incomes range between 1 lakh to 2.3 lakh.

**Table 5.2: Profile of Land Owners**

S. No.	Name of the Land Owners	Gender	Age	Education	Occupation	Income (Rs. in per month)
1	Vivek Sadana	Male	58	B.com	Business	1.2 Lakh
2	Puja Sadana	Female	57	B.com	Business	1 Lakh
3	Anurag Nanda	Male	49	BA	Business	2.3 Lakh

Table 5.3 explains the property status of PAFs, such as legal status of property, kind of ownership, years of occupying and ownerships, type of construction and use of the property. All the three sites (Site 1, 2, 3) under the proposed land acquisition by the extension of metro corridor have legal ownership status by shri Vivek and Mrs Puja sadana and Mr. Anurag Nanda respectively. The built-up area is occupied by three owners under single ownership and are being used for commercial purposes. All three properties have pucca/concrete structures. Mr. Vivek sadana is owing his property since 1948, Mrs. Puja Sadana since 2004 and Mr. Anurag nanda is owing his property since 2007. However, Mr. Anurag Nanda had commercial shop on rent in the same building/structure since 1963.

**Table 5.3: Property Status of PAFs Landowners**

S. No.	Name of the Owner	Legal Status	Type of use of the Property	Construction Type	Kind of Ownership	Year of occupying the property
1	Vivek Sadana	Owner	Commercial	Pucca	Single	1948
2	Puja Sadana	Owner	Commercial	Pucca	Single	2004
3	Anurag Nanda	Owner	Commercial	Pucca	Single	2007*

\*Earlier they had commercial shop on rent in the same building since 1963

Table 5.4 provides the demographic profile of the two joint households with 3 affected land owner individuals. Land owner No. 1 (Mr. Vivek Sadana) and 2 (Mrs. Puja Sadana) are married couple. Sadana couple have done graduation in commerce and both are self employed doing their own business. As per their interview they jointly earn Rs. 2,20,000 per month out of which Mr. Vivek Sadana earns Rs.1,20,000/- Mrs. Puja Sadana earns Rs.1,00,000/- respectively. Sadana couple lives

with their mother Smt. Shakuntala Devi, she is 90 years old and illiterate, they have 25 years old son and he is studying.

**Table 5.4: Family Profile of Affected owner HHs 1 & 2**

S. No.	Name of the Family Members	Gender	Age	Education	Occupation	Income (Rs. in per month)	Weather Income is affected by Land Acquisition
1	Vivek Sadana	M	58	B.Com	Self Employed	1,20,000	Yes
2	Pooja Sadana	F	57	B.Com	Self Employed	1,00,000	Yes
3	Smt. Shakuntala Devi	F	90	Illiterate	NO	-	-
4	Ashutosh Sadana	M	25	Studying	Unemployed	-	-

The third land owner (household) is headed by Shri Anurag Nanda, who is 49 years old. Mr. Anurag Nanda has 5 members in their family, which includes 3 male and 2 female. His mother Mrs. Kamlesh Nanda is 75 years old female, Sunita Nanda, wife of Anurag Nanda, is 46 years old, Mr. Aditya and Mr. Ankush Nanda sons are 17 and 13 years old respectively. In their family Mr. Anurag and Mrs. Sunita Nanda are graduate and others 3 members have studied till metric level. Mr. Anurag Nanda is a single earning member in his family and his monthly income is 2,30,000/- (see table 5.5).

**Table 5.5: Family Profile of Affected owner HHs 3**

S. No.	Name of the Family Members	Gender	Age	Education	Occupation	Income (Rs. in per month)	Weather Income is affected by Land Acquisition
1	Anurag Nanda	M	49	B.A.	Self Employed	2,30,000	Yes
2	Kamlesh Nanda	F	75	10 <sup>th</sup>	Non-worker	Nil	Yes
3	Sunita Nanda	F	46	B.A.	Non-worker	Nil	-
4	Aditya Nanda	M	17	10 <sup>th</sup>	Non-worker	Nil	-
5	Ankush Nanda	M	13	10 <sup>th</sup>	Non-worker	Nil	-

Table 5.6 presents the type of land and its uses by Landowners and Affected Families for Proposed Land Acquisition. All the three landowners use their land for the commercial use for economic and occupational activities/purpose.

**Table 5.6: Uses of Land by Landowners and Affected Families for Proposed Acquisition**

Khasra No.	Land Use	Total no. of Landowners	No. of Affected Families Members
NA	Commercial	1	4
NA	Commercial	1	2
8736C	Commercial	1	4

The proposed land acquisition of multiple plot area of total 63.17 sq. meter land primarily have impact on the land holdings of the all three affected owners/HHs. Table 5.7 provides the information on total Built-up area of landholdings and the area that will be lost due to the proposed acquisition of all the three affected owners/HHs. The affected plot area is 15.05, 16.12 and 32 sq mt. landholding for Me. Vivek Sadana, Mrs. Puja sadana and Mr. Anurag Nanda respectively. The affected area has multi-story building structure with 2 floors in each affected site.

**Table 5.7: Economic Impact of Land Acquisition on the PAFs**

Khasra No.	Name of Landowners.	Affected Plot Area			Affected Structure Area		
		Plot Area (Sq. mt)	Total Affected Area (Sq. mt)	Affected Area in Percent	Structure Area (Sq. mt)	Total Affected Area (Sq. mt)	Affected Area in Percent
8736c	Vivek Sadana	15.05	15.05	100 %	45.15 (Ground + 2 Floors)	45.15 (Ground + 2 Floors)	100 %
8736c	Pooja Sadana	16.12	16.12	100 %	48.36 (Ground + 2 Floors)	48.36 (Ground + 2 Floors)	100 %
8736d	Anurag Nanda	32	32	100 %	96 (Ground + 2 Floors)	96 (Ground + 2 Floors)	100 %

## 5.2 Socio-economic profile of Project Affected Labors Families

The framework of social life is formed by the social and economic structure, which is vital to comprehend for land acquisition purposes. The understanding of social and economic life in the project area and affected people requires comprehensive analytical treatment of elements and facts of the social and economic structure. However, a SIA study was conducted in the area of Rahat Ganj/Aran Ganj, Roshanara Road, Pulbangash at New Delhi. Within our constraints, we have

carried out a simple analysis of social and economic profile of the project area and affected families including the assessment of project land. The data collected through the social survey has generated a baseline for socio-economic information about the project affected labour families/HHs. Table 8 present the demographic overview of PAFs/HHs, a total 7 Project Affected Labor Families responded and provided the information about their families. The proposed project will affect 7 PAFs which have approximately 29 persons. So, the Socio-economic and demographic profile of PAFs has been developed on the basis of collected information.

**Table 5.8: Demographic Profile of Respondents**

S.No	Description	Numbers
1	Total No of PAFs Households	7
2	Number of Individuals	29
3	Male Population	18
4	Female Population	11
5	Average Household Size	4.14

The data on gender and sex ratio is very helpful indicator to know the participatory share of male and female in the society, which is also an important indicator of human development index. It is observed from the respondents distribution in Table-8, that out of 29 PAFs members 18 are male where as only 11 respondents are female which implies male members are decision makers of the surveyed families/HHs. Education has become a key element in modern society, empowering people to participate in the economic growth process. Education is a fundamental necessity and the finest indicator of a region's socio-economic growth. The analysis indicates that out of the total project affected surveyed people, around 65.5% (19 persons) are literate, while the remaining 34.4% (10 people) are illiterate. The marital status of the project affected surveyed family members is indicated under two categories – married and unmarried, It is observed that out of total surveyed people, 15 are married 14 are unmarried (see table-5.9). Family size and Family Type indicate the fabrics of sentimental attachment among the family members, social value, economic structures and financial burdens. The family particulars of the surveyed PAFs/ PAFs are given in Table 9 Family size is also determined by the economic burden and opportunities’.

**Table 5.9: Profile of PAFs Labors Households Families**

S.No	Gender		Education		Marital Status		Working Members	Family Size	Project Affected Members in HHs
	Male	Female	Literate	Illiterate	Married	Unmarried			
HHs-1	4	1	4	1	2	3	1	5	All members
HHs-2	3	1	2	2	2	2	1	3	All members
HHs-3	1	1	1	1	2	0	2	3	All members
HHs-4	2	4	5	1	2	4	1	6	All members
HHs-5	2	1	1	2	2	1	1	3	All members
HHs-6	2	2	3	1	3	1	1	4	All members

HHs-7	4	1	3	2	2	3	1	5	All members
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Table 5.10 describes the social affiliation of a group. The social affiliation of the group differentiates them for benefits under government schemes. Social groups indicate ranking within the society, preferences and vulnerability. In general, the families belonging to Scheduled Castes (SCs) and Scheduled Tribes (STs) under the provisions of Constitution of India get preferential treatment in the government benefits because the group includes the people who are traditionally vulnerable. All the labourers families need attention and to be addressed for their backward socio-economic conditions. The survey result shows that one of the PAF/HH belong to Scheduled Tribes and one belongs to Scheduled Castes, 5 labourers are from others category including General (UR) and other backward class (OBC).

**Table 5.10: Caste Composition of PAFs Labor Households**

S.No	Caste Composition	Numbers
1	Scheduled Caste (SC)	1
2	Scheduled Tribe (ST)	1
3	Other Backward Classes (OBC)	NA
4	Unreserved (UR)	NA
5	Others	5

Out of the total PAFs labor households, only 10 (34.4%) persons are illiterate. However, a majority of them have not studied beyond the Matriculation (10th), only 3 people have studied up-to Senior Secondary level (12th). The illiteracy level is higher among women and a majority of these are elderly women (see table 5.11). The data discloses that the education level of the project affected people is not at the satisfactory level even though the area is located in the metropolitan and national capital of India where the educational facility is better than other parts of the country.

**Table 5.11: Levels of Education among Households**

S.No	Level of Education	Male	Female	Total
1	Illiterate	4	6	10
2	Primary (studied up-to class 5th)	9	1	10
3	Secondary (studied up-to class 10th)	4	2	6
4	Senior Secondary (studied up-to class 12th)	1	2	3
5	Total	18	11	29

Table 5.12 indicates the socio-economic profile of PAFs labors households, which includes head of the family, gender, education status, occupations and income. All seven Project Affected Labor Families are headed by the male member. Out of 7 PAFs, 5 HHs are nuclear family and 2 HHs are living in joint family. Mr. Lokram, Shri Bhagwan and Mr. Gulab have done their primary

schooling, Md. Shajad, Mr. Sunil and Mr. Devendera Kumar have done their education up to 8th standard. All the seven PAFs Labors Households involve in monthly wages occupations and their incomes are 1 lakh to 2.5 lakh per annum.

**Table 5.12: Profile of PAFs Labors Households**

S.No	Head of the PAFs	Gender	Age	Education	Occupations	Income
1	Vijay kumar	Male	46	Up to 10th	Monthly Wages	2 to 2.25 L
2	Lok Ram	Male	48	Primary	Monthly Wages	1.30 to 1.60 L
3	Shri Bhagwan	Male	36	Primary	Monthly Wages	1.30 to 1.50 L
4	Shajad	Male	40	Up to 8th	Monthly Wages	2 to 2.25 L
5	Gulab	Male	36	Primary	Monthly Wages	1.30 to 1.60 L
6	Sunil	Male	35	Up to 8th	Monthly Wages	1.30 to 1.50 L
7	Devendra Kumar	Male	40	Up to 8th	Monthly Wages	2 to 2.25 L

Table 5.13 provides the demographic profile of the first nuclear household which have 5 affected family members, including 4 male and one female. The household is headed by Shri Vijay kumar, who is 46 years old and He has studied till matriculation (10th). He is the single earning member in their family and other family member dependent on him. Mr. Ramraj and Mr. Sonu (both are the Son of Vijay Kumar) studying in 10th standard and his elder son (Tilak Raj studying in senior secondary level.

**Table 5.13: Profile of Nuclear PAFs Labors Household 1**

Head of the Affected Family	Age	Gender	Marital Status	Education	Economic Status	Occupation (if employed)
					Worker/Non Worker	
Shri Vijay kumar	46	M	Married	3	yes	Monthly Wages
Radhika w/o Shri Vijay kumar	40	F	Married	1	No	No
Tilak Raj s/o Shri Vijay kumar	21	M	Unmarried	4	No	No
Ramraj s/o Shri Vijay kumar	18	M	Unmarried	3	No	No
Sonu s/o Shri Vijay kumar	15	M	Unmarried	3	No	No

The second nuclear household is headed by Shri Lokram, who is 48 years old. This household have 4 affected family members, which includes 3 are male and 1 is female. Shri Lokram and his wife

Guddi are illiterate, his both sons Rohan and Aman are dropout from the schools after primary education, Shri Lokram is only earning member in his family (see table 5.14).

**Table 5.14: Profile of Nuclear PAFs Labors Household 2**

Head of the Affected Family	Age	Gender	Marital Status	Education	Economic Status	Occupation (if employed)
					Worker/Non Worker	
Shri Lok Ram	48	M	Married	1	Yes	Monthly Wages
Guddi w/o Shri Lok Ram	35	F	Married	1	No	No
Rohan s/o Shri Lok Ram	18	M	Unmarried	2	No	No
Aman s/o Shri Lok Ram	15	M	Unmarried	2	No	No

Table 5.15 provides the demographic profile of the third PAFs household, this household is occupied by married couple Shri Bhagwan and Smt. Lata, Bhagwan. Shri Bhagwan is illiterate and his wife is intermediate, Shri Bhagwan is only earning member in his family. He annually earn approx Rs.1.5 lakh.

**Table 5.15: Profile of Nuclear PAFs Labors Household 3**

Head of the Affected Family	Age	Gender	Marital Status	Education	Economic Status	Occupation (if employed)
					Worker/Non Worker	
Shri . Bhagwan	36	M	Married	1	yes	Monthly Wages
Lata w/o Shri . Shri Bhagwan	25	F	Married	4	No	No

The fourth household is headed by Mr. Md. Shajad, He is 40 years old. Md. Shajad has 6 members in their family, which includes 2 male and 4 female. Mohd shajad has three daughters and one son. Ms. Maria the eldest daughter is 12 year old, Ms. Nadira is 6 year old, Ms. Naira is 2 year old and his son Mr. Abdul Rahim is 8 year old. In his family all member are literate, Md. Shajad has done his primary schooling and his wife is intermediate. Mr. Shajad is a single earning member in his family and his approx annual income is 2,30,000/- (see table 5.16).

**Table 5.16: Profile of Nuclear PAFs Labors Household 4**

Head of the Affected	Age	Gender	Marital Status	Education	Economic Status	Occupation (if employed)
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<b>Family</b>					<b>Worker/Non Worker</b>	
Mhod. Shajad	40	M	Married	2	yes	Monthly Wages
Farahana w/o Mhod. Shajad	32	F	Married	4	No	No
Maria D/o Mhod. Shajad	12	F	Unmarried	3	No	No
Abdul Rahim S/o Mhod. Shajad	8	M	Unmarried	2	No	No
Nadira D/o Mhod. Shajad	6	F	Unmarried	2	No	No
Naira D/o Mhod. Shajad	2	F	Unmarried	1	No	No

Table 5.17 describes the demographic profile of the fifth PAFs household with 3 affected family members including 2 male and one female. The household is headed by Shri Gulab, who is 36 years old, he and his wife are uneducated couple. He is the single earning member in the family and other family members are dependent on him, his annual income is 1,60,000/- approximately. His Son Mr. Harbans is studying in 8th standard.

**Table 5.17: Profile of Joint PAFs Labores Household 5**

<b>Head of the Affected Family</b>	<b>Age</b>	<b>Gender</b>	<b>Marital Status</b>	<b>Education</b>	<b>Economic Status</b>	<b>Occupation (if employed)</b>
					<b>Worker/Non Worker</b>	
Shri Gulab	36	M	Married	1	yes	Monthly Wages
Madhu w/o Shri Gulab	34	F	Married	1	No	No
Harbans s/o Shri Gulab	15	M	Unmarried	3	No	No

The sixth joint household is headed by Shri Sunil, who is 35 years old. Mr. Sunil has 4 members in their family, including his 48 years old mother, who is widow and illiterate. His son Mr. Araav is studying in 2nd standard. Mr. Sunil and his wife have studied up to 8th standard. Mr. Sunil is only single earning member in his family and his annual income is 1,50,000/- approximately, while his mother and wife are mainly responsible for the domestic work (Table 5.18).

**Table 5.18: Profile of Joint PAFs Labores Households 6**

<b>Head of the Affected Family</b>	<b>Age</b>	<b>Gender</b>	<b>Marital Status</b>	<b>Education</b>	<b>Economic Status</b>	<b>Occupation (if employed)</b>
					<b>Worker/Non Worker</b>	

Shri Sunil	35	M	Married	3	yes	Monthly Wages
Preeti w/o Shri Sunil	32	F	Married	3	No	No
Araav s/o Shri Sunil	6	M	Unmarried	2nd	No	No
Bhagwati M/o Shri Sunil	48	F	Widow	1	No	No

Table 5.19 describes the socio-economic profile of the Last PAFs household, headed by Shri Devendra Kumar and he has 5 members in their family which includes 4 male and 1 female. He has three sons out of whom two sons Mr. Prabhat and Mr. Pawan are dropout from the schools after 8th and 5th standard respectively and his third son Mr. Harsh has not received any formal education yet, as he is only 3 year old only. Shri Devendra Kumar is the only single earning member in the family and other family members are dependent on him, his annual income is Rs. 2.25 lakh approximately.

**Table 5.19: Profile of Nuclear PAFs Labors Household 7**

Head of the Affected Family	Age	Gender	Marital Status	Education	Economic Status	Occupation (if employed)
					Worker/Non Worker	
Shri Devendra Kumar	40	M	Married	2	yes	Monthly Wages
Guddi W/o Shri Devendra Kumar	30	F	Married	1	No	No
Prabhat S/o Shri Devendra Kumar	14	M	Unmarried	3	No	No
Pawan S/o Shri Devendra Kumar	15	M	Unmarried	2	No	No
Harsh S/o Shri Devendra Kumar	3	M	Unmarried	1	No	No

All three PAFs have stated that if their land is going to be acquired by government then their first priority would be to get financial compensation as per the current market rate (Table 5.20).

**Table 5.20: Financial Compensation Demand by Affected Land Owners**

Khasra No.	Name of Landowners.	To be Acquired Land (Sq. Meter)	Compensation Demand By Landholder (in Rs.)
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8736c	Vivek Sadana	15.05	Cost of Land = 5 Crore Cost of constriction = 4 lakh Rental Income Monthly Loss = 20000/-
8736c	Pooja Sadana	16.12	Cost of Land = 10 Crore Cost of constriction = 6 lakh Rental Income Monthly Loss = 30000
8736d	Anurag Nanda	32	Cost of Land = 6.5 Crore Cost of constriction = 25 lakh Rental Income Monthly Loss = 30000
<b>Total</b>		<b>63.17*</b>	Cost of Land = 21.5 Crore Cost of constriction = 35 lakh Total =21.85 crore + Monthly Rental Income

\*Subject to verification by competent authority.

Their second priority will be to get a shop or a constructed building nearby to their existing shop by Delhi Metro or Delhi Government. Restoration of livelihoods of affected persons was their third Demand followed by shifting expenses and demand of plot for relocation. The compensation demand by the landowners is indicated in table 5.21.

**Table 5.20: Compensation Priority of PAFs (Ranked 1 to 5)**

S.No.	Compensation Preferences suggested by PAFs	Pooja Sadana	Vivek Sadana	Anurag Nanda
1	1st Preference	Cash compensation as per Market Rate	Cash compensation as per Market Rate	Cash compensation as per Market Rate
2	2 <sup>nd</sup> Preference	New shop/building	New shop/building	New shop/building
3	3 <sup>rd</sup> Preference	Restoration of livelihoods of affected persons	Restoration of livelihoods of affected persons	Restoration of livelihoods of affected persons
4	4 <sup>th</sup> Preference	Shifting expenses	Shifting expenses	Shifting expenses
5	5 Preference	Want plot for relocation	Want plot for relocation	Want plot for relocation

## CHAPTER 6

### STAKEHOLDERS' CONSULTATION

For social impact assessment of any land acquisition, adoption of appropriate consultative procedures has been a critical but essential component. Therefore, consultations were carried out at individual and community level. Important issues were discussed with the community members PAFs on impact of land acquisition on the livelihood of the people as well as the benefits of the Metro Project. As per RFCTLARR Rule 2015, findings, suggestions and opinion of people have been taken into account while preparing social impact management plan.

In this regard, the IIPA research team ensured the involvement of affected through participatory planning. The consultations were undertaken with various stakeholders at Pulbangash, Roshanara Road, New Delhi for sharing the information about the alignments. Prior intimation was given to land owners and the labourers Head of the respective families in the consultations. The family wise issues and concern were discussed and suggestions made by the participants were documented in the schedule. The range of discussion includes perception, attitude, benefit, problem, suggestions, recommendation and solution on social, economic issues of the project. Consultations with Tehsildar of Central Delhi and DMRC Officers were also held at different stages of the project.

**Table 6.1: consultations with various stakeholders at Pulbangash**

S.No	Name	Designation	Department
1	Shri Nagendra Shekhar Tripathi	ADM (Central)	Govt of NCTD, ADM, 14, Daryaganj, New Delhi
2	Mr. Lalit Kumar	Jr Naib Tehsildar	Govt of NCTD, ADM, 14, Daryaganj, New Delhi
3	Shri L.S. Yadav	Assistant Manager	Delhi Metro Rail Corporation
4	Shri Prem Kadiyan	Reader to SR-I	Office Of Sub Registrar, Old Court Building, Kashmere Gate, Delhi - 110006,
5	Mr, Nagendra Tripathi	JE	Delhi Metro Rail Corporation
6	Mr. Sunil Patel	XEN CMP 3	Delhi Metro Rail Corporation

Following steps have been adopted for the structured consultations to endorse and integrate important resettlement issues in the project cycle.

- At the beginning of SIA, IIPA team informed and involved the interested and affected people like PAFs, public authorities and other interest groups.
- The broad principles and R & R mechanisms as per LARR Act-2013 was also presented in detail.
- Team also provided opportunity to the project affected community to discuss their problems and issues with regard to land acquisition.
- Proper documentation of stakeholders' comments, concerns and inputs, both, in records and decision making was carried out.
- Ensured that all relevant stakeholders and parties are involved or at least represented.
- The range of discussion included perception, attitude, benefit, problem, suggestions, recommendation and solution on social, economic, engineering viability of the project.
- Made sufficient access to all relevant documents and information concerning the project and the EIA documentation.
- The project's efforts at minimizing land acquisition and promoting safety measures were also discussed.
- Special attention for the labourers working with the Land owners in general and vulnerability of depended family members in particular were also discussed.

**Table 6.2: Consultation meeting for “Social Impact assessment (SIA) prior to Land Acquisition proceedings for metro corridor”**

S.No	Name	Gender	Ownership Status	Address
1	Vivek Sadana	M	Property Owner	8736-C Roshanara Road, Pulbangash
2	Pooja Sadana	F	Property Owner	8736-C Roshanara Road, Pulbangash
3	Anurag Nanda	M	Property Owner	8736-C Roshanara Road, Pulbangash
4	Sunita Nanda	F	Wife of Anurag Nanda	8736-C Roshanara Road, Pulbangash

5	Vijay Kumar	M	Labor	8736-C Roshanara Road, Pulbangash
6	Lekhram	M	Labor	8736-C Roshanara Road, Pulbangash
7	Shri Bhagwan	M	Labor	8736-C Roshanara Road, Pulbangash
8	Shajad	M	Labor	8736-C Roshanara Road, Pulbangash
9	Dharmendera	M	Labor	8736-C Roshanara Road, Pulbangash
10	Gulab	M	Labor	8736-C Roshanara Road, Pulbangash
11	Sunil	M	Labor	8736-C Roshanara Road, Pulbangash
12	<b>Prof. K.K. Pandey</b>	<b>M</b>	<b>Head of SIA Team</b>	<b>IIPA, ITO, New Delhi</b>
13	<b>Dr. Amit Kumar Singh</b>	<b>M</b>	<b>SIA Team Member</b>	<b>IIPA, ITO, New Delhi</b>
14	<b>Dr. Sapna Chadah</b>	<b>F</b>	<b>SIA Team Member</b>	<b>IIPA, ITO, New Delhi</b>
15	<b>Mr. Harish Kumar</b>	<b>M</b>	<b>SIA Team Member</b>	<b>IIPA, ITO, New Delhi</b>
16	<b>Mr. Anand Singh</b>	<b>M</b>	<b>SIA Team Member</b>	<b>IIPA, ITO, New Delhi</b>

## **CHAPTER: 7**

### **COST AND BENEFIT ANALYSIS**

One of the objectives of SIA is to study the social impact of the project and environmental impact. It also aims to estimate cost of addressing them in accordance with the R&R policy of the government. It results in overall assessment of additional requirements for Rehabilitation and resettlement if any. This section provides an overview of budget required vis-à-vis the benefits of the project. It also discusses assessment of public purpose, social impacts and social costs of this project.

#### **Assessment of Public Purpose**

The proposed land acquisition project is for construction of /Exit structure of Pulbangash Station of Delhi Metro Rail Corporation project from Janakpuri West to R.K. Ashram corridor at Rahat Ganj/Aram Ganj, Roshan Ara Road, Pul Bangash. This project aims to acquire total area of 62 sqm of land at Roshan Ara Road, Pul Bangash. This land has three shops owned by three persons Mr. Vivek Sadana, Mrs.Puja Sadana and Mr.Anurag Nanda .

#### **Benefits from Project**

The main purpose of this project is to construct Interchange facilities at the project site. Though, it is very difficult to quantify actual cost of social impact based on severity of land acquisition, however, efforts were be made to minimize negative impacts through intervention of R&R measures. However, the successful commissioning of this corridor will provide one of the most convenient, swift and seamless mode of transit through the highly congested areas such as Paharganj, Nabi karim, Sadar Bazar, Ghanta Ghar, Pulbangash and Ghanta Ghar etc. wherein it is a usual sight for the traffic to come to a standstill numerous time a day.

