

**BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH AT NEW DELHI.
ORIGINAL APPLICATION No. 807 of 2022**

IN THE MATTER OF: -

Bhavak Parasher Applicant

Versus

Smt. Indu Walia & Ors. Respondents

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Una, District Una (H.P.)

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Through

Place: Una
Dated: 16 .01.2023


Deputy Commissioner
~~Respondent No. 2~~
Una, District Una (H.P.)


Manish Kumar Advocate
Panel Counsel
For the State of H.P
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E-mail: chambersofmanishkumar@gmail.com

**BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH AT NEW DELHI.
ORIGINAL APPLICATION No. 807 of 2022**

IN THE MATTER OF: -

Bhavak Parasher **Applicant**

Versus

Smt. Indu Walia & Ors. **Respondent**

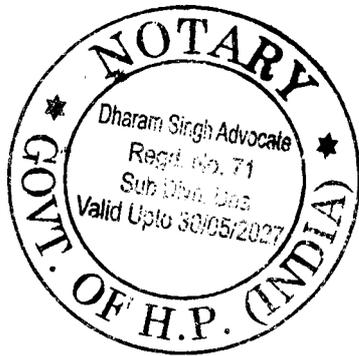
**Reply to Original Application No. 807 of 2022 on behalf
of Respondent No.2 i.e. Deputy Commissioner Una, District
Una (H.P.).**

MOST RESPECTFULLY SHOWETH

REPLY TO THE FACTS: -

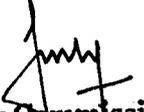

**Deputy Commissioner,
Una, District Una (H.P.)**

1. That in reply to para No.1 it is submitted that the Tehsildar, Tehsil Una District Una vide his office letter No. 2748/OK dated 16.12.2022 (copy annexed as **Annexure R-I**) has reported that the matter was enquired into through the Patwari, Patwar Circle Malahat, Tehsil & District Una (H.P.) and as per report received from him according to jamabandi for the year 2015-2016 of Mohal Malahat, 06-61-65 hectare (172 Kanals 6 marlas) land is recorded in the name of Smt. Indu Walia daughter of Mohan Lal son of Wadava Mal and as per jamabandi for the year 2017-18 of Up Mohal Bharolian Khurd, 01-12-88 hectare (29 Kanal 8 marlas) land is recorded in the name of said Indu Walia and further as per jamabandi for the

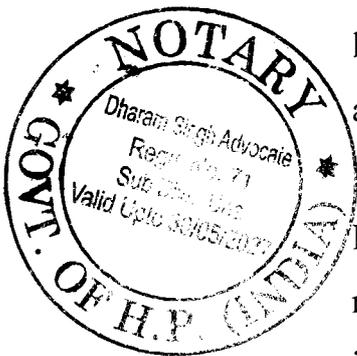


year 2018-19 of Up Mohal Malahat Nagar, 1323-69 square decimeters (3 Kanals 9 marlas) land is recorded in the name of said Indu Walia. As such, total 07-87-76 hectare (205 Kanals 3 marlas) land is recorded in the name of said Smt. Indu Walia daughter of Shri Mohan Lal son of Wadava Mal in Patwar Circle Malahat, Tehsil & District Una (H.P.). It is further submitted that as per report of the said Patwari, plotting has been made in Up Mohal Malahat Nagar but no plotting has been made in Mohal Malahat and Mohal Bharolian Khurd.

2. That the contents of para No.2 need no submissions from the replying respondent.
3. That in reply to para No.3 it is submitted that as mentioned in para supra plotting has been made in Up Mohal Malahat Nagar but no plotting has been made in Mohal Malahat and Mohal Bharolian Khurd.

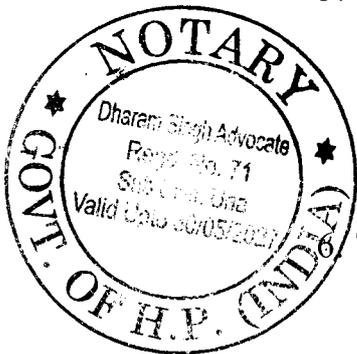

Deputy Commissioner, 4.
Una, District Una (H.P.)

4. That the contents of para No.4 need no submissions from the replying respondent. It is however submitted that the Divisional Forest Officer, Una Forest Division Una vide his office letter No. 9773 dated 03.12.2022 (copy annexed as **Annexure R-II**) has reported that a complaint dated 13.03.2019 was received from Shri Bhavak Parasher, H. No. 65 Krishna Colony, Rakkar Una (H.P.) on 16.03.2019 regarding serious mass scale felling of trees by land mafia in Una malahat which was further sent to Range Officer, Una vide endst. No. 18422 dated 18.03.2019 with the directions to conduct the enquiry and submit fact finding report. The Range Officer Una vide his letter No. 1765 dated 20.03.2019 had intimated that complaint has been got enquired into through Shri Pawan Kumar, Deputy



Ranger, Shri Kuldip Singh, Forest Guard and Miss. Aarti, Forest Guard and 130 trees of Japani Toot of different classes were found felled in the private land of Smt. Roshni Devi Wd/o Sh. Babu Ram and Sh. Kewal Krishan S/o Sh. Gian Singh R/o Malahat. All these trees were found felled after obtaining proper permission from the competent authority and the produce of these trees were exported with proper permission. No illicit felling was detected on the spot. He has also reported that after receiving the letter No. 1040-41 dated 29.04.2022 from the office of replying respondent the matter was again enquired into through Range Forest Officer, Una who had submitted his report vide his letter No. 227 dated 19.05.2022 stating that Indu Walia, Harsimar Singh, Ravi Kumar, Sucha Singh and Jasbir Singh were leveling their private land on which some trees of Japani Toot, Simbal and Tuni were found felled. Accordingly, forest field staff have chalked out damage reports and recovered an amount of Rs.1,01,000/- as penalty from the offenders.


 Deputy Commissioner
 Una, District Una (H.P.)



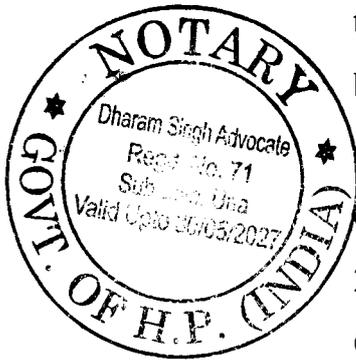
5. That the contents of para No. 5 need no submissions from the replying respondent. It is however submitted that the detailed report of Divisional Forest Officer Una has been mentioned in para supra.

6. That the contents of para No.6 relate to respondent No.4, hence call for no submissions from the replying respondent.

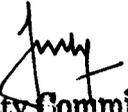
7. That in reply to para No.7 it is submitted that as mentioned in para supra the Divisional Forest Officer Una has reported that the forest field staff have chalked out

damage reports and recovered an amount of Rs.1,01,000/- as a penalty from the offenders.

8. That the contents of para No.8 need no submissions from the replying respondent.
9. That the contents of para No.9 are admitted to be correct being a matter of record. It is submitted that after receiving the notice dated 05.08.2022 i.e. Annexure A-12 from the present applicant the matter was got enquired through the SDO (Civil) Una & DFO Una and on the basis of the joint inquiry report received from them the reply of said notice was sent to the present applicant vide office letter No. DCU/LFA/Complaint/2022-152910 dated 24.08.2022 i.e. Annexure A-13 annexed with the present Original Application.



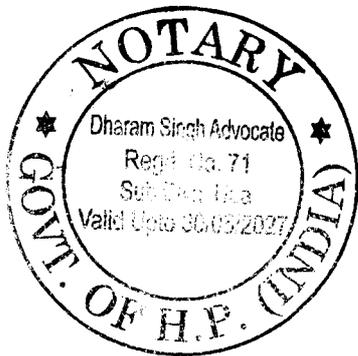
10. That the contents of para No.10 are wrong, incorrect and hence vehemently denied.


Deputy Commissioner,
Una, District Una (H.P.)

11. That the contents of para No.11 are admitted to be correct being a matter of record. However, it is submitted that the Real Estate Regulatory Authority vide order dated 11.07.2022 passed in complaint No. HPRERA2022003 (copy annexed as **Annexure R-III**) has restrained respondent No.1 i.e. Smt. Indu Walia from advertising/marketing, booking, selling or offering for sale or inviting persons to purchase in any manner any plot apartment or building owned by the above respondent in Mauja Malahat, District Una without getting the project registered with the Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016. Further, the Chairperson H.P. Real Estate Regulatory Authority, H.P, Shimla vide letter No. HPRERA2022003/784 dated

22.07.2022 (copy annexed as **Annexure R-IV**) had asked the Deputy Commissioner Una to direct the concerned Sub Registrar not to register the sale deed of land comprised in Khata/ Khatauni No. 23/28 of Khasra No. 3667/2858 measuring 00-44-99, Khasra No. 2860 measuring 00-15-34, Khasra No.2862 measuring 00-15-35, Khasra No.3153/2874 measuring 00-43-24, Khasra No. 3421/2875 measuring 00-26-10, Khasra No. 3423/2875 measuring 00-71-56, Khasra No. 3548/2894 measuring 01-08-44. In khata khatauni No. 26/31 of Khasra No. 3549/2894 measuring 02-13-25. In Khata/Khatauni No. 318/149 of Khasra No. 2804 measuring 00-03-24. In Khata/ Khatauni No. 45/51 of Khasra No. 2895 measuring 00-54-49. In Khata/ Khatauni No. 362/489 of Khasra No. 2861 measuring 00-05-13. In Khata/ Khatauni No. 177/727 of Khasra No. 2750 measuring 00-07-46. In khata/khatauni No. 289/380 of Khasra No. 2857 measuring 00-07-42. In khata/khatauni No. 267/354 of khasra No. 2805, 2813 measuring 00-29-54. In khata/ khatauni No. 484/683 of Khasra No. 3305/2844 measuring 00-19-77. In khata/ Khatauni No. 367/499 of Khasra No. 2863, 2864 measuring 00-19-54 total of all measuring 7-70-34 approximately 200.60 kanals in mauja Malahat, District Una, H.P. till further directions of the Authority. It is pertinent to mention here that after receiving the order dated 11.07.2022 i.e. Annexure A-14 and order dated 27.09.2022 i.e. Annexure A-15 passed by RERA the same were sent to the Sub Registrar, Una District Una vide office letter No. DRU/HRC/RERA/3506 dated 19.08.2022 (copy annexed

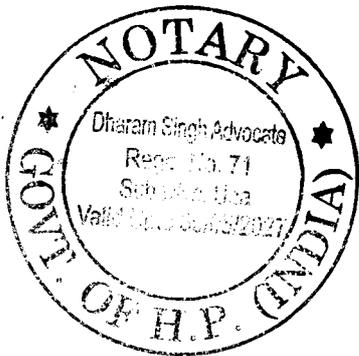

Deputy Commissioner,
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as **Annexure R-V**) and letter No. DRU/HRC/RERA/5047 dated 07.12.2022 (copy annexed as **Annexure R-VI**) for further compliance. It is submitted that the Tehsildar, Tehsil Una vide his above referred office letter No. 2748/OK dated 16.12.2022 (copy already annexed as Annexure R-I) has reported that the Patwari Patwar Circle Malahat Tehsil & District Una vide his separate report dated 16.12.2022 has reported that in compliance of stay order of RERA qua the properties of Smt. Indu Walia, a red note has been made vide rapat No. 544 dated 29.07.2022 over the jamabandi of Mohal Malahat and further a red note has also been made vide rapat No. 102 dated 15.11.2022 over the jamabandi of Mohal Bharolian Khurd Tehsil & District Una (H.P.).

12. That in reply to para No.12 it is submitted that after receiving the notice along with copy of the order dated 14.11.2022 from this Hon'ble Tribunal the reports of Divisional Forest Officer Una District Una, the Assistant Town & Country Planner, Una District Una, the Sub Divisional Officer, Pollution Control Board, Una and the Mining Officer Una were sought vide this office letter No. 104-106/ADC/LFA dated 28.11.2022 (copy annexed as **Annexure R-VII**). The Assistant Town Planner, Sub Divisional Town Planning Office cum Member Secretary Special Area Development Authority Una vide his letter No. SDTP (U) E-26/Bhavak Parashar/NGT Case/22-524 dated 06.12.2022 (copy annexed as **Annexure R-VIII**) has reported that the Special Area Una as well as Special Area Development Authority has been constituted under the provisions of Himachal Pradesh Town and Country


Deputy Commissioner,
Una, District Una (H.P.)



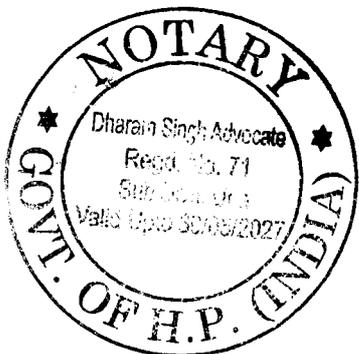
Planning Act, 1977 (Act No.12 of 1977). Hence the provisions of Himachal Pradesh Town and Country Planning Act, 1977 (Act No.12 of 1977), Rules, 2014 (amended) and the regulations of Development Plan Una are applicable as well as H.P. Real Estate Regulation Act, 2016 in the ambit of Special Area, Una. He has also reported that un-authorized development of land in village Malahat Tehsil & District Una has been detected and action under Section 39 of the Himachal Pradesh Town and Country Planning Act, 1977 (act No.12 of 1977) has been taken and a notice under Sub Section (1) of Section 39 of above said act was issued to Smt. Indu Walia r/o House No. 108 Vasant Vihar, Rakkar Colony, Tehsil & District Una vide letter No. SADA (Una) Complaint file/UAC/Notice No. 458/2019-213-16 dated 31.07.2019 with copies to Executive Engineer, H.P. SEBL Division Rakkar Colony, Executive Engineer Irrigation and Public Health Department Division No.1, Una and Division Forest Officer, Forest Department Una. In response to the above notices, Smt. Indu Walia submitted her reply on 06/07/2020 with a statement that the land in question situated at Village Malahat is being developed for own/personal use and plan for sub division of land under HPTCP Act shall be submitted very soon. A letter has been issued to Smt. Indu Walia vide No. SADA (Una) Complaint file/UAC/Notice No. 458/2019-69 dated 15.07.2020 with a direction to submit the case for sub division of land as well as reminder vide No. 474-77 dated 06.02.2021. He has further reported that the further course of action under the provisions of above said act has been


Deputy Commissioner,
Una, District Una (H.P.)



initiated under sub Section (2) of Section 39, Sub Section (1) of Section 39 –A & under Section 39 B vide notice No. 458/19-239-41 dated 13.08.2019, 282 dated 2/9/2019 & 614-15 dated 18.02.2020 respectively. The Assistant Town Planner, Sub Divisional Town Planning Office-cum- Member Secretary Special Area Development Authority, Una District Una vide his above referred letter has also reported that on receipt of complaint dated 07.03.2022 from Shri Bhavak Parashar, the matter was examined and decided it to put up in the house of SADA, Una in ensuring meeting to apprise the house with factual position. The meeting of Special Area Development Authority, Una held on 11.05.2022 under the Chiarmanship of Chairman of above said authority cum- Deputy Commissioner Una and after detail discussion, the house constituted an administrative committee under the chairmanship of worthy Sub Divisional Officer (Civil), Una to conduct a joint site inspection. Site Inspection was conducted on dated 30.05.2022 by the constituted Committee and the Chairman of said Committee directed all the members to submit the Action taken report to the Member Secretary of said Committee at the earliest so that a consolidated report can be submitted to the worthy Deputy Commissioner Una-cum- Chairman, Special Area Development Authority. The Mining Officer, Una vide his letter No. Udyog-Bhu (Khani-4)-UNA-1497 dated 06.12.2022 (copy annexed as **Annexure R-IX**) has reported that the area in question was inspected on 30.05.2022 by the Committee formed vide order No. SADA (Una)/Meeting/S-4/Vol.-VIII/2021-44-52 dated

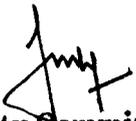
Deputy Commissioner,
Una, District Una (H.P.)

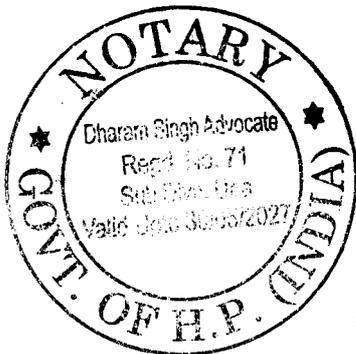


15.05.2022 and only cut & fill work over private land was observed by the Committee.

REPLY TO THE GROUNDS OF COMPLAINT: -

1-5 That in reply to paras No.1 to 5 it is submitted that as per report received from the Regional Officer, H.P. State Pollution Control Board, Una, District Una vide his office letter No. HPSPCB/RO/Una/OA No. 807 of 2022/2022-3019 dated 17.12.2022 (copy annexed as **Annexure R-X**), a complaint was received by him from the application Shri Bhavak Parashar vide letter dated 22.07.2019 regarding illegal felling of trees and leveling of hills for unauthorized construction of colonies without permission. In response to the complaint, the impugned site was inspected on 25.07.2019 by the Environmental Engineer along with Junior Environmental Engineer, HPSPCB Una and during the inspection on 25.07.2019 it was found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway was being carried out with the help of JCB's & Pokland machines. As the allegations in the complaint were regarding the illegal felling of trees and levelling of hills for unauthorized construction of colonies without permission of competent authorities i.e. Divisional Forest Officer Una, the Member Secretary, Special Area Development Authority (SADA), Una, Assistant Town Planner and Mining Officer Una for taking necessary action in the matter. He has also reported that the site in question falls


Deputy Commissioner,
Una, District Una (H.P.)

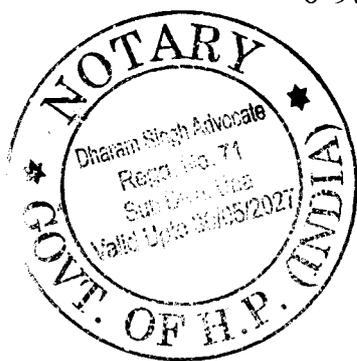


under the ambit of the Special Area Development Authority, Una and as per the information received from the Special Area Development Authority Una vide letter dated 17.12.2022 the site in question has not been approved by SADA for the construction project. At present, neither the owner of the land has applied for the consent of the Board for the construction of the building project nor the State Board has granted consent to any project under Water Act, 1974 and Air Act, 1981 at the site in question. He has further reported that the site was recently inspected by him on 15.12.2022 along with JEE-II, HPSPCB, and Una and during the inspection, no activity of construction of colony/building/ projects was started as yet and only land development/ levelling work was being carried out at the site. He has intimated that the State Board shall keep a vigil on the site and ensure compliance with the Water Act, 1974 and Air Act, 1981 in case any commercial building project is constructed at the site.


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 Una, District Una (H.P.)

- 6-9. That the contents of paras No.6-9 relate to the anticipated effect of the project on wildlife, plants and aquatic species of the area, which pertain to and calls for the reply of the Forest Department i.e. respondent No. 4. It is however submitted that as per the above-referred report of the Divisional Forest Officer, Una Division received vide letter No. 9773 dated 03.12.2022 forest field staff have chalked out damage reports and recovered an amount of Rs.1,01,000/- as penalty from the offenders.

PRAYER:



In view of submissions made hereinabove and facts & circumstances of the case, it is, therefore, prayed that the Original Application may kindly be dismissed qua the replying respondent.

Through

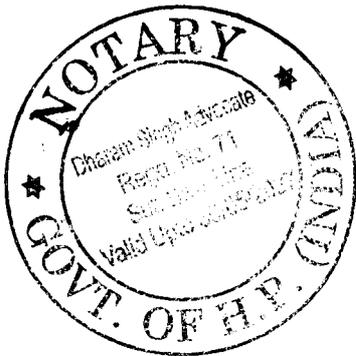


Respondent No. 2
~~Deputy Commissioner,~~
Una, District Una (H.P.)

Place: Una
Dated: 16.01.2023



Manish Kumar Advocate
Panel Counsel
For the State of H.P
S-138, LGF, G.K-1
New Delhi, Ph:9971493975
E-mail: chambersofmanishkumar@gmail.com



BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH AT NEW DELHI.

ORIGINAL APPLICATION No. 807 of 2022

IN THE MATTER OF: -

Bhavak Parasher Applicant

Versus

Smt. Indu Walia & Ors. Respondents

AFFIDAVIT

I, Raghav Sharma S/o Shri Matadeen Sharma, aged 35 years, permanent resident of House No. U-1, JDA Flats, Behind Satelite Hospital, Sethi Colony, Jawahar Nagar, Jaipur, Rajasthan presently, working as Deputy Commissioner, Una District Una (H.P.) do hereby solemnly affirm and declare as under:-

1. That the accompanying reply to the OA No. 807 of 2022 has been prepared and drafted at my instance and the contents of para no. 1 to 9 of the reply are true and correct to the best of my knowledge as per information derived from the official record and legal advice received.

That no part of it is false and nothing has been concealed therefrom.

[Signature]
Deputy Commissioner,
Una, District Una (H.P.)
Deponent

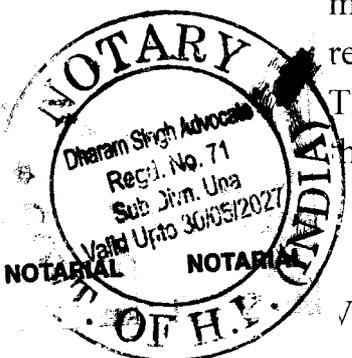
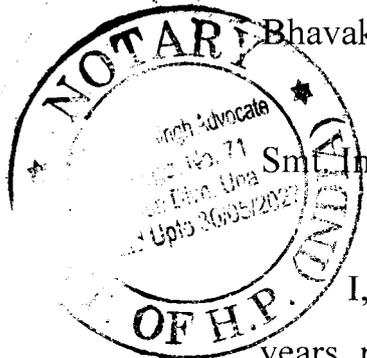
Verification:-

That I the above-named deponent do hereby further state, verify declare on oath that the contents of the above affidavit are true and correct to the best of my knowledge and belief. No part of the same is false and nothing material has been concealed therefrom.

certified that this.....*Aff* Verified at Una today on *10th* day of January, 2023
presented for attestation by Sh. *Raghav Sharma*
to Sh. *Matadeen Sharma*
residing at *Una*
D. C. *Self*
and who is *Self*
or whose name is entered
at serial *78* on date *10/01/23*
time at *Una* (Place)

[Signature]
Deputy Commissioner,
Una, District Una (H.P.)

ATTESTED
[Signature]
NOTARY



78
10/01/23

(13)

From

The Tehsildar,
Una, District Una (H.P.).

To

The Deputy Commissioner,
Una, District Una (H.P.)
No. 2748/O.K.
Dated: 16.12.2022

Sub: -

Order in Original Application No. 807/2022 titled as Bhavak Parasher –
Application versus Smt. Indu Walia & Ors. respondent.

Sir,

Please refer to your office letter No. 114/ADC/LFA dated 14.12.2022, on the
above noted subject.

In this regard, it is submitted that the matter was enquired into through the
Patwari, Patwar Circle Malahat, Tehsil & District Una (H.P.) and as per report received from
him according to jamabandi for the year 2015-2016 of Mohal Malahat, 06-61-65 hectare (172
Kanals 6 marlas) land is recorded in the name of Smt. Indu Walia daughter of Mohal Lal son of
Wadava Mal and as per jamabandi for the year 2017-18 of Up Mohal Bharolian Khurd, 01-12-
88 hectare (29 Kanal 8 marlas) land is recorded in the name of said Indu Walia and further as
per jamabandi for the year 2018-19 of Up Mohal Malahat Nagar, 1323-69 square decimeters (3
Kanals 9 marlas) land is recorded in the name of said Indu Walia. As such, total 07-87-76
hectare (205 Kanals 3 marlas) land is recorded in the name of said Smt. Indu Walia daughter of
Shri Mohan Lal son of Wadava Mal in Patwar Circle Malahat, Tehsil & District Una (H.P.). It is
further submitted that as per report of the said Patwari, plotting has been made in Up Mohal
Malahat Nagar but no plotting has been made in Mohal Malahat and Mohal Bharolian Khurd.

It is further submitted that the said Patwari vide his separate report dated
16.12.2022 has reported that in compliance of stay order of RERA qua the properties of Smt.
Indu Walia, a red note has been made vide rapat No. 544 dated 29.07.2022 over the
jamabandi of Mohal Malahat and further a red note has also been made vide rapat No. 102
dated 15.11.2022 over the jamabandi of Mohal Bharolian Khurd Tehsil & District Una (H.P.).
The reports of said Patwari are also enclosed for favour of information & further necessary
action please.

Yours faithfully,

[Signature]
Naiti, Tehsildar Una,
District Una (H.P.)

Encls:- As above.

ATTESTED

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

20380192

17/12/22

ADC/LFA

ADC
17/12/22

17/12

सीमाना जल,

निवेदन है कि आमदा आदेश की पालना में बाधक बनाने वाले शासक रिकार्ड प्राप्त गमा कि RERA डाटा सीमा के लिए लिखा की गमा पर लगे गेटे stay order की पालना में अपर नं 544 दिनांक 29/07/2022 मंडल मलाहर व अपर नं 102 दिनांक 15/11/22 मंडल मंडोलीमा खुर्द में वर्ज करके जमावदियों में बकाया खुर्दी नीर दिमा जा चुका है। अतः रिपोर्ट आगामि कार्यालय हेतु सेवाये है।



Patwari Rajesh Moudgil

P.C.

Date:

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

आपका आदेश की पालना में बाद धानवीन
 राजेश्वर रिपोर्ट याप्रा गमा कि श्रीमति ईन्दु बासिया पुत्री
 मोहन लाल कुत वधावा मल के नाम पत्वारिह
 मलाहर के मद्याल मलाहर में कुल 06-61-65 हे
 (172 कनाल 6 मरले) व मद्याल मडोलिया खुर्द में
 04288 हेक्ट (29 कनाल 8 मरले) व उपमद्याल मलाह
 नाम में 1323-69 वगे ई.पी. (3 कनाल 9 मरले) कुल
 07-87-76 हेक्ट (205 कनाल 3 मरले) मति कर है।
 उप मद्याल मलाहर नाम में एलारिंग की गई है।
 जबकि मद्याल मलाहर व मद्याल मडोलिया खुर्द में
 एलारिंग नहीं की गई है।

अतः रिपोर्ट आगामी कागवाही हेतु लवाये

(Signature)
 18/12/22
 (पत्वारिह)

पत्वारिह नूर: मलाहर
 नदमील व जिला कनाल
 (ह.प.)

ATTESTED

(Signature)

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

17

ऑर :- वदन S-नं. 20813 खेत एनल का नम्बर 20812 3423
 2011 को स्वीकार है।
 नख) 0 रु में दिनांक 12-10-2011 को स्वीकार है।
 दिनांक 28-05-2012

ऑर :- वदन S-नं. 21000 खेत एनल का नम्बर 20812 3423
 2011 को स्वीकार है।
 नख) 0 रु में दिनांक 12-10-2011 को स्वीकार है।
 दिनांक 28-05-2012

ऑर :- वदन S-नं. 21000 खेत एनल का नम्बर 20812 3423
 2011 को स्वीकार है।
 नख) 0 रु में दिनांक 12-10-2011 को स्वीकार है।
 दिनांक 28-05-2012

ऑर :- वदन S-नं. 21000 खेत एनल का नम्बर 29/07/2022 को
 खेत एनल के शीमले इन्ड वासिमा एनल नोडन एनल
 एनल वदाला नस के लिहाज Real Estate Regulatory
 Authority, Annexe Building, Mayitha House near H.P.
 Sect. Shimla - 21 का आदान बिसवा एनल नोडन एनल
 एनल एनल बारी/संभारिणग from advertising/multiplex
 booking, selling on offering for sale on writing persons to
 purchase in any manner any plot, apartment or building
 owned by above respondents in maysa market Dist Una
 without getting the prior Dec-2022 order with the Authority
 as per Section 3, of the Real estate (Regulation & Development)

Patwari Rajesh Moudgil
 P.C. ...
 29/07/2022

SUPERSTND
 Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

खतनी नं. नाम कारतकार व एहवाल नाम पार व दीगर नम्बर खसरा शत रकबा हर खेत व मिजान मय किस्म किस्सा या पैमाना हकीयत कैशियत
लागान जो मुजारा अदा करता है व वसायल आबापशी अरानी मीटिक इकाईयां में व तरीका बाध
तफसील एकर व तादाद

18

केवल जानकारी हेतु

केवल जानकारी हेतु

Executed sale/ conveyance

Deed. Vide Reg.No. 1635/2021

Dated: 03/11/2021 In Favour

श्री श्री रावल रजु शरी राम

(शुद्ध गज पाल राम)

(Indu Walia गज Mohan Lal

गज Vadhawa Mal Has

Executed sale/ conveyance

Deed. Vide Reg.No. 52/2021

Dated: 12/01/2021 In Favour

श्री सविन्दर कौर वन्दी फौज

गज Bachlar Singh)

(Indu Walian गजी Mohan Lal

गज Badhawa Mal Has

Executed sale/ conveyance

Deed. Vide Reg.No. 53/2021

Dated: 12/01/2021 In Favour

श्री रुक्सन कौर वन्दी Suchha

Singh गज Malkival Singh)

(Gurdeep Singh गज Rattan

singh गज Jamal Singh Has

Executed instrument of

settlement Deed. Vide Reg.

No. 586/2021 Dated: 19/04/

2021 In Favour Of Amanjit

Singh गज Gurdeep Singh

गज Rattan singh)

ATTESTED

यह नकल राजस्व विभाग, हि.प. के केंद्रीय सर्वे पर उपलब्ध डाटा से 17/12/2022 03:53 PM समय पर बनाई गई है।
To Verify/Validate ROR copy, please visit the URL <https://himbhoomilnk.nic.in/ViewLandRecords.aspx> and enter your Receipt No 20226381120.

दिनांक: 17-Dec-2022

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

पृष्ठ संख्या: 12

निकनोट : हिमाचल प्रदेश - शिमला

खतीनी नं. नाम कारतकार व परबाल
लागान जो मुजारा अदा करता है व
तकसीर शहर व तादाद

नाम चार व दीगर नम्बर खसरा हाल
वसायल आबपाथी

रकबा हर खेत व भिजान मय किस्म हिस्सा या पैमाना रकियत कैरियत
अराजी मीटिक इकाईयां में व तरीका बाण्ड

श्री Badawa Mal Has

Executed sale/ conveyance

Deed. Vide Reg.No. 156/2019

Dated: 28/01/2019 In Favour

Of Vijay Kumar पत्नी

Narander Sharma श्री Jasi

(Bani)

श्री श्री Mohan Lal श्री

Badhawa Has Executed sale/

conveyance Deed. Vide Reg.

No. 242/2019 Dated: 08/02

2019 In Favour Of Jasvir

Singh श्री Hazura Singh

श्री Nandan Singh,

श्री Walian श्री Mohan Lal

श्री Badhawa Mal Has

Executed sale/ conveyance

Deed. Vide Reg.No. 404/2019

Dated: 06/03/2019 In Favour

Of Nand Kishor श्री Ugar

Sen श्री Sidhu Ram,

श्री Walian श्री Mohan Lal

श्री Badawa Has Executed

sale/ conveyance Deed. Vide

Reg.No. 673/2019 Dated: 23/

04/2019 In Favour Of

Palwinder Singh श्री Prem

Singh श्री Banta Singh,

श्री Walian श्री Mohan Lal

श्री Badawa Has Executed

sale/ conveyance Deed. Vide

Reg.No. 906/2019 Dated: 01/

06/2019 In Favour Of Suman

19

केवल जानकारी हेतु

केवल जानकारी हेतु

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

निकनट : हिमाचल प्रदेश - शिमला

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 10

खतीबी नं. नाम कारतकार व पदवाल
लागान जो मुजारा अदा करता है व
तकसील शहर व तदाद

नाम चाह व दीगर नम्बर खसरा हल
बसावल आवपारी

रकबा हर खेत व भिजान मय किस्म हिस्सा या पैमाना इकीयत
अराजी मीट्रिक इकाईयां में

व तरीका बाण

कैरियत

खेत रजा के नम्बर खसरा 34231
2875 रकबा 0-71-56 है. का 23041
7156 भाग बकदर 0-23-04 है
मिर्जागिब शीमति इन्दू बाबिया
श्री मोहन लाल बहक जसवीर सिंह
पुत्र हजरा सिंह पुत्र नरें
सिंह दिनांक 24-04-2018 को
स्वीकार है
नां. वस्ये इ.न. 1995 है खेवट
के नम्बर खसरा 3153/2874 रकबा
तदादी 0-43-24 है का 960/4324
भाग बकदर रकबा 0-09-605 है सिन
जागिब शीमति इन्दू बाबिया
श्री मोहन लाल बहक फौजा सिंह
पुत्र बसिब सिंह पुत्र बाबा
सिंह दिनांक 24-02-2021 को
स्वीकार है।
नां. वस्ये इ. न. 1996 है खेवट
रजा के नम्बर खसरा 3153/2874
रकबा तदादी 0-43-24 हैवट का
768/4324 भाग बकदर रकबा -07-68
हैवट भिजानिब शीमति इन्दू
बाबिया पुत्री मोहन लाल बहक
शीमति रकसोन कौर पत्नी
सुज्या सिंह पुत्र मलकीयत सिंह
दिनांक 24-02-2021 स्वीकार है।
Indu Walian पुत्री Mohan
Lal पुत्र Badhawa Has
Executed sale/ conveyance
Deed. Vide Reg.No. 2282/2018
Dated: 18/12/2018 In Favour
Of Gandeep Singh पुत्र
Baiten Singh पुत्र Jamal

20

123

केवल जानकारी हेतु

केवल जानकारी हेतु

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

निकोटे : हिमाचल प्रदेश - शिमला

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 8

खरीदी नं. नाम कारतकार व परवाल
नामान जो मुजारा अदा करता है व
तफसील खर व तादाद

नाम चार व दीनर नम्बर खराय हाल
वसायल आवपायी

रकबा हर खेत व भिजान मय किस्म हिस्सा या पैमाना इकीयत
अराजी मीटिक इकाईयां में व तरीका बाख

कैफियत

21

केवल जानकारी हेतु

केवल जानकारी हेतु

Lata श्री Vardar Kumar

श्री Deena Nathi

Lindu wallia श्री Mohan Lal

श्री Badadawa Mal Has

श्री Executed sale/ conveyance

Deed. Vide Reg.No. 286/2020

Dated: 15/02/2020 In Favour

Of Nand Kishor श्री

Wagarsein श्री Sidhu Raml

Lindu Wallian श्री Mohan Lal

श्री Badawa Mal Has

श्री Executed sale/ conveyance

Deed. Vide Reg.No. 886/2020

Dated: 22/07/2020 In Favour

Of Mool Rai श्री Sukhmandan

श्री Ram Rakhal

Lindu Wallian श्री Mohan Lal

श्री badhawa mal Has

श्री Executed sale/ conveyance

Deed. Vide Reg.No. 1633/2021

Dated: 03/11/2021 In Favour

Of Nareesh Kumar shamma श्री

Kishan Chand श्री Kanishi

Lindu Wallian श्री mohan Lal

श्री badawa mal Has

श्री Executed sale/ conveyance

Deed. Vide Reg.No. 1634/2021

Dated: 03/11/2021 In Favour

Of Puran Chand Sharma श्री

Sohan Lal श्री Nanak

Chandl

Lindu wallian श्री Mohan Lal

श्री Badhawa mal Has

कृतीनी नं. नाग कारतकार व परवल
नागान जो मुजाय अदा करता है व
तफसील शरर व तादद

नाम शर व दीनर नननर खसरा शरल
वसायल आवापारी

रकबा हर खेत व नलान मय कलरम हलरसा या पैमाना रकीयत
अराजी मीटलक इकाईयां में व तरीका बाड

कैकलरत

मोहन लाल वरक श्रीमती अनदीया
केंवर पन्नी राजेशवर सिंह दल्लांक

01-05-2019 को रसीकार है।

नादर वरुये ई नं 1882 बै

खुआ नं. ख. 3665/2858 रकबा
ताददी 0-06-48 हैकट. का

200/648 भाग वकदर 0-02-00

हैकट. नलनानलव

श्रीमती ईन्दू वललया पुत्री

मोहन लाल वरक पलवलदर सिंह

पुन प्रेम सिंह दल्लांक 01-

05-2019 को रसीकार है।

नोट- वरुये ई नं 1915 बै दलारा

खुवट रजा का नं. ख. 3423/2875

रकबा ताददी 0-71-56 हैकट. का

284/7156 भाग वकदर 0-03-84

हैकट.

नलनानलव श्रीमती ईन्दू वललया

पुत्री मोहन लाल वरक श्रीमती

वललय कुमारी पन्नी नरेन्दर

शर्या दल्लांक 09-10-2019रसीकार

है

नोट- वरुये ई नं 1922 बै

दलारा खुवट रजा का नं. ख. 3423/

2875 रकबा ताददी 0-71-56 हैकट

का 384/7156 भाग वकदर 0-03-84

हैकट. नलनानलव

श्रीमती ईन्दू वललया पुत्री

मोहन लाल वरक श्रीमती वलय

कुमारी पन्नी नरेन्दर शर्या

दल्लांक 09-10-2019 को रसीकार

है।
नोट- वरुये ई नं. 1955 बै खुवट

केवल जानकारी हेतु

केवल जानकारी हेतु

UNPES

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

22

खतीनी नं. नाम काररकार व पुरवाल
तामान की मुजारा अदा करता है व
तकसील भरु व तादाद

नाम चारु व दीपार नम्बर खसरा हाल
वसावाल आनवाणी

रकबा हर खेत व भिजान ..
अराजी भीटिक इकाईयों में

सम हिस्सा या पैमाना हकीयत
व तरीका बाछ

कैफियत

23

केवल जानकारी हेतु

केवल जानकारी हेतु

Singh),

ईन्दु पत्नी मोहन लाल पुत्र

वसवार Has Executed sale/

conveyance Deed. Vide Reg.

