**-:‡d«k AvwR©:-**

‡gvKvg weÁ gZje wmwbqi mnKvix RR Av`vjZ, Puv`cyi|

‡gvt bs- 119/2017Bs

‡`t

‡gvt Avj Avwgb wgqvRx, wcZv- †gvt Avjx †nv‡mb wgqvRx, mvs- bv›`yiKvw›`, †cvt myRvZcyi evRvi, Dc‡Rjv- gZje DËi, †Rjv- Puv`cyi|

----------ev`x cÿ|

**-: ebvg :-**

1. kÖx fÄb gÛj, wcZv- g„Z †hv‡Mk gÛj, mvs- bv›`yiKvw›`, †cvt myRvZcyi evRvi, Dc‡Rjv- gZje DËi, †Rjv- Puv`cyi|
2. kÖxgwZ †kvfvivbx, cwZ- fÄb gÛj, mvs- bv›`yiKvw›`, †cvt myRvZcyi evRvi, Dc‡Rjv- gZje DËi, †Rjv- Puv`cyi|

-----------------g~j weev`x|

‡gvt evt bvwjkx ZcwQj ewY©Z f~wg m¤ú‡K© ¯’vqx wb‡lavÁvi wWµxi cÖv\_©bvq Zvq`v` gs 10,000/- UvKv a„‡Z wbw`©ó †KvU© wd gs- 300/- UvKv †`Iqv †Mj|