#### **Benefits to Economy**

As per RITES report, NCT population was supposed to be cross 230-240 Lakh by 2021, similarly work participation of the capital is likely to increase to 38% (with total Delhi employment likely to increase to 94 Lakh in 2021), moreover being one of the most important education centre of the country, student population is likely to increase to 62.3 lakh in 2021 and in addition there will be substantial increase in travel to and from other

NCR cities. It clearly establishes that appropriate mass transport system is required to be augmented extended to meet this traffic demand.

Given the fact that public Bus services at Delhi have seen declining trend, the actual requirement of metro rail will be much more in the capital city. In the present context, the Phase IV metro rail network will streamline and facilitate local transport and will promote infrastructure development. It will also bring socio- economic benefits to the different section of the society. The IVth phase of Delhi Metro will result in direct benefits to users of Metro and other modes, reduction in vehicle operating costs, savings in travel time, improvement in quality of life, reduction in loss of productivity due to health disorders resulting from pollution and reduction in road accidents.

### **Impact on Structures & its Magnitude**

The project requires land for 2<sup>nd</sup> entry of proposed metro station which has necessitated acquisition/transfer of land and it could not be sufficiently accommodated into the Govt. dispensary land adjacent to the present site . Therefore, inspite of all efforts two pockets of private land measuring 22 sqm and 40 Sqm are required to be acquired to sufficiently accommodate smooth entry/exit. This piece of land is required for permanent use, therefore land required to be acquired and existing structures have to be dismantled.



**Figure 7.1: Interaction with land owners at Pulbangash**

The dismantling of different types of structures may cause social disruption and economic loss for the project affected families/ people. While implementing the project, there is a need to take into account these disturbances and losses due to the project and

their impact on socio-economic conditions of the people. Possible alternatives for the proposed land acquisition should also be looked, if any. Plan of action may be prepared for executing mitigation measures in order to reduce intensity of negative impacts. The overall socio-economic survey reflects that the Project affected families may consider to give up their land for the project only when they are paid proper compensation as per RFCTLARR Act 2013.

### **Determination of Compensation**

If we refer to the section 26 and 27 of LARR 2013, while determining the compensation the DA (District Administration) shall adopt following criteria to assess the market value of land and amount of compensation. Market value specified in the Indian Stamp Act, 1899, for the registration of sale deeds or agreement to sell where land is situated,

- The average sale price of similar type of land situated in the nearest village or nearest vicinity,
- Consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies,
- R& R package as per LARR Act, 2013.

### **Total cost estimation of Proposal Land Acquisition Project**

In order to arrive at realistic cost of various components, costs have been assessed on the basis of RFCTLARR Act 2013. This estimated cost may subject to change as there is difference in plot and numbers of shops size as per the LG's notification and statement of the owners of the land. As per the LG's notification the land to be acquired for the Metro Project is 62.0 square meter comprising of property number 8736-C measuring 22.0 square meters and property number 8736-D measuring are 40.0 square meter at Rahat Ganj/Aram Ganj. Roshan Ara Road, Pul Bangash. However, IPA research team during the survey found that, three individuals have claim their right on the project affected site. Two persons namely, Mr. Vivek Sadana and Mrs. Puja Sadana (Husband and Wife) have separate ownership rights on different parts of the property number 8736-C. During the survey, two shops were found on the property number 8736-C, out of which Mr. Vivek Sadana claimed his right on 15.05 Square mt. land and Mrs. Puja Sadana claimed on the 16.12 Square mt. of land. Both Mrs. Puja Sadana and Mr. Vivek Sadana have ground + one floor construction. In case of property number 8736-D, the ownership of land is claimed by Shri Anurag Nanda. As per Shri Nanda the size of their

plot is 32 square meter and he has constructed ground + two stories building. He has two shops on the ground floor. The upper two floors were rented out which has now been vacated after the land acquisition process started.



**Figure 7.2: Field visit at Pulbangash Metro sites**

Therefore, in the event of these different and conflicting claims, IIPA Research Team suggests that the final compensation amount of the land acquisition and structures shall be determined by the competent authority on proper verification of land records and survey.

A suitable escalation factor has to be applied to bring the costs to March 2022 price level. Taxes & Duties such as Customs Duty, Excise Duty, Sales Tax, Works Tax, VAT, etc, wherever applicable has been worked out on the basis of prevailing rates and included in the cost estimates separately.

As per PAFs, the market rate of the land should be determined at the time of giving compensation by the DM Office. To determine the rate of Land IIPA team has approached the Registrar Office located at ISBT, Kashmiri Gate, New Delhi. They have shared the sale deeds of few sold properties in that areas, which can help the competent authority to determine the market rate of the land.

**Table 7.1: Sale deeds and the price of land in Pulbangash, 2019-2021**

S.No	Date of issue of Sale	Khasra Number/Address	Share of Owner in	Area under Sale	Market Value of Land (in Rs.)
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	deed		Land	Sq m	Acre	Per Sq m	Total Value
1	16.01.2019	Municipal No. 63-4064 (Gali Shafi building, Roshanara Road, Delhi-110007)	Jointly Share by Smt. Deepa Gupat and smt. Kamla Devi	128.76	0.0318	70080/-	3007833/- + (cost of const. 602596/-). Total Value- 3650000/-
2.	5-2-2019	Municipal No. 8101 (Kharian Mohala, Roshanara Road)	Jointly Share by Shri Pawan Kumar(50%), Shri Rajesh (25%) and Shri Anil Makhija (25%).	96.98	0.0239	70080/-	Total Value- 5000000/-
3.	8-1-2020	4583/6 part of Municipal No 4583 (Chand mal building, Gali sunder Singh, Roshanara Road, delhi-110007)	Single Owner by Uma Devi	50.16	0.0123	70080/-	1758308/- +(Cost of Const. 234749/-). Total value- 2200000
4.	20-1-2020	Municipal No XII/8506 (Gali Abdullah Beg, Roshanara Road)	Sita Devi	75.25	0.0185	70080/-	1318380/- + (Cost of const. 704340/-). Total- 2025000/-
5	4-1-2021	Municipal No. (Kharia Mohalla, Roshanara Road, Sabji Mandi, Delhi-110007)	Kamal Deep and Sudhir Suri	84.86	0.0209	70080/-	5946989/- + (Cost of Const. 397145/-). Total 6350000/-
6	6-1-2021	Municipal No 8472/40 (Jaina Building Roshanara Road, Sabzi Mandi, Delhi-110007).	Meena Malhotra	73.15875	0.0180	70080/-	1281673.20/- + (Cost of const. 684777.60/- Total- 2000000/-
7	11-1-2021	Municipal No. XII/8288 (old XII/9083) (Ram Saroop Building, Roshanara Road, Sabzi Mandi, Delhi-110007)	Akanksha	46.40355	0.0114	70080/-	2167973.85/- + (Cost of Const. 868674.45/-) Total- 3060000/-

## Chapter 8

### REHABILITATION & RESETTLEMENT PLAN

#### 8.1 COST AND BUDGET

The Rehabilitation & Resettlement Plan (RRP) has been prepared to mitigate negative social impacts of this project according to LARR Act, 2013. The basic purpose of this RRP is to ensure that the various adverse impacts are mitigated and the positive benefits are enhanced.

The proposed financial compensatory measures mentioned in this report are indicative of outlays for different expenditure categories. The estimated financial plan for resettlement action plan for the project includes land acquisition cost, structures cost and contingency is prepared as per the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act-2013 and rules. The costs shall be updated and adjusted to the inflation rate as the project continues and in respect of more specific information such as additional number of project affected people during the implementation, Unit cost needs to be updated if the findings of the district level committee on market value assessment justifies it.

The resettlement cost estimate for this project includes eligible compensation as per entitlement matrix and support cost for RAP implementation. Contingency provisions of about 10% of the total cost of R & R component is considered in the budget mainly to meet the inflation and also to meet the cost of additional land acquisition, if required, as stated earlier. The valuation of losses has been considered on the basis of consultation with the revenue officials as well as with the project affected population. Some of the major items of this R&R cost estimate are outlined below and the R&R budget is presented in Table 8.1.

1. Compensation for Land
2. Compensation for structures and other immovable assets at their replacement cost
3. Compensation for loss of livelihood of land owners workers/labourers
4. Compensation for loss of rental Income
5. Shifting allowance
6. Contingency cost

### 8.1.1 Compensation for loss of Land

As per the LGs notification the total land to be acquired for the proposed project is 62.0 square meter. However, the three land owners at the project affected site have claimed that they combinedly possesses 63.17 square meter of land. Therefore, the area is required to be confirmed to determine the RRP for PAFs. The land price has been calculated on the basis highest of circle rate for the respective zone. The valuation of losses has been arrived at on the basis of consultation with the revenue officials as well as project affected people. The information obtained from the revenue offices has been treated as actual transaction rate for compensation and the information obtained from the affected people or villagers is treated as the existing non official market value. The detail land account is appended in **Annexure 3**

On this project **the compensation for land shall be determined by Market value as per the section 26 of act LARRA Act-2013**. The market value of land as mentioned under Section 26 of Act needs to be multiplied by the radial factor (based on the distance of project from urban area as notified by the appropriate government - e. g .multiplication of 2 in Rural area and Multiplication of 1 in Urban area) plus value of assets attached to land or building (mentioned in Section 29 of LARRA Act-2013) Plus Solatium (solatium includes 100% market value multiplied by 2 plus value of assets in Rural area and multiplied by 1 plus value of assets in urban area). Since the proposed alignment passes through urban areas hence the compensation for the respective land is derived as per circle rate and two times of the same is considered as per new Act.

Since the road (Roshanara Road in Pun Bangash) on which these properties are located is commercial street as per the Urban Development Department, GNCTD notifications, dated 15<sup>th</sup> September, 2006 (Copy Annexed), published in the Gazette of India, therefore the valuation of these three properties shall be done as a **commercial property**. According to circle rate, the sale value stands at Rs. 70800 per square meter, therefore as per the financial compensation for the per square meter land acquisition shall be Rs. 424,800/ (Circle Rate x 1.00 factor for Urban Area x 3 for commercial property + 100% Solatium for Urban Areas). However, the District Magistrate (Collector) gets absolute right to determine the Market Value of the Land.

**Table 8.1: Valuation of losses of Affected Land Owners**

Khasra No.	Name of Landowners.	Affected Plot Area			Factor Value for Urban Area (Average Circle Rate x 1.0)	Final Value of Land Compensation (100 % Solarium of Market Value)
		To be Acquired Land (Sq. Meter)	Land Rate Circle Rate for Residential Use (in Rs.)	Factor for Commercial Property (Circle Rate x 3)		
8736c	Vivek Sadana	15.05	70080/-	70080 X 3 x 15.02 = 3157804.8	70080 x 3 x 15.05 x 1 = 3157804.8	3157804.8 x 2 = 6315610
8736c	Pooja Sadana	16.12	70080/-	70080 X 3 x 16.12 = 3389068.8	70080 x 3 x 16.12 x 1 = 3389068.8	3389068.8 x 2 = 6778138
8736d	Anurag Nanda	32	70080/-	70080 X 3 x 32 = 6727680	70080 x 3 x 32 x 1 = 6727680	6727680 x 2 = 13455360
Total		63.17*	70080/-	70080 X 3 x 63.17 = 13280860.8	70080 X 3 x 63.17 x 1 = 13280860.8	13280860.8 x 2 = 26561722

\*Subject to verification by competent authority.

### 8.1.2 Compensation for Loss of Structures

The replacement cost of structure is estimated based upon the *Basic Schedule Rate (BSR)* of the structure, Roads and Buildings Department, Government of GNCTD, which is Rs. 9360/-per square meter (Sub-Registrar Office, Kashmere Gate, New Delhi). The existing structures are permanent. As per the field survey data, 3 structures having multiple building/floors will be fully affected. The solatium 100 percent of the BSR rate of structures is included for final compensation. Approximately, Rs. 17.73 lakh estimated amount needs to be given for structures compensation. The budget calculation sheet is appended in given table 8.2.

**Table 8.2 Budget calculation sheet of affected area**

Khasra No.	Name of Landowners.	Affected Plot Area			Affected Structure Area	
		Plot Area (Sq. Meter)	Total Affected Area (Sq. Meter)	Affected Area in Percent	Unit Rate/mt (Rs.)	R & R Compensation (Rs.)
8736c	Vivek Sadana	15.05	45.15 (Ground + 2 Floors)	100 %	Rs. 9,360/-	4,22,604
8736c	Pooja Sadana	16.12	48.36 (Ground + 2 Floors)	100 %	Rs. 9,360/-	4,52,649.6
8736d	Anurag Nanda	32	96 (Ground + 2 Floors)	100 %	Rs. 9,360/-	8,98,560
All Structures		63.17	189.51 (Ground + 2 Floors)	100 %	9,360/-	17,73,814

**8.1.3 Compensation for loss of livelihood of PAFs**

As per the details provided by the landowners/shop owners, Mr. Vivek Sadana earns Rs.1,20,000/pm- Mrs. Puja Sadana earns Rs.1,00,000/pm- respectively. The third land owner. Mr. Anurag Nanda is a single earning member in his family and his monthly income is 2,30,000/ pm. As per them their income is totally dependent on the land which is to be acquired by DMRC. However, no proof in support of monthly income has been provided by any of them. It is also important to note that the LARR Act does not provide any formula to determine the compensation for the loss of livelihood of land owners. It is for the District Administration to decide basis of compensation of fair livelihood of the Land owners.

**8.1.4 Compensation for loss of livelihood of workers and labourers**

Seven labourers are working with the land owners in their shops, they need to be compensated appropriately along with land owners for the loss of their livelihood. As per the Second Schedule of the act, each affected family which is displaced from the land acquired shall be compensated. However, permanents have been defined to calculate the same as the land is located in NCT of Delhi, the Minimum wages fixed by the Govt. of Delhi are being taken into account to compensate the losses of livelihood of workers/laborers.

An unskilled employee is one who does operations that involve the performance of simple duties, which require the experience of little or no independent judgment or previous experience although familiarity with the occupational environment is necessary. His work may thus require in addition to physical exertion familiarity with variety of articles or goods. A semiskilled worker is one who does work generally of defined routine nature wherein the major requirement is not so much of the judgment, skill and but for proper discharge of duties assigned to him or relatively narrow job and where important decisions made by others. His work is thus limited to the performance of routine operations of limited scope. As per the Delhi Govt, monthly wage is Rs **16,506** for unskilled workers and from Rs **18,187** for semi-skilled ones.

As the workers involves little technical knowhow and knowledge to run machines the laborers are treated as semi skilled and the wages of that category are considered to calculate compensation. A year's losses of wages has been taken as compensation for the laborers (Table 8.3)

**Table 8.3: Compensation for loss of livelihood of workers**

<b>S.No</b>	<b>Head of the PAFs</b>	<b>Livelihood Compensation per month in Rs.</b>	<b>Total Compensation for 12 month in Rs.</b>
1	Vijay kumar	18187/	218244/
2	Lok Ram	18187/	218244/
3	Shri Bhagwan	18187/	218244/
4	Shajad	18187/	218244/
5	Gulab	18187/	218244/
6	Sunil	18187/	218244/
7	Devendra Kumar	18187/	218244/
<b>Total</b>		<b>127,309/</b>	<b>1,527,708/</b>

### **8.1.5 Compensation for loss of rent Income**

During the study, Mr. Vivek Sadana, Mrs.Puja Sadana and Mr. Anurag Nanda told the research team that they had rented out the top floors of their shops. From there are Mr. Vivek Sadana used to earn Rs. 20,000/- p.m, Mrs.Puja Sadana was getting Rs. 30,000 /- p.m, and Mr. Anurag Nada used to get thousand rupees per month. Now after land acquisition, they will have to be deprived of this income. However, they didn't show any proof against their claim i.e. rent agreement paper or any kind of financial transaction

evidence. In such scenario the SIA team left it for the competent authority to decide upon this claim.

#### **8.1.6 Shifting assistance**

As per the LARR Act one time shifting assistance of Rs.50,000/- per affected shop owners who required to relocate their assets due to the project shall be given to the affected family

**8.1.7 Contingency Provisions:** The competent authority must take care of Contingency provisions i.e. 10% of the total cost of R & R component. This component is specially considered in the RRP mainly to meet the inflation and also to meet the cost of additional land acquisition if required.

### **Minutes of Public Hearing Held on 20.05.2022**

Minutes of Public hearing meeting held under the Chairmanship of Shri Nagendra Shekhar Tripathi, ADM (Central) at 3.30 pm at District Magistrate Office (Central), Darya Ganj, New Delhi.

The following attended the meeting:

<b>S. No.</b>	<b>Name</b>	<b>Designation</b>	<b>Dept.</b>
1.	Mr. Raghav Katyal	Land Owner	Self
2.	Ms. Sunita Nanda	Land Owner	Self
3.	Mr. Vivek Sadana	Land Owner	Self
4.	Mr. Anurag Nanda	Land Owner	Self
5.	Ms. Pooja Sadana	Land Owner	Self
6.	Prof. K.K. Pandey	Professor	IIPA
7.	Dr. Sapna Chadah	Asst. Prof.	IIPA
8.	Dr. Amit Singh	Asst. Prof.	IIPA
9.	Mr. L S Yadav	AM/Land	IIPA
10.	Dr. Alok Kumar	DyCE/DMRC	DMRC
11.	Mr. Lokesh	Assts/DMRC	DMRC
12.	Mr. S. Kumar	N.Y/DMRC	DMRC
13.	Mr. Anand Singh	Research Assistant	IIPA
14.	Mr. Harish Kumar	Research Associate	IIPA, SJA Team
15.	Mr. Ashish	Patwari	Land and Building

Following points were raised by the shop owner:

1. The land is basis of our livelihood and our second and third generation are dependent on this business since 1948, so it is difficult to restart as this business at new place. It is a commercial property and factory license is non-transferable.

2. The compensation has been calculated on the basis of circle rate; but circle rate are different from market rate, which is very high and the shop is not available at circle rates.
3. The shop owners desired to have alternative site / shop in the same Area.
4. The shop owners contended that as per Supreme Court Guidelines the Factory licence can't be shifted to new address. There is need for government intervention in this regard.
5. They said that during earlier phase of Metro Construction (during 2003), similar kind of property was acquired by Metro in the adjacent vicinity at a very high rate. The same may be taken into account.
6. They asked for some more time to put forward their points.
7. The chair granted time and next meeting was fixed for May 25, 2022 at 4.30 PM.

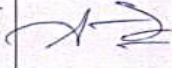

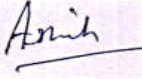
**Attendance Sheet**

20.05.2022 at 03.00 PM

**Sub: Public Hearing U/s 5 of Land Acquisition Act, 2013 in Rahat Ganj/Aram Ganj.**

**Attendance Sheet**

Sl. No.	Name	Designation	Department	Mobile No.	Signature
1.	Raghav Katiyal	Landowner	Representation	9910049618	Raghav
2.	Surita Nanda	Landowner		9811275997	Surita
3.	Vivek Sadana	—		9810959706	Vivek
4.	Anurog Naul	—		9818253212	Anurog
5.	Pooja Sadana	—		88 00541432	Pooja Sadana
5.	K K Pandey, IIPA			9899100222	KK Pandey
7.	Dr Sagnya Chada IIPA			9810657988	Sagnya
8.	Dr Amit Singh IIPA		IIPA	9873921335	Amit
9.	L S Yadav	AM/Land	DMRC	9717158000	L S Yadav
10.	Alok Kumar	DYCE/ DMRC	DMRC	9871654830	Alok
11.	Lokesh	ASE/DMRC	DMRC	8130033148	Lokesh
12.	Shekhar	NIT/DMRC	DMRC	8447221696	Shekhar

Sl. No.	Name	Designation	Department	Mobile No.	Signature
13.	Anand Singh	Research Assistant	11PA	9990865889	
14.	Harish Kumar	Research Associate	JJPA, SJH Team	9716242441	
15.	ASHISH	patwari	Land and Building	9560678524	
16.					
17.					
18.					
19.					
20.					
21.					
22.					
23.					
24.					
25.					
26.					
27.					

### **Minutes of 2<sup>nd</sup> Public Hearing Held on 25.05.2022**

Minutes of Public hearing meeting held under the Chairmanship of Shri Nagendra Shekhar Tripathi, ADM (Central) at 4.30 pm at District Magistrate Office (Central), Darya Ganj, New Delhi.

- The process of land acquisition after SIA step wise was explained to land owners.
- The land owners also submitted the valuation of their property through MCD approved valuator to justify the value of their property and claim.
- **The land owners expressed their interest for direct negotiation and settlement with DMRC in case fair and appropriate compensation is awarded to them. They also requested to DM office for their intervention for felicitating the process with land Department and DMRC.**

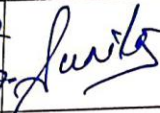
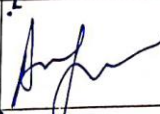


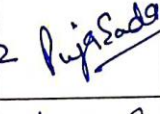

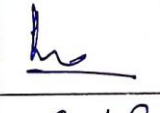
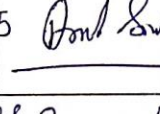
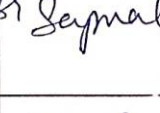


The following attended the meeting:

<b>S. No.</b>	<b>Name</b>	<b>Designation</b>	<b>Dept.</b>
1.	Mr. Anurag Nanda	Land Owner	Self
2.	Ms. Sunita Nanda	Land Owner	Self
3.	Mr. Raghav Katyal	Land Owner	Self
4.	Mr. Vivek Sadana	Land Owner	Self
5.	Ms. Pooja Sadana	Land Owner	Self
6.	Prof. K.K. Pandey	Professor	IIPA
7.	Mr. L S Yadav	AM/Land	IIPA
8.	Dr. Amit Singh	Asst. Prof.	IIPA
9.	Dr. Sapna Chadah	Asst. Prof.	IIPA
10.	Mr. Harish Kumar	Research Associate	IIPA, SJA Team

25.05.2022 at 04.30 PM

Sub: Public Hearing U/s 5 of Land Acquisition Act, 2013 in Rahat Ganj/Aram Ganj.

Attendance Sheet

Sl. No.	Name	Designation	Department	Mobile No.	Signature
1.	Anurag Nanda	Land Owner		9818253212 9811275997	
2.	Sunita Nanda	Land Owner wife		9811275997	
3.	Raghav Katyal	Relative.		9910049648	
4.	Vivek Sadana	Land owner		9810459706	
5.	Pooja Sadana	Land owner		8800541432	
5.	K.K. Pandey	IIPA Professor		9899100294	
7.	L S Yadav	AM/Land	DMRC	9717158080	
8.	Amit Singh	IIPA Faculty	IIPA	9873922335	
9.	Sopna Chada	IIPA	IIPA	9810657989	
10.	<del>Prof K.K. Pandey</del>	<del>IIPA</del>	<del>IIPA</del>		
11.	Harish Kumar	RA.(SIA)	IIPA	9716242944	
12.					

Following documents will submit by the Land Owners

**List of Documents provide by Land Owners**

<b>S.No</b>	<b>Name of the Land Owners</b>	<b>Submitted Supportive Documents</b>	<b>Remarks</b>
1	DM Office	Land-Use Certification for Pul Bangash Area	Acquire land is under commercial land
2.	Pooja Sadana	Seal Deed of the Property	
		Electricity Bill	
		License of Shop	
		Copy of MCD Challan Fee Receipt	
3.	Vivek Kumar Sadana	Seal Deed of the Property	
		License of Shop	
		Electricity Bill	
		Land-Use Certification	
		Photograph of Building	
		Copy of MCD Challan Fee Receipt	
4.	Anurag Nanda	Death Certificate of Hakikat Rai Nanda with Will and Testament	Father of Anurag Nanda
		Seal Deed of the Property	
		Electricity Bill	
		Copy of MCD Challan Fee Receipt	
5.	Land Owners	Photographs of buildings	Taken By Land Owners

# Annexure-1



## Indian Institute of Public Administration

### SIA Study on “Social Impact Assessment (SIA) prior to Land Acquisition proceedings for extension proceedings for the extension of Metro Corridor at Rahat Ganj/Aram Ganj, Roshanara Road, Pul Bangash” at New Delhi

#### Part A

#### Owner Respondent

1. Name of the Owner .....
2. Project Affected Khasr numbers.....
3. Contact Details
  - (a). Address \_\_\_\_\_
  - b) Phone/Mobile \_\_\_\_\_
4. Ownership of the Property
  - (a) Owner    (b) Leased            (c) Tenant            (d) Encroacher    (e) Squatter
  - (h) Other
5. Type of use of the property to be acquired
  - (a) Residential    (b) Commercial            (c) Mixed            (d) Industrial            (e) Agriculture
  - (h) Other (Plz specify).....
6. Construction status of Property
  - (a) Open Land            (b) Under Construction    (c) Structure
7. Detail Construction type
  - (a) Kutchha            (b) Pucca            (c) Semi – Pucca            (d) Temporary
8. Legal status of land
  - (a) Self            (b) Trust            (c) Religious            (d) Others
9. Kind of Ownership            a) Single            b) Joint
10. Year/ Month of occupying/owning the land/property \_\_\_\_\_
11. Legal documents of the property    (a) Yes            (b) No

**12. Loss of Religious and Community Structures, if any**

Particulars	Religious structure	Toilet	Educational	Health	Bus Stop	Park	Forest	Any Other
Yes/No								
Area								

**Part B**  
**Demographic and Social Conditions**

13. Gender \_\_\_\_\_ 19. Religion \_\_\_\_\_ 20.  
Caste \_\_\_\_\_

21. Family Type (a) Joint (b) Nuclear (c) Single

22. Annual Family Income:

23. Family annual expenditure:

24. For how long have you lived/ worked here?.....

25. Please Indicate the details of affected family members

S. No.	Name	Age	Gender	Marital Status	Education @	Economic Status 1. Worker 2. Non Worker	Occupation* (if employed)	Monthly Income (if employed)	Weather income is effected by land Acquisition

@ (1) Illiterate, (2) Up to Class 5th, (3) Upto Class 10th, (4) Up to Class 12th, (5) BA, (6) Diploma or Polytechnic or Vocational Training, (7) PG and above

\*(1) Agriculture (2) Self Employed (3) Service (4) Labour (5) Other

26. Vulnerability if any (Yes/ No)

- i. Family headed by women
- ii. No earning members
- iii. No adult members in the family
- iv. Scheduled Castes/Scheduled Tribes
- v. Person with Disability
- vi. Chronic illness
- vii. Below poverty line

**Part C**

**The Socio-Economic Impact of Land Acquisition**

**27. Type of economic activity you are engaged in.....**

**28. Economic dependence of the effected family/person on the land allotment/household economic activities**

(1) Completely      (2) Partially      (3) Not dependent on land

**29. Is the remaining part of the structure adequate to continue living?**

(a) Yes      (b) No

**30. If it is not, do you want to surrender remaining structure? (a) Yes      (b) No**

**31. Economic Impact of Land Acquisition on the Project Affected Families**

S. No.	Particulars	Yes/No	No. of Rooms/ Story	Utility Connection*	Total area (Sq. m)	Impacted area (Sq.m)	Impacted area (Sq. m)		Value of Loss in Rs.
							Partially	Fully	
1	Land								
2	Structure								
3	Rent								
4	Others								

\* Utility Connection: 1. Electricity; 2. Water; 3. Phone

**14. In case impact is partial , whether Residential/commercial plot/ structure viable after the project**

(a) Yes      (b) No

**32. In the case of commercial use, specify the details of business.....**

**33. How long have you been economically active / operating from the current location? (Since when or number of years)?.....**

**34. Do you have borrowings and loans against the property?**

(1) Yes      (2) No

**35. If yes, please specify the details**

.....