No. 421/2018 Dated. 12/03/

2018 In Favour Of जसवीर सिंह

पुत्र हजारा सिंह पुत्र जसोरा

सिंह,

Indu Walian पुत्री Mohan Lal

पुत्र Badawa mal Has

Executed sale/ conveyance

Deed. Vide Reg.No. 153/2019

Dated: 28/01/2019 In Favour

Of Anita Kanwar पत्नी

Rajeshwar Singh पुत्र Ranjeet

singh),

Indu Walian पुत्री Mohan Lal

पुत्र Badawa mal Has

Executed sale/ conveyance

Deed. Vide Reg.No. 154/2019

Dated: 28/01/2019 In Favour

Of Anita Kanwar पत्नी

Rajeshwar Singh पुत्र Ranjeet

singh),

Indu Walian पुत्री Mohan Lal

पुत्र Badawa Mal Has

Executed sale/ conveyance

Deed. Vide Reg.No. 155/2019

Dated: 28/01/2019 In Favour

Of Vijay Kumari पत्नी

Narender Sharma पुत्र Jasi

Ram),

Indu Walian पुत्री Mohan Lal

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

अतीनी नं. नाम कारतकार व परवाल
तामान जो मुजारा अदा करता है व

नाम थार व दीपार नम्बर खसरा हाल
वसायल आबथाणी

रकबा हर खेत व निजान मय किस्म हिस्सा या पैमाना हकीयत
अराजी मीटिक इकाईयां में व तरीका बाड

कैशियत

24

वहक सतीश कुमार पुत्र श्रीमति

शीला देवीदिनांक 01-09-2017 को

स्वीकार है।

नोट- वसये ई. नं. 1712 वें दवारा

दिया गया नोट सहजत मालत लिखा

गया है उसकी सही नोट इस प्रकार

पुत्रा जारे नोट- ई. नं. 1712 वें खेवट

हला का नम्बर

खसरा 3667/2858 रकबा 0-44-99

ई. का 192/4499 भाग वकदर 0-

01-92 है. मिनजानिव श्रीमति

इन्दु पुत्री मोहन लाल वहक

राकेश कुमार पुत्र श्रीमति

गुरमेल देवी दिनांक 01-09-

2017 को स्वीकार है

नोट- वसये ई. नं. 1869 है

दवारा खेवट हला का नं. ख. 3667/

2858 रकबा तादादी 0-44-99

हैकट. का 230/4499 भाग वकदर

0-02-30 हैकट. मिनजानिव

श्रीमति इन्दु बालिया पुत्री

मोहन लाल वहक गुरदीप सिंह पुत्र

रतन सिंह दिनांक 10-01-2019 को

स्वीकार है।

नोट- वसये ई. नं. 1873 है

दवारा खेवट हला का नं. ख. 3667/

2858 रकबा तादादी 0-44-99

हैकट. का 180/4499 भाग वकदर 0-

01-80 हैकट.

मिनजानिव श्रीमति इन्दु बालिया

पुत्री मोहन लाल वहक नन्द किशोर

पुत्र उमसेन दिनांक 27-03-

2019 को स्वीकार हो चुका है।

केवल जानकारी हेतु

केवल जानकारी हेतु

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

खतीनी नं.
नाम कातकार व पदनाम
लागान जो मुजरा अदा करता है व
तकसील शहर व तादाद

नाम गाह व दीगर नम्बर खसरा शाल
वसायल आवथाणी

रकबा हर खेत व भिजान मय किस्म हिस्सा या पैमाना हकीयत
अराजी मीटिक इकाईयां में व तरीका बाण

कैशियत

25

हजा का नम्बर खसरा 2862 रकबा 0-
15-34 है. सालम रकबा

मिनजागिनव श्रीमति इन्दू वालिया

पुत्री मोहन लाल वहक श्रीमति

सुजन लता पुत्री बरिन्द कुमार

दिनांक 29-09-2020 को स्वीकार

नोट- वरुये ई.नं. 1960 वं खेवट

खसा का नम्बर खसरा 2862 रकबा 0-

15-35 है. सालम मिनजागिनव

श्रीमति इन्दू वालिया पुत्री

मोहन लाल वहक मलराज पुत्र

सुजनलदन पुत्र रामरखा दिनांक

23-08-2020 को स्वीकार है।

नोट- वरुये इ.नं. 2004 वं खेवट

का के नख3153/2874 रकबा

तादादी 0-43-24 है का 384/4324

भाग वकदर 0-03-84 है मिन जानिव

श्रीमति इन्दू वालिया पुत्री

मोहन लाल वहक श्रीमति निधि सोनी

पुत्री प्रदीप कुमार पुत्र राम

सस्य दिनांक 24-02-2021 को

स्वीकार है।

नोट- वरुये ई.नं. 1957 वं खेवट

हजा के नम्बर खसरा 3665/2858

रकबा तादादी 0-06-48 का 50/648

भाग वकदर 0-00-50 है. मिनजागिनव

श्रीमति इन्दू वालिया पुत्री

मोहन लाल वहक नन्द किशोर पुत्र

उमसेन पुत्र सिद्ध राम

दिनांक 03-07-2020 को स्वीकार

है।

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

निकोट : हिमाचल प्रदेश - शिमला

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 7

खतबी नं. नाम कारदकार व पदवाल
नामान जी मुजारा अदा करता है व नाम चाह व दीगर नम्बर बसारा हान
तफसील शरह व तादाद वसायल आदपायी रकबा हर खेत व भिजान मय किस्म
अराजी शीटिक इकाईयाँ में अराजी शीटिक इकाईयाँ में व तरीका बाण
रिस्सा या पैमाना इकीयत कैभियत

26

केवल जानकारी हेतु

केवल जानकारी हेतु

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

नोट- वरखे ई. नं. 1873 है
द्वारा खेत रजा का नं. ख. 3665/
2858 रकबा तादादी 0-06-28
है का 120/648 भाग वकदर 0-
01-20 हैकट.
मिनजानिव श्रीमति ईन्दु बालिया
पुत्री मोहन लाल वरक नन्द किशोर
मा 37सेत दिनांक 27-03-
2019 को स्वीकार हो चुका है।
नोट- वरखे ई. नं. 1874 है
द्वारा नं. ख. 3423/2875 रकबा
तादादी 0-71-56 हैकट. का 768/
7156 भाग वकदर 0-07-68 हैकट.
मिनजानिव श्रीमति
ईन्दु बालिया पुत्री मोहन लाल
वरक जसवीर सिंह पुत्र हजारा
सिंह दिनांक 17-04-2019 को
स्वीकार है।
नोट- वरखे ई. नं. 1878 है
द्वारा नं. ख. 3423/2875 रकबा
तादादी 0-71-56 हैकट. का 192/
7156 भाग वकदर 0-01-92 हैकट.
मिनजानिव
श्रीमति ईन्दु बालिया पुत्री
मोहन लाल वरक श्रीमति अनीता
कैवर पत्नी राजेशवर सिंह दिनांक
01-05-2019 को स्वीकार है।
नोट- वरखे ई. नं. 1881 है
द्वारा नं. ख. 3423/2875 रकबा
तादादी 0-71-56 हैकट. का 384/
7156 भाग वकदर 0-03-84 हैकट.
मिनजानिव
श्रीमति ईन्दु बालिया पुत्री

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 5

निकनेट : हिमाचल प्रदेश - शिमला

खतानी नं. _____ नाम कारतकार व परबाल
 लक्षण जो मुजारा अदा करता है व
 तफसील धरत व तादाद
 नाम धार व दीगर नम्बर खसरा बाल
 बसायल आवपारी
 रकबा हर खेत व मिलात मय किसम हिस्सा या पैमाना हकीयत
 अरानी मीट्रिक इकाईयां में
 व तरीका बाहर
 कैथियत

27

केवल जानकारी हेतु

केवल जानकारी हेतु

1915 _____ व
 1922 _____ व
 1955 _____ व
 1967 _____ व
 1960 _____ व
 1995 _____ व
 1996 _____ व
 2004 _____ व

नोट- वरस्ये ई.न. 1628 वें खेत
 रजा का नम्बर खसरा 3153/2874
 रकबा 0-43-24 है. का 1800/4324
 भाग वकदर 0-18-00 है.

मिनजानिव श्रीमति
 लुन्दुवातिया पुत्री मोहन लाल
 वरक श्रीमति रक्सौल कोर पत्नी
 सूर्या सिंह 1/3भाग श्रीमति
 नरिन्दर कोर पत्नी लालर सिंह 1/

3भाग फौजा सिंह पुत्र वीरव
 सिंह 1/3भाग दिनांक 21-07-2016
 को स्वीकार है।
 नोट- वरस्ये ई.न. 1711 वें खेत
 रजा का नम्बर खसरा 3667/2858
 रकबा 0-44-99 है. का 192/4499
 भाग वकदर 0-01-92 है.
 मिनजानिव श्रीमति इन्दर पुत्री
 मोहन लाल वरक सतीश कुमार पुत्र
 श्रीमति शीला देवी दिनांक 01-
 09-2017 को स्वीकार है।
 नोट- वरस्ये ई.न. 1712 वें खेत
 रजा का नम्बरखसरा 3667/2858
 रकबा 0-44-99 है. का 192/4499
 भाग वकदर 0-01-92 है. मिनजानिव
 श्रीमति इन्दर पुत्री मोहन लाल

ATTESTED

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 3

लिकनेट : हिमाचल प्रदेश - शिमला

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

एस.सी.ए रसीद संख्या: 2351164124478735

नाम : A
पिता/पति : A

नकल शुल्क : 1
सेवा शुल्क : 20
कुल शुल्क : 21

मोहाल : मलाहरत

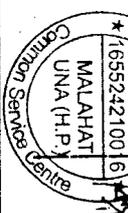
साल : 2015-2016

रकबा ईकाई: है-आ-सै

28

खेट नं.	खेती नं.	नाम भालिक व पहरवाल	नाम कारतकार व पहरवाल	नाम चार व दीगर वसायल आबापशी	नम्बर खसरा हाल	रकबा हर खेत व मिजान खाता मय किस्म अराजी	रकबा ईकाइयां नं	हिस्सा या पैमाना रकीयत व तरीका बाउ	कैफियत
26	31	कुल भाग (21709) श्रीमति ईन्दु बालिया पुत्री मोहन लाल पुत्र बधावा मल (21325) भाग निवासी महारत प्रताप नगर तहसील:हमीरपुर, जिला:हमीरपुर अशोक कुमार पुत्र फकीर चन्द पुत्र सिलखी श्याम (384) भाग निवासी महारत अरनियाला	करजा स्वयं		3549/2894	02-17-09 चईतर		करजा व चला बशरत खेट नं.(1)	नं.ई. कि.ई. 1316 है 1655 आइ रतन 1941 तहसील खाननी नोट- करजा ई.नं. 1655 आइ रतन खेट रजा का नम्बर खसरा 3549/ 2894 रकबा 2-17-09 है का 21325/21709 भागबन्दत 2-13-25 है. सिलखी श्याम ईन्दु अरियाला पुत्री मोहन लाल करत स्टेट बैंक पटियाला शाखा जना करत मुबलिग 20,00,000/- बीस लाख रुपये नं. दिनांक 23-11-2016 को स्वीकार है
16	21								

*रिपोर्ट :- वही खेत नं 544 दिनांक 29/07/2022
खेत नं 31 को भीमसे ईन्दु बालिया पुत्री मोहन लाल
इस बधावा मल के ईकाइयां 3549/2894
के गुणकारी आधुनिक डेटा आगामी 31/5/2011 नं
निकाली है।
restraining from advertising/marketing, book lang, selling or offering
for sale or inviting persons to purchase in any manner any plot
appartment or building owned by above respondent in masjid halat,
Distt. Una without getting the project registered with the Authority,
as per section 3 of Real Estate (Regulation and Development)
Act, 2016, therefore, requested to direct the concerned
Sub- Registrar not to register sale deed of
land till Registration is complete.*



1	2	3	4	5	6	7	8	9
								<p>मोहन लाल 11262 भाग श्रीक कुमार पुत्र श्रीकौर चन्द पुत्र विनोद रास 384 भाग दिनांक 02.12.2019 को स्वीकार है। नोट- वरस्य सुद सौजनसमया ब्रह्मचारी नम्बर 394 दिनांक 24- 06-219 के अनुसार श्रेय रसा का नम्बर बसमा 3549/2894 कबाल 2- 17-09 है. का 21325/21709 भाग वनदर 2-13-25 है. सिनाजानिद स्टेट बैंक परिवारा शाखा असा शक वरक श्रीमति कन्यु वरिषा पुत्री मोहन लाल चन्दे मुद्रादिता 20.00.000/- बीस लाख रुपये के फरक भाग खेत हो चुकी है</p>

29

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Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)



Mohana

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 For Validity Refer : Notific. No.Rev-C(F)/10-1/2009 Dated 14-Feb-2011

Jam04032277136

दिनांक: 17-December-2022

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 2

1	2	3	4	5	6	7	8	9
								<p>श्री Badawa Mal Has Executed sale/ conveyance Deed. Vide Reg.No. 1675/2019 Dated. 03/10/2019 In Favour Of Harshil singh श्री Ram Saran Singh श्री Sant Ram Lindu Walian श्री Mohan Lal श्री Badawa mal Has Executed sale/ conveyance Deed. Vide Reg.No. 633/2019 Dated. 16/04/2019 In Favour Of Uma Samrat श्री Sham P अ श्री Parneshwar Dass.</p>

31

ATTESTED

(Signature)

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)



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To Verify: enter the Copy No above Bar Code at
<https://himbhoomilnk.nic.in>
For Validity Refer : Notific. No.Rev-C(F)/10-1/2009 Dated 14-Feb-2011

Jam04032277137

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

एस.सी.ए रसीद संख्या: 2351164524518306

नाम : A

शिला/पति : A

नकल शुल्क : 1

सेवा शुल्क : 10

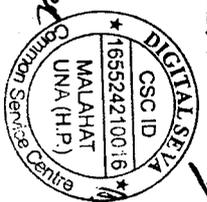
कुल शुल्क : 11

(32)

जिला	: ऊना	साल	: 2015-2016
तहसील	: ऊना	रकबा ईकाई	: है-आ-सै
कानूनगोवत	: जलयां टब्बा		
पटवार वृत	: मलाहत		
हदबस्त नं.	: 206		

खेट नं.	खेती नं.	नाम मालिक व एरवाल	नाम कारतकार व एरवाल	नाम चार व दीवार वसायल आबपाशी	नम्बर खसरा हल	रकबा हर खेत व मिजान खाता मय किस्म अराजी मीट्रीक ईकाइयों में	हिस्सा या धैमाना हकीयत व तरीका बाड	कैफियत
177	227	कुल भाग (2) मस्तिदर सिंह, सुमर सिंह	कलजा स्वयं		2750	00-14-92	ककना व एरवा भावर	नं.ई. 1316 कि.ई. 1438
143	192	सलाचन कुमार, सुभाष चन्द, मनकीयत सिंह पुत्र अनन्त राम पुत्र लामा भाग बराबर (1) भाग श्रीमति इन्दु कालिया पुत्री मोहन लाल भाग शैमति इन्दु कालिया पुत्री मोहन लाल				खईतर	खेट नं. (1)	नं.ई. 1438 कि.ई. 1438
(1)		कुल बराबा मल (1) भाग स्थानिय वासी						

ऑफिस वरम शुल कोसुय्य दिनांक 29/07/2022 को मीमिड ईरुड गोमिा पुनरी
 मीमिड कोसुय्य पुनरी नबामा मय के हिमाचल रील एस्टेट रेगुलैटरी अथोरिटी
 के निर्मादा बरद आइश गारुड मीरिडे "बान्किंग/ रेस्ट्रेनिंग फ्रम अडवर्टिसिंग/
 मार्केटिंग, बोरडिंग, सेलिंग ऑर ऑफरिंग फेर रोल ऑर इविंग पर्सनस ते पुनरचारे
 इन अय मनेर अय प्लॉट अपार्टमेंट ऑर बिल्डिंग्स ऑनरड बा चोर रेस्पॉन्सिबल इन अयिअर
 मलहात, डिस्ट्रिक्ट अन्ड वॉलंत गेटिंग ते प्रोजेक्ट रेगुलैटेड वीथ ते अथोरिटी एसेब
 सेक्शन 3 ऑफ ते रील एस्टेट रेगुलैटरी अन्ड डेवलपमेंट/अक्ट,
 2016, थेरिफेर, रेगुलैटेड ते अलैर ते कन्सर्नड सब-
 रेगुलैटरी नॉट ते रेगुलैटेड सेल ऑफ लार्ज टिले प्लॉट्स
 ओवरस."



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 निकायक : हिमाचल प्रदेश - शिमला
 दिनांक: 17-Dec-2022
 Date: 17/12/2022

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)



राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

एस.सी.ए रसीद संख्या: 2351164624525721

135

जिला : उना
 तहसील : उना
 कानूनगोवर्त : जलयां टब्बा
 पटवार वृत्त : मलाहत
 हदबस्त नं. : 206

मोहाल : मलाहत

एस.सी.ए रसीद संख्या: 2351164624525721
 नाम : A
 पिता/पति : A

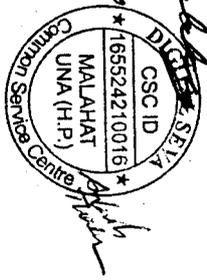
रकबा इकाई: है-आ-सै

नकल शुल्क : 1
 सेवा शुल्क : 10
 कुल शुल्क : 11

साल : 2015-2016

खेट नं.	खतीनी नं.	नाम भालिक व एहवाल	नाम कारतकार व एहवाल	नाम धार व दीनर वसायल आबापारी	नम्बर खसरा शाल	रकबा हर खेत व मिजान खता मय किरम आराजी मीटीक इकाइयां में	हिस्सा या पैमाना हकीयत व तरीका बाछ	कैफियत
267	354	कुल भाग (15) चदन सिंह, राज कुमार भाग बराबर (7) भाग पुत्र व श्रीमति तुला देवी (4) भाग विद्या जलक सिंह पुत्र दयान सिंह श्रीमति इन्दु कालिया पुत्री मोहन लाल पुत्र वधारा मल (4) भाग स्थानिय वासी	कल्या स्वयं		2805	00-64-86 खंडतर 00-45-92 खंडतर 01-10-78	कल्या व चदन बराबर खेट नं. (1)	न.ई. कि.ई. 1306 ई 1316 ईई नोट:- वरख रपट नं. 534 दिनांक 28-05-2012 दयान खेट रजा के नम्बरान
211	303		श्री ३ धरम प्रसन्न शर्मा 29/10/2012 खेट नं. 2813 के मालिक के रूप में खसरा नं. 2813 के मालिक के रूप में		2813	01-10-78		खसरा 2805, 2813 किता 2 का 4/15 भाग जिन जनव श्रीमति इन्दु कालिया पुत्री मोहन लाल बरक K.C.C. Bank, भागा जगा के पास बरने मुवलिग 50,00,000/- रुपये मेंआर पैना हो चुका है।

Real estate regulatory Authority ने निर्धारित आदेश ग्राहक से "barring/restraining from advertising/marketing, broking, selling or offering for sale on written orders & purchase in any manner any plot/development on building owned by above respondents in major markets of district Una without getting the project registered with the authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2015, therefore requested to direct the concerned sub-Registrar not to register sale deed of land till further orders."



