-:‡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`x‡`i 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| Z`ve¯’vq Zvnviv wnm¨vbyhvqx Agi Puv` cÖavbxqv †gvt 1.93 GKi, cÖmbœ P›`ª cÖavbxqv †gvt .9650 GKi Ges emšÍ Kzgvi cÖavbxqv †gvt .9650 GKi f~wg‡Z `LjxKvi nq I \_v‡K| 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. bvwjkx LwZqvbfz³ 401 `v‡M emZ evox †gvt .67 GKi f~wg nq| D³ f~wg g‡a¨ wns As‡k †gvt .1725 GKi f~wg Agi Puv` cÖavbxqv D³ `v‡Mi DËi c~e©vs‡k w`qv cÖvß nq| cÖmbœ P›`ª cÖavbxqv, emšÍ Kzgvi cÖavbxqv I Zvnv‡`i cÖvß f~wg wfbœ Ask w`qv cÖvß nBqv †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n| 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| bvwjkx LwZqv‡bi wnm¨v AvU Avbv As‡ki gvwjK Agi Puv` cÖavbxqv †gvt 1.93 GKi f~wg‡Z gvwjK `LjKvi \_vKve¯’vq ¸bgwb gÛj Ii‡d myLgwb cÖavbxqv †K 1 cyÎ Iqvwik we`¨gv‡b ci‡jvK Mgb K‡i| Z`ve¯’vq D³ ¸bgwb gÛj Ii‡d myLgwb cÖavbxqv Zr Z¨vR¨ †gvt 1.93 GKi f~wg cÖvß nBqv gvwjK `LjKvi nq I \_v‡K| Z`ve¯’vq emZ evwo‡Z emevm Kwiqv bvwjkx f~wg‡Z mvgwqK dmjvw` m„Rb I iÿYv‡eÿY Kwiqv A‡b¨i wbivs‡k wbivcwË‡Z wbwe©ev‡` wbR ¯^Z¡ I `Lj cÖPv‡i †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n| weMZ Gm.G. Rixc PjvKvjxb mgq Acivci kixKM‡Yi mwnZ Agi Puv` cÖavbxqvi Iqvwik cyÎ D³ ¸bgwb gÛj Ii‡d myL gwb cÖavbxqvi bvg Avi.Gm. 11bs LwZqv‡b mwVK I ï×iƒ‡c †iKW©fz³ I cÖPvwiZ nq| D³ ¸bgwb gÛj Ii‡d myLgwb cÖavbxqv bvwjkx `v‡Mi DËi c~evs‡k \_vKv Zvnvi wcZvi Avgjxq emZ evox, evMvb BZ¨vw`‡Z gvwjK `LjxKvi nBqv I \_vwKqv A‡b¨i wbivs‡k wbivcwË‡Z wbwe©ev‡` me© mvavi‡Y Ávb †MvPi g‡Z I †`Lv g‡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 ÔgÛjÕ Dcvax avib K‡i|
4. ewY©Zfv‡e ¸bgwb gÛj Ii‡d myLgwb cÖavbxqv bvwjkx `v‡M †gvt .1725 GKi f~wg‡Z gvwjK `LjxKvi \_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¨ ex‡Ë gvwjK `LjxKvi nq I \_v‡K| D³ fv‡e gvwjK `LjxKvi \_vKve¯’vq wbwLj P›`ª gÛj weMZ 10/06/1989Bs Zvwi‡L †iwRtK…Z `vbcÎ `wjj g~‡j bvwjkx 401 `v‡M †gvt .06 GKi f~wgmn †ebvwjkx 337 `v‡M †gvt .13 GKi GKz‡b †gvt .19 GKi f~wg Z`xq åvZv we`¨v my›`i gÛj‡K `vb Kwiqv `Lj Ac©Y Kwiqv w`‡j D³ we`¨v my›`i gÛj Dnv‡Z gvwjK `LjxKvi nq I \_v‡K| Z`ve¯’vq we`¨v my›`i `vb g~‡j Ges wcZvi Iqvwik m~‡Î bvwjkx I †ebvwjkx `v‡Mi f~wg‡Z gvwjK `LjxKvi 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¨evb e„ÿv`x †ivcb I iÿYv †eÿb Kwiqv weev`xcÿ I GjvKvi me© mvavi‡Yi Ávb †MvPi g‡Z I ‡`Lvg‡Z †fvM `Lj Kwiqv Avwm‡Z \_v‡K I i‡n|