**36. How many people have you employed?**

S. No.	Name	Gender	Age	Tenure in years	Salary in Rs


**37. How do you want to compensate for the economic loss caused by this project?**

- a) Cash compensation as per Market Rate (1) Yes (2) No
- b) Want plot for relocation (1) Yes (2) No  
No
- c) Constructed building (1) Yes (2) No
- d) Restoration of livelihoods of affected persons (1) Yes (2) No
- e) Shifting expenses (1) Yes (2) No  
No
- f) Any other please specify.....

**38. If alternative house/shop constructed/allocated by project, then preferred location**

- 1. In the same Area      2. Any where      3. Other  
(specify).....

**39. Do you want a social hearing about the pros and cons of this project? (1) Yes (2) No**

**40. If yes, would you be interested in attending public hearings related to this project/policy? (1) Yes (2) No**

**41. Do you have fears/ apprehensions about new projects in your community? (1) Yes (2) No**

**42. If yes, please explain your apprehensions?.....**

**43. Any other expectation from the Government.....**

.....  
 .....  
 .....  
 .....

Signature of Respondent \_\_\_\_\_

Date \_\_\_\_\_

Signature of Supervisor \_\_\_\_\_



- ii. No earning members
- iii. No adult members in the family
- iv. Scheduled Castes/Scheduled Tribes
- v. Person with Disability
- vi. Chronic illness

**11. Economic dependence of the effected worker and his family on the land allotment/household economic activities**

1. Completely (2) Partially

Signature of Respondent \_\_\_\_\_

Date

\_\_\_\_\_  
Signature of Supervisor\_\_\_\_\_

## Annexure-2

**Consultation meeting for "Social Impact Assessment (SIA) prior to Land Acquisition proceedings for extension proceedings for the extension of Metro Corridor**

### Attendance Sheet

S. No.	Name	Gender	Ownership Status	Signature	Address
1	Vivek Sadana	M	Self		8736-c Roshanara Road.
2	Pooja Sadana	F	Self		8736-c Roshanara Road.
3	Anurag Nanda	M	Self		8736-C. RAR
4	Surita Nanda	F	Wife of Anurag Nanda		8736 C Roshanara Road.
5	Vishay Kumar	M	Libos		"
6	Lekhraj	M	"		same.
7	Shri Bhagwan	M	"		
8	Shahid.	M	"		
9	Dharmendra	M	"		
10	Gulab	M	"		
11	Sunil.	M	"		
12	Dr. Amit Singh	M	IIPA SIA team		IIPA, New Delhi
13	Dr. Sapna Chada	F	IIPA SIA team		IIPA, New Delhi
14	Mr. Harish Kumar	M	IIPA SIA Team		IIPA, New Delhi
15					
16					
17					
18					
19					
20					

5

5/2/2019



(M)



सत्यमेव जयते

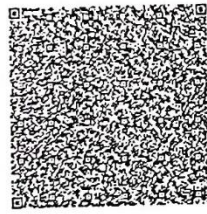
# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

e-Stamp

1230  
5 FEB 2019

Certificate No. : IN-DL37768063558245R  
 Certificate Issued Date : 01-Feb-2019 02:40 PM  
 Account Reference : NONACC (BK)/ dlcbibk02/ KK DOOMA/ DL-DLH  
 Unique Doc. Reference : SUBIN-DLDCBIBK0280878996608614R  
 Purchased by : CHHAVI KUMAR  
 Description of Document : Article 23 Sale  
 Property Description : PART OF PROP NO 8101, KHARIA MOHALLA ROSHANARA ROAD DELHI  
 Consideration Price (Rs.) : 50,00,000 (Fifty Lakh only)  
 First Party : PAWAN KUMAR AND OTHERS  
 Second Party : CHHAVI KUMAR  
 Stamp Duty Paid By : CHHAVI KUMAR  
 Stamp Duty Amount (Rs.) : 3,00,000 (Three Lakh only)



OFFICE OF THE REGISTRAR  
 Records submitted by MCD  
 which is being registered through the  
 has been booked by MCD on  
 FCR following valuation of building  
 M. Shukla RAR  
 28/1/19  
 M. Boreddy  
 STAMPED  
 [Signature]

(A6)

(B5)

Please write or type below this line



(PAWAN KUMAR)  
 No. 6312 1042 Y047  
 PAN-AWIPK3886E  
 DOB-29-12-1988

(RAJESH)  
 A.C. No. 5236 7193 9006  
 PAN-AVKPMU261G  
 DOB-28-12-1975

(ANIL MARHIJA)  
 A.C. No. 4512 5565 1874  
 PAN-BBYPK9124R  
 DOB-27-10-1988

(CHHAVI KUMAR)  
 A.C. No. 4512 5565 1874  
 PAN-BBYPK9124R  
 DOB-27-10-1988

Regulatory Alert: The validity of this Stamp Certificate should be verified at 'www.shclstamp.com'. Any discrepancy in the details on this Certificate and as the legitimacy is on the user of the certificate. In case of any discrepancy please inform the Competent Authority.

Anil Marhija

Chhavi

### Annexure-3

2

e-Stamp Certificate No.IN-DL37768063558245R

SALE OF AN INDEPENDENT PROPERTY

CATEGORY OF LOCALITY = 'E'  
NAME OF LOCALITY = ROSHANARA ROAD  
USE FACTOR = RESIDENTIAL-1

STRUCTURE TYPE PUGCA  
STRUCTURE TYPE FACTOR (STF) 1  
NUMBER OF FLOORS = FOUR

YEAR OF CONSTRUCTION = 2018  
AGE FACTOR = 1

AREA = 96.98 SQ. MTRS.  
TOTAL PLINTH AREA = 387.92 SQ. MTRS.  
PLINTH AREA UNDER SALE = 96.98 SQ. MTRS.  
PROPORTIONATE AREA UNDER SALE =  $96.98 \times \frac{1}{4} = 24.25$  SQ. MTRS.

MINIMUM RATE OF LAND = RS. 70,080/-  
COST OF CONSTRUCTION = RS. 9,360/-

COMPUTATION:-

MINIMUM COST OF LAND =  $70,080 \times 24.25 \times 1 = \text{RS. } 16,99,440/-$   
MINIMUM COST OF CONSTRUCTION =  $9360 \times 96.98 \times 1 = \text{RS. } 9,07,733/-$

MINIMUM VALUE = (1+2) = RS. 26,07,173/-

STAMP DUTY PAID ON RS. 50,00,000/-

*[Signature]*  
*[Signature]*

*[Signature]*

C/2

*[Signature]*

**SALE DEED**

**FOR A SUM OF RS.50,00,000/-**

STAMP DUTY @ 2%.....RS.1,50,000/-.  
CORPORATION TAX @ 2%.....RS.1,50,000/-.  
TOTAL.....RS.3,00,000/-.

THIS SALE DEED IS MADE AND EXECUTED AT DELHI ON THIS 5<sup>th</sup> day of February, 2019, by (1) SHRI PAWAN KUMAR SON OF LATE SHRI OM PRAKASH, R/O 8101, KHARIA MOHALLA, ROSHANARA ROAD, DELHI-110007, (50% undivided share), (2) SHRI RAJESH, (25% undivided share), AND (3) SHRI ANIL MAKHIJA, (25% undivided share), BOTH SONS OF LATE SHRI HARI RAM, BOTH R/O 8101, KHARIA MOHALLA, ROSHANARA ROAD, DELHI-110007, hereinafter called the VENDORS.

**: IN FAVOUR OF :**

**SHRI CHHAVI KUMAR SON OF SHRI HAR PRAKASH, R/O H.NO.50, NEHRU KUTIYA, MALKA GANJ, DELHI-110007, hereinafter called the VENDEE.**

The expressions of the Vendors and Vendee shall mean and include their respective legal heirs, successors, executors, nominees, assignees, administrators, representatives, and any one claiming under or through them etc.

WHEREAS the Vendors are the absolute sole, exclusive and rightful co-owners and in possession of **BUILT UP PROPERTY BEARING MUNICIPAL NO.8101, WARD NO.XII, BUILT ON LAND MEASURING 116 SQ.YDS., OR SAY 96.98 SQ. MTRS., SITUATED AT KHARIAN MOHALLA, ROSHANARA ROAD, DELHI-110007, with the free hold rights of the land under the said property, which is bounded as under:-**

EAST : PROPERTY NO.8100.  
WEST : PROPERTY NO.8102-8103  
NORTH : PROPERTY NO.8237  
SOUTH : STREET.

Having purchased the same by S/Shri Hari Ram & Om Prakash both sons of Shri Tek Chand, from Smt. Raj Rani W/o Shri Gopal Dass, by virtue of **SALE DEED** duly registered as document No.3053, in Additional Book No.I, Volume No.4006, on pages 149 to 154, registered on 25.07.1981, in the office of the Sub-Registrar-I, Kashmere Gate, Delhi.

*Handwritten signatures and notes on the right margin, including 'Om Prakash' and 'Anil Makhiya'.*

*Handwritten signatures of the vendors: Hari Ram, Rajesh, and Anil Makhiya.*

*Handwritten signature 'Chhavi' on the right side.*

Deed Name		SALE		SALE WITHIN MC AREA	
<b>Land Detail</b>					
Tehsil/Sub Tehsil	Sub Registrar			Building Type	
Village/City	Roshanara Road				
Place (Segment)	Roshanara Road				
Property Type	Residential				
Property Address	House No.: 8101,	Road No.:	Roshanara Road		
Area of Property	96.98 Sq.Meter	0.00	0.00		
<b>Money Related Detail</b>					
Consideration Value	5,00,000.00 Rupees	Stamp Duty Paid	300,000.00 Rupees		
Value of Registration Fee	50,000.00 Rupees	Pasting Fee	100.00 Rupees		
Transfer Duty	150000 Rupees	Government Duty	150000 Rupees		

This document of SALE

Presented by: Shri Pawan Kumar S/o, W/o VIKAS R/o 8101 KHARIA MOHALLA DELHI  
PAWAN KUMAR OM PRAKASHI R/o 8101 KHARIA MOHALLA DELHI  
RAJESH HARIRAM R/o 8101 KHARIA MOHALLA DELHI  
RAJESH HARIRAM R/o 8101 KHARIA MOHALLA DELHI  
ANIL MAKHIIJA HARIRAM R/o 8101 KHARIA MOHALLA DELHI  
ANIL MAKHIIJA HARIRAM R/o 8101 KHARIA MOHALLA DELHI

in the office of the Sub Registrar, Delhi this 05/02/2019 14:03:09 day Tuesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms. PAWAN KUMAR, RAJESH, ANIL MAKHIIJA

and Shri / Ms. CHHAVI KUMAR

Who is/are identified by Shri/Smt/Km. VINAY K.R. S/o W/o D/o HAR PRAKASHI R/o 50 NEHRU KUTIA MALKAGANJ DE and Shri/Smt./Km SUNIL ANAND S/o W/o D/o DAL CHAND R/o 69-C MATA SUNDRI ROAD DELHI (Marginal Witness). Witness No. II is known to me

Contents of the document explained to the parties who understand the conditions and admit them as correct. Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my pr

Date 05/02/2019 16:50:25

Registrar/Sub Registrar  
Sub Registrar I  
Delhi/New Delhi

AND WHEREAS the said Shri Hari Ram has died on 06.02.2006, leaving behind him the following legal heirs :-

SL.NO.	NAME	RELATIONSHIP WITH THE DECEASED
1.	SMT. MOHINI DEVI	WIFE
2.	SMT. HIMANSHI SACHDEVA	DAUGHTER
3.	SHRI RAJESH	SON
4.	SHRI ANIL MAKHIJA	SON

AND WHEREAS the said (1) Smt. Mohini Devi, & 2) Smt. Himanshi Sachdeva have relinquished their respective share in the above said property in favour of Shri Rajesh & Shri Anil Makhija, the Vendor No.2 & 3 respectively, by virtue of RELINQUISHMENT DEED duly registered as document No.8597, in Additional Book No.I, Volume No.6376, on pages 66 to 69, registered on 26.09.2016, in the office of the Sub-Registrar-I, Kashmere Gate, Delhi-110006.

AND WHEREAS the said Shri Om Prakash has died on 11.09.2006, leaving behind him the following legal heirs :-

SL.NO.	NAME	RELATIONSHIP WITH THE DECEASED
1.	SMT. HEM LATA	WIFE
2.	SMT. BHARTI MAKHIJA	DAUGHTER
3.	SMT. HIMANSHI	DAUGHTER
4.	SHRI PAWAN KUMAR	SON

AND WHEREAS the said (1) Smt. Hem Lata, (2) Smt. Bharti Makhija, and (3) Smt. Himanshi have relinquished their respective share in the above said property in favour of Shri Pawan Kumar, the Vendor No.1, by virtue of RELINQUISHMENT DEED duly registered as document No.8596, in Additional Book No.I, Volume No.6376, on pages 62 to 65, registered on 26.09.2016, in the office of the Sub-Registrar-I, Kashmere Gate, Delhi-110006.

Thus, the Vendors have become the absolute, sole, exclusive and rightful co-owners of the above said property as per their ratio mentioned above.

AND WHEREAS the said Smt. Raj Rani had purchased the above said property from Shri Gian Chand S/o Shri Guranditta Mal, by virtue of SALE DEED duly registered as document No.7598, in Additional Book No.I, Volume No.644, on pages 201 to 212, registered on 25.09.1961, in the office of the Sub-Registrar, Delhi.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



Seenu



Asimkaly



Kajish



Teer



Chhan



Vinayk



AND WHEREAS the said Shri Gian Chand had purchased the above said property from President of India, by virtue of Deed of Conveyance duly registered as document No.7801, in Additional Book No.I, Volume No.422, on pages 327 to 330, registered on 08.12.1958, in the office of the Sub-Registrar, Delhi.

AND WHEREAS now the Vendors have re-constructed the above said property with their own sources.

AND WHEREAS at present the above mentioned property is free from all sorts of encumbrances and hassles such as liens, charges, claims, liabilities, acquisitions, injunctions or attachments from any court of law, gifts, mortgages, demands, notices, notifications, legal disputes, differences, decrees, prior sale and flaws whatsoever etc. and the Vendors are fully entitled, empowered and authorized to dispose off the same. The Vendee is also satisfied of the same.

AND WHEREAS the Vendors for their bonafide needs and requirements have agreed to sell ENTIRE THIRD FLOOR WITH ITS TERRACE/ROOF RIGHTS UPTO SKY OF ABOVE SAID BUILT UP PROPERTY BEARING MUNICIPAL NO.8101, WARD NO.XII, BUILT ON LAND MEASURING 116 SQ.YDS., OR SAY 96.98 SQ. MTRS., SITUATED AT KHARIAN MOHALLA, ROSHANARA ROAD, DELHI-110007, alongwith common rights to use main entrance, passage, staircase leading from ground floor, alongwith the proportionate free hold rights of the land underneath the same, alongwith all fitting and fixture of water, electricity and sewage connection in running conditions, (hereinafter called the said PROPERTY UNDER SALE), unto the Vendee and the Vendee has also agreed to purchase the same for a total sum of Rs.50,00,000/- (Rupees Fifty Lac only).

**NOW THIS SALE DEED WITNESSETH AS UNDER :-**

1. That in consideration of the said sum of Rs.50,00,000/- (Rupees Fifty Lac only) and whole of which the Vendors have received from the Vendee, and acknowledge the receipt of the same before the Sub-Registrar-I, Delhi, in full and final settlement and nothing remains due out of sale price against the Vendee, the details of amount as below:-

- ❖ Rs.25,00,000/- by P.O.No.991654, dated: 31.01.2019, drawn on ICICI Bank, Mumbai Branch, in favour of Shri Pawan Kumar.
- ❖ Rs.12,50,000/- by P.O.No.991653, dated: 31.01.2019, drawn on ICICI Bank, Mumbai Branch, in favour of Shri Rajesh.
- ❖ Rs.12,50,000/- by P.O.No.991652, dated: 31.01.2019, drawn on ICICI Bank, Mumbai Branch, in favour of Shri Anil Makhija.
- ❖ TDS against the above said amount has been deposited by the Vendors.

C/6

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

the Vendors doth hereby absolutely sell, convey, transfer and assign the above said property under sale, with the free hold rights of the indivisible land under the said property proportionately, unto the Vendee with all his rights, title, interest, easements, options, privileges and appurtenance to the aforesaid property hereby conveyed TO HAVE TO HOLD and own the same unto the Vendee ENTIRELY, ABSOLUTELY AND FOREVER.

2. That the Vendors have handed over the physical and peaceful vacant possession of the above said property under sale to the Vendee and the Vendee has also taken the same on the spot.

3. That all the expenses of this sale deed such as stamp duty, registration charges, writing charges etc. whatsoever have been paid and borne by the Vendee.

4. That the Vendee shall hereafter hold, use and enjoy the said property hereby conveyed as she like in any manner and to transfer the above said property under sale without any hindrance, claim or demand whatsoever from the Vendors or any other person(s) claiming under or through them.

5. That the Vendee can get the above said property under sale mutated and transferred in his own name in the records of M.C.D., D.J.B., N.D.P.L./B.S.E.S., and other relevant records on the basis of this Sale Deed or its Certified True Copy in the absence of the Vendors.

6. That all dues, arrears, demands, taxes, charges, duties, liabilities, outgoing, house tax, water and electricity bills charges etc. if any shall be paid and borne by the Vendors upto the date of registration of this Sale Deed relating to the above said property under sale and thereafter the same shall be paid and borne by the Vendee.

7. That the Vendors hereby assures and declares to the Vendee that they are the absolute, sole, exclusive co-owners of the said property and they are fully competent and have got full power, good right and absolute authority to sell and transfer the same and the same is absolutely free from all sorts of encumbrances, sale, mortgage, gift, lien, decree, charges, court injunctions, legal flaws, surety, security, disputes, notices, attachments, litigation, acquisition, notification etc. and there is no legal defect in the title of the Vendors, if it is proved otherwise if the whole or any part of the above mentioned property hereby sold is taken away or goes out from the possession of the Vendee on account of any defect in the ownership of the Vendors, then the Vendors and their property both moveable and immovable shall be liable to make good the losses thus sustained and suffered by the Vendee and keep the Vendee indemnify against all such losses, damages, costs and expenses etc. whatsoever thereby accruing to the Vendee.

*Rearu*

*Gaydy*

*W. M. K. S.*

C/7

*Chawan*

8. That the Vendors have delivered photo copies of all the relevant title deeds, documents and papers relating to the above said property under sale to the Vendee, and the Vendee has taken thereof.

9. That the Vendor from time to time and at all times, hereafter at the costs and request of the Vendee, to execute or cause to be done at such times, all such acts, deeds and things whatsoever further and more perfectly assuring the sale of the above mentioned property hereby sold in favour of the Vendee as shall or may reasonable as required.

10. That the Vendors and their heirs, successors and assigns have been left with no share, rights, claim, title and interests in the above said property under sale and now the Vendee is the exclusive owner of the above said property under sale, and he can use, sale, transfer the same in any manner he may like for which the Vendors shall have no objection for the same.

11. That the Vendors hereby declare that the above mentioned property under sale/transfer is not an enemy property.

12. That the Vendors hereby declare that there is no court case/stay pending in respect of the above mentioned property.

13. That the Vendors hereby declare that the above mentioned property under sale/transfer has not been booked by MCD for unauthorized construction.

14. That the Vendors hereby declare that the above mentioned property under sale/transfer has not been acquired by the Govt. and there is no injunction or attachment order of any court or department.

15. That the Vendee shall have no objection if the owners of Ground floor, Upper ground floor, First floor and Second floor shall go on the top floor for the maintenance of water tank only at reasonable hours.

C/8

Seen

Rajesh

Subhikya

Chaman

IN WITNESS WHEREOF, both the Vendors and Vendee freely, voluntarily & willingly in token of affirmation and acceptance of the terms and conditions thereof, after carefully reading, understanding and admitting the facts thereof, in full possession of their senses and in good disposing of mind and after diligent and judicious application of their mind set and subscribes their hands, at Delhi, on the date, month and year first above written, in the presence of the following witnesses.

WITNESSES:

1. *Vinay Kumar*  
*VINAY*  
SHRI ~~VINAY~~ KUMAR S/O SHRI HAR PRAKASH, R/O 50, NEHRU KUTIA, MALKA GANJ, DELHI-110007.  
D.L.NO.DL-0120090053733

*[Signature]*  
*[Signature]*  
VENDORS

2. *[Signature]*  
SHRI SUNIL ANAND S/O SHRI DAL CHAND, R/O69-C, MATA SUNDRI ROAD, NEW DELHI-110002.  
E.C.NO.DL/01/003/153613

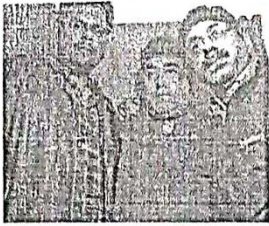
*[Signature]*  
VENDEE

*Chhavikumar@hotmail.com*

Reg. No.  
1230

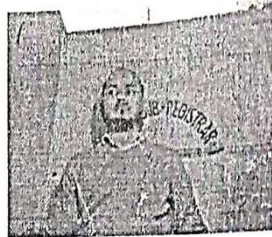
Reg. Year  
2019-2020

Book No.  
1



Ist Party

Ist Party



IInd Party

PAWAN KUMAR, RAJESH, ANIL MAKHIJA



Witness

IInd Party

CHHAVI KUMAR

Witness

VINAY KR, SUNIL ANAND

Certificate (Section 60)

Registration No.1,230 in Book No.1 Vol No 7,483  
on page 158 to 164 on this date 05/02/2019 16:21:19  
and left thumb impressions has/have been taken in my presence.

day Tuesday

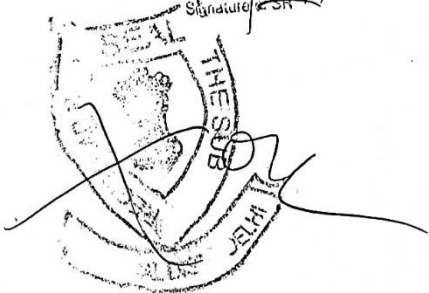
Date 05/02/2019 16:50:45

GOVERNMENT OF NCT OF DELHI  
OFFICE OF THE SUB REGISTRAR  
As per records submitted by the  
8101 Khanna Al Shahr BARR  
which is being registered through  
has been booked by NCD on  
SOR following valuation(s) at book

*v/ Cert Shahr, CA to SB*  
Signature of SR


*[Signature]*  
Sub Registrar  
Sub Registrar I  
New Delhi/Delhi

*WRONGLY  
STAMPED*



Annexure-4

17 DEC 2020



3

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

e-Stamp 8/11/2020

178

Certificate No.	: IN-DL00208951343283R
Certificate Issued Date	: 23-Dec-2019 04:36 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GUJRAN/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK09684109224524R
Purchased by	: UMA DEVI
Description of Document	: Article 23 Sale
Property Description	: PART OF PROP. NO. 4583 CHAND MAL BUILDING GALI SUNDER SINGH ROZHANARA ROAD DELHI
Consideration Price (Rs.)	: 22,00,000 (Twenty Two Lakh only)
1st Party	: INDRA RANI
2nd Party	: UMA DEVI
Stamp Duty Paid By	: UMA DEVI
Stamp Duty Amount (Rs.)	: 88,000 (Eighty Eight Thousand only)

GOVERNMENT OF NCT OF DELHI  
OFFICE OF THE SUB REGISTRAR (I) KASABHARE GATE


ALL DEEDS REGISTERED BY MCO, the property in which is being registered through this e-stamp which has been booked by MCO on 20/11/2020 FOR following (validity) of existing bye-laws

4583/6 Chand Mal Building

**LOCKED**

*Uma Devi*  
Signature of SR


DOB-1-5-1960



735222054192  
AKXPR1543A

*Indra Rani*

DOB-13-12-1975



A-60603923000  
Form-68  
00067

Please write or type below this line.....