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Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

दिनांक: 17-Dec-2022

Date: 17/12/22

पृष्ठ संख्या: 1



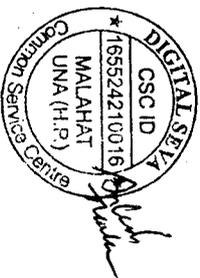
1	2	3	4	5	6	7	8	9
								नोट- वरने & न. 1786 वास्त आबली कुमार पुत्र प्रकाश चन्द मूक वरक प्रभात जोगी पुत्र व शिवदि म्प. जोगी विद्या आबली कुमार भाग वाराणसी दिनांक 25-05-2018 स्वीकार है।

25

ATTESTED



Superintendent Grade-1
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)



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17-December-2022

लोकमित्र : रिमावल प्रदेश - सिमला

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For Validity Refer : Notific. No:Rev-C(F)/10-1/2009 Dated 14-Feb-2011

Jam04032277142



दिनांक: 17-Dec-2022

पृष्ठ संख्या: 2

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

एस.सी.ए रसीद संख्या: 2351164824544725

नाम : A
पिता/पति : A

नकल शुल्क : 1
सेवा शुल्क : 10

कुल शुल्क : 11

जिला : उना
तहसील : उना
कानूनगोवत : जलगां टब्बा
पटवार वृत्त : मलाहरत

मोहाल : मलाहरत

साल : 2015-2016

रकबा इकाई: है-आ-सै

खेच नं.	खेतीनी नं.	नाम मालिक व परवाल	नाम कारतकार व परवाल	नाम चार व दीवार वसायल आबपाशी	नम्बर खसरा हाल	रकबा हर खेत व जिनान खाता मय किस्म आराजी मीटिक इकाइयां में	हिस्सा या पैमाना हकीयत व तरीका बाछ	कैफियत
318	419	कुल भाग (77) श्रीमति इन्दु बातिया	कन्दजा स्वयं		2804	00-09-24	कजना व परता बधरत	नई किई
253	358	पुनी मोहन लाल पुत्र बथावा मल (27) भाग निवासी मसाल प्रताप नगर हमीरपुर भारत भूषण पुत्र वशी लाल पुत्र रोजा मल (50) भाग निवासी मसाल मसल पुर				खईतर	खेच नं. (1)	1301 1316
1	2							9

आपके द्वारा भूखण्ड का निष्ठापूर्वक निरीक्षण के बाद निम्नलिखित तथ्यों के आधार पर निम्नलिखित निष्कर्ष निकाला गया है कि उपरोक्त भूखण्ड का मालिकाना हक निम्नलिखित व्यक्ति को है जो कि भूखण्ड का मालिक है।
 The above land is being sold on building/leasing from advertisement marketing, selling on opening for sale or inviting persons to purchase in any manner any plot, apartment or building owned by above respondent in any manner. Distinct and without getting the project registered with the Authority as per section 3 of the Real Estate Regulation and Development Act 2016, therefore, requested to direct the concerned sub-registrar to register sale deed of land till further orders.

रजिस्ट्रार उना



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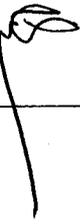


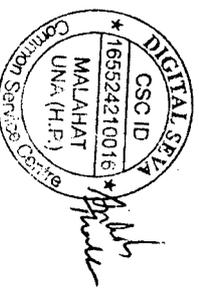
Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

दिनांक: 17-Dec-2022

Date: 17/12/22

पृष्ठ संख्या: 1

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				ATTESTED  Superintendent Grade-I O/o the Deputy Commissioner, Una, Distt. Una (H.P.)					
<p>डिजिटल सेवाएं 1 भाग संजीव कुमार दीपक कुमार लिफ्टी पुत्र श्रीमल सिंह भाग बरकर 1 भाग सोरठ, जिला पुत्र व सर्व श्रीमति वन्दन देवी, जिला पुत्री व श्रीमति श्याम देवी जिला देवा राव भाग बरकर दिनांक 19-01-2021 को स्वीकार है। नोट- बरकर ई.नं. 1957, क. खबर रवा के नंबर खसरा 2883 रकबा 0-23-41 है.का को 50/2341 भाग बरकर रकबा 0-00-50 हैकर दिनांक 03-07-2020 को पुत्री मोहन लाल बरकर जिला पुत्र बरकर पुत्र शिवा पुत्र दिनांक 03-07-2020 को स्वीकार है। (Lodhi wallia गरी Mohan Lal गरी Badadwa Mal Has Executed sales conveyance Deed. Vide Rec.No. 288/2020 Dated. 15/02/2020 In Favour Of Nand Kishor गरी Lapsein गरी Sidhu Raml)</p>									



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दिनांक : रिमावल प्रदेश - सिमला
 दिनांक: 17-Dec-2022

पृष्ठ संख्या: 2



राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

एस.सी.ए रसीद संख्या: 2351165024564847

2095-2098-2411

नाम : A
पिता/पति : A

नकल शुल्क : 3
सेवा शुल्क : 50
कुल शुल्क : 53

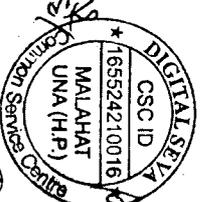
जिला : उना
तहसील : उना
कानूनगोवत : जलयां टब्बा
पटवार वत : मलारत
रदबस्त नं. : 206

मोहल : मलारत

साल : 2015-2016

रकबा ईकाई: है-आ-से

खेत नं.	खतीनी नं.	नाम मालिक व एरवाल	नाम कारतकार व एरवाल	नाम चार व दीगर वसायल आवचाणी	नम्बर खसरा शल	रकबा हर खेत व मिजान खाला मय किस्म अताजी मीटीक ईकाइयां में	हिस्सा या धमना हकीयत व तरीका बाण	कैफियत
390	538	कुल भाग (120) हैम राज, पवन कुमार भाग			2879	00-64-04	कच्चा व पक्का बाग	1657 सेरत नायकेरत नाय
315	468	बागव (35) भाग पुर व श्रीमति कमला देवी (4) भाग विद्या काशीर सिंह पुर रसीला जयनल सिंह, साहिल पुर व श्रीमति जग देवी विद्या आंकर सिंह पुर रसीला भाग बागव (27) भाग चरन जीत सिंह (27)	कल्या स्वयं श्रीमति अरुण (12) भाग विद्या रसीला पुर प्रतापा स्थानिय वासी	श्रीमति अरुण व दीगर वसायल आवचाणी	2893	00-43-01	खेत नं (1)	1681 बगवत
(1)						01-07-05		1843 तर्क हकक मालिकवत
0.00	0.00	भाग पुर व काशीर सिंह (15) भाग पुर व श्रीमति अरुण (12) भाग विद्या रसीला पुर प्रतापा स्थानिय वासी	श्रीमति अरुण व दीगर वसायल आवचाणी			01-07-05		1657 सेरत नायकेरत नाय
स्वार्थ								1681 बगवत



निकर्त : हिमाचल प्रदेश - हिमाला
दिनांक: 17-Dec-2022
Superintendent Grade-1
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)
P.C. 17/12/22

0.00

1	2	3	4	5	6	7	8	9
539	काहरन व कल्याण स्वयं हेम राज, पवन कुमार,	श्रीमति कमला देवी हिस्सादारान	काहरन व कल्याण स्वयं केशवजीर सिंह, चरन जीत	1	593	00-03-00	चाही अखत	Kaur Ji Suctha Singh श्री माकवल सिन्हा Maninder Singh-श्री Suctha Singh-श्री Maikwal Singh
469	श्रीमति कमला देवी हिस्सादारान	श्रीमति कमला देवी हिस्सादारान	काहरन व कल्याण स्वयं केशवजीर सिंह, चरन जीत	1	593	00-03-00	चाही अखत	Kaur Ji Suctha Singh श्री माकवल सिन्हा Maninder Singh-श्री Suctha Singh-श्री Maikwal Singh
540	काहरन व कल्याण स्वयं केशवजीर सिंह, चरन जीत	काहरन व कल्याण स्वयं केशवजीर सिंह, चरन जीत	काहरन व कल्याण स्वयं केशवजीर सिंह, चरन जीत	1	452	00-23-46	चाही अखत	
470	काहरन व कल्याण स्वयं केशवजीर सिंह, चरन जीत	काहरन व कल्याण स्वयं केशवजीर सिंह, चरन जीत	काहरन व कल्याण स्वयं केशवजीर सिंह, चरन जीत	1	589	00-21-48	चाही अखत	

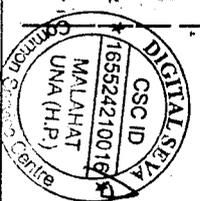
दिनांक: रिमावल प्रदेश - रिमला

दिनांक: 17-Dec-2022

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Dist. Una (H.P.)

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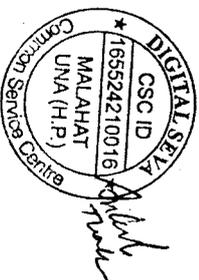
00-23-46
00-21-48
Date: 17/12/22



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		जोड़ श्र-सम्पत्ति			2195	श्री. सु. आबादी 00-00-32		
					2197	श्री. सु. सिंह 00-00-72		
					2324	श्री. सु. आबादी 00-30-20		
					6	किता 00-78-50		
					कुण्ड 00-44-94	अकुण्ड 00-33-56		
					वाही अख्तल 00-21-48	खडैतर 00-30-20		
					वारानी अख्तल 00-23-46	शेर मुसकिना 00-03-36		
					14	02-52-12		
					बटा 1			
					कुण्ड 00-47-94	अकुण्ड 02-04-18		
					वाही अख्तल 00-24-48	बंगल कदीम 00-00-30		
					वारानी अख्तल 00-23-46	खडैतर 01-96-82		
						शेर मुसकिना 00-07-06		

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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)



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17-December-2022

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 5

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Jam04032277146



43

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

जिला: जना
 तहसील: जना
 खेवट नं. (शाल/साबरका) : 34/30
 नाम पत्नी या तरफ नाम नम्बरदार : बशरत खेवट न. (1)
 मुताबला व शहर मुआमला व हबूब : 0.00 मान 0.00 स्वाई 0.00

कानूनगोवत: जलयां टब्बा
 साल: 2017-2018

पटवार वृत: मालाहत
 रकबा ईकाई: है-आ-से

रसीद संख्या: 20226374138

नाम मालिक व एहवाल : कुल भाग (137) भाग सिंह पुत्र व श्रीमति सरोज वाला विरधा कावल सिंह पुत्र मकसूदत सिंह भाग बराबर (112) भाग श्रीमति इन्दू पुत्री मोहन लाल पुत्र वधावा मल (25) भाग स्थानिय वासी
 नाम कारतकार व एहवाल
 नाम धार व दीगर नम्बर खसरा शाल
 वसायल आबाधारी
 रकबा हर खेत व मिजान मय किरम रिस्ता या पैमाना हकीयत
 असाजी भीटिक इकाईयां में
 व तरीका बाड
 कैशियत

क्रमा संख्या	खेवट नं. (1)	नं.ई.	कि.ई.
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	2918/2338	00-01-47	925
	2919/2338	00-00-38	935
	2935/2376	00-10-17	1002
	2747/2476	00-00-72	1010
	2753/2488	00-03-48	1039
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		00-01-47	
		00-00-38	
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		00-00-72	
		00-03-48	
		00-04-42	

खतौनी नं.
नाम कारतकार व पदनाम
लागान जो मुजारा अदा करता है व
तफसील शरह व तादाद

नाम गाह व दीगर नम्बर खसरा हाल
वसायल आवाशी

रकबा हर खेत व मिजान भय किस्म
आजाजी मीटिक इकाईयाँ में
रिस्ता या पैगाना हकीयत कैशियत
व तरीका बाढ

2338 रकबागानादादी 0-06-

00 है. का 480/600 भाग

वकदर 0-04-80 है.

श्रीमति इन्दु पुत्री
पुत्रीगानिव
नाना

वहक स्टेट बैंक पटियाला शाखा

अम्ब वदले मुवतिया 55,00,

000/- रुपये में दिनांक

09-06-2015 को स्वीकार

हो चुका है। को दरस्त पदा जावे

रु. सावका दिसे गये नोट - वरुये

नं. 1002 आइ रेहन के

नोट को कलमजन समझा जावे।

नोट- वरुये ई.नं. 1081 आइ

रु.न खेवट रजा का नम्बर खसरा

2921/2338/4 रकबा 0-

05-22 है. सालम भिनजानिव

पराभवन्द पुत्र सीता राम व

श्रीमति मनोरमा शर्मा पत्नी

राम चन्द भाग करावर वहक P.N.

B शाखा माल रोड सोलन

वदले मुवतिया 55,00,000/-

पच्यपन लाख रुपये में दिनांक

27-01-2017 को स्वीकार

है

नोट- वरुये फर्द वदर नं. 3

दिनांक फेसला 24-06-2020 द्वारा

खेवट रजा के खाना मालकीयत का

ईन्दाज श्रीमति ईन्दु

पुत्रीगानिव नाना दरस्त दर्ज

होकर स्वीकार हो चुका है।

नोट- वरुये राट नं. 213 दिनांक

03-01-2011 आइ रेहन द्वारा नं.

केवल जानकारी हेतु

केवल जानकारी हेतु

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

निकनोट : हिमाचल प्रदेश - शिमला

दिनांक: 17-Dec-2022

Higubam Devi

46

47

केवल जानकारी हेतु

केवल जानकारी हेतु

ख.2747/2476 . 2753/2488 किता 2

रकबा तादादी 0-04-18 हैक्टर. सालम
मिजानाव शीमति इन्द् पुत्री

मिजानाव ताल वहाक K.C.C bank GC
अदा वदले म. 20000000 रु. मे आड
रहन हो चुकी है।

नोट- वरुधे रपट न. 213 दिनांक
03-01-2011 आड रहन दवारा न.

ख. 2747/2476 . 2753/2488 किता

रकबा तादादी 0-04-18 हैक्टर.

सालम मिजानाव शीमति इन्द्

पुत्री मोहन ताल वहाक K.C.C

bank GC una वदले म. 20000000

रु. मे आड रहन हो चुकी है

नोट- वरुधे रपट न.381 दिनांक 15-

06-2019 यह महाल नगर नियोजन के
अधीन आता है।

नोट- वरुधे रपट न. 23 दिनांक

14-09-2021 खेत रजा के न. ख.

2747/2476 . 2753/2488 किता 2

रकबा तादादी 0-04-18 हैक्टर.

सालम मिजानाव K.C.C bank GC

याव वहाक शीमति इन्द् पुत्री

मोहन ताल वदले म. 20,00,000

रु. मे फक आड रहन हो चुकी है

Lindu पुत्री Mohan Lal पुत्र

Badhawa Mal Has Executed

sale/ conveyance Deed. Vide

Reg.No. 1317/2021 Dated: 14/

09/2021 In Favour Of Shashi

Kanwar पुत्री Puneel prem

पुत्र Prem singh।

ATTESTED

Superintendent Grade-1
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

दिनांक: 17-Dec-2022

खतानी नं.: नाम कारतकार व परचाल
लागान जो मुजारा अदा करता है व
तफसील शहर व तादाद

नाम चार व दीगर नामर खसता शाल
वसायल आबायगी

रकबा हर खेत व मिजान मय किस्म
अराजी शीटिक इकाईयां में व तरीका बाउ

केमियत

केवल जानकारी हेतु

केवल जानकारी हेतु

2996/2921/2338 रकबा तादादी 0-

11-08 है 120/1108 भाग बकदर 0-

01-20 हैकट सिनजालिव श्रीमति

पुत्री मीना लाल बरक फौजा

सिंह पुत्र वचिन्त सिंह पुत्र

गवा सिंह दिनांक 28-10-2021 को

स्वीकार है।

लालू मीना लाल बरक फौजा

Badhawa Mal Has Executed

sale conveyance Deed. Vide

Reg.No. 1523/2021 Dated: 18/

10/2021 In Favour Of

Deepkaran Singh पुत्र Fauja

Singh पुत्र Bachant Singh,

पुत्र Harsimar Singh पुत्र Ram

Charan पुत्र Sant Ram Has

Executed exchange of property

Deed. Vide Reg.No. 1676/

2021 Dated: 11/11/2021 In

Favour Of Indu पुत्री Mohan

singh पुत्र Badhawa mall

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

निकनोट : हिमाचल प्रदेश - शिमला

यह नकल राजस्व विभाग, हि.प्र. के केंद्रीय सर्वे पर उपलब्ध डाटा से 17/12/2022 12:43 PM समय पर बनाई गई है।
To Verify/Validate ROR copy, please visit the URL <https://himphodmlm.knic.in/kvew/LandRecords.sspcx> and enter your Receipt No 20226374318.

दिनांक: 17-Dec-2022

REGISTRATION NO. 100003 अरु ओ.ओ.

पृष्ठ संख्या: 2

खताजी नं. नाम कारतकार व परवाल
लागान जी मुजारा अदा करता है व
ताफसील शरह व तादाद

नाम चार व दीगर नामबर खसरा शाल
वसायल आबापाशी

रकबा हर खेत व तिलान मय किसम हिस्सा या पैमाना हकीयत
अराजी मीटिक इकाईयां में व तरीका बाण्ड

कैफियत

51

नोट- वरसे ई. नं. 1319 है

द्वारा खेवट रजा का 180/1671

भाग बकदर 0-01-80 हैक्ट.

पुष्पिकावित शैमति इन्दू पुत्री

पौहन लाल बरक फांजा सिंह पुत्र

बचिन्द सिंह पुत्र बाबा सिंह

दिनांक 28-10-2021 को स्वीकार

है

शंभु पुत्री Mohan Lal पुत्र

Badhawa Mal Has Executed

sale conveyance Deed. Vide

Reg.No. 1523/2021 Dated: 18/

10/2021 In Favour Of

Deepkaran Singh पुत्र Fauja

Singh पुत्र Bachant Singh,

Meharsingar Singh पुत्र Ram

Saran पुत्र Sant Ram Has

Executed exchange of property

Deed. Vide Reg.No. 1676/

2021 Dated: 11/11/2021 In

Favour Of Indu पुत्री mehan

singh पुत्र Badhawa mal.

केवल जानकारी हेतु

केवल जानकारी हेतु

TESTED

U

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

निकोट : हिमाचल प्रदेश - शिमला

To Verify/Validate ROR copy, please visit the URL <https://hmhooonlinek.nic.in/ViewLandRecords.aspx> and enter your Receipt No 20226374456.
दिनांक: 17-Dec-2022

09

10/2021 In Favour Of

(9/11) 800 800 800

पृष्ठ संख्या: 2

खतीनी नं.
लगातल जी मुजारा अदा करता है व
तकसील व .रु व तादाद

नाम कारतकार व एरवान

नाम चाह व दीगर नम्बर खसरा हाल
वसायल आबपाशी

रकबा हर खेत व मिजान मय किस्म हिस्सा या पैमाना हकीयत कैशियत
अरवी भीटिक इकाईयां में व तरीका बाछ

*Favour. Of Indu जी molhan
singh जी Badhawa mal.*

56

केवल जानकारी हेतु

केवल जानकारी हेतु

केवल जानकारी हेतु

159

- 56 -

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

निकानेट : हिमाचल प्रदेश - शिमला

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 3

यह नकल राजस्व विभाग, हि.प्र. के केंद्रीय सर्वर पर उपलब्ध डाटा से 17/12/2022 12:53 PM समय पर बनाई गई है।
To Verify/Validate ROR copy, please visit the URL <https://himphoomlink.nic.in/view/LandRecords.ssp> and enter your Receipt No 20226374866.