ev`xi Av‡e`b GB:-

1. ev`x I weev`x c‡ÿi wbqZ evm¯’vb Ges bvwjkx f~wg AÎv`vj‡Zi GjvKvaxb weavq AÎ bvwjk AÎv`vj‡Z wePvh©¨ e‡U|
2. AÎv`vjZ I Dc‡Rjv gZj‡ei AšÍ©MZ wKs 80bs bv›`yiKvw›` †gŠRvi wm.Gm. 7bs LwZqvbfz³ †gvt 3.86 GKi f~wgi evwl©K LvRbv gs 14|🗸6 cvB Rgvi Rwg‡Z GKKxËv ivqwZ ¯^‡Z¡ wns \ Avbv As‡k Agi Puv` cÖavbxqv, wns|. Avbv As‡k cÖmbœ P›`ª cÖavbxqv Ges eµx wns |. Avbx As‡k emšÍ Kzgvi cÖavbxqv gvwjK `LjxKvi nq I \_v‡K| ‡Rjv- Puv`cyi, gZje \_vbvaxb bv›`yiKvw›` †gŠRvi bvwjkx wm.Gm. LwZqvb bs- 7, hvnvi Avi.Gm. LwZqvb bs- 11, we.Gm. LwZqvb bs- 80, wm.Gm. I Avi.Gm. `vM bs- 401, hvnvi we.Gm. `vM 420 G 1& †lvj Avbvq f~wgi cwigvb .35 GKi mn ‡ebvwjkx Av‡iv K‡ZK f~wg mn D³ LwZqv‡b †gvU f~wgi cwigvb, 3.86 GKi| Zvnvi g‡a¨ \ (AvU Avbv) As‡k Agi Puv` cÖavbxqv, bvwjkx `v‡Mi .1750 GKi mn †ebvwjkx Av‡iv K‡ZK `v‡M \. Avbv wnm¨vq 1.93 GKi f~wgi gvwjK `LjKvi wbqZ nb e‡U Ges mn kixK cÖmbœ P›`ª cÖavbxqv bvwjkx `v‡Mi .0875 GKi mn †ebvwjkx Av‡iv K‡ZK `v‡Mi|. Avbv wnm¨v .9650 GKi m¤úwËi gvwjK nb Ges emšÍ Kzgvi cÖavbxqv bvwjkx `v‡Mi .0875 GKi mn †ebvwjkx Av‡iv K‡ZK `v‡Mi|. Avbv wnm¨vq .9650 GKi m¤úwËi gvwjK nb e‡U| Z`ve¯’vq Zvnviv emZ evox‡Z cwievi cwiRbmn emevm Kwiqv, bvj f~wg‡Z mvgwqK dmjv`x m„Rb I iÿYv †eÿY Kwiqv A‡b¨i wbivs‡k wbivcwË‡Z wbwe©ev‡` wbR ¯^Z¡ I `Lj cÖPv‡i ixwZgZ LvRbv U¨v· BZ¨vw` Av`vq Kwiqv †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n|
3. wm.Gm. RwicKv‡j wm.Gm. cP©vq ¯^‡Z¡i I `LjKvi Kjv‡g Agi Puv` cÖavwbqv Gi bv‡g \. Avbv wnm¨v, cÖkbœ P›`ª cÖavwbqv|. Avbv emšÍ Kzgvi cÖavwbqvi bv‡g |. Avbv wnm¨v ï×iƒ‡c wjwc nBqv cÖPvwiZ I cÖKvwkZ nq| Z`ve¯’vq Zvnviv Zvnv‡`i cÖvßvsk f~wg‡Z Ni `iRv D‡Ëvjb Kwiqv Z\_vq cwievi cwiRbmn emevm Kwiqv Avwm‡Z \_v‡K I i‡n| D³iƒc fvM e›U‡b Zvnv‡`i †Kvbiƒc IRivcwË bvB ev wQj bv| Zvnv‡`i wbR wbR cÖvß f~wg Dbœqb mvab Kwiqv wPwýZ †PŠûÏx g‡a¨ cÖvß nBqv †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n| ewY©Ziƒ‡c Agi Pv` cÖavwbqv bvwjkx `v‡M wbR wnm¨v g‡Z bvwjkx `v‡Mi DËi c~e©vs‡k .1750 GKi f~wg‡Z gvwjK I †fvM `LjKvi wbqZ \_vwKqv I iwnqv g„Zz¨Kv‡j GKgvÎ cyÎ myLgwb cÖavbxqv Ii‡d ¸bgwb gÛj‡K GKgvÎ weË‡fvMx Iqvwik ivwLqv †M‡j myLgwb cÖavbxqv Ii‡d ¸bgwb gÛj bvwjkx `v‡M wcZvi Iqvwik m~‡Î gvwjK I †fvM `LjKvi wbqZ nb e‡U| D³ myLgwb cÖavbxqv Ii‡d ¸bgwb gÛj‡K bvwjkx `v‡Mi DËi c~e©vs‡k \_vKv Zvnvi wcZvi Avgjxq emZ evox, evMvb BZ¨vw`‡Z gvwjK `LjKvi nBqv I \_vwKqv A‡b¨i wbivs‡k wbivcwË‡Z wbwe©ev‡` me© mvavi‡Yi Ávb †MvPi g‡Z I †`Lvg‡Z †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n| cÖKvk \_v‡K †h, Zvnv‡`i c~e©eZx©‡`i Dcvax cÖavbxqv cwieZ©b Kwiqv ‡Kn †Kn ÒgÛjÓ Dcvax avib K‡i|
4. AZtci Avi.Gm. †iKW© AvMZ nB‡j, Avi.Gm. LwZqvb bs- 11 Gi gvwjKvbvi Kjv‡g Ab¨vb¨ mn kixK‡`i mwnZ myLgwb cÖavbxqv Ii‡d ¸bgwb gÛ‡ji bvg ï×iƒ‡c wjwc nBqv cÖPvwiZ I cÖKvwkZ nq|
5. ewY©Zfv‡e myLgwb cÖavbxqv Ii‡d ¸bgwb gÛj bvwjkx `v‡M .1750 GKi f~wg‡Z gvwjK †fvM `LjKvi \_vKve¯’vq gwZjvj gÛj, we`¨v my›`i gÛj I wbwLj P›`ª gÛj‡K 3 cyÎ Iqvwik we`¨gv‡b ci‡jvK MgY Kwi‡j Zvnviv ZrZ¨vR¨ we‡Ë gvwjK `LjKvi nq I \_v‡K| D³ fv‡e wbwLj P›`ª gÛj wnm¨v g‡Z bvwjkx `v‡M .0583 GKi f~wg‡Z gvwjK `LjKvi \_vKve¯’vq wbwLj P›`ª gÛj weMZ 10/06/1989Bs Zvwi‡L †iwRtK…Z `vbcÎ `wjj g~‡j bvwjkx 401 `v‡M .0583 GKi f~wg mn †ebvwjkx 337 `v‡M .13 GKi, GKz‡b .1883 GKi f~wg ZØxq åvZv we`¨v my›`i gÛj‡K `vb Kwiqv `Lj Ac©Y Kwiqv w`‡j D³ we`¨v my›`i gÛj Dnv‡Z gvwjK `LjKvi nq I \_v‡K| D‡jøL¨ †h, D³ `wj‡j `wjj †jL‡Ki fz‡j bvwjkx `v‡M .0583 GKi ¯’‡j fzj ekZt .06 GKi wjwc nq| wKš‘ cÖK…Zc‡ÿ bvwjkx .0583 GKi f~wgB we`¨v my›`i `Lj eywSqv cvb| Z`ve¯’vq we`¨v my›`i `vb g~‡j Ges wcZvi Iqvwik m~‡Î bvwjkx I †ebvwjkx f~wg‡Z gvwjK `LjKvi nBqv I \_vwKqv bvwjkx `v‡Mi emZ evoxi DËi c~e©vsk w`qv wcZvi Avgjxq emZ evoxi f~wg I emZ M„n cÖvß nBqv Z\_vq cwievi cwiRbmn emevm Kwiqv I evMvb f~wg‡Z g~j¨gvb e„ÿv`x †ivcb I iÿbv †eÿb Kwiqv weev`xcÿ I GjvKvi me© mvavi‡Yi Ávb †MvPi g‡Z I †`Lv g‡Z †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n|
6. ewb©Z fv‡e gwZjvj gÛj I we`¨v my›`i gÛj Zvnv‡`i gvwjKx `Ljxq bvwjkx 401 `v‡Mi emZ evoxi As‡k 2 R‡b †gvt .1750 GKi †ebvwjkx 386 I 398 `v‡Mi f~wg mn †gvU ‡gvt .37 GKi f~wg weµq Kivi cÖ¯Íve Kwi‡j ev`xi wcZv Avjx †nv‡mb wgqvRx Zvnv ivwL‡Z ¯^xKvi I m¤§Z nq| Z`ve¯’vq weMZ 22/10/1989Bs Zvwi‡L 2178bs mvd Kejv `wjj g~‡j bvwjkx `v‡M .1750 GKi f~wg I †ebvwjkx 386 I 398 `v‡Mi f~wgi mn .37 GKi f~wg D³ gwZjvj gÛj I we`¨v my›`i gÛj ev`xi wcZv †gvt Avjx †nv‡mb wgqvRx wbKU weµq Kwiqv `Ljvc©Y Kwiqv w`‡j ev`xi