103

**CATEGORY WISE DETAILED DESCRIPTION**

1.	Serial No. of M.C.D. List	:	1524
2.	Category of Colony.	:	E
3.	Name of Colony	:	Subzi Mandi
4.	Total land area in Sq.Mtrs.	:	50.16 Sq.Mtrs.
5.	Total Plinth area in Sq.Mtrs	:	100.32 Sq.Mtrs
6.	Plinth area under sale	:	50.16 Sq.Mtrs.
7.	Land rate per Sq.Mtrs.	:	70,080/-
8.	Construction rate per Sq.Mtrs.	:	9,360/-
9.	Year of construction	:	Prior to 1959
10.	Use Factor	:	1
11.	Age factor	:	0.5
12.	Land under use	:	Residential
13.	Cost of land :		
	$\frac{70080 \times 50.16}{2}$	:	=Rs.17,58,308/
14.	Cost of Construction		
	$9360 \times 100.32 \times 0.5$	:	=Rs. 2,34,749/-
	Total 13+14		=Rs.19,93,057/-

Stamp duty paid on Rs.22,00,000/-

*Indira Kuni*

*Uma*

RegNo. 178

**Deed Related Detail**

Date 08/01/2020 15:46:48

Deed Name SALE		SALE WITHIN MC AREA	
<b>Land Detail</b>			
Tehsil/Sub Tehsil	Sub Registrar I	Building Type	
Village/City	Roshanara Road		
Place (Segment)	Roshanara Road		
Property Type			
Property Address	House No.: 4583,	Road No.: , Roshanara Road	
Area of Property	50.16 Sq.Meter	0.00	0.00
<b>Money Related Detail</b>			
Consideration Value	2,200,000.00 Rupees	Stamp Duty Paid	88,000.00 Rupees
Value of Registration Fee	22,000.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	44,000 Rupees	Government Duty	44,000 Rupees

This document of SALE SALE WITHIN MC AREA

Presented by: Sh/Smt.  
INDRA RANI

S/o W/o  
SURESH KUMAR

R/o  
2575 HUDSON LINES KINC

in the office of the Sub Registrar, Delhi this 08/01/2020 15:18:43 day Wednesday Between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.  
INDRA RANI

and Shri / Ms.  
UMA DEVI

Who is/are identified by Shri/Smt/Km. RAJA BABU S/o W/o D/o CHUNNI LAL R/o 74 KABIR BASTI DELHI

and Shri/Smt./Km DEEPAK GUPTA S/o W/o D/o AJAY KR R/o 4446 SUBZI MANDI DL

(Marginal Witness). Witness No. It is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my

Date 10/01/2020 12:46:48

Registrar/Sub Registr  
Sub Registrar I  
Delhi/New Delhi

Stamp Duty for Rs.88,000/-  
Through e-Stamp Certificate No. IN-DL00208951343283R  
Dated:23-12-2019, issued by Govt. of N.C.T. of Delhi

**SALE DEED FOR RS.22,00,000/-**

Stamp Duty... @ 2 %...Rs.44,000/-  
Corp'n Tax...@ 2 %...Rs.44,000/-

Total Tax... @ 4 %...Rs.88,000/-  
=====

\*\*\*\*\*

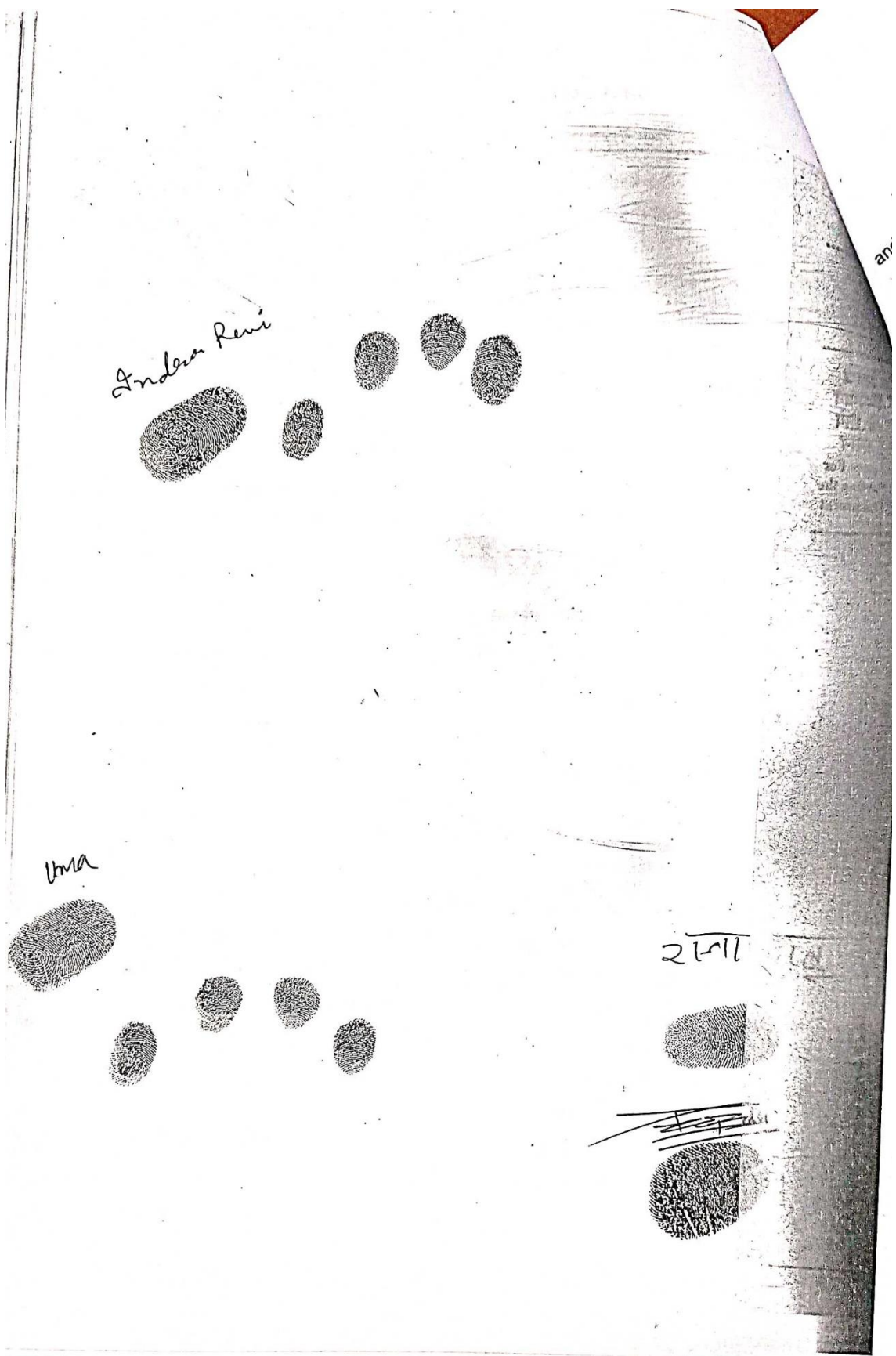
This Sale Deed is made and executed at Delhi on this 8<sup>th</sup> day of January, 2020, by **SMT. INDRA DEVI W/O SH. SURESH KUMAR R/O 2575, HUDSON LINES, KINGSWAY CAMP, DELHI-110009** (hereinafter called the **VENDOR** (which expression shall mean and include her legal heirs, successors, legal-representatives, administrators, executors and assigns) citizen of India.

**IN FAVOUR OF**

**SMT. UMA DEVI W/O SH. AJAY KUMAR R/O 4446, THIRD FLOOR, HERO WALI GALI, ARYA PURA, SUBZI MANDI, DELHI-110007** (Hereinafter called the **VENDEE** which expression shall mean and include her legal heirs, successors, legal-representatives, administrators, executors and assigns) also citizen of India.

*Indra Devi*

*Uma*



Andes River

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WHEREAS the VENDOR is the sole, absolute exclusive and rightful owner and in lawful possession of **Entire built up First Floor with its exclusive roof/terrace rights upto sky, land area measuring 50.16 Sq. Mtrs., bearing its No.4583/6, a part of built up free hold property bearing Municipal No.4583 Situated in Building commonly known as Chand Mal Building at Gali Sunder Singh, Roshanara Road, Delhi-110007** alongwith all fixtures and fittings with common right to use the entrance, passage and staircase leading from ground floor to first floor with the proportionate free hold rights on the land underneath and site plan is attached herewith showing the sold portion in red colours and common portion in yellow colours and which is bounded as under:-

EAST : Gali below.  
WEST : Other property.  
NORTH : Other property No.4583/3.  
SOUTH : Other property No.4583/7.

(Hereinafter called the property).

**THAT THE FACTS OF THE SAID PROPERTY ARE AS UNDER:-**

And Whereas Vendor had purchased the above said property from Smt. Rajni W/O Sh. Manohar Lal R/O 182, Katra Nanak Chand, Main Bazar, Subzi Mandi, Delhi-110007 on the basis of Sale Deed vide its registered document No.11,115 in Additional Book No.1, Vol. No.7304, on pages 102 to 108, dated 27.09.2018, registered in office of Sub-Registrar-I, Kashmere Gate, Delhi-110006.

And Whereas the said VENDOR has full rights to transfer the said property and she is fully competent to execute this sale deed.

And Whereas the aforesaid facts discussion it is cleared that the above mentioned VENDOR is the absolute owner of the said property and having the

*Sunder Rani*

*Uma*

better title of the ownership of the said property and the same is free from all kinds of encumbrances such as any legal dispute, attachments, injunction agreement etc. and she is fully entitled to use the same in any manner as she like (s).

And Whereas the **VENDOR** for her bonafide needs and legal requirements have agreed to **sell and transfer the above mentioned property under sale i.e. Entire built up First Floor with its exclusive roof/terrace rights upto sky, land area measuring 50.16 Sq. Mtrs., bearing its No.4583/6, a part of built up free hold property bearing Municipal No.4583 Situated in Building commonly known as Chand Mal Building at Gali Sunder Singh, Roshanara Road, Delhi-110007** alongwith all fixtures and fittings with common right to use the entrance, passage and staircase leading from ground floor to first floor with the proportionate free hold rights on the land underneath and site plan is attached herewith showing the sold portion in red colours and common portion in yellow colours to the **VENDEE** for a sum of **Rs.22,00,000/- (Rupees Twenty Two Lakhs only)** which have been received by the **VENDOR** in advance from the **VENDEE**, the **VENDOR** do hereby acknowledge the receipt of the same.

**NOW THIS DEED OF WITNESSETH AS UNDER:-**

1. That in pursuance of the said sale deed and in consideration of **Rs.22,00,000/- (Rupees Twenty Two Lakhs only)** which have been received by the **VENDOR** from the **VENDEE** in the following manners:-

a) By way of RTGS, vide No.KVBLR52019123060303573, dated **30.12.2019**, for a sum of **Rs.22,00,000/- (Rupees Twenty Two Lakhs only)** in advance prior to the execution of this Sale Deed, as stated

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above, the Vendor do hereby sell, convey, transfer, all her ownership rights, title, interest in the above said property to the VENDEE.

2. That the above said VENDOR and her legal heirs, successors and assigns have been left with no claim, title and interest in the said property, now the VENDEE have become its rightful owner and shall fully entitled to use the same in any manner as she like (s).
3. That any previous dues such as house tax, electric & water charges regarding the said property up to the date of execution of this deed shall be paid and borne by the VENDOR and thereafter shall be paid and borne by the VENDEE.
4. That all the previous documents related to the said property have been handed over to the VENDEE by the VENDOR at the time of the execution of this sale deed in shape of the original / Photostat copy.
5. That the above said VENDOR assure to the VENDEE that the said property is free from all kinds of encumbrances such as prior sale, mortgage, gift litigation, court-injunction any decree of any court etc. and if it is proved otherwise if the whole or its any portion sold is taken away or goes out from the possession of the VENDEE or on account of any legal defect in the ownership of the VENDOR then the VENDOR shall be liable for all the loss, harms, costs, expenses, penalty etc. accruing to the VENDEE in this connection.
6. That the above said VENDEE shall be fully entitled to mutate or transfer the said property in her name in the records of the concerned Municipal Corporation of Delhi, Revenue Records or any others

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concerned office and department of Govt. on the basis of this Sale Deed in the absence of the VENDOR.

7. That the VENDOR further assure to the VENDEE that the aforesaid property is neither acquired nor any acquisition proceedings have been initiated under the Land Acquisition Act 1894, therefore there is no bar or any legal complication for the transfer of the said property under sale by the VENDOR to the VENDEE by way of this Present Sale Deed.

8. That from the date of execution of this Sale Deed the VENDEE has become the sole and absolute owner of the above mentioned property under sale and she shall be fully at liberty to use, enjoy and utilize the above mentioned property and also have full right, power, absolute authority and fully competent to sell or dispose of the same to anyone in any manner as the VENDEE may like.

9. That after the execution of this Sale Deed neither the VENDOR nor her legal heirs, executors, administrators, successors, legal agent, authorized legal representatives, nominees nor anybody else raise any objection or create any charge or demand any share in the above mentioned property under sale hereafter.

10. That the VENDOR further assure to the VENDEE that she has not entered into an agreement for the sale and transfer of the said property under sale with anyone, any agreement to sell or any type of agreement related to property would not be valid after execution of sale deed and date ever prior to sale deed.

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11. That the Vendor has delivered the peaceful and vacant physical possession of the said property to the VENDEE who has occupied the same.
12. That wherever and whenever the presentation of the VENDOR will be required for the completion of any act or thing regarding the transfer of the said property, then the VENDOR shall do or cause to be done each and every act and execute all sorts of the documents for effecting and complete transfer of the said property under sale at any time as and when VENDEE will required without any hitch or hindrance.
13. That the VENDOR shall be liable and responsible for all prior house tax, dues of electric and water and / or any other sources of dues, demands, liabilities and outgoings, if any, etc. pertaining to the above mentioned property under sale till the date of execution of this Sale Deed and in future the VENDEE shall pay all taxes, house tax and other charges of the above-mentioned property to the authorities concerned. That the VENDEE can get the fresh and /or change the existing electricity and water connection in the said property under sale from the DJB, DVB, BSES/NDPL and/or any other concerned authority by presenting this sale deed or its true copy.
14. That there is no legal impediment or bar hereby the Vendor can be prevented from selling, transferring or alienating the aforesaid property in favour of the VENDEE.
15. That all the expenses of stamp papers, registration charges etc., has been paid and borne by the VENDEE.

*Indira Devi*

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*f. Sale P. DBP*

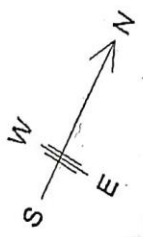
PLAN PART OF PROPERTY (WITH ROOF RIGHTS), CHAND MAL BUILDING, SITUATED AT GALI  
 DER SINGH, ROSHANARA ROAD, DELHI-110007.

VENDOR  
 VENDEE

- :- SMT. INDRA RANI
- :- SMT. UMA DEVI

SOLD PORTION SHOWN IN RED 

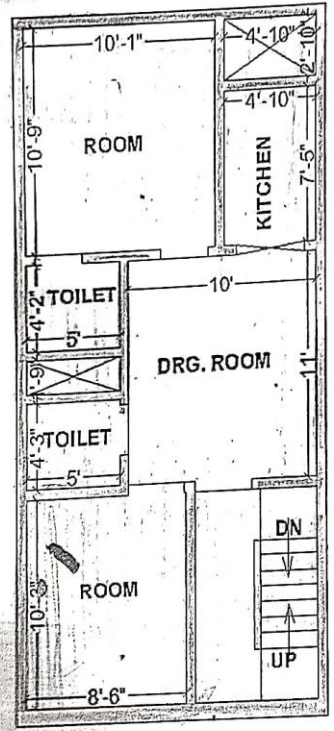
AREA : 50.16 SQ.MTRS.



OTHER'S PROPERTY

OTHER'S PROPERTY

OTHER'S PROPERTY



*Indra Rani*

*Uma*

*Traces S.*

**SUNIL DUTT**  
 DRAUGHTSMAN  
 Old Court Compound,  
 Ch. No. Kashmere Gate, Delhi-110006  
 Ph. 842403672

G A L I (BELOW)

FIRST FLOOR PLAN  
 (WITH ROOF RIGHTS)

*f. Sal...*

16. That the property under sale is neither enemy property nor declared and booked by MCD as unauthorised construction till date, if the same is found to be unauthorised construction at any stage, the Vendor and VENDEE shall be liable for this act and the aforesaid Sale Deed shall be treated as null and void.

17. That the VENDOR & VENDEE both are the citizen of India.

IN WITNESSES WHEREOF THE VENDOR & VENDEE have set their hands on this deed on the date, mentioned above in the presence of the following witnesses.

WITNESSES:

1. 215101 LG

VENDOR Indee K

RAJA BABU  
S/O CHUNNI LAL  
No 74, KASIR BASTI,  
2<sup>nd</sup> OLD SUBZI MANDI, DELHI  
A - 415064508062

VENDEE Uma

~~Indee K~~  
DEEPAK KUMAR  
S/O AJAY KUMAR  
No 4446, 3<sup>rd</sup> Floor, HUDA  
Gali, Arora Enclave, Subzi Mandi  
A - 905012906458

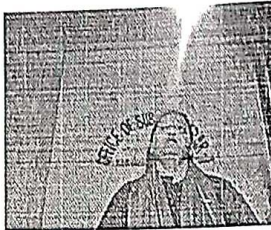
9 DEEPAI DHAMECHA @gmail.com  
CARNO-60016889143  
M-9818095002

Reg. No. 178      Reg. Year 2020-2021      Book No. 1



Ist Party

Ist Party      INDRA RANI



IInd Party

IInd Party      UMA DEVI



Witness

Witness      RAJA BABU, DEEPAK GUPTA

**Certificate (Section 60)**

Registration No.178 in Book No.1 Vol No 7,977  
on page 169 to 178 on this date 10/01/2020 11:09:28 .day Friday  
and left thumb impressions has/have been taken in my presence.

Date 10/01/2020 12:47:31

REGISTRATION OF THE STATE OF DELHI  
Sub Registrar  
New Delhi/Delhi  
45831  
20/1/20  
Signature of Sub Registrar

Sub Registrar  
Sub Registrar  
New Delhi/Del

## Annexure 5

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE, EXTRA ORDINARY)  
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI,  
LAND & BUILDING DEPARTMENT  
VIKAS BHAWAN, I.P. ESTATE, NEW DELHI  
(LAND ACQUISITION BRANCH)

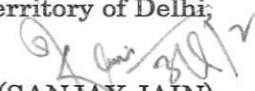
3<sup>rd</sup> day of September 2021

### NOTIFICATION

F No. 9(15)/MRTS/L&B/LA/2020/2280 : In the exercise of the powers conferred by sub section (1) and (2) of section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (30 of 2013) read with sub-rule (1) of rule 3 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules, 2014, read with Government of India, Ministry of Home Affairs Notification No. S.O.2740(E) dated 21<sup>st</sup> October 2014, read with S.O. 2004 (E) dated 21/07/2015, the Lieutenant Governor of National Capital Territory of Delhi, intends to acquire land for public purpose of Delhi Metro Rail Corporation project starting from Janakpuri, West to R.K. Ashram corridor at Rahat Ganj/Aram Ganj, Roshnara Road, Pul Bangash. The land to be acquired for this purpose is 62.0 square meter of property number 8736-C measuring area 22.0 square meter and property number 8736-D measuring area 40.0 square meter at Rahat Ganj/Aram Ganj, Roshnara Road, Pul Bangash. The Indian Institute of Public Administration, Indraprastha Estate, Ring Road New Delhi 110002 has been assigned as the Social Impact Assessment Unit to carry out social impact assessment study in relation to aforesaid land vide Notification no. 9(15)MRTS/L&B/LA/2020/2246 dated 03/09/2021.


Further, the main objectives of Social Impact Assessment are consultation with stake holders and public, survey and public hearing wherever required. The time period for Social Impact Assessment report and Social Impact Management Plan will be six months from date of issue of this notification and same will be disclosed by the way of websites, posters, leaflets and public hearing as the case may be at the conspicuous places in affected areas, and in the office of District Collector (Central), 14 Darya Ganj, New Delhi 110002.

By Order and in the Name of Lieutenant Governor,  
National Capital Territory of Delhi;

  
(SANJAY JAIN)  
Deputy Secretary (L&B)  
Govt. of NCT of Delhi

F No. 9(15)/MRTS/L&B/LA/2020/ 2280 Dated: 03/09/2021  
Copy forwarded to:

1. Secretary to Lt. Governor of GNCT of Delhi, Raj Niwas, Delhi 110054.
2. OSD to Chief Secretary, GNCT of Delhi, Delhi Sectt., New Delhi 110002.
3. General Administration Department, GNCT of Delhi (in duplicate) for Publication in Delhi Gazette 110002.
4. P.S. to Divisional Commissioner, 5, Sham Nath Marg, Delhi-110054.
5. P.S. to Secretary (L&B), GNCTD Vikas Bhawan, New Delhi-110002.
6. District Magistrate (HQ-I), 5, Sham Nath Marg, New Delhi 110054
7. District Magistrate (Central), O/o District Magistrate (Central), 14, Darya Ganj New Delhi 110002.
8. General Manager/Land, Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001.
9. Prof. K.K. Pandey, Coordinator, (CUS) The Indian Institute of Public Administration, Indraprastha Estate, Ring Road New Delhi 110002.
10. Additional District Magistrate (Central), O/o District Magistrate (Central), 14, Darya Ganj New Delhi 110002.

  
(SANJAY JAIN)  
Deputy Secretary (L&B)  
Govt. of NCT of Delhi

Annexure /

Land Use Notification

Annexure - 6

संस्कृती सं. डी.एल. — 33002/99

भारत सरकार  
GOVERNMENT OF INDIA

REGISTERED No. D.L.—33002/99



असाधारण  
EXTRAORDINARY  
प्राधिकार से प्रकाशित  
PUBLISHED BY AUTHORITY

सं. 149]	दिल्ली, शुक्रवार, सितम्बर 15, 2006/भाद्र 24, 1928	[सं.सं.सं.क्षेत्र दि. 138
No. 149]	DELHI, FRIDAY, SEPTEMBER 15, 2006/BHADRA 24, 1928	[N.C.T.D. No. 138

भाग—IV  
PART—IV

राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली सरकार  
GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

**URBAN DEVELOPMENT DEPARTMENT  
NOTIFICATIONS**

Delhi, the 15<sup>th</sup> September, 2006

No. F. 13/46/2006-UD/16071.-Whereas the Central Government, in exercise of powers conferred by sub-section (2) of Section II-A of the Delhi Development Act, 1956 (6 of 1957), has, *vide* Ministry of Urban Development (Delhi Division), Government of India's Notification S.O. 1456(E) dated the 7th September, 2006, read with Corrigendum s.o. No. 1511(E) dated the 14th September, 2006, published in the Gazette of India, Extraordinary, made modifications in the Master Plan for Delhi 2001, by substituting CLAUSE 10.0 MIXED USE REGULATIONS on page 165(RHS) in Gazette of India, Part II, Section 3, sub-section (ii) dated the 1st August, 1990;

And whereas in the said notification,

(a) Para 10.3.1 (iv) provides-

"iv. Identification and Notification of mixed use streets in future, shall be based on the criteria given in Para 10.3.2 and as per procedure prescribed in Para 10.3.3, and given wide publicity by the local bodies concerned.";

(b) Para 10.3.3 (iii) to (v) provides \_

"(iii) for the notification of mixed use streets, local bodies shall be required to 'carry out within a reasonable :time of the Notification coming into force, and with due expedition, a survey of all streets

	Gali No 5A	Ansari Road to City Wall	7.5
	Gali No.11	Ansari Road to City Wall	5.5
11	Gali No 11	H.No 4596/11 to City Wall	6.5
12	Gail No 18	Ansari Road to City Wall	4.5
13	Gali No 20	Ansari Road to City Wall	4.5
14	Gali No 21	Ansari Road to City Wall	6.5
15	Gali No 23	Bharat Ram Rd to City Wall	6
16	Gali No 24	Ansari Rd to H.No 4837/24	5
17	Mahila Rd to Taxi Stand Mahila Park to Taxi Stand	Malnts Park to Taxi Stand Nizamuddin	7.5
18	Mukesh Road	Police Station to Mehboob Hotel	7.5

**Annexure-C5/1**

**Addition**

Identification of Pedestrian Shopping Streets in Najafgarh Zone			
S.No.	Name of Road/Street	Stretch of Road	ROW (Mtrs)
1	Dharampura Road	Aggarwal Sweet to Dharampura V Point	4.00
2	Najafgarh Town	Krishna Mandir to Dagar Shoe House	5.00
3	Najafgarh Town	Manohar Dass Temple to Old Anaj mandi	4.00

**Annexure-D1**

**Already Notified Mixed Landuse Streets being declared as Commercial Streets**

**Civil Line Zone(Correction)**

S.No.	Name of the Roads/Streets	Stretch of the Road	R.O.W. (In Mtr.)
1	Roshnara Road	Rani Jhashi Road to Roshnara Bagh Round About	24
2	G.T. Road	Baraf Khana to Ghanta Ghar & Najafgarh Drain to Govt. School (Red Light)	30

**City Zone(Addition)**

S.No.	Name of the Roads/Streets	Stretch of the Road	R.O.W. (In Mtr.)
1	Chandni Chowk Road	Entire Stretch	30



1

Pooja Sadana

Annexure

7

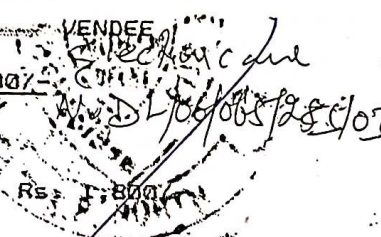
66-86  
13-19



78



39



SALE DEED FOR A SUM OF RS. 60,000/-

Stamp Duty for Sale Deed under Article 23 of Indian Stamp Act on Rs. 60,000/-

Rs. 1,800/-

Transfer duty under Section 147 of Delhi Municipal Corporation Act @ 3% on Rs. 60,000/-

Rs. 1,800/-

Total

Rs. 3,600/-

This Sale deed is made & executed at Delhi on 5/2/2004 by:- SH. PARTAP SINGH S/O LATE SH. MEHAR SINGH R/O 28/19, EAST PATEL NAGAR, NEW DELHI, hereinafter called the VENDOR.

IN FAVOUR OF

MRS. POOJA SADANA W/O SH. VIVEK SADANA R/O D-7, SARASWATI GARDEN, NEW DELHI, hereinafter called the VENDEE.

The expression of the VENDOR and the VENDEE shall mean and include their respective heirs, successors, legal representatives, administrators, executors and assignees.

...2..