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

रसीद संख्या: 20226374979

जिला: जिला तरसील: जना कानूनीयत: जलयां टब्बा
 मोहाल: अडोलियां खुर्द हदबस्त नं.: 207 साल: 2017-2018

पटवार वृत: भलाहरत रकबा ईकाई: है-आ-से

खेवट नं. (हाल/साबरका): 59/45. 47

नाम पत्नी या तरफ मय नाम नम्बरदार: बशरत खेवट न. (1)

मुलाबला व शरह मुआमला व हबूब: 0.00 मात 0.00 स्वाई 0.00

नाम मालिक व एहवाल: कुल भाग (743) राहुल, रजत शर्मा पुत्र कमल देव पुत्र मूल भाग बराबर (384) भाग श्रीमति ईन्दु पुत्री मोहन लाल पुत्र वधावा मल (359) भाग स्थानिय वारी

खाली नं. नाम कारतकार व एहवाल नाम धार व दीगर नम्बर खसरा हाल रकबा हर खेत व जिलान मय किस्म रिस्ता या पैमाना हकीयत कैशियत
 लागत जो मुजारा अदा करता है व वसयल आबपाशी अराजी भीटिक इकाईयां में व तरीका बाढ

65	कस्बा स्वर	2920/2338	00-11-52	कस्बा व पडता बशरत	न.ई.	कि.ई.
61.63	श्री - वरुण	2924/2339	00-10-77	खेवट न(1)	1041	तबादला

Handwritten notes in Hindi and English. The English text reads: "From advertising/marketing, booking, selling or offering for sale on inviting persons to purchase in any manner any plot/plot/land or building owned by above respondents in village Bhawalain Kund. From such material District una without getting the project registered with the authorities and Development further checkers of the authority." The Hindi text is partially legible and appears to be a translation or summary of the English text.

Handwritten signature and name: P. Rajesh Moudgil

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Dist. Una (H.P.)

निकलने: हिमाचल प्रदेश - शिमला

To Verify/Validate ROR copy, please visit the URL <https://himbhoomlink.gov.in> and enter your Receipt No 20226374979.

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 1

57

खतांकी नं. नाम कारतकार व परवान
नामान जो मुजारा अदा करता है व
तफसील धार व तादाद

नाम चार व क्षीर नम्बर खसरा भाल
वसायल आदपारी

रकबा हर खेत व मिनजान मय किरमन हिस्सा या पैमाना इकीयत
असली मीट्रिक इकाईयां में व तरीका बाड

कैफियत

59

दिनांक 26-03-2016 खेवट

हजा का नम्बर खसरा 2929/

2356 रकबा 0-44-63 है.

का 92/4463 भाग वकदर 0-

01-92 है. मिनजानिव

श्रीमति ईन्दु पुत्री मोहन लाल

वहक K.C.C बैंक शाखा ऊना

बदले

मुचलिया 30,00,000/- तीस

लाख रुपये में आड रहिन है

156 तबादला

1200 तबदील मलकियत

1324 बरास्त

मोट. वरये ईन्तकाल नं. 1200 नं.

म. दबारा खेवट हजा का नं. ख.

2929/2356 रकबा तादादी 0-44-63

हैकट.

का 2225/4463 भाग वकदर 0-22-25

हैकट.मिनजानिव मान सिंह पुत्र

व श्रीमति सरोज बाला विधवा

कावल सिंह भाग बराबर

वहक श्रीमति ईन्दु पुत्री मोहन

लाल दिनांक 14-08-2019 को

स्वीकार हो चुका है।

नोट. वरये ई.नं. 1156 तबादला

दबारा नं. ख. 2929/2356 रकबा 0-

44-63 हैकट. का 200/4463 भाग

वकदर 0-02-00 हैकट. मिनजानिव

श्रीमति ईन्दु

पुत्री मोहन लाल वहक

रावेन्द्रपाल सिंह पुत्र केवल

सिंह दिनांक 29-11-2018 को

स्वीकार है।

केवल जानकारी हेतु

केवल जानकारी हेतु

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

खतनी नं.
नाम कारतकार व पर्यावाल
लागान जो मुजारा अदार करता है व
तफसील शरह व तादात

नाम चार व दीगर नम्बर खसरा शाल
वसायल आवापशी

रकबा हर खेत व मिनजान मय किस्म
अराजी मीटिक इकाईयां में

हिस्सा या पैमाना रकियत
व तरीका नाठ

कैफियत

25,00,000/ पच्चीस लाख

रुपये में आठ हैल है ।

नोट- वरुये रपट नम्बर 434

दिनांक 20-04-2016 खेवट

शुण का नम्बर खसरा 2756/

2488 रकबा 0-29-24 है.

क्राD160/5845भाग वकदर 0-

00-80 है. मय दीगर अराजी

किनजानिव सुनील राणा पुत्र

मैला सिंह

ब्रह्मक K.C.C बैंक शाखा

मुद्रशाला बदले मुवलिग 10,00,

000/- दस लाखरुपये में आठ

हैलन है

केवल

केवल जानकारी हेतु

केवल जानकारी हेतु

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

लिकनट : हिमाचल प्रदेश - शिमला

यह नकल राजस्व विभाग, हि.प्र. के केंद्रीय सर्वर पर उपलब्ध डाटा से 17/12/2022 01:31 PM समय पर बनाई गई है।
To Verify/Validate ROR copy, please visit the URL <https://himbhoonilink.puc.in/ViewLandRecords.spx> and enter your Receipt No 20226376407.

Digitized by

दिनांक: 17-Dec-2022

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

रसीद संख्या: 20226373488

जिला: उना

तहसील: उना

कानूनगोचर: जलयां टब्बा

पटवार वृत्त: मलाहल

मोहाला: उप मलाहल मलाहल नगर

हदबस्त नं.: 206

साल: 2018-2019

रकबा ईकाई: वर्ग मीटर-इंसी मीटर

खेवट नं.: (हाल/साबका) : 174/141

नाम पत्नी या तरफ भय नाम नम्बरदार : बशरहा खेवट नं. (1)

मुलाबला व शरह मुआमला व हदबस्त : 0.00 मात 0.00 स्वाई 0.00

नाम मालिक व एहवाल : कुल भाग (2) श्रीमति प्रजासी देवी विधवा विशना पुत्र शिव राम (1) भाग निवासी मलाहल श्रीमति ईन्दु वालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग स्थानिय वासी

खतनी नं.: नाम कारतकार व एहवाल नाम धार व दीनर नम्बर खसरा हाल रकबा हर खेत व विजल मय किस्म हिस्सा या पैमाना इकीयत कैफियत

लागान जो मुजारा अदा करता है व वसायल आदपारी अराजी मीटिक इकाईयों में व नरीका बाड

तकसील शरह व तादाद

189	कच्चा स्वय	1903/131	361-12	कच्चा व पड़ता बशरह	नीट- वरुये रपट नम्बर 386
158		1905/132	खडकाना	खेवट नं.(1)	दिनांक 26-03-2016 खेवट
			83-75	बंजर कदीम	हजा का 1/2 भाग वकदर 222-
			बटा	किता 2	पुर्ण इमी मीटर
			444-87	अकृष्ट	हिमजाविवाश्रीमति ईन्दु पुत्री
			444-87	बंजर कदीम	मोहन लाल वरक K.C.C बैंक
			83-75	खडकाना	श्रीजा G.C Una बदले मुवालिग
			361-12		30,00,000/- तीस लाख
					न्यये में आडोहन है

केवल जानकारी हेतु

केवल जानकारी हेतु

केवल जानकारी हेतु


P.C.: Moudgil
Date: 17/12/22
Patiwari Rajesh Moudgil

ATTESTED
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

यह नकल राजस्व विभाग, हि.प्र. के केंद्रीय सर्वर पर उपलब्ध डाटा से 17/12/2022 12:24 PM समय पर बनाई गई है।
To Verify/Validate ROR copy, please visit the URL <https://himboomlink.nic.in/viewLandRecords.aspx> and enter your Receipt No 20226373488.
दिनांक: 17-Dec-2022 पृष्ठ संख्या: 1

167 - 64 -

64

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

रसीद संख्या: 20226373521

जिला: उना तहसील: उना
मोहला: उप महाल मलाहत नगर हदबस्त नं.: 206
खेवट नं. (हाल/साबका): 189

पटवार वृत्त: मलाहत
रकबा ईकाई: वर्ग मीटर डेसी मीटर

नाम पत्नी या तरफ मय नाम नम्बरदार: बशरहा खेवट नं. (1)

मुताबला व शरह मुआमला व हबूब :
नाम भालिक व एहवाल : कुल भाग (2) हरवन्स सिंह पुत्र सिकन्दर मोहन पुत्र मन्शा सिंह (1) भाग निवारी महाल जटपुर श्रीमति ईन्दु वालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग स्थानिय वासी
खाली नं. नाम काश्तकार व एहवाल नाम चार व दीगर नम्बर खसरा हाल रकबा हर खेत व मिलान मय किम्स हिस्सा या पैमाना हकीयत कैशियत
लागान जो मुजारा अदा करता है व वसायल आबापाशी अरानी मीटिक इकाईयां में व तरीका बाछ

204	काश्त स्वय	2807/1351	126-00	कब्जा व पडता बशरह	न.ई.	कि.ई.
			वारानी अव्वल	खेवट नं.(1)	2456	६

केवल जानकारी हेतु

केवल जानकारी हेतु

केवल जानकारी हेतु

Patwari Rajesh Koudgil
P.C.
Date: 17/12/2022

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

यह नकल राजस्व विभाग, हि.प्र. के केंद्रीय सर्वर पर उपलब्ध डाटा से 17/12/2022 12:24 PM समय पर बनाई गई है।
To Verify/Validate ROR copy, please visit the URL <https://inbhoornilink.nic.in/viewLandRecords.sspcx> and enter your Receipt No 20226373521.

निकलेंट : हिमाचल प्रदेश - शिमला

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 1

168 — 65 —

65

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

रसीद संख्या: 20226373586

66

जिला: उना
तहसील: उना
कालनगोबत: जलयां टब्बा
सात: 2018-2019

पटवार वृत्त: मलाहल
रकबा ईकाई: वर्ग मीटर-ईसी मीटर

खेवट नं. (हाल/सादाका): 937/196

नाम पत्नी या तरफ मय नाम नम्बरदार: बशरहा खेवट नं. (1)

मुताबला व शहर मुआमला व हदब: 0.00 माल 0.00 स्वाई 0.00

नाम मालिक व परवात: कुल भाग (2) श्रीमति नूतन पुत्री रोशन लाल पुत्र पृथी मल (1) भाग निवासी महाल पधर तहसील:धरमशाला, जिला:कांगडा श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग निवासी महाल प्रताप नगर तहसील:हमीरपुर, जिला:हमीरपुर

खतौनी नं. नाम कारतकार व परवात नाम चाह व दीगर नम्बर खसरा हाल रकबा हर खेत व निजाल मय किस्म हिस्सा या पैमाना हकीयत कैशियत
नामान जो मुजारा अदा करता है व बसायल आबपाशी अराजी भीष्टिक इकाईयां में व तरीका बाड

1063 कारत व कब्जा स्वयं उठाऊ जल योजना 2851/1352 220-00 कब्जा व पड़ता बशरहा नं.ई. कि.ई.
943 खेवट नं.(1) 2138

2903 व खेवट उठाऊ जल योजना 2859/1352 200-00 2150
2907 उठाऊ जल योजना 2904/1352 200-00 2161
1352 उठाऊ जल योजना 2905/1352 200-00 2173
600-00 उठाऊ जल योजना 2906/1352 250-00 2177
600-00 उठाऊ जल योजना 2907/1352 200-00 2180
600-00 उठाऊ जल योजना 2908/1352 200-00 2198

नाम	उठाऊ जल योजना	रकबा	हाल	नं.ई.	कि.ई.
श्रीमति नूतन पुत्री रोशन लाल पुत्र पृथी मल (1) भाग	2904/1352	200-00	चाही अद्वल	2161	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2905/1352	200-00	चाही अद्वल	2173	0
श्रीमति नूतन पुत्री रोशन लाल पुत्र पृथी मल (1) भाग	2906/1352	250-00	चाही अद्वल	2177	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2907/1352	200-00	चाही अद्वल	2180	0
श्रीमति नूतन पुत्री रोशन लाल पुत्र पृथी मल (1) भाग	2908/1352	200-00	चाही अद्वल	2198	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2919/1352	115-00	चाही अद्वल	2246	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2931/1352	09-52	चाही अद्वल	2267	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2931/1352	09-52	चाही अद्वल	2268	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2931/1352	09-52	चाही अद्वल	2283	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2931/1352	09-52	चाही अद्वल	2285	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2931/1352	09-52	चाही अद्वल	2289	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2931/1352	09-52	चाही अद्वल	2347	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2931/1352	09-52	चाही अद्वल	2348	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2931/1352	09-52	चाही अद्वल	2351	0
श्रीमति इन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग	2931/1352	09-52	चाही अद्वल	2673	0

निकर्त: हिमाचल प्रदेश - शिमला
दिनांक: 17-Dec-2022
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Patwari Rajesh Moudgil
Date: 17/12/22
पृष्ठ संख्या: 1

खतीनी नं. नाम कारस्थकार व पहरवाल
 लागल जो मुजारा अदा करता है व
 तफसील शरह व तादाद

नाम कारस्थकार व पहरवाल

नाम चार व दीनर नम्बर खसरा शाल
 वसावल आबपाशी

रकबा हर खेत व मिलाज मय किरम हिस्सा या धैमना हकीयत
 अरली मीटिक इकाईयां में व तरीका बाछ

कैफियत

67

केवल जानकारी हेतु

केवल जानकारी हेतु

दिनांक 09-04-2018 फक आड
 रैहन दवारा न. ख. 2934/

1352 सालम मिनजानिव uco

उपारी unabaubवरक जनक राज

रुपय कृष्ण गोपाल बाद अदायगी

3600000 रु. फक आड रैहन

है चुकी है।

मोट. वरुये ई.न.2289 आड

रैहन दवारा खेवट हजा के न.

खसरा 2904/1352,2905/

1352,2906/1352,

2907/1352,2908/

1352 किला 5 रकबा तादादी

मो50-00 वर्ग ई.मी. का

1/2भाग बकदर 525-00 वर्ग

ई.मी. मिनजानिव श्रीमति

नूतन पुत्री रोशन लाल वरक

State Bank of

Patiala Branch Amb

बदले मु.50,00,000/-

(पचयास लाख) रु.में दिनांक

09-06-2015 को स्वीकार

हो चुका है।

ATTESTED

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

दिनांक : हिमाचल प्रदेश - शिमला

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 2

यह नकल राजस्व विभाग, हि.प्र. के केंद्रीय सर्वर पर उपलब्ध डाटा से 17/12/2022 12:26 PM समय पर बनाई गई है।
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State Bank of Patiala

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

क्र. नं.: ऊना

तहसील: ऊना

कानूनगोबुरत: जलयां टब्का

साल: 2018-2019

रसीद संख्या: 20226373862

मो. उप महाल मालहत नगर

हदबस्त नं.: 206

पटवार वृत्त: मालहत

खेवट नं. (हाल/साबका) : 939/796

हदबस्त नं.: 206

रकबा ईकाई: वर्ग मीटर-ईंसी मीटर

नाम पत्नी या तरफ मय नाम नम्बरदार : बशरहा खेवट नं. (1)

मुलाबला व शरह मुआमला व हदबस्त : 0.00 माल 0.00 स्वाई 0.00

नाम मालिक व एहवाल : कुल भाग (2) अरविन्द शारदा पुत्र रमेश चन्द पुत्र राम चन्द (1) भाग स्थानिय वसी श्रीमति ईन्दु बालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग निवासी महाल प्रताप नगर

तहसील:हमीरपुर, जिला:हमीरपुर

खतानी नं. नाम कारतकार व एहवाल

लागान जो मुजारा आदा करता है व नाम चार व दीगर नम्बर खसरा हाल

तकसील शरह व तादाद वसायल आबपाशी

रकबा हर खेत व मिजान मय किस्म अरानी मीट्रिक इकाईयां में

हिस्सा या पैमाना हकीयत व तरीका बाड

कैशियत

1065

कारत स्वयं

3ठाऊ जल योजना 2933/1352

200-00

कब्जा व पडला बशरह

न.ई.

चाही अखल

खेवट नं.(1)

2158

कि.ई.

नोट- वरुये रपट रोजनामचा

कारतुली नम्बर 539 दिनांक

09-07-2014-के अनुसार

खेवट हजा के सालम रकवा का 1/2

भाग वकदर रकवा 100-00

वर्ग ई.मी.मिनजानिव अरविन्द

शारदा पुत्र रमेश चन्द वरुहक

The K.C.C.Bank

Lud Branch G.C.Una

के पास बदले मुवलिग 15.00,

000/- रुपये में आड रैनन

हो चुकी है।

नोट- वरुये रपट रोजनामचा

कारतुली नम्बर 584 दिनांक

04-08-2014-के अनुसार

खेवट हजा खेवट हजा का दो रकवा

वरुये रपट रोजनामचा वाक्याली

नम्बर 539 दिनांक 09-07-

2014 बदले मुवलिग 15.00,

000/- रुपये आड रैनन अर

वदोनरी आड रैनन 15.00,

000/-+5,00,000/-=

पृष्ठ संख्या: 1

केवल जानकारी हेतु

Patwari Rajesh Morpal
P.C. 17/11/2022
Date: 17/11/2022
ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

निकनट : हिमाचल प्रदेश - शिमला

दिनांक: 17-Dec-2022

68

खतीनी नं.: नाम कारतकार व परभाव
 लागत जो मुजारा अदा करता है व
 तफसील शरह व तादाद

नाम याह व दीगर नम्बर खसरा शाल
 वसायल आबायागी

रकबा हर खेत व मिजान मय किसम हित्सा या पैमाना हकीयत कैफियत
 अराजी मीट्रिक इकाईयां में व तरीका बाण्ड

69

20,00,000/- रुपये में
 आइ पैहन हो चुकी है।

केवल जानकारी हेतु

केवल जानकारी हेतु

केवल जानकारी हेतु

ATTESTED

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

निकलनेट : हिमाचल प्रदेश - शिमला

यह नकल राजस्व विभाग, हि.प्र. के केंद्रीय सर्वर पर उपलब्ध डाटा से 17/12/2022 12:31 PM समय पर बनाई गई है।
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दिनांक: 17-Dec-2022

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

विवरण

तहसील: ऊना

खेवट नं.: 206

कानूनगोवत: जलथं टब्दा

पटवार वृत: भलाहत

रसीद संख्या: 20226373971

खेवट नं. (हाल/साबका) : 960/189 म./800

खेवट नं. (1)

साल: 2018-2019

रकबा ईकाई: वर्ग मीटर-डेंसी मीटर

नाम पत्नी या तरफ मय नाम नम्बरदार : बशरत खेवट नं. (1)

मुताबला व शरह मुआमला व हब्बू : 0.00 माल 0.00 स्वाई 0.00

नाम भालिक व पहरवाल : कुल भाग (2) श्रीमति नूतन पुत्री रोशन लाल पुत्र पूषी मल (1) भाग श्रीमति ईन्दु वालिया पुत्री मोहन लाल पुत्र वधावा मल (1) भाग स्थानिय वासी

खतौनी नं. नाम कारदार व पहरवाल

लागन जो मुजारा अदा करता है व नाम धार व दीगर नम्बर खसरा हाल

तफसील शरह व तादाद वसायल आबायागी

रकबा हर खेत व भिजान मय किसम हिस्सा या पैमाना हकीयत व तरीका बाछ

1086 कारेत स्वयं 2762/2205/1350 54-00 कच्चा व पटला बशरह न.ई. कि.ई.