wcZv bvwjkx `v‡Mi emZ evwoi DËi c~e©vsk w`qv Dnv‡Z `LjcÖvß nBqv †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n| Z`ve¯’vq bvwjkx 401 `v‡M .1750 GKi f~wg‡Z `Lj cÖvß nBqv K‡ZK emZ Ni D‡Ëvjb Kwiqv Z\_vq cwievi cwiRbmn emevm Kwiqv weev`xcÿ I GjvKvi me© mvavi‡Yi Ávb †MvPi I †`Lvg‡Z A‡b¨i wbivsk wbivcwË‡Z wbwe©ev‡` ixwZgZ LvRbv U¨v· BZ¨vw` Av`vq Kwiqv †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n|
7. cÖKvk \_v‡K †h, ev`x weMZ 15/08/2005Bs Zvwi‡L †iwRtK…Z 1973 `vbcÎ `wjj g~‡j †gvt .07 GKi f~wg DËi c~e©vsk evox cÖvß nBqv gvwjK `LjxKvi \_vKve¯’vq evMvb f~wg‡Z g~j¨evb e„ÿv`x †ivcb I iÿYv †eÿb Kwiqv weev`xcÿ I GjvKvi me© mvavi‡Yi Ávb †MvPi g‡Z I ‡`Lvg‡Z A‡b¨i wbivs‡k wbivcwË‡Z wbwe©ev‡` ixwZgZ LvRbv Uªv· BZ¨vw` Av`vq Kwiqv †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n| D³ f~wg weev`xcÿ †Rv‡i ReŸ‡i †e-AvBbxfv‡e Zvnv `Lj Kwi‡e H f~wgi Dci w`qv iv¯Ív wbg©vb Kwi‡e, Z\_vq \_vKv ev`xi MvQMvQiv KvwUqv wbqv hvB‡e BZ¨vw` Dw³ Kwiqv Anin agKv agKx I fqfxwZ cÖ`k©b Kwiqv Avwm‡Z‡Q| weev`xMY Zvnv‡`i ag‡Ki gg© g‡Z Kvh© Kwiqv †dwj‡j wbixn abRb I ejnxb ev`xi wKQzB Kivi \_vwK‡e bv| Bnv‡Z ev`xi Ac~iYxq ÿwZ I Awb‡ói KviY e‡U| Av‡iv D‡jøL \_v‡K †h, weev`xcÿ Zvnvi `jxq mš¿vmx, gv¯Ívb I f~wg `my¨‡`i mwnZ †hvMv‡hv‡M \_vwKqv Zvnv‡`i mnvqZvq bvwjkx f~wgi Dci w`qv 7 dzU cÖ‡¯’ I 98 dzU ˆ`‡N¨© GKwU iv¯Ív wbg©vb Kwi‡e ewjqv cÖKvk K‡i| Bnv‡Z evav w`‡j ev`x‡K Rxe‡b gvwiqv †kl Kwiqv †dwj‡e ewjqv cÖKv‡k¨ ejvewj K‡i| Zvnv‡`i Kw\_Z g‡Z Kvh©¨ Kwiqv †dwj‡j wbixn ev`xi wKQzB Kivi \_vwK‡e bv| Z`ve¯’vq ev`xi gvivZ¥K ÿwZi KviY e‡U|
8. ewY©Zfv‡e †gvt Avjx †nv‡mb wgqvRx gvwjK `LjKvi \_vKve¯’vq we.Gm. †iKW© AvMZ nB‡j, evsjv‡`k †m‡Uj‡g›U Rixcvg‡j we.Gm. 80bs LwZqv‡b bvwjkx mv‡eK 401 `v‡Mi f~wg m¤ú‡K© 420 `v‡M .1700 GKi f~wg I ‡ebvwjkx f~wg mn .37 GKi f~wg †iKW©fz³ I cÖPvwiZ nq| D³ iƒc †iKW© m¤ú‡K© Kvnv‡iv †Kvbiƒc AvcwË bvB ev wQj bv| ewY©Z fv‡e †gvt Avjx †nv‡mb wgqvRx gvwjK `LjKvi \_vKve¯’vq bvwjkx mv‡eK 401 nv‡j 420 `v‡M 07 kZvsk f~wg weMZ 15/08/2005Bs Zvwi‡L †iwRtK…Z 1973bs `vbcÎ `wjj g~‡j `vb Kwiqv †gvt Avj Avwgb wgqvRx eive‡i n¯ÍvšÍi Kwiqv w`‡j ev`x D³ f~wg‡Z gvwjK I ‡fvM `LjKvi nq I Av‡Q| Bnv QvovI D³ †gvt Avjx †nv‡mb wgqvRx weMZ 31/01/2017Bs Zvwi‡L 472bs `vbcÎ `wjj g~‡j mv‡eK 401 nv‡j 420 `v‡Mi .1050 GKi f~wg cyÎ ev`x †gvt Avj Avwgb wgqvRx Ges Kb¨v ‡gvmvt byiRvnvb I †gvmvt Zvnwgbv Av³vi‡K `vb Kwiqv `Ljvc©Y Kwiqv w`‡j Zvnviv Dnv‡Z gvwjK `LjKvi nq I Av‡Qb| ev`x D³ bvwjkx `v‡M wewfbœ MvQcvjv †ivcb Kwiqv, Ni evox wbg©vb Kwiqv GjvKvi me©R‡bi ÁvZ¯^v‡i †fvM `L‡j we`¨gvb Av‡Qb I i‡nb|
9. cÖKvk \_v‡K †h, ev`x weMZ 15/08/2005Bs Zvwi‡L †iwRtK…Z 1973 `vbcÎ `wjj g~‡j ‡gvt .07 GKi f~wg ev`x cÖvß nb Ges ev`x weMZ 31/01/2017Bs Zvwi‡L `vbcÎ `wjj bs- 472 g~‡j bvwjkx `v‡Mi 10.50 kZvsk f~wg GKz‡b (.07 + .1050) = .1750 GKi f~wg‡Z gvwjK `LjKvi \_vKve¯’vq D³ f~wg weev`xcÿ †Rv‡i ReŸ‡i †eAvBbxfv‡e Zvnv `Lj Kwi‡e H f~wg nB‡Z ev`x‡K ‡e`Lj Kwi‡e, Z\_vq \_vKv ev`xi MvQ MvQiv KvwUqv wbqv hvB‡e BZ¨vw` Dw³ Kwiqv Anin agKv agKx I fqfxwZ cÖ`k©b Kwiqv Avwm‡Z‡Q| weev`xMY Zvnv‡`i ag‡Ki gg© g‡Z Kvh©¨ Kwiqv †dwj‡j wbixn abRb I ejnxb ev`xi wKQzB Kivi \_vwK‡e bv| Bnv‡Z ev`xi Ac~iYxq ÿwZ I Awb‡ói KviY e‡U| Av‡iv D‡jøL¨ \_v‡K †h, weev`xcÿ Zvnvi `Ljxq mš¿vmx, gv¯Ívb I f~wg `my¨‡`i mwnZ †hvMv‡hv‡M \_vwKqv Zvnv‡`i mnvqZvq bvwjkx f~wg nB‡Z ev`x‡K †e`Lj Kwi‡e ewjqv cÖKvk K‡i| Bnv‡Z evav w`‡j ev`x‡K Rxe‡b gvwiqv †kl Kwiqv †dwj‡e ewjqv cÖKv‡k¨ ejvewj K‡i| Zvnv‡`i Kw\_Z g‡Z KvR Kwiqv †dwj‡j wbixn ev`xi wKQzB Kivi \_vwK‡e bv| Z`ve¯’vq ev`xi gvivZ¥K ÿwZi KviY e‡U| ev`x wbiƒcvq nBqv GjvKvi Mb¨gvb¨ †jvKRb‡K D³ welq AeMZ Kwiqv eva¨ nBqv AvB‡bi cÖwZ wbf©ikxj nBqv weÁ Av`vj‡Zi kivbvcbœ nb
10. ev`x AwZkq bxwin, kvwšÍwcÖq, AvBb Kvby‡bi cÖwZ kÖ×vkxj †jvK e‡U| weev`xcÿ AwZkq `yó, `y`©všÍ ciab‡jvfx, `v½v nv½vgv wcÖq, mš¿vmx I jvwVqvj cÖK…wZi †jvK nq| Zvnviv AvBb Kvby‡bi †Zvqv°v K‡i bv| Zvnviv `je×fv‡e †h †Kvb Ab¨vq Kvh© Kwiqv avgvPvcv w`qv Pwj‡Z‡Q| G‡nb Ae¯’vq ev`x DcvqšÍi bv cvBqv cÖv\_x©Ziƒc cÖwZKv‡ii cÖv\_©bvq AÎ bs †gvKÏgv `v‡qi Kwi‡jK Ges Z`ªæc cÖwZKvi cvB‡Z ev`x ¯^Z¡evb I `vex K‡i|
11. **bvwj‡ki KviY**: ewY©Zfv‡e weev`xcÿ ev`x‡K bvwjkx f~wg nB‡Z †e`Lj Kwi‡e g‡g© me©‡kl weMZ 19/05/2017Bs Zvwi‡L ag‡Ki ZvwiL M‡Z AÎv`vj‡Z AÎ bvwj‡ki KviY D™¢e nBqv‡Q|
12. **g~j¨vqb**: bvwjkx cÖwZKvi ¯’vqx wb‡lavÁvi wWµxi cÖv\_©bvq Dnvi Objective Standard of Valuation bv \_vKvq Dnvi Own Valuation gs 3,000/- UvKv a„‡Z Z`ycwi †KvU© wd gs 300/- UvKv †`Iqv †Mj|