5. ewY©Zfv‡e gwZjvj gÛj I we`¨v my›`i gÛj Zvnv‡`i gvwjKx `Ljxq bvwjkx 401 `v‡Mi emZ evoxi †gvt .1725 GKi Ges †e-bvwjkx 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 QvdKejv `wjj g~‡j bvwjkx 401 `v‡M †gvt .1725 GKi f~wg I †e-bvwjkx 386 I 398 `v‡Mi f~wgmn †gvU .37 GKi f~wg D³ gwZjvj gÛj I we`¨v my›`i gÛj ev`xi wcZv †gvt Avjx †nv‡mb wgqvRxi wbKU weµq Kwiqv `Ljvc©Y Kwiqv w`‡j ev`xi wcZv Dnv‡Z `Lj cÖvß nBqv †fvM `Lj Kwiqv Awm‡Z \_v‡K I i‡n| Z`ve¯’vq bvwjkx 401 `v‡M †gvt .1725 GKi f~wg‡Z `Lj cÖvß nBqv K‡ZKvs‡k be¨ emZ Ni D‡Ëvjb Kwiqv Z\_vq cwievi cwiRbmn emevm Kwiqv weev`xcÿ I GjvKvi me© mvavi‡Yi Ávb †MvPi g‡Z I †`Lv g‡Z A‡b¨i wbivs‡k wbivcwË‡Z wbwe©ev‡` ixwZgZ LvRbv U¨v· BZ¨vw` Av`vq Kwiqv †fvM `Lj Kwiqv Avwm‡Z \_v‡K i‡n|
6. ewY©Zfv‡e ‡gvt Avjx †nv‡mb wgqvRx gvwjK `LjxKvi \_vKve¯’vq weMZ evsjv‡`k †m‡Uj‡g›U Rixcvg‡j we.Gm. 80bs LwZqv‡b bvwjkx mv‡eK 401 `v‡Mi f~wg m¤ú‡K© nvj 420 `vM m„R‡b †gvt .17 GKi f~wg I †e-bvwjkx f~wgmn †gvt .37 GKi f~wg †iKW©fz³ I cÖPvwiZ nq| D³iƒc †iKW© m¤ú‡K© Kvnv‡iv †Kvbiƒc AvcwË bvB ev wQj bv| ewY©Zfv‡e †gvt Avjx †nv‡mb wgqvRx gvwjK `LjxKvi \_vKve¯’vq bvwjkx mv‡eK 401 nvj 420 `v‡M †gvt .07 GKi f~wg weMZ 15/08/2005Bs Zvwi‡L †iwRtK…Z 1973bs `vbcÎ `wjj g~‡j ev`x‡K `vb Kwiqv `Ljvc©Y 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 nvj 420 `v‡Mi †gvt .1050 GKi f~wg Av›`‡i Zvnvi Kb¨v †gvmvt byiRvnvb I †gvmvt Zvnwgbv Av³vi‡K †gvt (.02 + .02) = .04 GKi Ges ev`x‡K †gvt .0650 GKi f~wg `vb Kwiqv `Ljvc©b Kwiqv w`‡j Zvnviv Dnv‡Z gvwjK `LjKvi nq I Av‡Q|
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 cÖvß nBqv gvwjK `LjxKvi \_vKve¯’vq 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| D³ Kv‡h©¨ 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. 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|
9. **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|
10. **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