167 म. 2820/1351 12-00 वारानी अचल 2260 व

208 म. 2827/1351 17-00 वारानी अचल 2310 वरास्त

947 283-00 चाही अचल 28455 तबादला

283-00 वारानी अचल

उठाऊ जल योजना 2892/1352

किता 283-00

केवल जानकारी हेतु

केवल जानकारी हेतु

केवल जानकारी हेतु

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Dist. Una (H.P.)

Palwari Rajesh Khandelwal
P.C. 17/11/2022
Date: 17/11/2022

यह नकल राजस्व विभाग, हि.प्र. के केंद्रीय सर्वर पर उपलब्ध डाटा से 17/12/2022 12:33 PM समय पर बनाई गई है।

To Verify/Validate ROR copy, please visit the URL <https://mhphoomilmk.nic.in/viewLandRecords.ssp> and enter your Receipt No 20226373971.

दिनांक: 17-Dec-2022

पृष्ठ संख्या: 1

70

20379248
03/12/22

71

No. 9777
HP Forest DepartmentDated Una, the 03/12/22From: Divisional Forest Officer,
Una Forest Division, Una (HP).To: The Deputy Commissioner,
Una, Distt. Una (HP).Subject: Order in Original Application No. 807/2022 Bhavak Parasher- Applicant
Versus Smt. Indu Walia & ors.

Sir,

Kindly refer to your office letter No. 104-106/ADC/LFA dated 28.11.2022 on the subject cited above.

2. In this connection it is submitted that a complaint dated 13.03.2019 was received from Sh. Bhavak Parasher, H. No. 65 Krishna Coloney, Rakkar, Una (HP) on 16.03.2019 regarding serious mass scale felling of trees by land mafia in Una malahat which was further sent to Range Officer, Una vide endst. No. 18422 dated 18.3.2019 with the directions to conduct the enquiry and submit fact finding report. Range Officer, Una vide his letter No 1765 dated 20.03.2019 has intimated that complaint has been got enquired into through Sh. Pawan Kumar, Deputy Ranger, Sh. Kuldeep Singh, Forest Guard and Miss. Aarti, Forest Guard and 130 trees of Japani Toot of different classes were found felled in the private land of Smt. Roshni Devi Wd/O Sh. Babu Ram and Sh. Kewal Krishan S/O Sh. Gian Singh R/O Malahat. All these trees were found felled after obtaining proper permission from the competent authority and the produce of these trees were exported with proper permission. No illicit felling was detected on the spot. Photo copy of report submitted by R.O. Una is enclosed herewith for faovur of further necessary action please.

3. It is further submitted that during 04/2022, on receipt of your office letter No. 1040-41 dated 29.04.2022 regarding large scale felling of trees for construction from Rakkar Colony to PGI Satellite Center, Malahat, matter was again enquired into through Range Forest Officer, Una, who had submitted his report vide his letter No.227 dated 19.05.2022 stating that Indu Walia, Harsimar Singh, Ravi Kumar, Sucha Singh and Jasbir Singh were levelling their private land on which some trees of Japani Toot, Simbal and Tuni were found felled. Accordingly forest field staff have chalked out damage reports and recovered an amount of Rs. 1,01,000/- as penalty frõ the offenders. Detailed report to this effect has also been submitted to your office vide this office letter No. 3925 dated 30.05.2022 please.

Encl: As above.

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)
Divisional Forest Officer,
Una Forest Division, Una (HP).

क्रमांक 1765

वन विभाग हिमाचल प्रदेश

दिनांक 20-3-19

प्रेषक:- व.प.अ. ऊना

प्रेषित:- व.म.अ.ऊना

विषय :- गांव मलाहत में हो रहे कटान के बारे में।

ज्ञापन,

उपरोक्त विषय पर वन मण्डल अधिकारी कार्यालय ऊना के दूरभाष सन्देश दिनांक 18.03.2019 के संदर्भ में।

2. रिपोर्ट की जाती है कि उपरोक्त शिकायत के सम्बन्ध में वन खंड अधिकारी ऊना, श्री पवन कुमार, उ.व.रा. के नेतृत्व श्री कुलदीप सिंह वन रक्षक तथा कुमारी आरती वन रक्षक पर आधारित टीम द्वारा मामले की पड़ताल की गई। मौका पर जापानी तूत के विभिन्न श्रेणी के 130 पेड़ काटे हुए पाए गए। यह सभी पेड़ गांव मलाहत मलकित्ती भूमि में पड़ते हैं। यह सभी पेड़ 130 पेड़ गांव मलाहत में मलकान श्री मति रौशनी देवी विधवा श्री बाबू राम वासी गांव मलाहत तथा श्री केवल कृष्ण सुपुत्र श्री ज्ञान सिंह वासी गांव मलाहत की निजी भूमि में स्थित थे। जिन्हें निर्यात करने कि अनुमति श्री मति रौशनी देवी ने रेंज कार्यालय से क्रमांक 419 दिनांक 13.03.2019 तथा श्री केवल कृष्ण ने क्रमांक 384 दिनांक 25.02.2019 व क्रमांक 364 दिनांक 12.02.2019 द्वारा अनुमति ली थी (छाया प्रति संलग्न)। छानबीन के दौरान स्थानीय वासियों के ब्यान भी कलमबद्ध किए गए (संलग्न)।

यहाँ यह स्पष्ट किया जाता है कि सम्बंधित रकबा में किसी भी प्रकार का अवैध कटान नहीं हुआ है। जो 130 पेड़ काटे गए हैं वह सभी पेड़ नियमानुसार अनुमति लेकर काटे गए हैं।

रिपोर्ट सूचनार्थ एवं आगामी कार्यवाही हेतु प्रेषित है।

संलग्न: थोपरि

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

वन परिक्षेत्र अधिकारी,
वन परिक्षेत्र अधिकारी,
ऊना वन परिक्षेत्र, ऊना।

RK
2019

10/6/8
22/3/19

RK
22/3/19

ध्यान

श्री जसवीर सिंह पुत्र श्री हज्वरा सिंह उम्र 54 गांव
मलाहत नगर थाना उना तहसील जिला उना (हि.प्र.)
का स्थायी निवासी हैं।

आज दिनांक 18-3-2019 को
उनादन की मीठपगो में ध्यान करता हूँ कि श्री जसवीर
सिंह मलाहत नगर श्री कलगीघर के नाम से फनीचर शांप
चलाता हूँ। श्री फनीचर शांप के पिछे आलकान की
जमीन है जिसमें पिछले कुछ दिनों से जापानी
वृक्ष का पतन चल रहा है। इसके इलावा किस आलकान
की जमीन है और इसके बारे में कुछी कुछ बात न
है बस श्री यही ध्यान है जोकि पहिलेखबर व
सुनकर सही पाया गया।

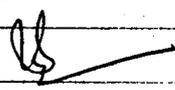
उपरोक्तध्यान कर्ता

शुभाजि चौधरी
1. सुभाष चन्द पुत्र श्री जसुना दास
गांव भडालिया सुर्द तहसील
जिला उना (हि.प्र.)
सी.नं. - 98579-38800

Jasbir Singh
जसवीर सिंह पुत्र श्री हज्वरा सिंह
गांव मलाहत नगर तहसील
जिला उना (हि.प्र.)
सी.नं. - 9816024507

प्रदीप कुमार
2. प्रदीप कुमार पुत्र श्री परस राम
गांव अल्पर अरुनियाला तहसील
जिला उना (हि.प्र.)
सी.नं. - 88946-89497.

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

ध्यान

मैं सुभाष चन्द पुत्र श्री जसुना दास उम्र 60 वर्ष धाना
अना गांव मंडीलिया खुर्द तह व जिला अना (हि.प्र.)
का स्थायी निवासी हूँ।

आज दिनांक 18-3-2019
को अना की मौजदगी में ध्यान करता हूँ कि
मैं सुभाष चन्द अना नंगल रोड के अलाहत नगर
के नजदीक पंजाबी हावा चलाता हूँ। और हावा के
नजदीक जापानी कृत का कतान जाकि मालकान
की जमीन पर है। पिछले कुछ दिनों से बल
रहा है। और यहां से पी.जी.आई सेंटर लगभग
1.30 कि० मी० की दूरी पर है। उपरोक्त जमीन
मालकीयती है इसके साथ सरकारी जमीन नहीं
है। और बस यही ध्यान है जाकि पहलिसर
व सुनकर सही पाया गया।

उवाह

प्रदीप कुमार
प्रदीप कुमार पुत्र श्री परसराम
गांव अल्पर अरवियाला
तह व जिला अना (हि.प्र.)
मौ नं०- 88946-89497

ध्यान कर्तासुभाष चन्द

सुभाष चन्द पुत्र जसुना दास
गांव मंडीलिया खुर्द तह व
जिला अना (हि.प्र.)
मौ नं०- 98579-38800

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

No.XIII- 384
H.P. Forest Department

Dated Una, the 25-2-2019

From:- Range Forest Officer,
Una Forest Range, Una.

To: Sh./Smt./...Kewal...Kailhan...S/o.Sr.....
...Cian...Singh...V.P.O..Malohat.....
.....Tehsil..and..Distt..Una.....

Subject:- Permission for carriage of Exempted Species.
Sir,

As per your application and recommendation of
Una.....You are hereby allowed to carry the exempted
speciesJapni...Tost..... Extract by
you from your private land, situated in village.....Malohat.....
Measuring Khasra No.2786..... Extracted
forest produce which is about.....350 cu. ft..... of P.w.No 364
as per the standing volume. Route for the carriage of exempted species
from Pvt. Area Malohat of Una.....Beat to Pungob.....
..... via Forest Check Post. This is with
reference to FFE-B-A (3)-2/2018 dated 20.11.2013 and FFE-B-A-1/2017
dated 20.4.2017. This permission is valid up to 26/03/2019.....
Other terms and conditions will applicable as mentioned in
Transit Rules of H.P.

ATC

[Signature]
Range Forest Officer,
Una Forest Range, Una.

ATTESTED

[Signature]
Range Forest Officer,
Una H.P.-174303

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

76

No.XIII- 364

H.P. Forest Department

Dated Una, the 12-2-2019

From:- Range Forest Officer,
Una Forest Range, Una.

To: Sh./Smt./...Kewal...Kishor...S/o. Sh. Chir...D...
.....Ujage...Malahat...P.O. Una.....
.....Tehal and...Distt. Una, H.P.....

Subject:- Permission for carriage of Exempted Species.

Sir,

As per your application and recommendation of B.O.....Una.....You are hereby allowed to carry the exempted speciesJapau...Teat..... Extract by you from your private land, situated in village....Malahat..... Measuring Khasra No.2786..... Extracted forest produce which is about.....450...cwt..... as per the standing volume. Route for the carriage of exempted species from Pvt. Area Malahat...of...Una.....Beat to ...Pungab..... via Forest Check Post. This is with reference to FFE-B-A (3)-2/2018 dated 20.11.2013 and FFE-B-A-1/2017 dated 20.4.2017. This permission is valid up to23.../02.../2019.....

Other terms and conditions will applicable as mentioned in Transit Rules of H.P.

ATC

RAT
Range Officer
Forest Range
Una H.P-174303

UAM
Range Forest Officer,
Una Forest Range, Una.
Una H.P-174303

ATTESTED

lb
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

78

वा.सं.

वन परिसर में अधिकांश की
अना

निवाहन है फिर भी अधिकांश
S/O ग्राम सिंह गांव मलहात
अना निवासी है मेरी अपनी मलहात
अना 2786-2786 लगभग 150 हेक्टर
अना है जिसमें 50 हेक्टर पंजाब
अना बाहरी है अना बाहरी अना
अना पंजाब में अना है
अना की अना

अना
अना

S/O ग्राम सिंह
प्रधान गा. 2727 गांव मलहात अना
ग्राम पंचायत मलहात
वि.ख.व.जि.उना (हि.प्र.)

17/1
2019

To whom it may Certify
It is Certify that Kewal Kishan of Gram Singh
is the owner in possession of the land 00184 hects being
180 share out of land measuring 0-20-30 hects comprised
1980 of khayat no. 335 min Khayam No. 443 min Khayam
no. 2786 according to the jamabandi for the year 2015-16
situated in mahal malahat Teh and Distt Unna

(Signature)

Patwar

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

No.XIII- 419

H.P. Forest Department

79

Dated Una, the 13-3-2019

From:- Range Forest Officer,
Una Forest Range, Una.

To: Sh./Smt./Roshni. Devi...w/o. Sh. Babu. Pan
...Village...Malahat...Tehsil...Una.....
...Distt...Una...H.P.....

Subject:- Permission for carriage of Exempted Species.

Sir,

As per your application and recommendation of
B.O.....Una.....You are hereby allowed to carry the exempted
speciesJapani...Teat..... Extract by
you from your private land, situated in village...Malahat.....
Measuring Khasra No. ...1774...on...1776..... Extracted
forest produce which is about.....400.00.....
as per the standing volume. Route for the carriage of exempted species
from Pvt. Area Malahat...of...Una.....Beat to Pungab.....
..... via Forest Check Post. This is with
reference to FFE-B-A (3)-2/2018 dated 20.11.2013 and FFE-B-A-1/2017
dated 20.4.2017. This permission is valid up to02/04/2019.....

Other terms and conditions will applicable as mentioned in
Transit Rules of H.P.

ATC

R...
Range Forest Officer,
Una Forest Range, Una.

R...
Range Forest Officer,
Una Forest Range,
Una (H.P.) 174.00

ATTESTED

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

सेवा में

वन परीक्षक अधिकारी ऊना,

(.हि.प्र०)

विषय :- वांछित काटकर ले जाने हेतु अनुमति देने बारे प्रार्थना पत्र/

श्रीमान जी,

सविनय निवेदन यह है कि Roshani Devi पत्नी बाबू राम वासी गांव मोहाल मलाहत तहसील व जिला ऊना की स्थाई निवासी हूँ / यह है मेरी मलकिकती भूमि जिसका खसरा न. 1774, 1776 है / जिसमें 90 जपानी तूल के पेड़ हैं /उसको वाया पन्डोगा बरिणर होशियापुर पंजाब में ले जाने अनुमति भी प्रदान करे आपकी बड़ी मेहरवानी होगी /

दिनांक 13/03/2019

भवदीय ,

(स.प्र.)

हस्ताक्षर परधान ग्राम पंचायत मलाहत

मोहाल व जिला ऊना (हि.प्र.)

प्रधान पंचायत मलाहत

वि.ख.व जि.ऊना (हि.प्र.)

प्रार्थी

रोशनी देवी

To whom it may concern)

It is Certified that 13³/₂₀₁₉
Smt - Roshni devi wd/o

Babu Ram of Aminchand is the owner in

possession of the land measuring 01.93 hectrs being 8720 shene out
of land measuring 158-91 hectrs comprised of Khewat No. 391 min
Jhatoni No. 541 min Khans Nos 1774- 1776 Kite (2) as entered in
Jamabandi year 2015-16 situated in revenue estate Malahat Tehsil

distt Una

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Roshani Devi पत्नी बाबू राम वासी गांव मोहाल
मलाहत तहसील व जिला ऊना (हि.प्र.)

Patwar

P.C. 13/03/2019

Date

न० प० अ०
उना

(81)

रिपोर्ट की जाती है कि पार्थी ग्री भलि बीशनी देवी पत्नी
बाबू राम गांव मलाहत त० व जिला उना (हि० प्र०) ने
अपनी मलकीयती सूबि खंसाय न० 1774 व 1776 सी सी
90 पैड जापानी क्षेत्र लगभग 400 विंगल पार्थी बीशनी
देवी पंजाब में जाने की अनुमति चाहता है अतः रिपोर्ट
आगामी कार्यावाही हेतु उचित है।

आराम सिंह
ilcunabest.
13-3-2019.


PAWAN KUMAR
Block Officer Una
Dist. No. 98050-76800
13-3-2019

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

संख्या 3925

वन विभाग, हिमाचल प्रदेश

दिनांक उना 30/5/2022

प्रेषक: वन मण्डलाधिकारी,
उना वन मण्डल, उना।

प्रेषित: उपायुक्त
जिला उना (हि०प्र०)।

विषय: Report regarding large scale felling of trees for construction from Rakkar Colony
to PGI Satellite Centre Malahat.

महोदय,

आपके कार्यालय के पत्र संख्या 1040-41 दिनांक 29.04.2022 के सन्दर्भ में।

उपरोक्त विषय के सम्बन्ध में सूचित किया जाता है कि शिकायत की छानबीन वन परिक्षेत्राधिकारी, उना के द्वारा की गई। उन्होंने रिपोर्ट किया है कि शिकायत का मौका देखा गया मौका पर जमीन को समतल किया गया पाया गया छानबीन करने पर जात हुआ कि जिस जमीन को समतल किया गया है वह जमीन इन्दु बालिया, हरसिमर सिंह, रबि कुमार, सुच्या सिंह, जसबीर सिंह आदि मालकान की मलकियत भूमि है व मालकान द्वारा स्वयं ही उक्त भूमि को समतल करवाया जा रहा था छानबीन के दौरान जपानी तूत, सिम्बल तथा तुणी आदि के पेड़ गिरे हुए दिखे जिन्हें जे० सी० बी० के द्वारा मिट्टी में ही दबाया गया था विभाग द्वारा उपरोक्त मालकान के विरुद्ध हानि रिपोर्ट चाक की गई तथा 1,01,000/- रुपये का जुर्माना भी लगाया गया है। छानबीन से यह स्पष्ट है कि उपरोक्त मालकान द्वारा अपनी भूमि को समतल करवाया जा रहा है न की रोड का निर्माण किया जा रहा है। वन परिक्षेत्राधिकारी, उना की रिपोर्ट, हानि रिपोर्ट की प्रतिलिपि व खजाना चालान की प्रतिलिपि साथ में संलग्न की जाती है।

संलग्न: उपरोक्त।

वन मण्डलाधिकारी,
उना वन मण्डल, उना।

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

क्रमांक 237

वन विभाग हि.प्र.

दिनांक 19-5-2022

प्रति:- वनमालका

संख्या:- वन 40/अ0 कला

विषय: Report regarding large scale felling of trees for construction from Rubber colony to PGI Satellite Centre Malahat.