Partap Singh

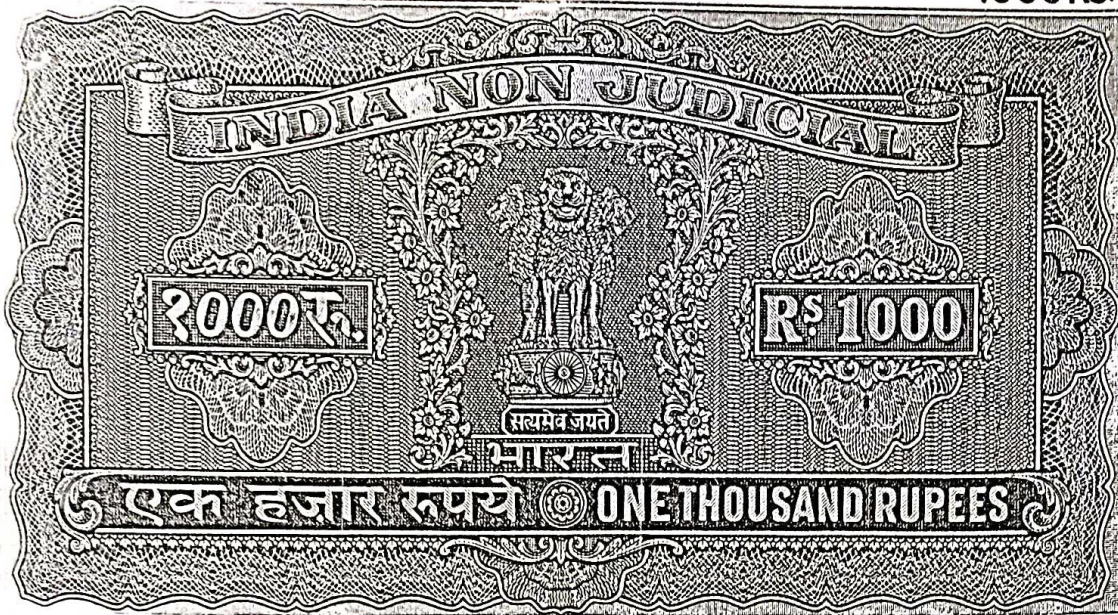
(RTI)

for DM office use only

Pooja Sadana



(RTI)



: 2 :

Whereas the VENDOR is the exclusive owner and in possession of PRIVATE SHOP NO.2, LAND MEASURING 32 SQ.YDS. WITH ROOF RIGHTS, OUT OF PROPERTY BEARING MPL. NO.8736/C AND OLD NO. 8706, SITUATED AT BHARGARH, SUBZIMANDI, ROSHAN ARA ROAD, DELHI-110007, with the freehold rights of the land beneath the said property, area falling within the limits of the Municipal Corporation, Delhi, which is bounded as under:-

East :- Shop No.1  
 West :- Shop No.3.  
 North:- Road  
 South:- Portion of Property (Godown)

Having purchased the above mentioned property by Partap Singh above named from S. Sanjokh Singh Sawhney S/o Sh. Harbans Singh, vide Regd. Sale Deed as document No. 2767 in Addl. Book No.1, Vol. No.105 on pages 34 to 42 Regd. on 20/05/2000 in the office of the Sub-Registrar, Sub-Distt. No.1, Kashmere Gate, Delhi.

And whereas the VENDOR for his legal needs and requirements has agreed to sell the said PORTION OF PRIVATE SHOP NO.2, LAND MEASURING 19.28 SQ.YDS. SIZE 178 SQ.FT. APPROX., WITH TERRACE ROOF RIGHTS AND ABOVE, OUT OF TOTAL LAND MEASURING 32 SQ.YDS., OUT OF PROPERTY BEARING MPL. NO.8736/C AND OLD NO. 8706, SITUATED AT BHARGARH, SUBZIMANDI, ROSHAN ARA ROAD, DELHI-110007, shown in the Red Colour Plan attached herewith, with the freehold rights of the land under the said property, with all fittings and fixtures, for a sum of Rs. 60,000/- (Rs. Sixty Thousand Only) unto the VENDEE and the VENDEE has agreed to purchase the same from the VENDOR on the following terms and conditions of this Sale Deed:-

...3...

*Partap Singh*  
 Partap Singh  
 P. M. Office use only  
 P. M. Office use only  
 P. M. Office use only

R.T.11



3 3 1

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said sum of Rs. 60,000/- (Rs. Sixty Thousand Only) which the VENDOR has received from the VENDEE, as per details below:-

- Pijp Sadana*
- a) Rs.30,000/-, vide Cheque No. 34758 dated 4/2/2004 drawn on Oriental Bank of Commerce, Subzimandi, Delhi-7.
- b) Rs.30,000/-, vide Cheque No. 34758 dated 4/2/2004 drawn on Oriental Bank of Commerce, Subzimandi, Delhi-7.

prior to the execution of this Sale Deed the VENDOR doth hereby acknowledge the receipt of the same of the said amount. And the VENDOR hereby sell, convey, transfer and assigns the above mentioned property ABSOLUTELY AND FOREVER with all rights, titles & interests, unto the VENDEE who shall hereafter become the absolute owner of the said property and enjoy all rights of ownership, possession, easements, privileges and appurtenances etc. to the said property.

2. That the VENDOR has delivered vacant physical possession of the said property to the VENDEE at the spot and the VENDEE has also occupied the same.

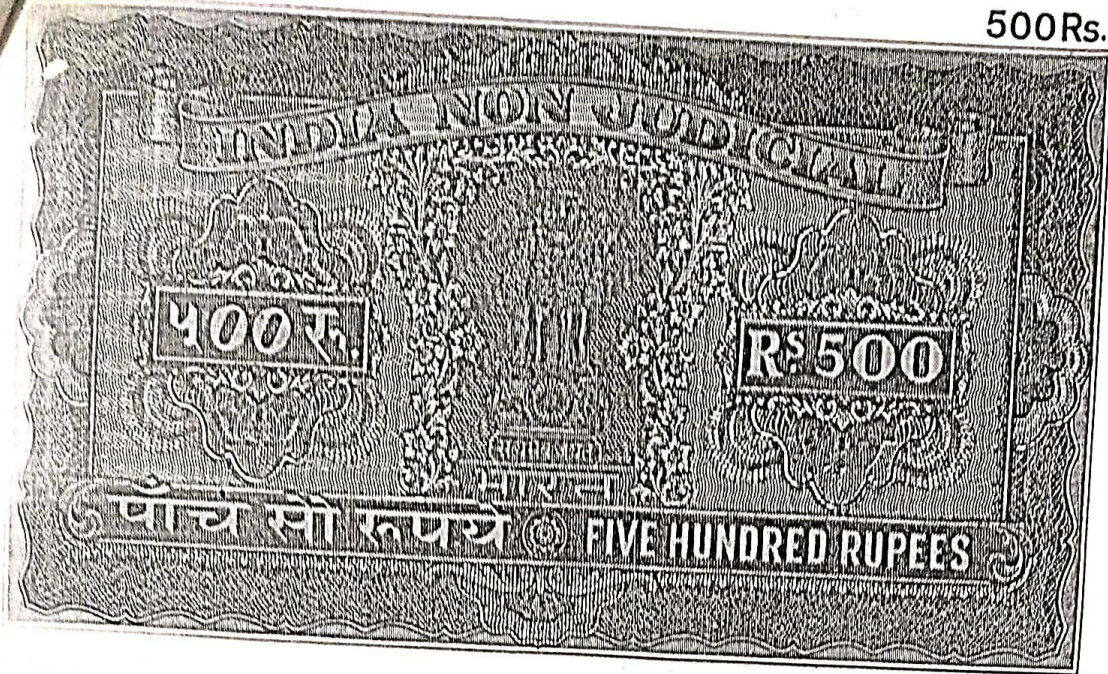
3. That the VENDEE shall be entitled and authorized to get the said property mutated and transferred in her own name in the house-tax department of MCD/ revenue concerned, or any other local/govt. authorities concerned on the basis of this sale deed and the VENDOR will render all possible help and will sign and execute the necessary deeds and documents connected with the mutation of the same in favour of the VENDEE.

...4..

*Jadhav*  
(R.T.)

*For DM office use only*

*Pijp Sadana*  
(R.T.)



4. That all the previous dues and demands such as house-tax, electric and water bills etc. and other dues if any for the period prior to the execution of this sale deed shall be paid and borne by the VENDOR upto execution of this sale deed and afterwards the VENDEE shall be responsible for the payment of all govt. dues, rates and taxes etc. of the said property.

5. That the VENDOR or his heirs, successors, survivors, legal representatives, executors, nominees and assignees has been left with no claim, title, right and interests in the said property hereby conveyed herein and the VENDEE has become the sole and absolute owner of the same and shall be entitled to HOLD, USE AND ENJOY the same in any manner, she likes.

6. That the VENDOR hereby further declare and assures the VENDEE, that the title, hereby transferred, subsists the VENDOR has full power, good rights and absolute authority to transfer the same in any manner he likes and the said property is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, notices, court injunctions, disputes, gift, sale, mortgage, agreements and other legal flaws whatsoever and if it is proved otherwise due to any defect in the title of the VENDOR or if the whole or any portion of the property hereby conveyed is taken away or goes out from the possession of the VENDEE on account of any defect in the ownership or the title of the VENDOR the VENDOR shall be held liable & responsible to make good the loss thus sustained by the VENDEE in this connection and keep the VENDEE indemnified against all such losses, costs, damages and expenses accruing to the VENDEE in this connection.

...5...

*J. K. S. S. S.*

*P. J. S. S. S.*

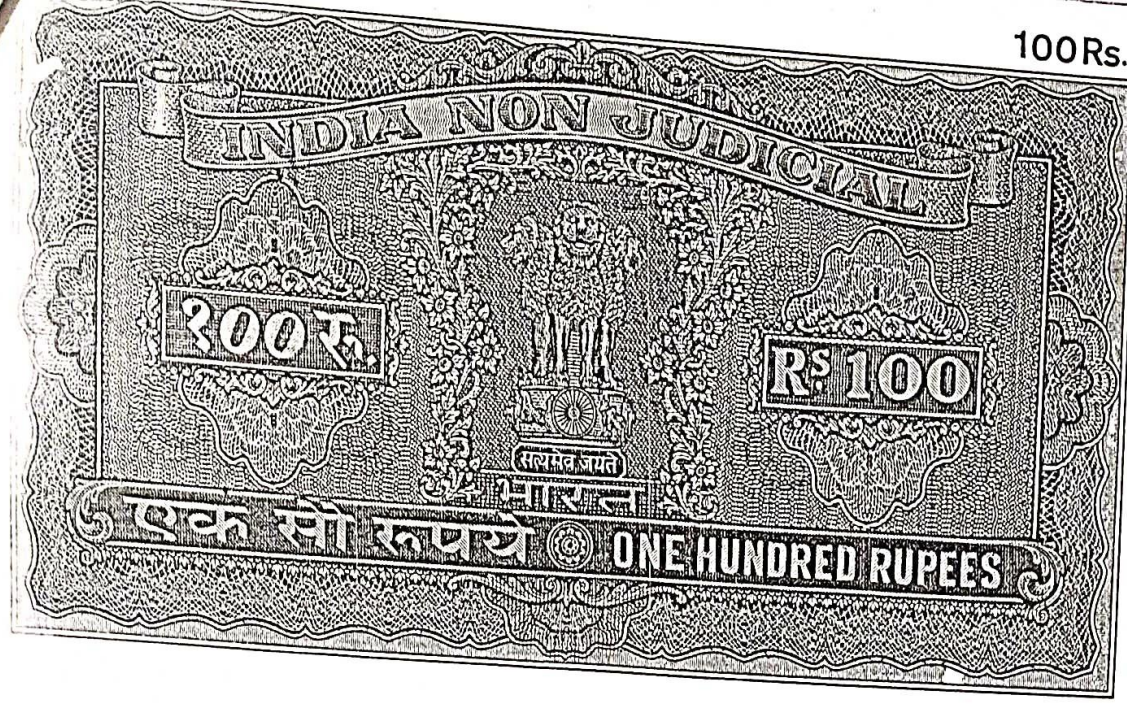
*for OM office use only*



(L.P. 1)



(R.P. 1)



: 5 :

- 7. That all the expenses of this Sale Deed including the cost of stamp paper, registration fee has been paid and borne by the VENDEE.
- 8. That the VENDOR has handed over all the previous concerned documents in original/photostat regarding the said property to the VENDEE.
- 9. That the VENDOR and the VENDEE are Indian Citizens.

IN WITNESS WHEREOF the VENDOR and the VENDEE have signed this Sale Deed on the day, month and year first written above, in the presence of the following witnesses :-

WITNESSES:-

1. Sh. VIVEK SADANA  
 P/o Late Shri Ravinder Kumar  
 P/o D-7 Saraswati Garden  
 New Delhi D.I.N - 88000966  
 09/11/2014

Sh. VIVEK SADANA  
 VENDOR  
 (2711)

2. SH. KEVAL KUMAR  
 P/o Sh. Guri Chaudhary  
 3/68, Ramesh Nagar  
 New Delhi  
 D/06/06/2014

Sh. Keval Kumar  
 VENDEE  
 (2711)

Sh. Ravinderjit Singh  
 P/o Dabhuwant Singh  
 P/o 28/19 East Patel Nagar  
 New Delhi

*For DM file use only*

**Bill of Supply for Electricity**

WEAR FACE MASK WASH HANDS REGULARLY  
 MAINTAIN SOCIAL DISTANCING

Name : MR. BHAGAT RAM CHADHA . Care Of S  
 GAINDA SINGH MEHAR .

Billing Address : HOUSE NO 8736 ROSHANARA  
 ROAD NEW DELHI 110007

Supply Address : HOUSE NO 8736 ROSHANARA  
 ROAD CITY DELHI 110007

Mobile/Tel. No.: 9810959706

E-Mail ID :

ECS/EBPP Consumer

Sanctioned Load (KW/KVA) : 1.00/ 1.00  
 Contract Demand :  
 Power Factor :  
 District : CIVIL LINES  
 Zone : Kamla Nagar  
 MRU No. : CL18A001  
 Walking Sequence : 000169/5289/001  
 Pole / Pillar No. : 417-31/12  
 Prepaid Consumer (Tenant) : No

CA NO. : 60010233926  
 Energisation Date : 08/02/1954  
 Security Deposit :  
 SLD Charges : 0.00  
 Connection Type : PERMANENT  
 Tariff Category : NDLT  
 Bill Basis : Actual(KVAH)  
 Bill Remark : Bill On Reading  
 Bill Date : 08/02/2021  
 Bill No. : 010803143934

2

Please refer to enclosed CIS (Customer Information Sheet) for amount included as adjustment in current bill.

Unit	Current Meter Detail		Removed Meter Detail		Units Consumed ((A-B) x MF) + ((C-D) x MF)
	Current Reading (A)	Previous Reading (B)	Removal Reading (C)	Previous Reading (D)	
	No. 10069228 MF = 1.00		No. 4144454 MF = 1.00		
	Status (Visual Inspection) OK, Single Phase Smart m		Single Phase Meter		
	05/02/2021	21/01/2021	20/01/2021	29/10/2020	
KWH	1484	1475	5021	5021	
MDI KW	0.18	0.00	0.00	0.36	



(देय तिथि एवं राशि)  
 Due Date  
**26-FEB-2021**  
 Total Amount Payable  
**₹ 1920.00**

\*Scan QR code or enter & ensure UPIID as "TPDDL-CA No."@yeshbankid before making payment through EBI-APP or other UPI Compliant App



For opting e-bill visit customer login section at our website (www.tatapower-ddl.com)/call us at 19124 to contribute greener step towards environment.

**Important Message**

- As per DERC Order F.3 (598)/DERC/Tariff-Engg./DERC/2019-20/6647 dated 07/09/2020, Fixed / Demand charges has been revised for eligible Commercial and Industrial consumers against consumption of April and May 2020, for adjustment details please refer attached CIS.
- Make your cheque/DD payable to Tata Power Delhi Distribution Limited CA No. 60010233926. Please mention full name and phone number of drawer while making payment through cheque. Cheque should be A/c payee, payable at Delhi and not post-dated.
- Last payment of RS. 490.00 received on 04-NOV-2020.
- The Connection shall be liable to be disconnected on non-payment of all payable dues including arrears, after notice as per section 56(1) of the Electricity Act,2003 read with chapter VI of DERC (Supply Code and Performance Standard.) Regulations 2017.
- Nearest Payment Centres / निकटतम भुगतान केंद्र  
 (1) TPDDL Payment Centre, Nangia Park, Shakti Nagar, Delhi 110007  
 (2) ATPM, TPDDL Sub-Station, Near Post Office, Malka Ganj, Delhi 110007

**Consumption History**

Billing Period	Days	Units	Bill Basis	Current Demand	Subsidy	Provisional Bill Refund	Total Amount Payable
29-09-20-29-10-20	31	58	Actual	750.97	0.00	0.00	490.00
29-08-20-28-09-20	31	60	Actual	774.20	0.00	0.00	780.00
29-07-20-28-08-20	31	54	Actual	704.21	0.00	0.00	700.00
27-06-20-28-07-20	32	58	Actual	742.17	0.00	0.00	740.00
23-05-20-26-06-20	35	51	Actual	725.63	0.00	0.00	730.00
22-02-20-22-05-20	91	40	Adjusted	1184.74	0.00	-550.82	630.00

**Payment History**

NOV-20	OCT-20	SEP-20	AUG-20	JUL-20	JUN-20
490.00	780.00	700.00	740.00	730.00	630.00

**Other Arrears not Incl. in "Total Amount Payable"**

On a/c of Theft of Electricity	NTA/Disputed
0	



**Your Electricity Bill Summary / बिल सारांश**

<b>Net Current Demand</b>	+	<b>Subsidy</b>	+	<b>Arrears (Included in Total Amount Payable)</b>	+	<b>Provisional Refund</b>	+	<b>Adjustments</b>	+	<b>LPSC</b>	=	<b>Total Amount Payable</b>
1052.91				Energy: 9, Non-Energy: 0				862.37				1924.28

Current Demand Details / वर्तमान शुल्क का विवरण	Amount (₹)
Bill Period 30/10/2020 to 05/02/2021 Days : 99 Month: 3.2431	
<b>Fixed Charges / स्थायी शुल्क</b>	<b>810.78</b>
<b># Energy Charges / ऊर्जा शुल्क</b>	<b>54.00</b>
Units Rate (₹) Amount (₹) Type	
Total	54.00
<b># TOD Surcharge</b>	
<b># TOD Rebate</b>	
<b>Power Purchase Cost Adjustment Charge (PPAC)</b>	
PPAC on Fixed Charges / स्थायी शुल्क पर	10.21
# PPAC on Energy Charges / ऊर्जा शुल्क पर	0.60
Differential PPAC on Fixed Charges	57.89
# Differential PPAC on Energy Charges	3.86
<b>Surcharge / अतिमात्र</b>	
On Fixed Charges @8% / स्थायी शुल्क पर	64.87
# On Energy Charges @8% / ऊर्जा शुल्क पर	4.32
<b>Pension Trust Surcharge</b>	
On Fixed Charges / स्थायी शुल्क पर	40.54
On Energy Charges / ऊर्जा शुल्क पर	2.70
<b>Electricity Tax @5% (on #) / विद्युत कर</b>	<b>3.14</b>
<b>Net Current Demand</b>	<b>1052.91</b>

**Congratulations!!! We acknowledge you as a GREEN Consumer for opting digital mode of payment/ Solar Net Metering**

4



दिल्ली नगर निगम  
MUNICIPAL CORPORATION OF DELHI



Form CI-1

Visit us at : www.mcdonline.gov.in

नाम/Name  
पता/Address

Pooja Sadana

रसीद/RECEIPT  
No. : DU

15/07/20

सम्पर्क/Contact No.  
उद्देश्य/Purpose

(2019-20 to 2020-21)

दिनांक/Date  
विभाग/Department  
क्षेत्र/Zone

88851  
ALDC SP2

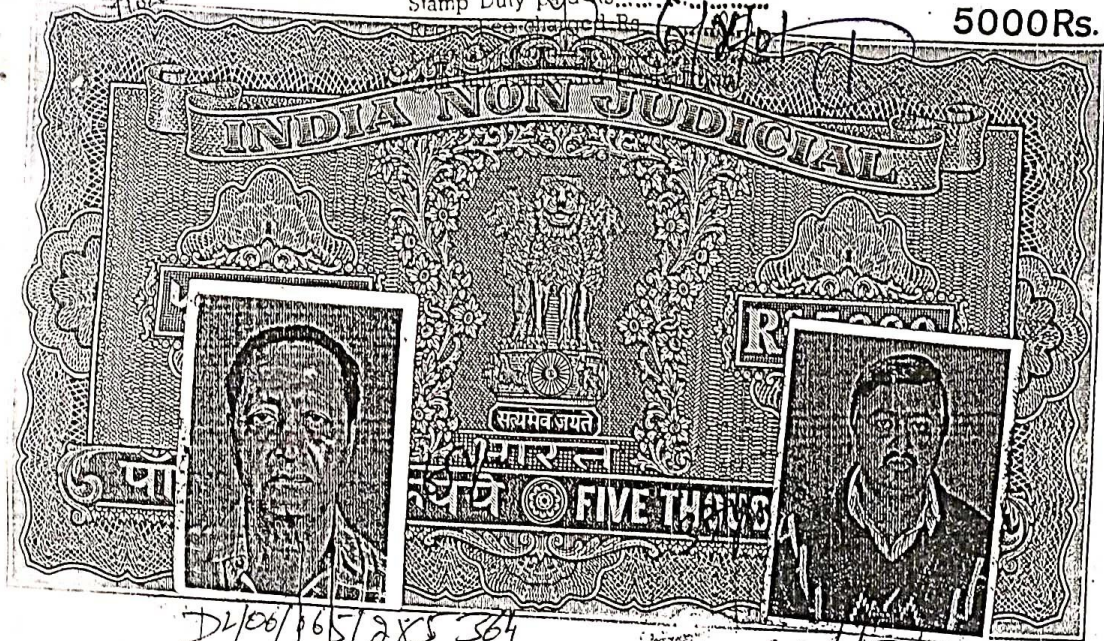
Below mentioned amount received, will be credited to the concerned accounts.

लेखाशीर्ष/Head of A/c	विवरण/Particulars	राशि/Amount
15/0102	8736-C Roshni Rd D-07	2140 -
	(M) Two thousand one	2140 -

राशि (शब्दों में)/Amount in words  
नकद/चेक/डी.डी. नं./Cash/Cheque/DD No. : Marched family activity

बैंक नुमाया खीजूज होने की स्थिति में :  
Cheque subject to realisation/authorsatlon. 109670 OBC

M.P. (T.H.)-Job 111-1000 books 1992 J-2005-2011  
15/07/20 Sanjay Mandi



1

Annexure  
8

D/06/65/285/364

GIFT DEED FOR A SUM OF RS. 52912.50

D/06/65/285

Sub Registrar No.....  
Document scrutinised Dated.....  
Signature with full  
Name & Designation.....

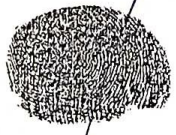
STAMP DUTY ..... @ 8% ..... Rs. 4,240/-  
TRANSFER DUTY ..... @ 5% ..... Rs. 2,650/-  
TOTAL ..... 13% ..... Rs. 6,890/-

\*\*\*\*\*  
' GIFT DEED '

THIS GIFT DEED IS EXECUTED AT DELHI, on this 6/10/2001  
By SHRI. RAVINDER KUMAR SADANA, aged 48 Yrs, son of Late Shri.  
Madan Nopal Resident of D-7, Saraswati Garden, New Delhi-15.  
(which terms includes his heirs, successors, legal representatives  
executors, administrators, survivors and assigns.) hereinafter call-  
ed the DONOR'.

IN FAVOUR OF :-

SHRI. VIVEK KUMAR son of Shri. Ravinder Kumar Sadana  
Resident of D-7, Saraswati Garden, New Delhi-110015, hereinafter  
called the ' DONEE ' (which terms includes his heirs, successors,  
legal representatives, executors, administrators, survivors and  
assigns).



Ravinder Kumar

Heedera

cont d.....p/2



For DM office  
use only



- 2 -

WHEREAS the Donor is the absolute Owner and in Possession of bearing Shop No.8706(Old No.) and 8736-C, (New No.) land mg.17.3/4 Sq. yds(9.3'X15.4') approx, Situated at Bhargarh Subzi Mandi, Delhi, in the abadi known now as "ROSHAN ARA ROAD" Delhi-110007, with the Free Hold rights of the land under said shop, by Virtue of Relinquishment Deed Documents regd. as No.3352, in addl. Book No.I, Vol. No.379, on pages 52. to 54, on this 23/8/2001, with the Sub-Registrar-I, Delhi.