‡mg‡Z webxZ cÖv\_©bv, Dc‡iv³ Ae¯’v I KviYvax‡b:-

1. weev`xcÿ hvnv‡Z ev`xi gvwjKx `Ljxq bvwjkx ZcwQj ewY©Z f~wg‡Z †Rv‡i ReŸ‡i †e-AvBbx fv‡e cÖ‡ek Kwi‡Z bv cv‡i ev ev`x‡K †e`Lj Kwi‡Z bv cv‡i ev Z\_vq `L‡ji Kvh©¨ Kwi‡Z bv cv‡i, bvwjkx f~wgi Dci w`qv †Kvb iv¯Ív wbg©vb Kwi‡Z bv cv‡i ev ev`xi kvwšÍc~Y© †fvM `L‡j †Kvb weNœ m„wó bv K‡i Zb¥‡g© ev`x‡`i AbyK~‡j Ges weev`x‡`i cÖwZK~‡j GK ¯’vqx wb‡lavÁvi wWµx w`qv;
2. mg¨K Av`vjZ e¨q †Ri my` mn wWµx w`qv;
3. Av`vj‡Zi b¨vq wePvi I cÖgvbxK…Z Ae¯’vq ev`xcÿ Aci †h †h ˆea cÖwZKvi I DcKvi cvB‡Z cv‡i ZvnvI wWµx w`qv mywePvi Kwi‡Z gwR© nq| BwZ Zvs-

**ZcwQj f~wg**

‡Rjv Puv`cy‡ii Dc‡Rjv gZje DË‡ii AšÍ©MZ wKs mv‡eK 80 nvj 97bs bv›`yiKvw›` †gŠRvi wm.Gm. 7 Avi.Gm. 11bs we.Gm. 80bs LwZqvbfz³ ivqwZ ¯^Z¡| wm.Gm. 401 nvj 420 `v‡M †gvt .1750 GKi Av›`‡i †gvt .07 GKi f~wg| hvnvi DË‡i- mv‡eK †gveviK †nv‡mb †ecvix nv‡j †gvt Avjdz †ecvix, `wÿ‡b- gwbi †nv‡mb miKvi Ms I gmwR`, c~‡e©- miKvix iv¯Ív, cwð‡g- mv‡eK †gvt Avjx †nv‡mb wgqvRx nv‡j ev`x|

mZ¨cvV

AÎ AvwR©i wjwLZ hveZxq weeiY Avgvi Ávb I wek¦vm g‡Z mZ¨| Avwg Bnvi †Kvb wKQz †MvcY Kwi bvB ev Dnvi †Kvb Ask wg\_¨v b‡n| AÎ mZ¨Zv ¯^xKv‡i A`¨ AÎ mZ¨ cv‡V wbR bvg ¯^vÿi Kwijvg|

¯^vÿit