जोमन

उपरोक्त विषय पर वन मंडल कार्यालय कला के प्रशासन सं. 3085/क्रांक

07-05-2022 के संदर्भ में।

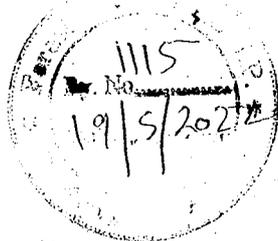
2 सूचित किया जाता है कि उपरोक्त विकास के अन्तर्गत में माका देखा गया।
 माका कला - नगल रोड पर बड़ी कोर गांव मलाहत में स्थित है। माका पर जमीन का समतल किया गया है। दानवीन करने पर बात हुआ कि जिले जमीन का समतल किया गया है व जमीन इन्दू बालिया, हरसिमर सिंह, रवि कुमार, सुन्या सिंह, जसबीर सिंह आदि मालका की मलकियती भूमि है। मालका के द्वारा स्वयं ही उक्त भूमि का समतल करवाया जा रहा है। दानवीन के दौरान विभाग की टीम जो जपानी तूट, सिम्बल तथा लूणी के गिरे हुए टिरे जिन्हे जे.सी.बी. के द्वारा भिच्छी में ही ढबाया गया था। विभाग द्वारा उपरोक्त मालका के विरुद्ध बिना अनुमति पत्र आतन व इरवाडन के जुर्म में दानि रिपोर्ट चाक की गई तथा 1,01,000/- रुपये का जुर्माना की लगाया गया। दानवीन से यह स्पष्ट हुआ कि उपरोक्त मालका के द्वारा अपनी जमीन का समतल करवाया जा रहा है न कि रोड का निर्माण किया जा रहा है। जो भूमि समतल की गई है वह भूमि पूर्णतया मलकियती भूमि है न की सरकारी भूमि है। रिपोर्ट संचालक एवं आगामी कार्यवाही हेतु प्रेषित है।

संलग्न:- 1 दानि रिपोर्ट की प्रतिकापी 6 सं०

2 स्वयंसा चालान की प्रतिकापी 2 सं०

वन विभाग कार्यालय कला

19/5/22



ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

K.R No - 1/0/22-23

Dt- 6-5-22.

Be Cua to return the Copy

Range Officer
Una

महकमा जंगलात हिमाचल प्रदेश 174303

रिपोर्ट बुक नं. 099

रिपोर्ट 030

सरकार बजरिया वन विभाग (विभाग) अन्वय सिद्ध वल्द अन्वय सिद्ध

जात

साकिन, सफर कच्ची परगना अन्वय

जुर्म सिमा अनुमति अन्वय सिद्ध
क्षेत्री सी पीड मादनी कारी

जनाबयाली, एच प्रो ओर ऊनो

आज मुवरखा 1-5-2022

सन् २०

बवक्त सुबह 11:00 वजे जंगल अन्वय की गश्त की गई

और निम्नलिखित नुकसान पाया गया। दीरली अन्वय अन्वय की यली
क्षेत्री अन्वय में जापानी अन्वय, गुला सिन्वय कटे हुए

फर अन्वय ६, बवक्ति अन्वय पर फला फला सि यद् फे
मुलजिम नं अन्वय अन्वय में जापानी अन्वय की

क्षेत्री में सि सिना अनुमति अन्वय कटे फे

मुलजिम नं सि सिना वन विभाग की अनुमति के फेड

पाउने का अपना जुर्म अन्वय सिना व मुआबजा

मौका पर गिरफ्तार हुआ। मुवरखा सन् २०

फेड के सिना अन्वय फे रिपोर्ट अन्वय फादरिदी

हेतु फादरिदी

Forest Press Solan 13/11/73 - १०० Books

ATC

Range Officer
Forest Range
Una 174303

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

85

इकबाल नामा मुलजिम

मै/हम सुन्ना सिं ड गवाहन जैल
 जुर्म मुंरजा रिपोर्ट नं ०११/३० से इकबाल करता हुं/करते हैं।
 मुझे/हमें को जंगल भलाइल जाए मौसूमा करते हुए/करते
 हुआं को व० प० अ० उ० ने गिरफ्तार किया है कि
 मै/हम ए० ख० अ० उ० ऑफिसर जंगलात के पास बअदाय
 मुआयजा बजाए मुकद्दमा फौजदारी के फौसला जुर्म जेर दफा
 इंडियन ऐक्ट नं करवाने के लिए रजामन्द
 हुं/हैं। मुवरखा

गवाह	गवाह	हस्ताक्षर मुलजिम
		सुन्ना सिं ड मुलजिम किं डोए बवक्त फौदी उ० (E.C.S.C)

अमानतनामा सुपुर्दगी माल गिरफ्तार शुदा महकमा जंगलात
 आज मुवरखा को गार्ड ने हस्ब जैल माल
 मुतल्लाका जुर्म मेरे सुपुर्द किया जो बवक्त तल्बी पेश किया जायेगा
 मुलजिम मेरे रूबरू हाजिर था/मुलजिम हाजिर नहीं था।
 तफसील माल

हस्ताक्षर सुपुर्ददार	गवाह	गवाह
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ATTESTED


 Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

ATC


 Deputy Commissioner
 Una, Distt. Una (H.P.)

इकबाल नामा मुलजिम

मै/हम ^{अलास्ट} ~~अलास्ट~~ वा खिया। ~~इकबाल~~ गवाहान जैल
जुर्म सुंदरजा रिपोर्ट नं 009/031 से इकबाल करता हू/करते हैं।
मुझे/हमें को जंगल ^{अलास्ट} ~~अलास्ट~~ रक्षता जाए मौसूमा करते हुए/करते
हुओं को ~~अलास्ट~~ ^{अलास्ट} ने गिरफ्तार किया है कि
मै/हम ~~अलास्ट~~ ^{अलास्ट} ऑफिसर जंगलात के पास बअदाय
मुआवजा बजाए मुकद्दमा फौजदारी के फौसला जुर्म जेर दफा
इंडियन ऐक्ट नं करवाने के लिए रजामन्द
हू/हैं। मुवरखा

गवाह

गवाह

हस्ताक्षर मुलजिम

अलास्ट

अमानतनामा सुपुर्दगी माल गिरफ्तार शुदा महकमा जंगलात
आज मुवरखा को गार्ड ने हस्ब जैल माल
मुतल्लका जुर्म मेरे सुपुर्द किया जो बवक्त तल्बी पेश किया जायेगा
मुलजिम मेरे रुबरू हाजिर था/मुलजिम हाजिर नहीं था।
तफसील माल

हस्ताक्षर सुपुर्ददार

गवाह

गवाह

ATTESTED

अलास्ट
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

अलास्ट
Revenue Officer
Una, Distt. Una (H.P.)

88

R.M.C-3/1/22-23 87-6-5-22
600m to rally the Captains

[Signature]
R.O. Una

महकमा जंगलात हिमाचल प्रदेश

रिपोर्ट बुक नं. 099

रिपोर्ट नं. 032

सरकार बजरिया वन विभाग (हे. प्र.) बनाम श्री वलद नरदेव सिंह
कुमार

जात साकिन पल्लोहर परगना जिला

जुर्म विना अनुमती से पल्लोधी
भूमि से J.C.B. काट पड़े
का जाड़े पटान करना।

जनाबयाली,

आज मुवरखा 2-5-22 सन् 20 22

बवक्त 2-5-2022 जंगल पल्लोहर की गश्त की गई

और निम्नलिखित नुकसान पाया गया। *[Signature]* गश्त पल्लोधी

भूमि पल्लोहर से एक अटल J.C.B.N. ^{HP67}/₇₈₆₅

मुलजिम नं. ⁽⁸⁴⁾ पट्टे का जाड़े पटान हुआ परिशरी।

दीनवीर करी पर पना पला कि उपरोक्त व्यक्ति

हुपनी पल्लोधी भूमि से अनतल करी से लिई गई

पट्टे J.C.B. काट पड़े से उपरोक्त सन् 20 से उपरोक्त

मोका पर गिरफ्तार हुआ। *[Signature]* मुवरखा

व्यक्ति से विना लिखी विभागीय अनुमती से पट्टे का

पट्टे से उपरोक्त का अपना पूर्ण समतल किया व मुआफा

दत्त का खास हुआ किसे अनुमती व नुकसान वापसी

दत्त सेवा से पट्टे है। *[Signature]*

Forest Press Solan/3-11/3-900 Books

ATC

ATTESTED

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

[Signature]
Range Officer
Forest Range
Una H.P. 173393

उपनि

इकबाल नामा मुलजिम

मै/हम ^{रवि कुमार} गवाहन जेल
 जुर्म मुदरजा रिपोर्ट नं 099/032 से इकबाल करता हू/करते हैं।
 मुझे/हमें को जंगल ^{अवैध} ^{अवैध} ^{अवैध} जाए मौसुमा करते हुए/करते
 हुआ को ^{अवैध} ^{अवैध} ^{अवैध} ने गिरफ्तार किया है कि
 मै/हम ^{अवैध} ^{अवैध} ^{अवैध} ऑफिसर जंगलात के पास बअदाय
 मुआवजा बजाए मुकहमा फौजदारी के फैसला जुर्म जेर दफा
 इडियन ऐक्ट नं करवाने के लिए रजामन्द
 हू/हैं। मुवरखा

गवाह

गवाह

Ravi Kumar
हस्ताक्षर मुलजिम

रवि कुमार

अमानतनामा सुपुर्दगी माल गिरफ्तार शुदा महकमा जंगलात
 आज मुवरखा को गार्ड ने हस्ब जेल माल
 मुतल्लका जुर्म मेरे सुपुर्द किया जो बवक्त तल्बी पेश किया जायेगा
 मुलजिम मेरे रूबरू हाजिर था/मुलजिम हाजिर नहीं था।
 तफसील माल

हस्ताक्षर सुपुर्ददार

गवाह

गवाह

TESTED



Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

ATC

Bandar Officer
 Una, Distt. Una (H.P.)

R.R No- 4/1/22-23 Dt- 6-5-22

80 Una to solve the case

90

[Signature]
Rou

महकमा जंगलात हिमाचल प्रदेश

रिपोर्ट बुक नं. **099**

रिपोर्ट नं. **033**

सरकार बजरिया वन विभाग (B.P) बनाम ~~दुर्गा~~ वलद जम अरवा सिंह
सिंह

जात साकिन (अलौड) परगना ऊना

जुर्म बिना अनुमति के भूखेती
शुषे से J.C.B काम के 177
जड पट्टा परगना ।

जनाबयाली, ए० ए० आ० ऊना

आज मुकरखा 4-5-2022 सन् २०

बवक्त शुबद्ध 11:30 बजे जंगल खादत की गश्त की गई

और निम्नलिखित नुकसान पाया गया।
दौराने गश्त अमकी प्रती भूखे
खादत में एक अड्डा J.C.B No HP 22 H B.L पीडी को जड
से उखाड़ती इस पट्टे में निश्चित करने पर पता चला कि
मुलजिम नं. ~~दुर्गा~~ भूपती भलकी प्रती आदि को अमरु
के क्षेत्र में पड जड से उखाड़ना जहा से उपरिक्त
आफे के बिना किसी विज्ञानिय अनुमति के पीडी को जड से
उखाड़ना वा अपना जुर्म अर्थबोध किया व असावधानी
की सजावद हुआ रिपोर्ट आपनाथ व आभासी प्रामाणिकी
केका पर गिरफ्तार हुआ।
मुकरखा सन् २०

ए० ए० आ० ऊना

Cop = 2500/-
1
2500/-

[Signature]
हस्ताक्षर रिपोर्ट कनिन्दा ।
Baw

Forest Press Solan/3.11.13-१०० Books

ATC

ATTESTED

[Signature]
Superintendent, Grade 1
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

[Signature]
Range Officer
Forest Range
Una (H.P.) 17/4/2023

11/11/22
अपतन

इकबाल नामा मुलजिम

मैं/हम ~~इसके~~ ~~द्वारा~~ ~~हस्ताक्षर~~ ~~किया~~ ~~गया~~ ~~है~~ ~~कि~~ ~~हम~~ ~~ने~~ ~~इकबाल~~ ~~करता~~ ~~हूँ/करते~~ ~~हैं।~~
 जुर्म मुंदरजा रिपोर्ट नं 099/33 से इकबाल करता हूँ/करते हैं।
 मुझे/हमें को जंगल PVA ~~बजाए~~ ~~मौसमा~~ ~~करते~~ ~~हुए/करते~~
 हुआ को ~~हो~~ ~~फै~~ ~~अपने~~ ~~अला~~ ने गिरफ्तार किया है कि
 मैं/हम ~~को~~ ~~अपने~~ ~~अला~~ ऑफिसर जंगलात के पास बअदाय
 मुआवजा बजाए मुकद्दमा फौजदारी के फैसला जुर्म जेर दफा
 इंडियन ऐक्ट नं ~~के~~ ~~अनु~~ ~~अंतर्~~ ~~गत~~ ~~है~~ ~~कि~~ ~~हम~~ ~~ने~~ ~~इकबाल~~ ~~करता~~ ~~हूँ/करते~~ ~~हैं।~~
 हूँ/हैं। मुवरखा करवाने के लिए रजामन्द

गवाह

गवाह

हस्ताक्षर मुलजिम

~~इसके~~ ~~द्वारा~~ ~~हस्ताक्षर~~ ~~किया~~ ~~गया~~ ~~है~~ ~~कि~~ ~~हम~~ ~~ने~~ ~~इकबाल~~ ~~करता~~ ~~हूँ/करते~~ ~~हैं।~~
 मुझे/हमें को जंगल PVA ~~बजाए~~ ~~मौसमा~~ ~~करते~~ ~~हुए/करते~~
 हुआ को ~~हो~~ ~~फै~~ ~~अपने~~ ~~अला~~ ने गिरफ्तार किया है कि
 मैं/हम ~~को~~ ~~अपने~~ ~~अला~~ ऑफिसर जंगलात के पास बअदाय
 मुआवजा बजाए मुकद्दमा फौजदारी के फैसला जुर्म जेर दफा
 इंडियन ऐक्ट नं ~~के~~ ~~अनु~~ ~~अंतर्~~ ~~गत~~ ~~है~~ ~~कि~~ ~~हम~~ ~~ने~~ ~~इकबाल~~ ~~करता~~ ~~हूँ/करते~~ ~~हैं।~~
 हूँ/हैं। मुवरखा करवाने के लिए रजामन्द

अमानतनामा सुपुर्दगी माल गिरफ्तार शुदा महकमा जंगलात
 आज मुवरखा को गार्ड ने हस्त जेल माल
 मुतस्सका जुर्म मेरे सुपुर्द किया जो बवक्त तल्बी पेश किया जायेगा
 मुलजिम मेरे रुबरू हाजिर था/मुलजिम हाजिर नहीं था।
 तफसील माल

हस्ताक्षर सुपुर्ददार

गवाह

गवाह

ATC

ATTESTED



Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Dist. Una (H.P.)

Range Officer
 Police Station
 Una (H.P.) 1303

R.R.No- 570/22-23 Dt- 6-5-22

BO Una to relaye the contents

92

Range Officer
Una HP-174303

महकमा जंगलात हिमाचल प्रदेश

रिपोर्ट बुक नं. 099

रिपोर्ट नं. 034

सरकार बजरिया वन विभागा (हिमाचल प्रदेश) नाम जम्मू व हिमाचल प्रदेश राज्य द्वारा

जात

साकिन ^{अवध} परगना अना

जुम ^{अवध} अन्तुगरी के P.V. + रकबा
में J.C.B. वन पट्टी का जड परत
करना।

जनाबयाली, एच एच अना

आज मुबरखा 4-5-2022 सन् २०

बवक्त ^{अवध} 2:00 बजे जंगल ^{P.V. + रकबा} अन्तुगरी की गश्त की गई

और निम्नलिखित नुकसान पाया गया। दी गई जडत अलगी फ्री भूमि
अन्तुगरी में ^{अवध} जडत JCB No. A/F (J.C.B.) L फ्री की जड
में अन्तुगरी ^{अवध} डब्लू पार्स जडत 1. ^{अवध} अलगी फ्री भूमि पर जता अना कि
मुसलम नं. 3 ^{अवध} पूर्णतः ^{अवध} अलगी फ्री भूमि की
अन्तुगरी करके के लिए गश्त फ्री जडत में अन्तुगरी अना ^{अवध} अलगी फ्री भूमि
अन्तुगरी का अपना जुम ^{अवध} अलगी फ्री भूमि का अन्तुगरी देना
के लिए ^{अवध} रिपोर्ट अन्तुगरी व अन्तुगरी कायदा
मौका पर गिरफ्तार हुआ। मुबरखा सन् २०

25000
25000

हस्ताक्षर रिपोर्ट कृनिश।

Forest Press Solan/3-11/3-900 Books

ATC

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Dist. Una (H.P.)

Range Officer
Forest Range
Una HP-174303

अना

R.R No. 6/U/22-23 Dt-6-5-22

Be the to realize the Confess

Range Officer
Forest Range
Una H.P. 174303

94

महकमा जंगलात हिमाचल प्रदेश

रिपोर्ट बुक नं. 099

रिपोर्ट नं. 035

सरकार बजरिया वन विभाग (डि० प्र०) बनाम श्री जयलामा वल्द राम प्रसाद सिंह

जात साकिन बबकड परगना उना

जुम बिना अनुमति अज्ञानीत
क्षेत्री से पैस काटना गये।

जनाबयाली, 90 प० अ० उना

आज मुवरखा 5-5-2022 सन् 20

बबकड 10:00 बजे जंगल अछाडत की मसत की गई

और निम्नलिखित नुकसान पाया गया-
क्षेत्री अज्ञानीत से अपना 5 पैस काटने का
2 पैस काट कर गये क्षेत्री को फर पता चला
मुलाजिम नं. क्षेत्री से बिना वन विभाग की आज्ञा से
काटे हैं। अनुमति से बिना अनुमति के पैस काटने
या अपना पैस काटने का उद्देश्य है।
दिए गए रिपोर्ट सूचना के अन्तर्गत जापस की
मौका पर गिरफ्तार हुआ।

हस्ताक्षर रिपोर्ट कुनिम्न
B.S.

ATC

Forest Press Solan 13/113-900 Books

Range Officer
Forest Range
Una H.P. 174303

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

शुभ
जात

95

इकबाल नामा मुलजिम

मै/हम ~~हस्त~~ वालिया ~~हस्त~~ गवाहान जैल
 जुर्म मुंदरजा रिपोर्ट नं. 099/035 से इकबाल करता हुं/करते हैं।
 मुझे/हमें को जंगल *R.V. Area* में जाय मौसमा करते हुए/करते
 हुआ को 40 पं अं अना ने गिरफ्तार किया है कि
 मै/हम *म. व. अ. अ. अ.* ऑफिसर जंगलात के पास बअदाय
 मुआवजा बजाए मुकद्दमा फौजदारी के फैसला जुर्म जेर दफा
 इडियन ऐक्ट नं. करवाने के लिए रजामन्द
 हुं/हैं। मुवरखा

गवाह

गवाह

हस्ताक्षर मुलजिम

अमानतनामा सुपुर्दगी माल गिरफ्तार सुदा महकमा जंगलात
 आज मुवरखा को गार्ड ने हस्त जैल माल
 मुतल्लका जुर्म मेरे सुपुर्द किया जो बवक्त तल्बी पेश किया जायेगा
 मुलजिम मेरे रूबरू हाजिर था/मुलजिम हाजिर नहीं था।
 तफसील माल

हस्ताक्षर सुपुर्दवार

गवाह

गवाह

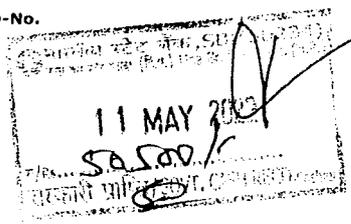
ATC

ATTESTED


 Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)


 Ranger Officer
 Una, Distt. Una (H.P.)