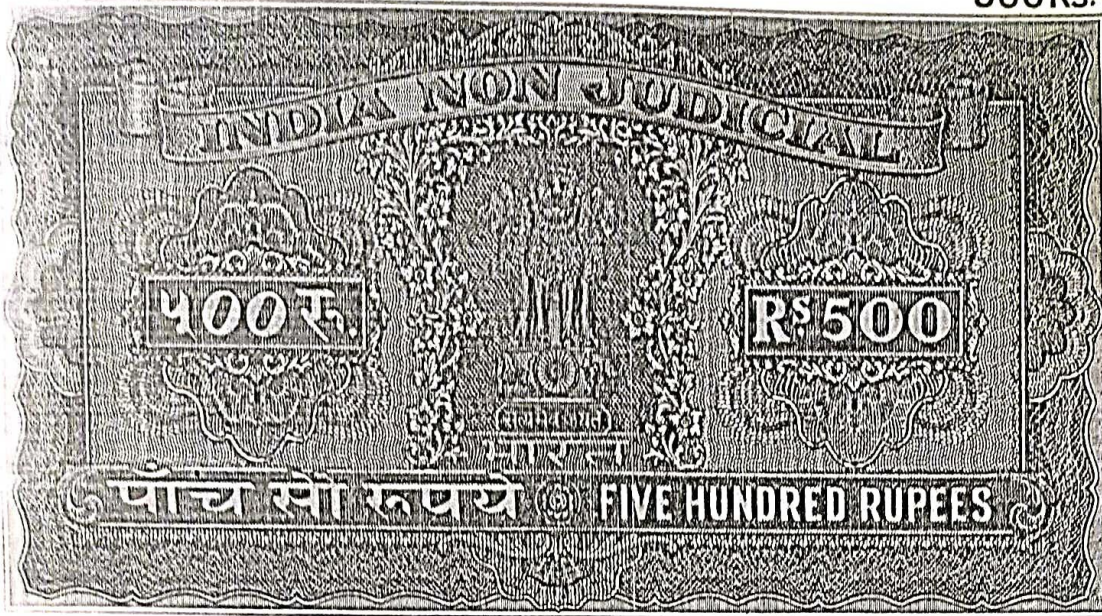
 *Ravi Datta*

*Sharma*

contd...p/3

*For DM Office  
Use Only*





- 3 -

That due to natural LOVE AND AFFECTION of the Donor,  
 Real Father of the Donee, the Donor wants to transfer  
 bearing Shop No.8706(Old No) & New No.8736-C, land mg.17½ Sq.yds.  
 (9.3'x14.3/4') approx, Situated at Bhargarh Subzi Mandi,  
 Delhi, in the abadi known as now "ROSHAN ARA ROAD " Delhi-110007,  
 with the Free hold rights of the land under the said shop,  
 fitted with electric & water connection duly attached, unto the  
 Donee, in the shape of this Gift Deed.



*Ravindra Kumar*

*Shilpa*

contd.....p/4



*for DM office use only*



-4-

' NOW THIS GIFT DEED WITNESSETH AS UNDER :-'

1. That due to natural LOVE AND AFFECTION of the Donor with the Donee, the Donor doth hereby transfer the said bearing shop, with its roof rights & above of the shop as gift unto the Donee, who shall hereafter become the absolute owner of the said abovementioned shop, and he shall enjoy all the rights of the Ownership of the said shop without any claim of the Donor or any other person claiming under the Donor.
2. That the Donee is already in possession of the said shop, therefore the Donor has delivered the proprietary possession to the Donee by means of this Gift Deed.

*Received by*

*Shri. S. S. S.*

contd. p/5



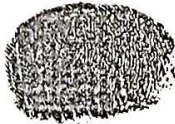
*for DM office use only.*



- 5-

3. That the Donee is authorised to get the Mutation effect in his own name by presenting this gift Deed in the office of the House Tax, Deptt, of MCD/ DVB/DJB or any other allied offices/ Concerned authorities/ Departments.

4. That the said shop is hereby also assures the Donee that the aforesaid shop which is under is free from all sorts of encumbrances such as prior sale, gift, mortgage, charge, lien, burden, security, lease, injunction, flaws, notices, will transfer or any other part of legal complicatin and defects or legal flaws and there is no legal defect in this titles and Ownership of the said Donor is fully empowered and competent to gift or transfer the said shop untche said Donee by way of this present gfit deed and is found or proved otherwise or if t he Donee are deprived of the a foresaid shpp.



*Rust-hak*

*Shelane*



*for DM office use only*



- 6 -

5. That the Market Value of the said shop is assued at  
 Rs. 52912.50. ( FIFTY TWO THOUSAND NINE HUNDRED TWELVE & PAISE  
 FIFTY ONLY).  
 by RAM SINGH, Government Approved & Registered Values  
 Report Dated 4/10/2001, in the shape of Non-Judicial  
 Stamp Papers.



*Revised Ke*

*Handwritten signature*

contd.....p/7



*for DM Office use only*



- 7 -

6. That the Donee has accepted the Gift of the said shop by virtue of this Gift Deed and have signed as Donee.

7. That the Donor has delivered the previous concerned relevant documents in photostate/ Original to the Donee regarding the above mentioned shop.

*Ravinder*  


*R. Sane*  
pp. ....8/-



*For DM's Office use only*

20 Rs.



-2/8-

8. That all the Expense of this Gift Deed are paid and borne by the Donee.

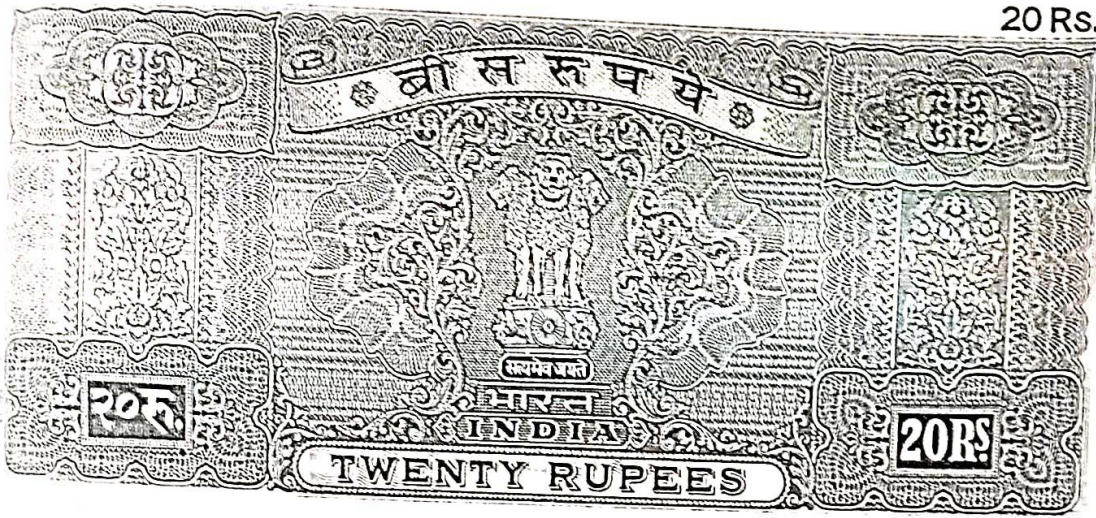
9. That the Donor and the Donee are Indian Citizen .

*Ravinder K.*

9....9/-



*for DM office use only*



IN WITNESS WHEREOF, the Donor and the Donee have signed this Gift Deed on the day, month & year, first written above, in the presence of the following witness.

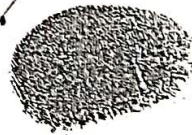
WITNESSES :-

*Shyam Kumar*

1. Shyam ~~Jain~~ KUMAR  
S/o Shri late Khairati Lal,  
R/o 7/11, Sukhesh Nagar,  
New Delhi-27. I.Card No.  
DL.C/85010913 issued by Delhi.  
Transport Authority.

*Rajinder*

' DONOR '



2.

*Amar Nath*

' DONEE '



*AMAR NATH*  
Advocate  
Old Court Compound  
Kashmere Gate, DELHI

DRAFTED BY  
*AMAR NATH*  
Advocate  
Old Court Compound  
Kashmere Gate, DELHI

*for DM office use only*



# North Delhi Municipal Corporation

## FACTORY LICENSE DEPARTMENT

11th Floor, SPM Civic Center, Jawahar Lal Nehru Marg,  
NEW DELHI - 110002

Factory License  
फैक्टरी अज्ञापिका



### Renewal License

Department  
विभाग

Factory License

Zone  
ज़ोन

CITY S.P. ZONE

License No.  
लाइसेंस नंबर

NFL2202101563

Non Transferable /  
अहस्तान्तरणीय,  
Fee Non Refundable / फीस  
वापस नहीं होगी

Date Of Generation  
जारी करने की तिथि

19-05-2022

Certificate Valid Upto  
लाइसेंस वैध

31-03-2025

Issued U/S

दिल्ली नगर निगम अधिनियम की धारा

416/417

D.M.C. ACT

के अंतर्गत जारी किया गया

1957

This license is granted in pursuance to the provisions of section 416/417 of the Delhi Municipal Corporation Act, 1957 as amended from time to time and is valid only for the person and particular trade and particulars specified herein subject to conditions stated here under.

यह लाइसेंस अधतन संशोधित, दिल्ली नगर निगम अधिनियम 1957 के उपबंध की धारा 416/417 के अनुसरण से स्वीकृत किया जाता है यहकेवल इसमें उल्लिखित व्यक्ति और विवरणो निम्न ओर शर्तों के अन्तर्गत वैध है।

Shri./Smt./Sarvashri  
श्री/श्रीमती/सर्वश्री

VIVEK KUMAR

Partner/Proprietor/Director/Authorized Signatory  
साझेदार / स्वामी / निर्देशक / अधिकृत हस्ताक्षरी

Proprietor

Licensed Premises (with size)  
लाइसेंस परिसर (साईज सहित)

M/S PUNJAB WELDING WORKS GROUND FLOOR 8736C  
PUNJAB WELDING WORKS ROSHNARA ROAD - DELHI  
GULABI BAGH 110007 Working area: 80 (Sq. Mts.)

ADDRESS AS PER UPIC  
पता (UPIC के अनुसार)

8736 C ROSHNARA ROAD NORTH NEAR PUL  
BANGASH METRO STATION

Trade/Industry with HP  
उद्योग / एचपी के साथ व्यापार

Engineering works/8 H.P.

Trade Classification  
उद्योग वर्गीकरण

DDA/DSIDC/DI BUILT UP AUCTION/ALLOTTED SHEDS

Any other remarks/information अन्य विवरण / सूचना

License fee of Rs  
लाइसेंस फीस रु.

755.09

Received Receipt No  
प्राप्ति रसीद क्रमांक

FL - 1652956711113

Date of Approval / स्वीकृति की तिथि

19-05-2022



This is System Generated document and does not need any signature.

**Bill of Supply for Electricity**

WEAR FACE MASK WASH HANDS REGULARLY  
 MAINTAIN SOCIAL DISTANCING

Name : MR. MADAN GOPAL .

Billing Address : SHOP NO 8736-C ROSHANARA  
 ROAD NEW DELHI 110007

Supply Address : SHOP NO 8736 ROSHANARA ROAD  
 CITY DELHI 110007 LANDMARK NEAR PALACE CINEMA

Mobile/Tel. No.: 9810959706/23826327

E-Mail ID : mrs.poojasadana@gmail.com

ECs/EBPP Consumer

Sanctioned Load (KW/KVA) : 6.00/ 6.00  
 Contract Demand :  
 Power Factor : 0.63  
 District : CIVIL LINES  
 Zone : Kamla Nagar  
 MRU No. : CL18A001  
 Walking Sequence : 000169/5290/001  
 Pole / Pillar No. : HT417-31/12  
 Prepaid Consumer (Tenant) : No

CA NO. : 60012222844  
 Energisation Date : 28/02/2003  
 Security Deposit :  
 SLD Charges : 3005.00  
 Connection Type : PERMANENT  
 Tariff Category : SIP  
 Bill Basis : Actual (KVAH)  
 Bill Remark : Bill On Reading  
 Bill Date : 01/02/2021  
 Bill No. : 010306446939

3

Unit	Current Meter Detail		Removed Meter Detail		Units Consumed [(A-B) x MF] + [(C-D) x MF]
	Current Reading (A)	Previous Reading (B)	Removal Reading (C)	Previous Reading (D)	
	No 3104500 MF = 1.00				
	Status (Visual Inspection) : OK, Three Phase Meter				
	30/01/2021	30/12/2020			
KWH	56606	56347			259
MDI KW	3.79				
KVAH	103435	103027			408
MDI KVA	5.10				



(देय तिथि एवं राशि)  
 Due Date  
**19-FEB-2021**  
 Total Amount Payable  
**₹ 5840.00**

\*Scan QR code or enter & ensure UPI ID as "TPDDL<CA No.>@yourbankid" before making payment through EBI-APP or other UPI Compliant App



MIU : CL18A001

**Important Message**

- As per DERC Order F.3 (598)/DERC/Tariff-Engg./DERC/2019-20/6647 dated 07/09/2020, Fixed / Demand charges has been revised for eligible Commercial and Industrial consumers against consumption of April and May 2020, for adjustment details please refer attached GS.
- Make your cheque/DD payable to Tata Power Delhi Distribution Limited CA No. 60012222844. Please mention full name and phone number of drawer while making payment through cheque. Cheque should be A/c payee, payable at Delhi and not post-dated.
- Last payment of RS. 5850.00 received on 13-JAN-2021.
- The Connection shall be liable to be disconnected on non-payment of all payable dues including arrears, after notice as per section 56(1) of the Electricity Act, 2003 read with chapter VI of DERC (Supply Code and Performance Standards) Regulations 2017.
- Nearest Payment Centres / निकटतम भुगतान केंद्र  
 (1) TPDDL Payment Centre, Nangla Park, Shakti Nagar, Delhi 110007  
 (2) ATPM, TPDDL Sub-Station, Near Post Office, Malka Ganj, Delhi 110007

**Consumption History**

Billing Period	Days	Units	Bill Basis	Current Demand	Subsidy	Provisional Bill Refund	Total Amount Payable
29/11/20-30/12/20	32	404	Actual	5859.63	0.00	0.00	5850.00
30/10/20-28/11/20	30	366	Actual	5440.61	0.00	0.00	5450.00
29/09/20-29/10/20	31	422	Actual	6018.33	0.00	0.00	4490.00
29/08/20-28/09/20	31	361	Actual	6256.41	0.00	0.00	6260.00
29/07/20-28/08/20	31	349	Actual	5176.59	0.00	0.00	5170.00
27/06/20-28/07/20	32	479	Actual	6870.02	0.00	0.00	6870.00

**Payment History**

JAN-21	DEC-20	NOV-20	OCT-20	SEP-20	AUG-20
5850.00	5450.00	4490.00	6260.00	5170.00	6870.00

**Other Arrears not incl. in "Total Amount Payable"**

On a/c of Theft of Electricity	NTA/Disputed
0	



**Your Electricity Bill Summary/बिल सारांश**

<b>Net Current Demand</b> 5836.47	+	<b>Subsidy</b>	+	<b>Arrears (Included in Total Amount Payable)</b> Energy: 9.78, Non-Energy: 0	+	<b>Provisional Refund</b>	+	<b>Adjustments</b>	+	<b>LPSC</b>	=	<b>Total Amount Payable</b> 5846.25
--------------------------------------	---	----------------	---	----------------------------------------------------------------------------------	---	---------------------------	---	--------------------	---	-------------	---	----------------------------------------

Current Demand Details / वर्तमान शुल्क का विवरण		Amount (₹)
Bill Period 31/12/2020 to 30/01/2021 Days : 31 Month: 1.0000		
Fixed Charges / स्थायी शुल्क 6.00*250.00*1.0000=1500.00.		1500.00
# Energy Charges / ऊर्जा शुल्क		3162.00
Units: 408 X Rate (₹): 7.75 Amount (₹): 3162.00 Type:		
Total		3162.00
# TOD Surcharge		
# TOD Rebate		
Power Purchase Cost Adjustment Charge (PPAC)		
PPAC on Fixed Charges / स्थायी शुल्क पर		16.65
# PPAC on Energy Charges / ऊर्जा शुल्क पर		35.10
Differential PPAC on Fixed Charges		107.10
# Differential PPAC on Energy Charges		225.77
Surcharge / अधिभार		
On Fixed Charges @8% / स्थायी शुल्क पर		120.00
# On Energy Charges @8% / ऊर्जा शुल्क पर		252.96
Pension Trust Surcharge		
On Fixed Charges / स्थायी शुल्क पर		75.00
On Energy Charges / ऊर्जा शुल्क पर		158.10
Electricity Tax @5% (on #) / विद्युत कर		183.79
<b>Net Current Demand</b>		<b>5836.47</b>

For opting e-bill visit customer login section at our website (www.tatapower-ddl.com)/call us at 19124 to contribute greener step towards environment.

**Congratulations!!! We acknowledge you as a GREEN Consumer for opting digital mode of payment/ Solar Net Metering**

1 of 1 Mega\_20210204\_CL18A\_1699/1648

संख्या सं. डी.एल.—33002/99

भारत सरकार  
GOVERNMENT OF INDIA

REGISTERED No. D.L.—33002/99

दिल्ली राजपत्र  
Delhi Gazette

असाधारण  
EXTRAORDINARY  
प्राधिकार से प्रकाशित  
PUBLISHED BY AUTHORITY

सं. 149]  
No. 149]

दिल्ली, शुक्रवार, सितम्बर 15, 2006/भाद्र 24, 1928  
DELHI, FRIDAY, SEPTEMBER 15, 2006/BIHADRA 24, 1928

[रा.रा.क्षेत्र दि. 138  
[N.C.T.D. No. 138

भाग—IV  
PART—IV

राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली सरकार  
GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

URBAN DEVELOPMENT DEPARTMENT  
NOTIFICATIONS

Delhi, the 15<sup>th</sup> September, 2006

No. F. 13/46/2006-UD/16071.-Whereas the Central Government, in exercise of powers conferred by sub-section (2) of Section II-A of the Delhi Development Act, 1956 (6 of 1957), has, vide Ministry of Urban Development (Delhi Division), Government of India's Notification S.O. 1456(E) dated the 7th September, 2006, read with Corrigendum s.o. No. 1511(E) dated the 14th September, 2006, published in the Gazette of India, Extraordinary, made modifications in the Master Plan for Delhi 2001, by substituting CLAUSE 10.0 MIXED USE REGULATIONS on page 165(RHS) in Gazette of India, Part II, Section 3, sub-section (ii) dated the 1st August, 1990;

And whereas in the said notification,

(a) Para 10.3.1 (iv) provides-

"iv. Identification and Notification of mixed use streets in future, shall be based on the criteria given in Para 10.3.2 and as per procedure prescribed in Para 10.3.3, and given wide publicity by the local bodies concerned.";

(b) Para 10.3.3 (iii) to (v) provides \_

"(iii) for the notification of mixed use streets, local bodies shall be required to 'carry out within a reasonable time of the Notification coming into force, and with due expedition, a survey of all streets

9	Gali No 5A	Ansari Road to City Wall	7.5
10	Gali No.11	Ansari Road to City Wall	5.5
11	Gali No 11	H.No 4596/11 to City Wall	6.5
12	Gail No 18	Ansari Road to City Wall	4.5
13	Gali No 20	Ansari Road to City Wall	4.5
14	Gali No 21	Ansari Road to City Wall	6.5
15	Gali No 23	Bharat Ram Rd to City Wall	6
16	Gali No 24	Ansari Rd to H.No 4837/24	5
17	Mahila Rd to Taxi Stand Mahila Park to Taxi Stand	Malnts Park to Taxi Stand Nizamuddin	7.5
18	Mukesh Road	Police Station to Mehboob Hotel	7.5

**Annexure-C5/1**

**Addition**

Identification of Pedestrian Shopping Streets in Najafgarh Zone			
S.No.	Name of Road/Street	Stretch of Road	ROW (Mtrs)
1	Dharampura Road	Aggarwal Sweet to Dharampura V Point	4.00
2	Najafgarh Town	Krishna Mandir to Dagar Shoe House	5.00
3	Najafgarh Town	Manohar Dass Temple to Old Anaj mandi	4.00

**Annexure-D1**

**Already Notified Mixed Landuse Streets being declared as Commercial Streets**

**Civil Line Zone(Correction)**

S.No.	Name of the Roads/Streets	Stretch of the Road	R.O.W. (In Mtr.)
1	Roshnara Road	Rani Jhashi Road to Roshnara Bagh Round About	24
2	G.T. Road	Baraf Khana to Ghanta Ghar & Najafgarh Drain to Govt. School(Red Light)	30

**City Zone(Addition)**

S.No.	Name of the Roads/Streets	Stretch of the Road	R.O.W. (In Mtr.)
1	Chandni Chowk Road	Entire Stretch	30

2	Netaji Subhash Marg	do	24
3	Ansari Road	do	18
4	Khari Baoli	do	24
5	Naya Bazar Road	do	24
6	Sharadanand Road	do	18
7	Aimeri Gate Bazar	do	18
8	Church Mission Road	do	36
9	SP.M. Marg	do	30
10	HC. Sen Road	do	
11	Esplanade Road	Entire Stretch of Esplanade Road from Chandni Chowk to Pai Walan	24

South Zone (Addition)

S.No.	Name of the Roads/Streets	Stretch of the Road	R.O.W. (In Mtr.)
1	Malviya Nagar (Main Mkt. Road)	Entire Stretch	18

5



(6)



दिल्ली नगर निगम  
MUNICIPAL CORPORATION OF DELHI



Form CI-1

नाम/Name: **Vivek Sadana**  
पता/Address:

Visit us at: [www.mconline.gov.in](http://www.mconline.gov.in)

सम्पर्क/Contact No. (2019-20 to 2020-21)  
उद्देश्य/Purpose: Below mentioned amount received, will be credited to the concerned accounts.

रसीद/RECEIPT No. : DU 15/07/20  
दिनांक/Date 88850  
विभाग/Department A2el CSPL  
क्षेत्र/Zone

लेखाशीर्ष/Head of A/c	विवरण/Particulars	राशि/Amount
15/0102	B 736-C Pashuara Road Delhi-11007	2443-

(Rs. two thousand and four 2443-  
Hundred forty three only)

राशि (शब्दों में)/Amount (in words)

नकद/चेक/डी डी नं./Cash/Cheque/DD No.

104609

ONC

चेक नुसार/सहीदा होने की शर्त में/  
Cheque subject to realisation/authorisation.

15/07/20. Sabji Market

Answer-9



फॉर्म संख्या/Form No. 6  
(नियम संख्या 8 के तहत) (See Rule-8)  
राष्ट्रीय राजधानी क्षेत्र, दिल्ली सरकार  
Govt. of National Capital Territory of Delhi  
दक्षिणी दिल्ली नगर निगम  
South Delhi Municipal Corporation

DEATH  
प्रमाण-पत्र / CERTIFICATE

(जन्म एवं मृत्यु पंजीकरण अधिनियम, 1969 की धारा 17 तथा दिल्ली जन्म एवं मृत्यु पंजीकरण नियम, 1999 के नियम 8/13 के अन्तर्गत जारी किया गया) 17 of the Registration of Births and Deaths Act, 1969 and Rule 8/13 of the Delhi Registration of Births and Deaths Rules, 1999)

यह प्रमाणित किया जाता है कि निम्नलिखित सूचना के मूल लेक से ली गई है जोकि राष्ट्रीय राजधानी क्षेत्र के रजिस्टर में उल्लिखित है DEATH which is the register for South Delhi Municipal Corporation of West Zone of N.C.T of Delhi

नाम/ Name HAKIKAT RAI NANDA

लिंग/ Gender Male

तिथि/ Date of Death 24/05/2020

स्थान/ Place of Death A-129 LOK VIHAR PITAMPURA DELHI-110034

पंजीकरण की तिथि/ Date of Registration 04/06/2020

पंजीकरण संख्या/ Registration-No. MCDOLIR-0220-004999310

Name of Mother PURAN DEVI NANDA

Name of Father BAHALI RAM NANDA

Present Address A-129 LOK VIHAR PITAMPURA DELHI-110034

Permanent Address A-129 LOK VIHAR PITAMPURA DELHI-110034

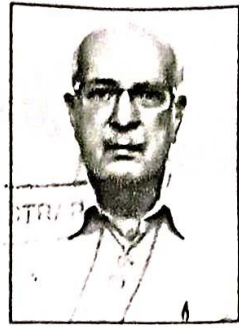
Date: 18/06/2020

Note: The certificate is system generated and does not required any seal/signature in original, The authenticity of this certificate can be verified @ [www.mcdonline.gov.in](http://www.mcdonline.gov.in)



Ensure registration of every birth and death

16808  
15/09/16



A.No. 3192 0585 2126

WILL

✓

THIS DEED OF WILL AND TESTAMENT is made and executed at Delhi, on this 14<sup>th</sup> day of September, 2016 by SH. HAKIKAT RAI NANDA, Son of Shri Bhali Ram Nanda, aged about 75 years, resident of A-129, Lok Vihar, Pitampura, Delhi-110 088.

That I declare this to be my last Will and Testament. It will take effect after my death. I hereby revoke and cancel all the Wills executed by me previously, if any.

That it is a reality of life that this world is transitory in nature and it is not known to any one when the soul will depart from the body. Presently, I am in a sound and disposing mind and fully understand what is right or wrong, wish to make and execute this last 'Will' / Testament in order to avoid any litigation and unpleasantness after my death amongst my following legal heirs : -

- i. Smt. Kamlesh Nanda – Wife – aged 72 years;
- ii. Sh. Anurag Nanda – son – aged 44 years;
- iii. Smt. Mansi Chadha – daughter – aged 42 years;
- iv. Sh. Ankush Nanda – son – aged 39 years.

2803

*Nanda*

*Musanda*



*Musanda*



*Musanda*



*Musanda*



MINISTRY OF DEFENCE  
NEW DELHI

That I am the sole and absolute owner of the property bearing no. 8736, Roshanara Road, Delhi. It is my self-acquired and self built property in which I was running my business, which is now being run by my elder son Sh. Anurag Nanda.

Now it is my wish and desire that after my death, my above said property shall devolve upon my son Sh. Anurag Nanda.

that I further declare that this is my last 'Will' and testament  
respect of my immovable properties mentioned above and I have  
myself made and executed this present 'Will' voluntarily while  
being in a sound and disposing mind at my own free will without any  
pressure from any quarter and am in fully faculties, senses and wits.  
Any objection raised by any person or any of my legal heirs shall be  
deemed to be null and void.

*Handwritten signature*

Deed Related Detail

Deed Name WILL		WILL	
<b>Land Detail</b>			
Tehsil/Sub Tehsil	Sub Registrar VI A	Building Type	
Village/City	others		
Place (Segment)	Others		
Property Type			
Property Address			
Area of Property	0.00	0.00	0.00
<b>Money Related Detail</b>			
Consideration Value	0.00 Rupees	Stamp Duty Paid	0.00 Rupees
Value of Registration Fee	500.00 Rupees	Pasting Fee	100.00 Ruppes
Transfer Duty	0 Rupees	Government Duty	0 Rupees

This document of WILL WILL

Presented by: Sh/Smt.  
HAKIKAT RAI NANDA

S/o W/o  
BHALI RAM NANDA

R/o  
A-129 LOK VIHAR P: TAMPURA DELHI

in the office of the Sub Registrar, Delhi this 15/09/2016 12:00:00AM day Thursday between the hours of



*[Signature]*

Registrar/Sub Registrar  
Sub Registrar VI A  
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.  
HAKIKAT RAI NANDA

and Shri / Ms.

NA

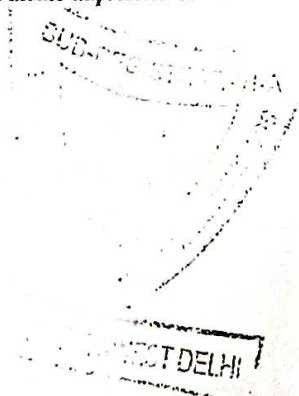
Who is/are identified by Shri/Smt/Km. NAMRATA BHATIA S/o W/o D/o RAKESH BHATIA R/o A-3/27 FF DDA FLATS ROHINI SEC-18 DELHI

and Shri/Smt./Km RAKESH BHATIA S/o W/o D/o VIJAY KUMAR BHATIA R/o A-3/27 FF DDA FLATS ROHINI SEC-18 DELHI

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence



*[Signature]*

Registrar/Sub Registrar  
Sub Registrar VI A  
Delhi/New Delhi

Date 15/09/2016 17:16:16



IN WITNESS WHEREOF, I Hakikat Rai Nanda put my hand on this 'Will' at New Delhi, on the day, month and year first above mentioned, in the presence of the following witnesses, who in the presence of each other and in my presence have put their hands thereon.

*Hakikat Rai Nanda*  
( HAKIKAT RAI NANDA )  
TESTATOR.

We, the under mentioned witnesses have witnessed this Will and signed as witnesses in the presence of each other and in the presence of the Testator Sh. Hakikat Rai Nanda, who has also appended his hands on this Will in our presence.

WITNESSES :

*Namrata*  
1. NAMRATA BHATIA,  
W/O SH. RAKESH BHATIA,  
R/O A-3/27, FIRST FLOOR,  
DDA FLATS, ROHINI, SECTOR-18,  
NEW DELHI - 110 089.  
A.No. 4444 9519 1967.

*Rakesh*  
2. RAKESH BHATIA,  
S/O SH. VIJAY KUMAR BHATIA,  
R/O A-3/27, FIRST FLOOR,  
DDA FLATS, ROHINI, SECTOR-18,  
NEW DELHI - 110 089.  
A.No. 7292 0815 6133.

Reg. No.  
2803

Reg. Year  
2016-2017

Book No.  
3



Ist Party



Witness

IInd Party

Ist Party

HAKIKAT RAI NANDA

IInd Party

NA

Witness

NAMRATA BHATIA. RAKESH BHATIA

Certificate (Section 60)

Registration No. 2803 in Book No. 3 Volume 472

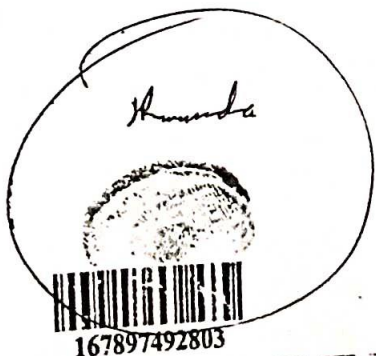
on page 91 to 93 on this date 15/09/2016 2:17:49PM

and left thumb impress of has/have been taken in my presence.

day Thursday

Date 15/09/2016 17:16:34

Sub Registrar  
Sub Registrar VI A  
New Delhi/Delhi



167897492803



DORIS



T-58 17 NOV 2006

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



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(VENDOR) DL/01/01/216156 D.L.No. 92052000181829

22/11/2006 06128343

SALE DEED FOR RS. 55,000/-

STAMP DUTY @ 5%.....RS.2,750/-  
CORPN. TAX @ 3%.....RS.1,650/-  
TOTAL.....RS.4,400/-

This SALE DEED is made and executed at Delhi on this 17th, day of November, 2006, by SHRI PARTAP SINGH KOHLI SON OF LATE S. MEHAR SINGH KOHLI R/O 28/19, EAST PATEL NAGAR, NEW DELHI, hereinafter called the VENDOR (which expression shall mean and include his successors, executors, legal representatives, administrators and assigns)

: IN FAVOUR OF :

(1) MR. ANURAG NANDA SON OF SHRI HAKIKAT RAI NANDA AND (2) SHRI HAKIKAT RAI NANDA SON OF LATE SHRI B.R. NANDA, BOTH R/O A-129, LOK VIHAR, PITAM PURA, DELHI-110034, hereinafter called the VENDEES (which expression shall mean and include their successors, executors, legal representatives, administrators and assigns)

D.M. Purohit

[Signature]

contd...2/2

Khandola

100

15/11/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI (0726)

NAME(S) : SH ANURAG NANDA

S/O W/O : SH HAKIKAT RAI

ADDRESS : A-129, LOK VIHAR PITAMPURA NEW DELHI

PROP NO : SHOP NO-2736/C, BHARGARH ROSHANARA ROAD DELHI

TENDERER : SH VIJAY KUMAR

PURPOSE : SALE DEED

AMOUNT : Rs. 4400/-

DENOM\*NUM: 1000 \* 4, 100 \* 4

RUN SRNO : 0726/2006/18192

DAY SRNO : 008

PAPER NO : 1/8



AUTHORISED SIGNATORY  
NAME/SSNO:

*[Handwritten signature]*

*[Handwritten signature]*  
*[Fingerprint]*

*[Handwritten signature]*  
*[Fingerprint]*

*[Handwritten signature]*  
*[Fingerprint]*

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*[Fingerprint]*

*Cancel*



*[Handwritten signature]*  
*[Fingerprint]*

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*[Fingerprint]*



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WHEREAS the Vendor is the absolute sole, exclusive and rightful owner and in possession of FREE HOLD PROPERTY BEARING MUNICIPAL NO.8736-C (NEW) AND OLD NO.8706, AREA MEASURING 32 Sq. YDS., WITH TERRACE/ROOF RIGHTS, SITUATED AT SUBZARI, SUBZI MANDI, ROSHANARA ROAD, DELHI-110007, fitted with water and electricity connections, having purchased the same by the Vendor from S. Santosh Singh Sawhney S/o S. Hardev Singh, by virtue of SALE DEED dated : 20.5.2000, and the same duly regd. as document No.2767, in Additional Book No.1, Volume No.105, on pages 34 to 42, regd. on 20.5.2000, in the office of the Sub-Registrar, Sub-Distt.1, Kashmere Gate, Delhi.

AND WHEREAS the above said property is free from all sorts of encumbrances such as sale, mortgage, gift, litigation and court case and the Vendor has got full power, good rights and absolute authority to sell or transfer the above said property as he may like and there is no impediment in transferring the same.

contd... 3/p

*For DM purposes only*  
*Agreed*  
*Handed*

*Imet...*



No. 7573

15/11/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI (0726)

Date 17/11/2006

NAME(S) : SH ANURAG NANDA  
S/O W/O : SH HAKIKAT RAI  
ADDRESS : A-129 LOK VIHAR PITAMPURA NEW DELHI

**Deed Related Detail**

Deed Name: WITNESS DEED  
PROP NO : SHOB NO-2150/C, BHARGARI ROSHANARA ROAD DELHI  
TENDERER : SH VIJAY KUMAR

**Land Detail**

AMOUNT : RS. 4400/-  
Tehsil/Sub Tehsil : Delhi 100 \* 4

RUN SRNO : 0726/2006/10192  
DAY SRNO : 008  
PAPER NO : 2/0

Village/City : Roshanara Road

Area of Building 0 वर्ग फुट

Place (Segment) : Roshanara Road  
PROPERTY TYPE : COMMERCIAL

Building Type

Area of Property 14.00 वर्ग गज

**Money Related Detail**

Consideration Amount 55,000.00 Rupees

Stamp Duty paid by party 4,400.00 Rupees

Stamp Duty to Be paid : 4,400.00 Rupees

Value of Registration Fee 100.00 Rupees

Pasting Fee 1.00 Rupees

Presented by : Sh/Smt

P.S. Kohli

S/o W/o

Lt. Mehar Singh

R/o

28/19 Est Patel Ngr Delhi

in the office of the Registrar/ Sub Registrar, Delhi this 17/11/2006 day Friday between the hours of

Signature of Presenter

Execution of said Shri/Smt/Km. P.S. Kohli

and Shri/Smt./Km. Anurag Nanda, Hakikat Rai

and Shri/Smt./Km. Mahender Lal S/o W/o Bhal Ram D/o R/o BP-21 Shalimar Bagh Dlehi

and Shri/Smt./Km. Rajesh Kumar S/o W/o D/o S D Sachdeva R/o 9/138 Geeta Cly Delhi (Marginal Witness). Witness No. 11 is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct. In his official capacity, his attendance and signature are dispensed with and the document is admitted to registration.

Having satisfied myself that this document was duly executed by Shri/Smt./Km. P.S. Kohli

Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 55,000.00 Rupees fifty five thousand Only

Who is/are identified by Shri/Smt/Km. Mahender Lal S/o W/o D/o Bhal Ram R/o BP-21 Shalimar Bagh Dlehi and Shri/Smt./Km. Rajesh Kumar S/o W/o D/o S D Sachdeva R/o 9/138 Geeta Cly Delhi

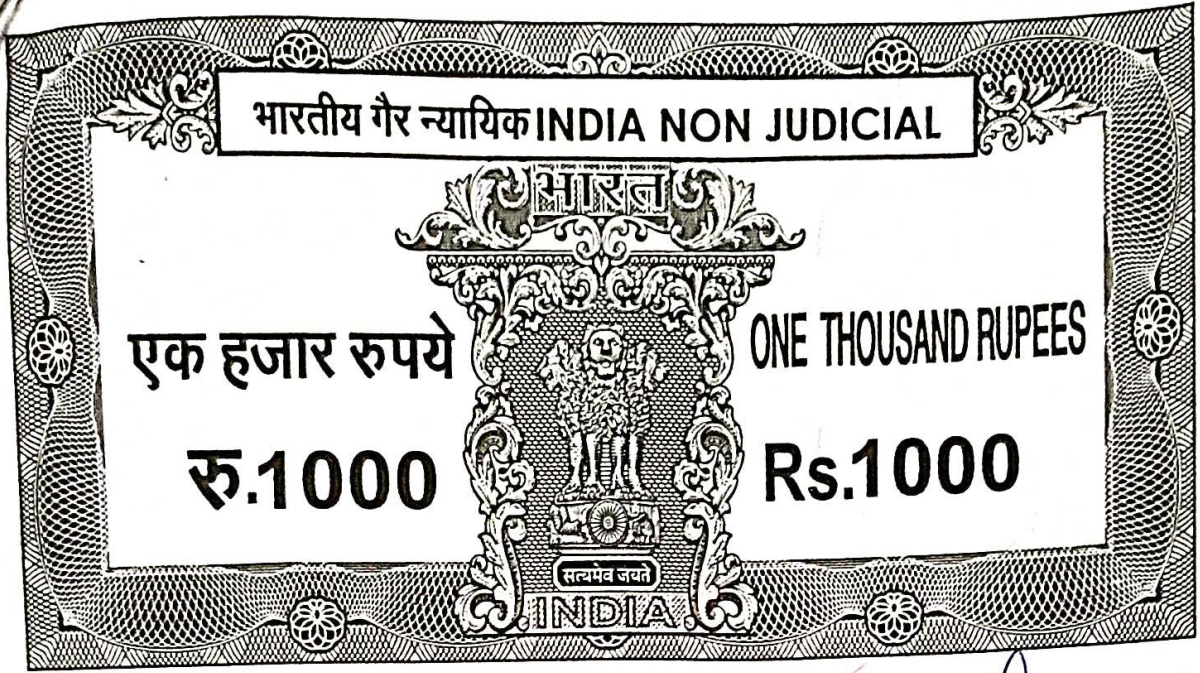
The Balance of entire consideration of Rs. \_\_\_\_\_ Rupees \_\_\_\_\_ has been paid to the Vendor(s)/Mortgagor(s) by Sh./Smt. Anurag Nanda, Hakikat Rai S/o, W/o Lt. B.R. nanda A-129 Lok Vihar Pitampura Delhi R/o Mahender Lal, Rajesh Kumar

vendee(s) /Mortgagee(s) in my presence. He/They is/are also identified by the aforesaid witnesses.

Date 21/11/2006

Registrar/Sub Registrar  
Sub Registrar I  
Delhi/New Delhi

*Handwritten notes:*  
For DM Purpose only



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(( 3 ))

AND WHEREAS the Vendor for his bonafide needs and requirements has agreed to sell TWO SHOPS BEARING PVT. NOS. 3 & 4, LAND MEASURING 14 SQ. YDS., WITH ITS TERRACE/ROOF RIGHTS UPTO SKY, BEING PART OF ABOVE SAID FREE HOLD PROPERTY BEARING MUNICIPAL NO. 8736-C (NEW) AND OLD NO. 8706, SITUATED AT BHARGARH, SUBZI MANDI, ROSHANARA ROAD, DELHI-110007, fitted with water and electricity connections, more particularly shown in RED colour in the plan annexed herewith, (hereinafter called the said PROPERTY UNDER SALE) UNTO the Vendees and the Vendees have also agreed to purchase the same for a total sum of Rs. 55,000/- (Rupees Fifty Five Thousand only).

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in consideration of the said sum of Rs. 55,000/- (Rupees Fifty Five Thousand only) and the whole of which the Vendor has received from the Vendees at the time of presentation and registration of this Sale Deed, and acknowledge the receipt of the same before the Sub-Registrar, Delhi, in full and final settlement and nothing remains due out of the sale price against the Vendees, the details of amount as below :-

Rs. 55,000/- by Cheque No. 774011, dated : 17.11.2006  
drawn on Oriental Bank of Commerce, 3399, Mahendra  
Park Chowk, Rani Bagh, Delhi-34.

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*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
For DM purpose only

15/11/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : SH ANURAG NANDA

S/O W/O : SH HAKIKAT RAI

ADDRESS : A-129, LOK VIHAR PITAMPURA NEW DELHI

PROP NO : SHOP NO-2736/C, BHARGARH ROSHANARA ROAD DELHI

TENDERER : SH VIJAY KUMAR

PURPOSE : SALE DEED

AMOUNT : Rs.4400/-

DENOM\*NUM: 1000 \* 4, 100 \* 4

RUN SRNO : 0726/2006/18192,

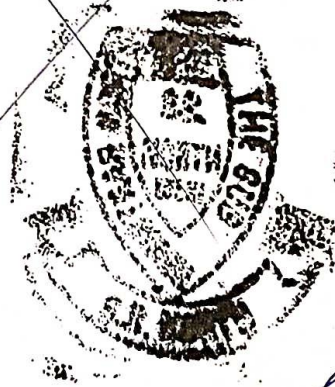
DAY SRNO : 008

PAPER NO : 3/8

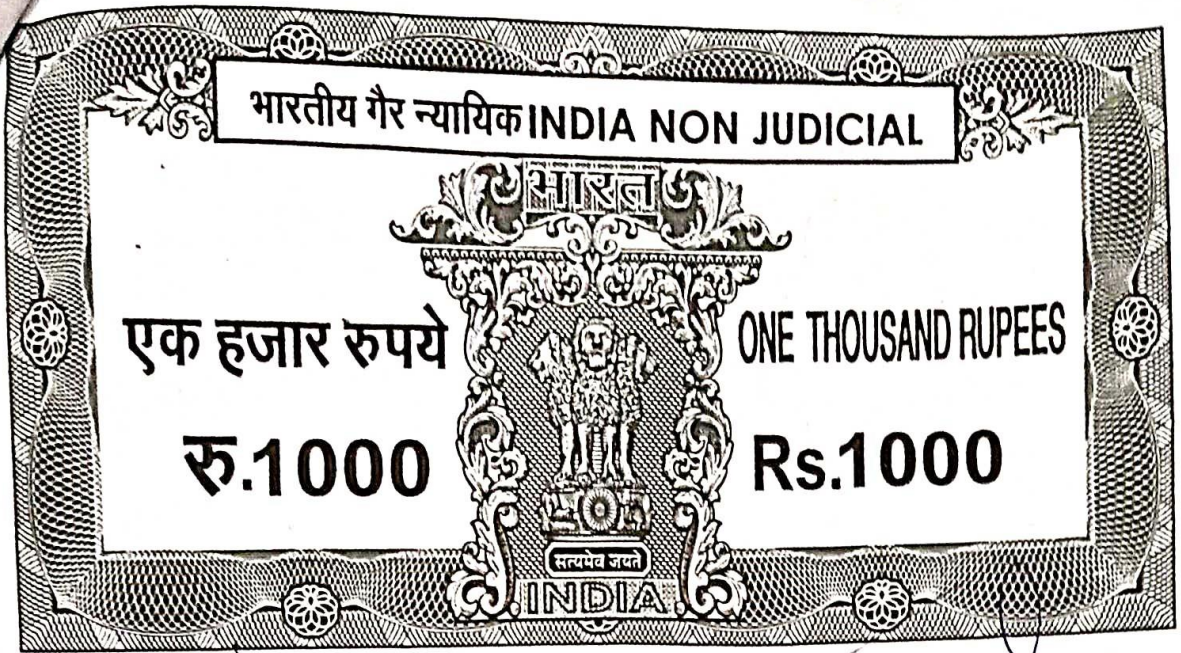
AUTHORISED SIGNATORY

NAME/SSNO:

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For DM Purpose only



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the Vendor doth hereby absolutely sell, convey, transfer and assign the above said property under sale, with the free hold rights of the land under the said property proportionately, unto the Vendees with all his rights, title, interest, easements, options, privileges and appurtenances to the aforesaid property hereby conveyed TO HAVE AND TO HOLD the same unto the Vendees ABSOLUTELY AND FOREVER.

2. That Shop No. 4 of the above said property is already under the tenancy of the tenant Shri Jagir Lal Maini, so the Vendor has delivered proprietary/symbolic possession of the same to the Vendees and also delivered the physical and peaceful vacant possession of Shop No.3 to the Vendees on the spot.

3. That all the expenses of the sale deed such as stamp duty, registration charges, writing charges etc. whatsoever has been paid and borne by the Vendees.

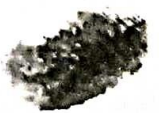
4. That the Vendees shall hereafter hold, use, enjoy and transfer the above said property under sale, without any hindrance, claim or demand whatsoever from the Vendor or any other person(s) claiming under or through him.

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*Am Jhand*

*Mhand*

*For DM Purpose only*



15/11/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : SH ANURAG NANDA

S/O W/O : SH HAKIKAT RAI

ADDRESS : A-129, LOK VIHAR PITAMPURA NEW DELHI

PROP NO : SHOP NO-2736/C, BHARGARH ROSHANARA ROAD DELHI

TENDERER : SH VIJAY KUMAR

PURPOSE : SALE DEED

AMOUNT : Rs. 4400/-

DENOM\*NUM: 1000 \* 4, 100 \* 4

RUN\_SRNO : 0726/2006/18192.

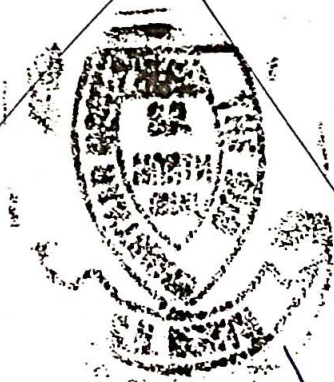
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PAPER NO : 4/8

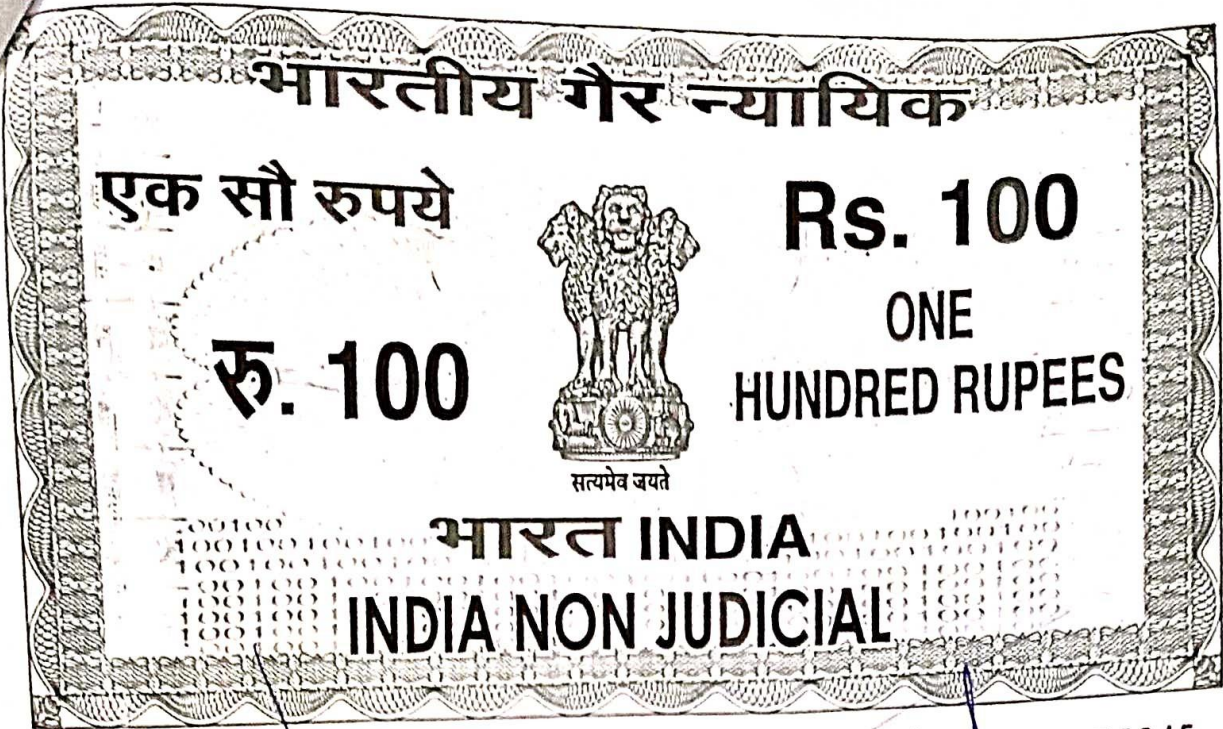
AUTHORISED SIGNATORY  
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5. That the Vendees can get the above said property under sale mutated and transferred in their own names in the records of M.C.D., D.J.B., N.D.P.L., and other relevant records on the basis of this sale deed or its certified true copy in the absence of the Vendor.

6. That all dues, demands, taxes, charges, duties, liabilities and outgoings, if any shall be paid and borne by the Vendor upto the date of registration of this sale deed relating to the above said property hereby conveyed and thereafter the same shall be paid and borne by the Vendees.

contd...6/p

*Anjhal*

*Jyoti*

*Huanda*

*For DM Purpose only*

15/11/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : SH ANURAG NANDA

S/O W/O : SH HAKIKAT RAI

ADDRESS : A-129, LOK VIHAR PITAMPURA NEW DELHI

PROP NO : SHOP NO-2736/C, BHARGARH ROSHANARA ROAD DELHI

TENDERER : SH VIJAY KUMAR

RUN\_SRNO : 0726/2006/18192

PURPOSE : SALE DEED

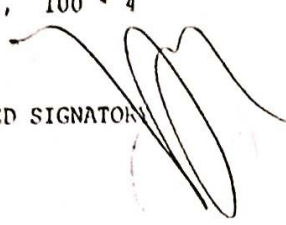
DAY\_SRNO : 008

AMOUNT : Rs.4400/-

PAPER NO : 5/8

DENOM\*NUM: 1000 \* 4, 100 \* 4

AUTHORISED SIGNATORY  
NAME/SSNO:



*Cancel*



*For DM purpose only*

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

00100  
100100100100  
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भारत INDIA

INDIA NON JUDICIAL

दिल्ली DELHI

B 835044

Cancel

( 6 )

7. That the Vendor hereby assures and declares to the Vendees that he is the sole, absolute, exclusive and rightful owners of the above said property hereby conveyed and the same is absolutely free from all sorts of encumbrances such as sale, mortgage, gift, lien, decree, charges, court injunction, legal flaws, surety, security, disputes, notices, attachments, litigation, acquisition, notification etc. and there is no legal defect in the title of the Vendor, if it is proved otherwise or if the whole or any portion of the above said property hereby conveyed is taken away or goes out from the possession of the Vendees on account of any defect in the ownership of the Vendor, then the Vendor and his property both moveable and immoveable shall be liable to make good the loss thus sustained and suffered by the Vendees and keep the Vendees indemnified against all such losses, damages, costs and expenses etc. whatsoever, thereby accruing to the Vendees.

contd...7/p

*Signature*

*Signature*



For DM Purpose only

15/11/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI (0726)

NAME(S) : SH ANURAG NANDA

S/O W/O : SH HAKIKAT RAI

ADDRESS : A-129, LOK VIHAR PITAMPURA NEW DELHI

FROP NO : SHOP NO-2736/C, BHARGARI ROSHANARA ROAD DELHI

TENDERER : SH VIJAY KUMAR

PURPOSE : SALE DEED

AMOUNT : Rs. 4400/-

DENOM\*NUM: 1000 \* 4, 100 \* 4

RUN SRNO : 0726/2006/18192.

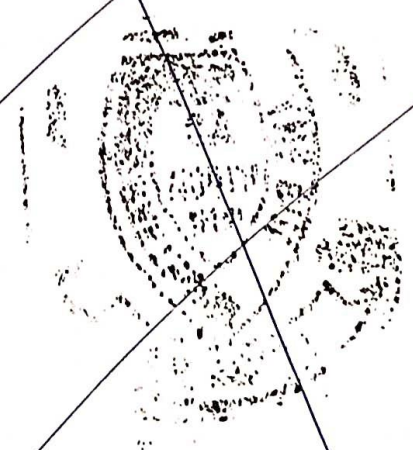
DAY SRNO : 008

PAPER NO : 678

NAME/SSNO: AUTHORIZED SIGNATORY



Cancel



For DM purpose only

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

दिल्ली DELHI

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8. That the Vendor has delivered all the relevant title deeds and papers relating to the above said property to the Vendees, and the Vendees have taken thereof.

9. That the Vendor from time to time and at all times, hereafter at the request of the Vendees, to execute or cause to be done at such time, all such acts, deeds and things whatsoever further and more perfectly assuring the sale of the above said property hereby conveyed in favour of the Vendees as shall or may reasonably as required.

10. That the Vendor and his heirs, successors and assigns have been left with no claim, title and interests in the above said property under sale and now the Vendees are the exclusive owners of the above said property under sale and they can use, sale, transfer the same in any manner they may like for which the Vendor shall have no objection for the same.

contd...8/p

*Agreed*

*Whomada*



*For DM Purpose only*

15/11/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI (0726)

NAME(S) : SH ANURAG NANDA

S/O W/O : SH HAKIKAT RAI

ADDRESS : A-129, LOK VIHAR PITAMPURA NEW DELHI

PROP NO : SHOP NO-2736/C, BHARGARH ROSHANARA ROAD DELHI

TENDERER : SH VIJAY KUMAR

RUN SRNO : 0726/2006/18192.

PURPOSE : SALE DEED

DAY SRNO : 008

AMOUNT : Rs. 4400/-

PAPER NO : 7/8

DENOM\*NUM: 1000 \* 4, 100 \* 4

AUTHORISED SIGNATORY

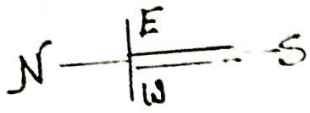
NAME/SSNO:

*Cancel*

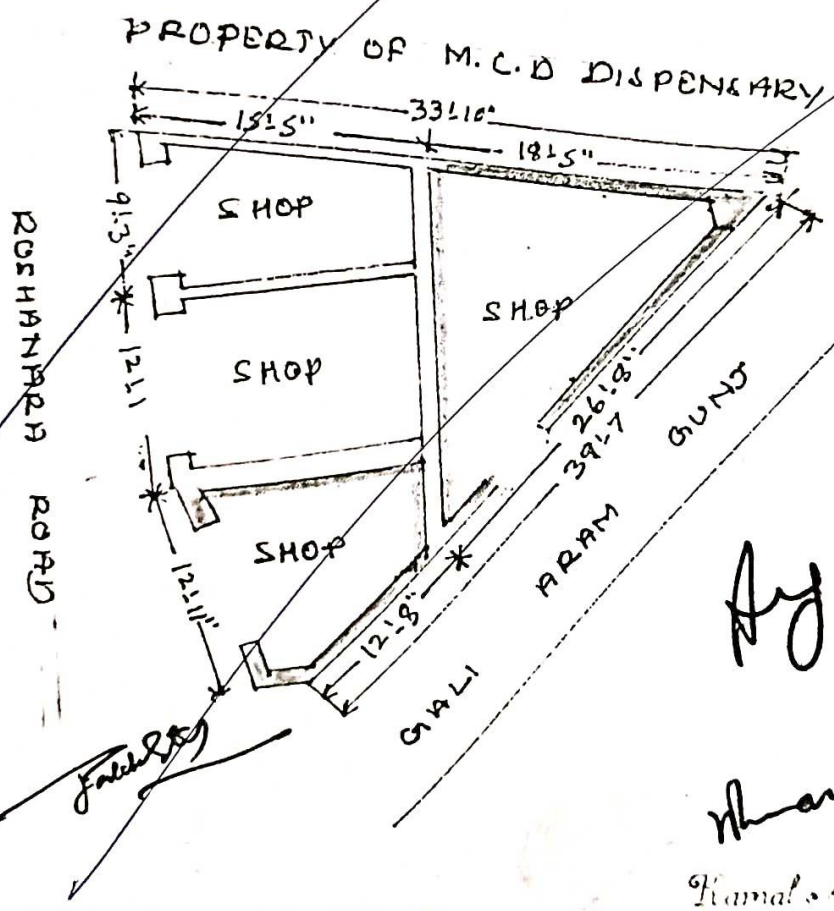


*For DM Purpose only*

PLAN OF PROPERTY NO. 8736/C. IN PVT TWO SHOP NO-  
 4. BHAR GAGH ROSHANARA ROAD DELHI - 7  
 VENDER:- SH. PARTAP SINGH S/O LATE. MEHAR SINGH  
 VENDEE: MR. ANURAG NANDA - (2) SH HAKKAT. RAI NANDA



SOLD PORTION SHOWN IN RED  
 COMMON " " " YELLOW  
 SOLD AREA: - 14.30 SQ YDS



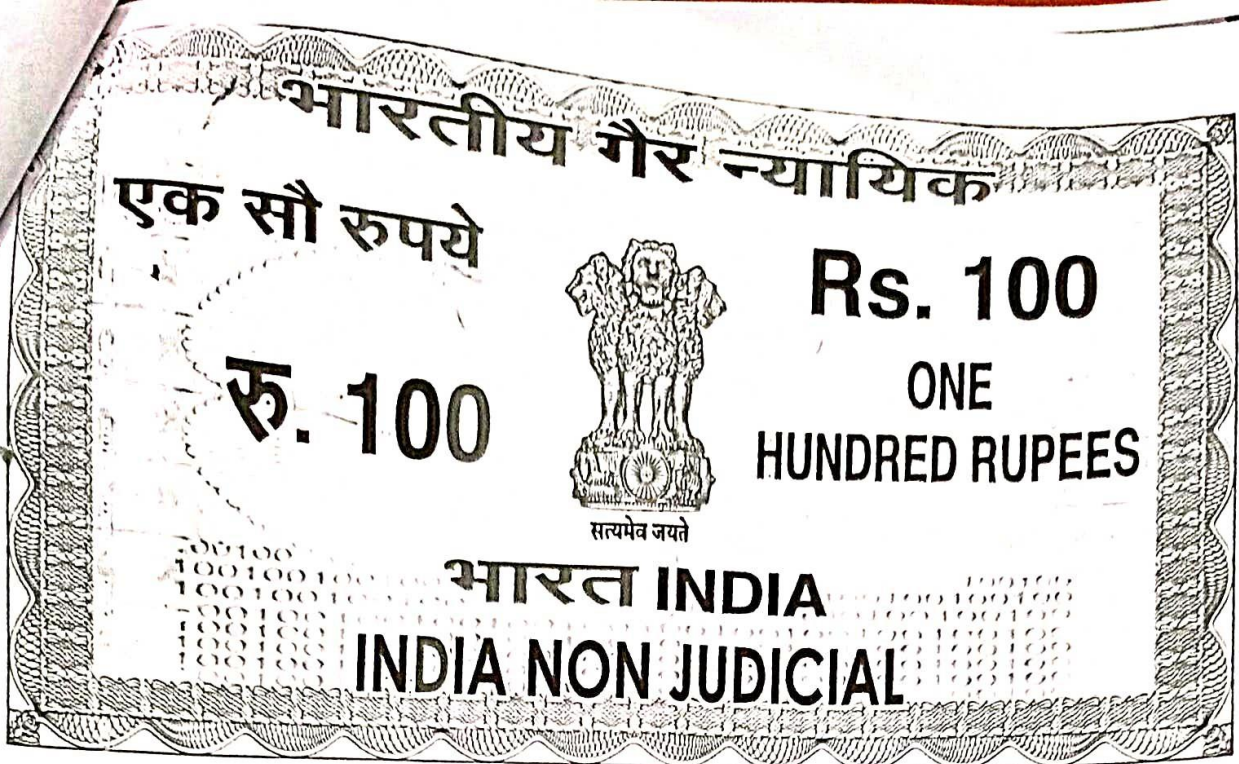
*Agarwal*

*Nanda*

Kamal & Anand Associates  
 Regd. Dispensary  
 Civil Court  
 Kirti Nagar, Delhi

GROUND FLOOR PLAN

For DM purpose  
 only



दिल्ली DELHI

B 835042

(( 8 ))

*Cancel*

That the Vendor and Vendees are citizens of India.

IN WITNESS WHEREOF the Vendor and Vendees have signed this Sale Deed at Delhi, after understanding the contents of the same, on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES :-

1. *M. Mahender Lal*  
Shri Mahender Lal S/o  
Shri Bhai Ram R/o  
BP-21, Shalimar Bagh, Delhi.  
D.L.No. P08071999131614.

VENDOR  
*Mahender Lal*

2. *Rajesh Kumar*  
Shri Rajesh Kumar S/o  
Late Shri S.L. Sachdeva R/o  
9/138, Geeta Colony, Delhi  
DL/04/040/009635.

VENDEES  
*Rajesh Kumar*

*For DM Purpose only*

*Agreed*

15/11/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI (0726)

NAME(S) : SH ANURAG NANDA

S/O W/O : SH HAKIKAT RAI

ADDRESS : A-129, LOK VIHAR PITAMPURA NEW DELHI

PROP NO. SHOP NO-2736 (C) BHARGARH ROSHANARA ROAD DELHI

Reg. No.

TENDERER : SH VIJAY KUMAR

RUN SRNO : 0726/2006/18192

7573

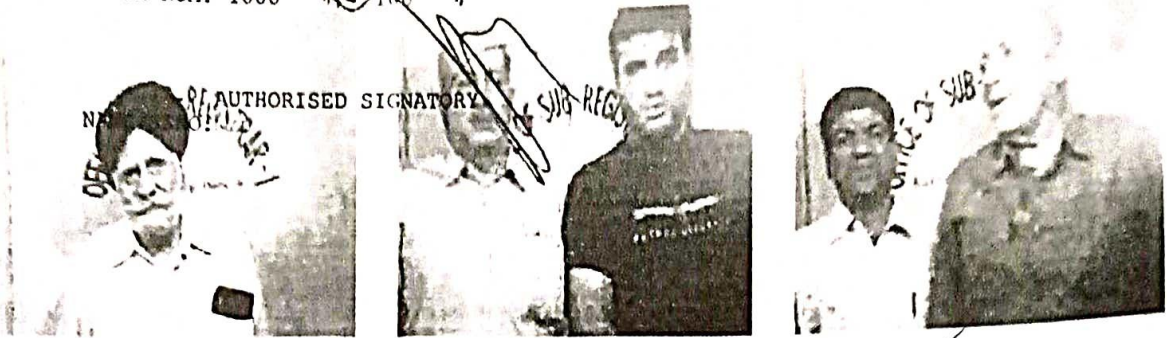
PURPOSE : SALE DEED

DAY SRNO : 008

AMOUNT : Rs. 4400/-

PAPER NO : 8/8

DENOM\*NUM: 1000 \* 4 = 4000



Ist Party

विक्रेता

IInd Party

क्रेता

Witness

गवाह

*Cancel*

Ist Party

IInd Party

Ist Party

विक्रेता :-

P.S. Kohli

IInd Party

क्रेता :-

Anurag Nanda, Hakikat Rai

Witness

गवाह

Mahender Lal, Rajesh Kumar

**Certificate (Section 60)**

Registration No.7573 in Book No.1 Vol No 2,057

on page 23 to 31 on this date 17/11/2006 day Friday

and left thumb impressions have/has been taken in my presence.

*Au.*  
Sub Registrar

Sub Registrar I

New Delhi/Delhi

Date 21/11/2006

*For DM purpose only*



# Bill of Supply for Electricity

Name: MR. ANURAG NANDA . S/O Mr. H R NANDA

Billing Address: 8736 R A ROAD S MANDI NEW DELHI 110007  
Supply Address: HOUSE NO 8736 STREET NO R ROAD SUBZI MANDI CITY DELHI 110007  
Mobile/Tel. No.: 9818253212  
E-Mail ID:

Sanctioned Load (KW/KVA): 5 00/5 00  
Contract Demand :  
Power Factor : 0.99  
District : CIVIL LINES  
Zone : Kamla Nagar  
MRU No. : CL11D001  
Walking Sequence : 000169/5287/001  
Pole/Pillar No. : HT417-31/12  
Prepaid consumer(Tenant) : NO

CA No. : 60028848020  
Energisation Date : 04/01/2003  
Security Deposit : 16500.00  
SLD Charges : 2560.00  
Connection type : PERMANENT  
Tariff Category : NDLT  
Bill Basis : Actual(KVAH)  
Bill Remark : BILL ON READING  
Bill Date : 27/03/2022  
Bill No. : 010904191123

Unit	Current Meter Detail		Removed Meter Detail		Units Consumed (A-B) x MR + (C-D) x MR
	Current Reading (A)	Previous Reading (B)	Removal Reading (C)	Previous Reading (D)	
No. NDP7098 1 00					
Status/Visual Inspection: OK Three Phase Meter					
	26/03/2022	23/02/2022			
KWH	3444.1	3429.1			152
MDI KW	1.18				
KVAH	3529.2	3513.9			
MDI KVA	1.80				



(रक तिथि एवं राशि)  
Due Date:  
**16-APR-2022**  
Total Amount Payable  
**₹ 3010.00**

Scan QR code or enter bill number on Tata Power DCL App - Provisional before  
to avoid issues through E-249 or other Utility Complaint Apps



### Important Message

Link your PAN with Aadhaar at Income Tax website before 31st March 2022 to avoid deduction of TDS at higher rate i.e. 20%. TDS Certificate will not be available for tax deducted at higher rate in view of rising Covid cases and for your safety, Tata Power DCL advises you to avoid visit under Customer Care Centers. Please avail our online services at [tatapower-dcl.co.in](http://tatapower-dcl.co.in) or TPDCL Connect App or call 19174.

For any help related to Online registration of New Consumer request, please contact @ 24x7 helpline number 19174 or WhatsApp App No. 7303682071 or Live Chat with our Executives at [tatapower-dcl.co.in](http://tatapower-dcl.co.in) (Generated for the period 24/02/2022 TO 26/03/2022) for Rs. 112.57 TDS on Energy Charges.

Make your cheque/DEB payable to Tata Power Delhi Distribution Ltd. (TPO) No. 28848020. Please mention bill number and phone number of branch while making payment through cheque. Cheques should be A/c payee, payable at Delhi and not post-dated.

Last payment of Rs. 5040.00 received on 07-04-2022.

The Connection shall be liable to be disconnected on non-payment of bill payable date including arrears, after notice as per section 80(1) of the Electricity Act 2003 read with chapter VI of DERC (Supply Code and Performance Standards) Regulations 2017.

Power Purchase Adjustment Cost (PPAC) is being levied on Energy & Fixed Charges as - Provisional PPAC @ 6.76% for the period 26/01/22 to 25/04/22 and Differential PPAC @ 8.00% for the period from 01/04/21 to 21/03/22.

The amount included as Arrears in your current bill is towards Assam/ Bill Revised/ Debt Transfer / Recovery of Non Energy etc. as applicable details of which has been provided in the enclosed Consumer Information Sheet (CIS).

Nearest Payment Centres  
(1) TPDCL Payment Centre, Nangla Park, Shaheed Nagar, Delhi 110007

### Current Demand Details / वर्तमान मूल्य का विवरण

Current Demand Details / वर्तमान मूल्य का विवरण		Amount (₹)
Bill Period 24/02/2022 To 26/03/2022		
Days 31 Month 10/73		
Fixed Charges / स्थिर		1271.63
Fixed Charges / स्थिर	100*250.00*1.0173=1271.63	
Energy Charges / ऊर्जा		1300.50
Units	Rate(₹)	Amount(₹)
153 x	8.50	1300.50
Power Purchase Cost Adjustment Charge (PPAC)		85.96
PPAC on Fixed Charges / स्थिर मूल्य पर		87.91
PPAC on Energy Charges / ऊर्जा मूल्य पर		108.09
Differential PPAC on Fixed Charges		110.54
Differential PPAC on Energy Charges		
Surcharge / अतिरिक्त		
On Fixed Charges @ 8% / स्थिर मूल्य पर		101.73
On Energy Charges @ 8% / ऊर्जा मूल्य पर		104.04
Pension Trust Charges		
On Fixed Charges / स्थिर मूल्य पर		63.58
On Energy Charges / ऊर्जा मूल्य पर		65.03
Electricity Tax @ 5% (on ₹) / विद्युत कर		80.15
Net Current Demand		3379.16

### Consumption History

Billing Period	Days	Units	Bill Status	Current Demand	Previous Demand	Change	Provisional Refund	Total Amount Payable
01/01/22 - 22/02/22	54	150	Actual	5047.25	0.91	0.50	5040.00	
22/11/21 - 31/12/21	40	125	Actual	3429.92	0.35	0.70	2490.00	

### Payment History

Month	Amount
MAR 22	
JAN 22	
SOLD 00	2590.00

Other Arrears not incl. in "Total Amount Payable"  
On a/c of Theft of Electricity : NTA/Disputed

### Your Electricity Bill Summary / बिजली बिल का सारांश

Net Current Demand	3379.16	Subsidy		Arrears (Included in Total Amount Payable)	6.06	Provisional Bill Refund		Adjustments	-375.40	LTC		Total Amount Payable	3011.82
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Congratulations!!! We acknowledge you as a GREEN Consumer for opting digital mode of payment/ Solar Net Metering

For payment through NEFT/RTGS: Beneficiary name: ANURAG NANDA (Mandir) XXXXXXXXXX (insert your ID)

Wash it home when the meter reader comes. Send us your receipt along with photograph using Self response on TATA POWER DCL

LET'S MOVE TO ELECTRIC VEHICLES FOR BETTER TOMORROW and when it has right with us

1452 mtr 9818253212

श्री मंत्र नगर निगम  
MUNICIPAL CORPORATION OF DELHI

Amurag Nanda  
8730-C Roshanara Road  
Delhi-6

21/01/2021  
44280  
ESP200

150/2	P.Tax - 2004-05 to 2020-21	229463/-
		1
		229463/-

Rs. Twenty Two Thousand Nine Hundred Only

397341  
20/01/21 R.G.M.

1132 mtr 9818253212

श्री मंत्र नगर निगम  
MUNICIPAL CORPORATION OF DELHI

Amurag Nanda  
8730-C / C/F  
Roshanara Road, D-7

21/01/2021  
44281  
ESP200

150/2	P.Tax - 2021-22	962/-
		1
		962/-

Rs. Nine Hundred Only

397342  
20/01/21 R.G.M.

12-Sqmts Pl. 9818253212

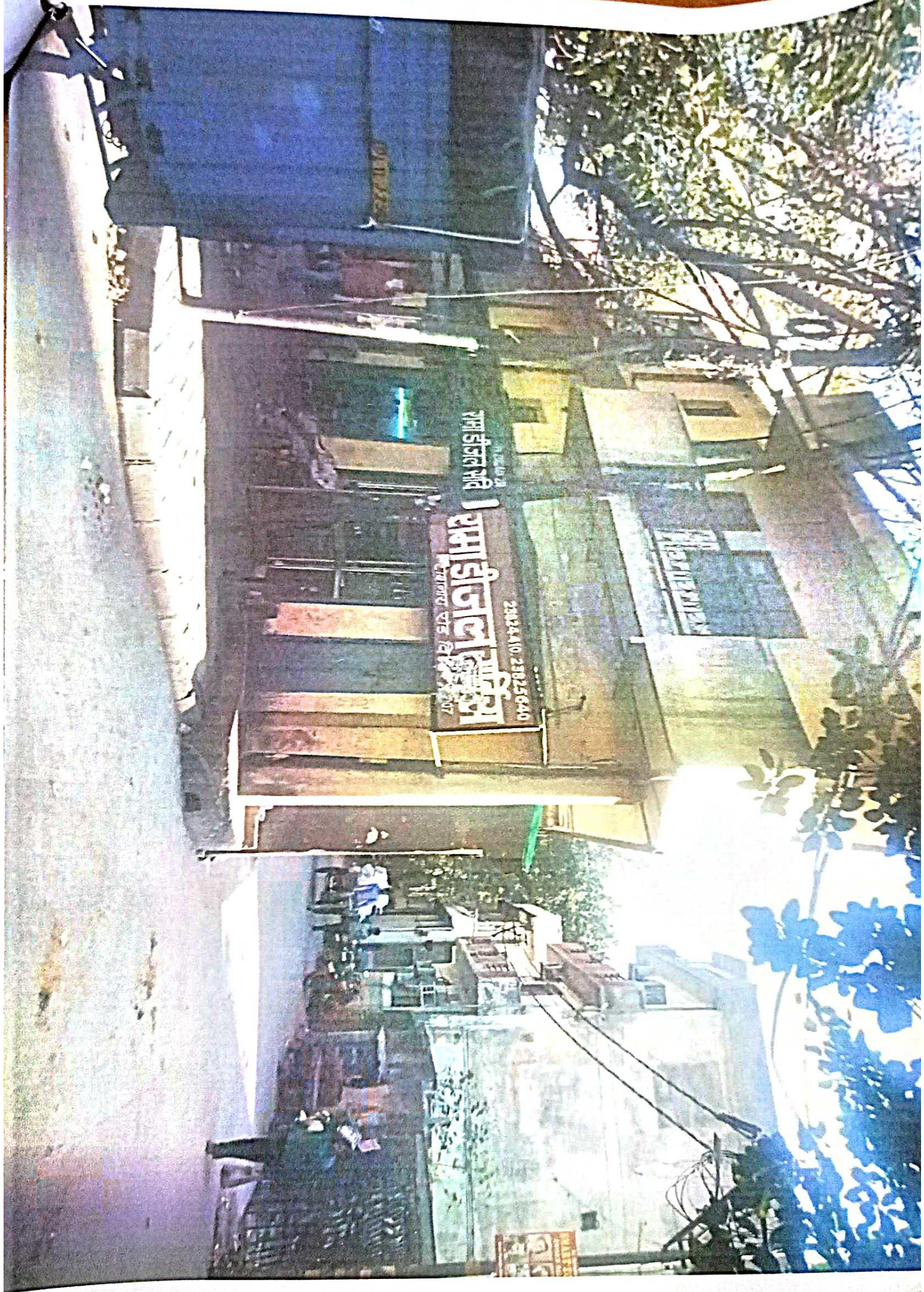
श्री मंत्र नगर निगम  
MUNICIPAL CORPORATION OF DELHI

Amurag Nanda  
8730/C Roshanara Road  
Delhi - 110007

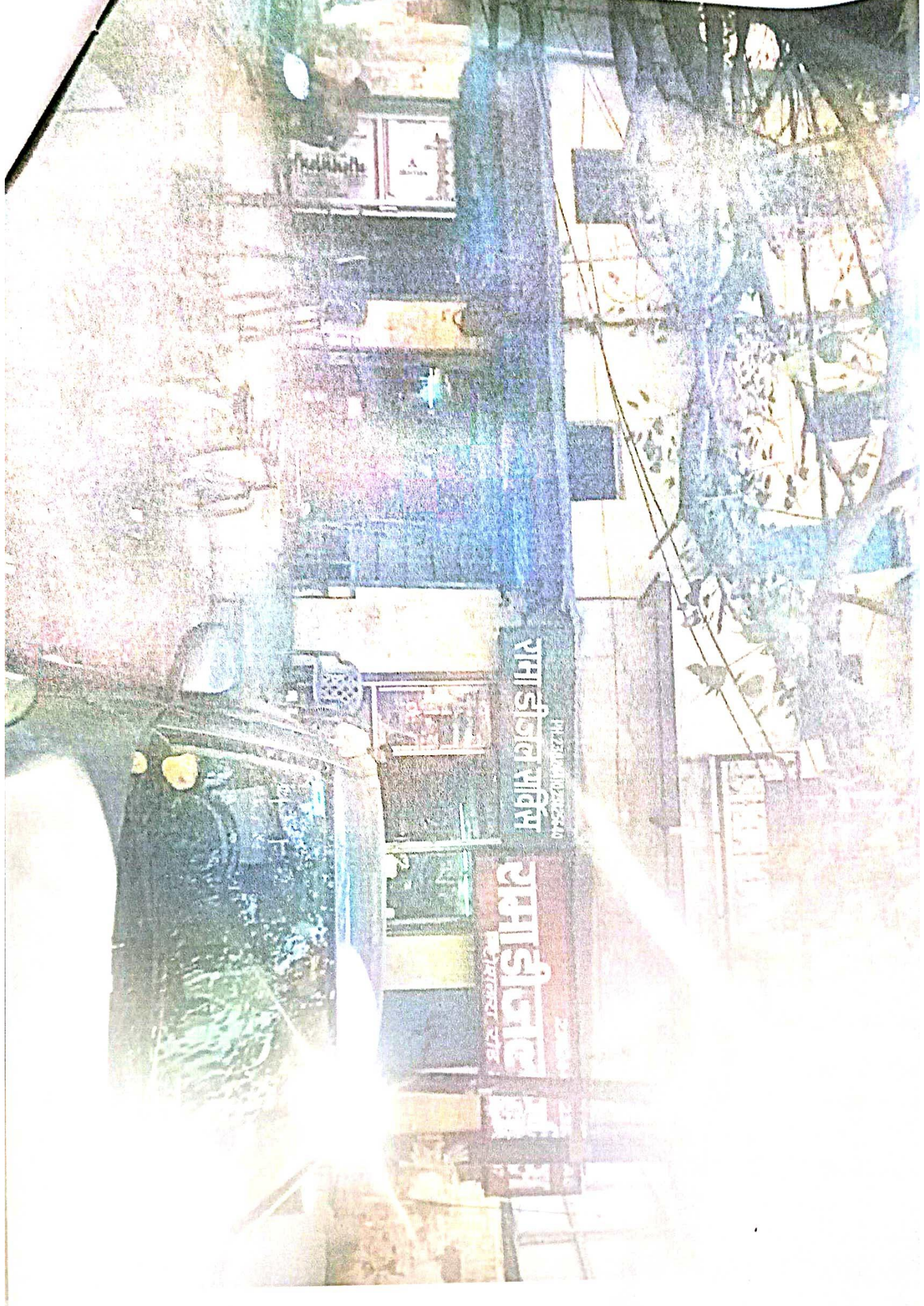
21/7/2020  
83158  
A/C / C/S/2

15-002	Pap Tax year 2004-05 to 2020-21	22,946-00
	Rs. Twenty Two Thousand nine hundred Only	22,946-00

215230  
21/7/20



गणेशजीवनी  
गणेशजीवनी  
23824410, 23825640  
गणेशजीवनी



रामाडी जल शक्ति

रामाडी जल

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