96

E-CHALLAN	
Government Of Himachal Pradesh	
Department of Finance	Treasuries, Accounts & Lotteries
Valid Upto	16-May-2022 Remitter Copy
HIMGRN	B22E112328 Date 10-05-2022 04:33:05PM
Department	Forest
BarCode	
Period	01-04-2022 To 09-05-2022
DDO	UNA00-808- FOREST DIVISION UNA
Head	₹ Amount
0406-01-800-03-COMPENSATION UNDER SECTION	50500
Total/Net Amount	50500
In words	Fifty Thousand Five Hundred
Payee Detail	
Licence/Vehicle/Permit/TIN no.	Compensation
COMPENSATION UNDER SECTION 68 OF I.F.A. PR No. 30 to 32 of book No 99 Una Beat	
Remitter Name:-	Rajes Kumar BO Una
Address:-	Range Forest Officer Una Mob: 9816134703
FOR USE IN RECEIVING BANK	
Bank CIN No	HIMGRN B22E112328
Amount	₹ 50500
Bank	MANAGER, SBI UNA
Cheque-DD-No.	
	

NIC-HP

B22E112328

e-Challan (IFMS)

ATC

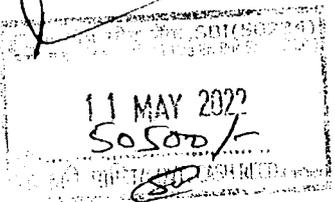
Range Officer
Forest Deptt
Una H.P. 171003

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

97

E-CHALLAN	
Government Of Himachal Pradesh	
Department of Finance	Treasuries, Accounts & Lotteries
Valid Upto	16-May-2022 Remmitter Copy
HIMGRN	B22E112333 Date 10-05-2022 04:35:17PM
Department	Forest
BarCode	
Period	01-04-2022 To 08-05-2022
DDO	UNA00-808- FOREST DIVISION UNA
Head	₹ Amount
0406-01-800-03-COMPENSATION UNDER SECTION	50500
Total/Net Amount	50500
In words	Fifty Thousand Five Hundred
Payee Detail	
Licence/Vehicle/Permit/TIN no.	Compensation
COMPENSATION UNDER SECTION 68 OF I.F.A. -DR No 33 to 35 of Book 99 Una-Beat	
Remitter Name:-	Rajesh Kumar BO una
Address:-	Range Office Una Mob: 9816134703
FOR USE IN RECEIVING BANK	
Bank CIN No	HIMGRN B22E112333
Amount	₹ 50500 ②
Bank	MANAGER, SBI UNA
Cheque-DD-No.	

NIC-HP

B22E112333

e-Challan (IFMS)

ATC

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)


Range Officer
Forest Range
Una Distt. Una

हिमाचल प्रदेश सरकार

१४

11.07.2022

Complaint no. - HPRERA2022003

Present: - Sh. Abhishek Banta Ld. Advocate alongwith Sh. Bhawak Prashar
complainant

Sh. Ram Parkash Singh for Smt. Indu Walia, Respondent

HEARING THROUGH WebEx.

In the present matter, in terms of the previous order, it has been appraised by the respondent that the process for registration has been initiated by the promoter after being assisted by the office of this Authority but the process for applying for registration is not yet complete. Once the applying process is completed the office of the Authority may grant registration in accordance with the Real Estate (Regulation and Development) Act, 2016 rules and regulation made there under.

Further an application has been filed by complainant for stay of construction, development and sale of land till the promoter complies with the mandate of Real Estate (Regulation and Development) Act, 2016. This application is registered as MA no. 17 of 2022. The Authority has heard the arguments on this application on behalf of both the parties.

It has been argued on behalf of the complainant that the respondent/promoter is owner in possession of land comprised in in khata/ khatauni no. 23/28 of khasra no. 2795 measuring 00-48-30, 3665/2858 measuring 00-06-48, khasra no. 3667/2858 measuring 00-44-99, khasra no. 2860 measuring 00-15-34, khasra no. 2862 measuring 00-15-35, khasra no. 3153/2874 measuring 00-43-24, khasra no. 3421/2875 measuring 00-26-10, khasra no. 3423/2875 measuring 00-71-56, Khasra no. 3548/2894 measuring 01-08-44. In khata khatauni no. 26/31 of khasra no. 3549/2894 measuring 02-13-25. In khata/ khatauni no. 318/419 of khasra no. 2804 measuring 00-03-24. In khata/ Khatauni no. 45/51 of khasra no. 2896 measuring 00-54-49. In khata/ khatauni no. 362/489 of khasra no. 2861 measuring 00-05-13. In khata/ Khatauni no. 177/227 of khasra no. 2750 measuring 00-07-46. In khata/ Khatauni no. 289/380 of khasra no. 2857 measuring 00-07-42. In khata/ Khatauni no. 267/354 of khasra no. 2806, 2813 measuring 00-29-54. In khata/ Khatauni no. 484/683 of khasra no. 3305/2844 measuring 00-04-05. In khata/Khatauni no. 411/574 of khasra no. 2871 measuring 00-19-77. In khata/ Khatauni no. 367/499 of khasra no. 2863, 2864 measuring 00-19-54 total of all measuring 7-70-34 approximately 200.60 kanals in mauja Malahat, District Una, H.P.

Further by way of this application it has been alleged that respondent / promoter has sold 21 plots of different shapes and sizes in between the year 2016 and 2021. The details of mutations are 1628 dated 21.07.16, 1995 dated 24.02.2021, 1996 dated 24.2.2021, 2004 dated 24.02.2021,

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

99

हिमाचल प्रदेश सरकार

1874 dated 17.04.2019, 1878 dated 01.05.2019, 1881 dated 01.05.2019, 1915 dated 09.10.2019, 1922 dated 09.10.2019, 1768 dated 24.4.2018, 1711 dated 01.09.2017, 1712 dated 01.09.2017, 1869 dated 01.01.2019, 1873 dated 27.03.2019, 1882 dated 01.05.2019, 1957 dated 03.07.2020, 1873 dated 27.03.2019, 1954 dated 12.01.2020, 1955 dated 29.09.2020, 1960 dated 13.08.2020, 1957 dated 03.07.2020. The corresponding jamabandi's have been appended along with the application. It was further argued that the aforesaid sale deeds have been done in utter violation of the provisions of the Real Estate (Regulation and Development) Act, 2016 and therefore it was prayed that he may be restrained from further alienating or selling the plot, apartment or building in Mauja Malahat, District Una as per the mandate of Section 3 of the Act ibid.

The respondent has argued that the complainant has no locus standi to invoke the provisions of the Act ibid and therefore his complaint may kindly be dismissed. He further submitted that he was not aware of the provisions of the RERD Act and that he has to get the project registered with the Authority before entering into any sale transaction.

The Authority has heard both the parties and also gone through the record. The Authority is convinced from the record that the respondent is owner of more than 200 kanals of land in Mohal Malahat District Una and has sold 21 plots of different shapes and sizes in between the year 2016 to 2021

Section 3 of the RERD Act is as under:

"(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made there under, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required—

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases:

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

हिमाचल प्रदेश सरकार

Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act;

(b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act;

(c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.—For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately."

The provisions of section 3 of the Act *ibid* are very clear that no promoter shall advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot having area more than 500 sq. mtrs. or flats more than eight, in any planning area without registering the same with this Authority

In the present case the respondent has sold about twenty one plots having area more than 500 sq. mtrs. without obtaining registration from this Authority under the provision of Real Estate (Regulation and Development) Act, 2016. It is clear that the respondent has violated the aforesaid provisions and violations are writ large. As per his version he is in the process of getting the project registered with the Authority. Since he is in the process of registration therefore the issue of imposition of penalty under Section 61 of the Act for failure to comply with the provisions of the Act shall be decided at a later stage.

So far as the issue of locus standi raised by the respondent before the Authority is concerned it is pertinent to mention here that any person can apprise this Authority about any violations being caused of the provisions of the Act *ibid* because this Authority has suo moto powers under Section 34 (d) & (g) to deal with any of the violations under the Act and to ensure compliance of obligations cast upon various stakeholders under the Act. Further the well known legal maxim 'ignorantia juris non excusat' that has been approved by various courts of law means that ignorance of law is no excuse. Therefore the respondent cannot escape liability by merely saying that he was not aware of the legal provisions.

The Authority considering all the facts and circumstances of the case holds that respondent shall not advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building without first getting the project registered with this Authority as per the mandate of Real Estate (Regulation and Development) Act 2016. To conclude the respondent is barred/restrained from advertising, marketing, booking, selling or offering for sale or inviting persons to purchase in any manner any plot, apartment or building owned by

ATTESTED

Superintendent Grade-I
D/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

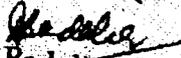
(101)

हिमाचल प्रदेश सरकार

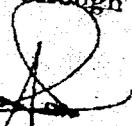
respondent in Mauja Malahat, District Una, H.P. without getting the project registered with the Authority as per Section 3 of the Act ibid. Any violation of this order shall further entail per day penalty under Section 63 of the Act ibid.

The respondent is at liberty to file reply to this MA.

List the matter for hearing on 17.08.2022 at 11:00 AM through WebEx.


B.C. Badalla,
MEMBER


Dr. Shrikant Baldi
CHAIRPERSON


Rajeev Verma
MEMBER

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

01/08/22
HRC

562300/2022/HRC
02/08/2022

ANNEXURE - R - IV

-102

01/HRC
01/08/2220368857
26/07/22

REAL ESTATE REGULATORY AUTHORITY
Annexe Building, Majitha House near H.P. Sectt. Shimla-02
Email : hp.rera2020@gmail.com , Phone : 0177-2629111, Fax : 0177-2627111

No. HPRERA2022003 / 784

Dated:- 22 July, 2022

From:

The Chairperson
HP Real Estate Regulatory Authority,
Himachal Pradesh, Shimla-171002

To

Deputy Commissioner
Una, District Una HP

Subject:-

Regarding stay on sale of plots being raised by Smt. Indu
Walia W/o Ram Parkash Singh, Prop., Group Colonizera Pvt.
Ltd. R/o House No. 108, Ward No. 8, Rakkar Colony, Basant
Vihar, Una HP

Sir,

Please find enclosed herewith an order dated 11.7.2022 passed by this Authority regarding barring/ restraining from advertising/ marketing, booking ,selling or offering for sale or inviting persons to purchase in any manner any plot apartment or building owned by above respondent in Mauja Malahat, District Una HP without getting the project registered with the Authority as per section 3 of the Real Estate (Regulation and Development) Act, 2016.

You are , therefore, requested to direct the concerned Sub-Registrar not to register sale deed of land comprised in Khata / Khatauni no. 23/28 of khasra no. 2795 measuring 00-48-30, 3665/2858 measuring 00-06-48, khasra no. 3667/2858 measuring 00-44-99, khasra no. 2860 measuring 00-15-34, khasra no. 2862 measuring 00-15-35, khasra no. 3153/2874 measuring 00-43-24, khasra no. 3421/2875 measuring 00-26-10, khasra no. 3423/2875 measuring 00-71-56, Khasra no. 3548/2894 measuring 01-08-44. In khata khatauni no. 26/31 of khasra no. 3549/2894 measuring

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

DR/NTCH

DAD

28/7/22

It pertains to
HRC branch.
Distt. Revenue
officer, Una,
Distt. Una (HP)

02-13-25. In khata/ khatauni no. 318/419 of khasra no. 2804 measuring 00-03-24. In khata/ Khatauni no. 45/51 of khasra no. 2895 measuring 00-54-49. In khata/ khatauni no. 362/489 of khasra no. 2861 measuring 00-05-13. In khata/ Khatauni no. 177/227 of khasra no. 2750 measuring 00-07-46. In khata/ Khatauni no. 289/380 of khasra no. 2857 measuring 00-07-42. In khata/ Khatauni no. 267/354 of khasra no. 2805, 2813 measuring 00-29-54. In khata/ Khatauni no. 484/683 of khasra no. 3305/2844 measuring 00-04-05. In khata/Khatauni no. 411/574 of khasra no. 2871 measuring 00-19-77. In khata/ Khatauni no. 367/499 of khasra no. 2863, 2864 measuring 00-19-54 total of all measuring 7-70-34 approximately 200.60 kanals in mauja Malahat, District Una, H.P. till further directions of the Authority

Yours faithfully,

Authorized Signatory
HP Real Estate Regulatory Authority
Shimla- 171002

Endst. No, As above-

Dated

Copy alongwith a copy of order dated 11.7.2022 is forwarded to :-

1. The Sub-Registrar-cum- Tehsildar, Una for immediate necessary action and compliance.
2. The Assistant Town and Country Planner, Una for information and necessary action.

Authorized Signatory
HP Real Estate Regulatory Authority
Shimla- 171002

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

/152148/2022

Office of the Registrar-cum-Deputy Commissioner Una
District Una (H.P.)
No.DRU/HRC/RERA/ 3506

hrc-una-hp@nic.in

ANNEXURE - R - V

To

The Sub Registrar,
Una, Distt Una (H.P.)

104-

Dated

19 August, 2022

Subject : Regarding stay on sale of plots being raised by Smt. Indu Walia W/o Ram Parkash Singh, Prop. Group Colonizera Pvt. Ltd. R/o House No. 108 Ward No. 8 Rakkar Colony, Basant Vihar, Una HP.

Sir,

Please find enclosed herewith a letter no. HPRERA2022003/784 dated 22 July 2022 on the subject cited above.

In this regard, you are directed to act strictly in accordance with the order of HPRERA (copy enclosed), and provide the detailed report in this office within 07 days.

Encls:-

Signed by Amit Kumar
Sharna

Date: 19-08-2022 14:12:11
Addl. Deputy Commissioner
Una, District Una, H.P.

of

Endst. No. AA 3507

Dated 19/08/2022

Copy to:-

1. Himachal Pradesh Real Estate Regulatory Authority Shimla-171002 his office letter No. HPRERA2022003/784 dated 22 July 2022 for information please.

-Sd-

Addl. Deputy Commissioner
Una, District Una, H.P.

of

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)



Office of the Registrar-cum-Deputy Commissioner Una
District Una (H.P.)

hrc-una-hp@nic.in

No.DRU/HRC/RERA/ 5047

ANNEXURE - R - VI

To

105

The Sub Registrar,
Una. Distt. Una (H.P.)

Dated Una the

07 December, 2022

Subject : Regarding stay on sale of plots being raised by Smt. Indu Walia W/o Ram Parkash Singh, Prop. Group Colonizera Pvt. Ltd. R/o House No. 108 Ward No. 8 Rakkar Colony, Basant Vihar, Una HP.

Sir,

Please find enclosed herewith a letter no. HPRERA2022029/1513 dated 04 October 2022 received from HPRERA on the subject cited above.

In this regard, you are directed to act strictly in accordance with the order of HPRERA (copy enclosed), and compliance may be reported.


Addl. Deputy Commissioner
Una. District Una, H.P.

o/e

Dated 07/12/2022

Endst. No. AA/5048

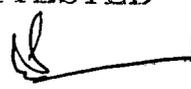
Copy to:-

1. The Chairperson, Himachal Pradesh Real Estate Regulatory Authority, Shimla-171002 to his office letter No. HPRERA2022029/1513 dated 04 October 2022 for information please.


Addl. Deputy Commissioner
Una. District Una, H.P.

o/e

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

01/HRC
15/10/2022
20375308
11-10-22

106

REAL ESTATE REGULATORY AUTHORITY
Annexe Building, Majitha House near H.P. Sectt. Shimla-02
Email : hp.rera2020@gmail.com , Phone : 0177-2629111, Fax : 0177-2627111

No. HPRERA2022029/513

Dated:- 24 October, 2022

From:

The Chairperson
HP Real Estate Regulatory Authority,
Himachal Pradesh, Shimla-171002

To

Deputy Commissioner
Una, District Una HP

Subject:-

Regarding stay on sale of plots being raised by Smt. Indu Walia W/o Ram Parkash Singh, Prop. Group Colonizera Pvt. Ltd. R/o House No. 108, Ward No. 8, Rakkar Colony, Basant Vihar, Una HP

Sir,

Please find enclosed herewith an order dated 27.9.2022 passed by this Authority regarding barring/ restraining from advertising/ marketing, booking ,selling or offering for sale or inviting persons to purchase in any manner any plot apartment or building owned by above respondent in village Bhadolian Khurd , Patwar circle Mauja Malahat, District Una HP without getting the project registered with the Authority as per section 3 of the Real Estate (Regulation and Development) Act, 2016.

You are , therefore, requested to direct the concerned Sub- Registrar not to register sale deed of land comprised in. khawat/ Khatoni no. 30/46 & 27/39 bearing khasra no. 2902/ 2336 measuring 00-03-87, khasra no. 2905/2336 measuring 00-06-13, khasra no. 2912/2337 measuring 00-04-42, khasra no. 2913/2337 measuring 00-07-15, khasra no. 2917/2338 measuring 00-06-00, khasra no. 2818/2338 measuring 00-01-47, khasra no. 2919/2338 measuring 00-00-38, khasra no. 2921/2338 measuring 00-21-45, khasra no. 2923/2339 measuring 00-03-96, khasra no. 2925/2339 measuring 00-22-46, khasra no. 2931/2376 measuring 00-02-74, khasra no. 2935/2376 measuring 00-10-17, khasra no. 2940/2379 measuring 00-02-54, khasra no. 2946/2380 measuring 00-00-99, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2775/2488 measuring 00-03-46. In khawat/ khatoni 45/61 comprised in khasra no. 3920/2338 measuring 00-03-56, khawat/ khatoni no. 34/40 in khasra no. 2912/2337 measuring 00-04-42, khasra no. 2918/2338 measuring 00-01-47, khasra

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

no. 2919/2338 measuring 00-00-38, Khasra no. 2935/2376 measuring 00-10-17, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2753/ 2488 measuring 00-03-46. Khewat/ Khatoni no. 33/49 khasra no. 2927/2355 measuring 00-64-76, khata/ khatoni no. 64/80 khasra no. 2974/2752/2476 measuring 00-01-84, khewat/ khatoni no. 68/84 khasra no. 2756/2488 measuring 00-10-95, khewat/ khatoni no. 40/46 khasra no. 2913/2337 measuring 00-01-58, khewat/ khatoni no. 41/47 khasra no. 2923/2339 measuring 00-03-80, khewat/ khatoni no. 59/65 khasra no. 2920/2338 & 2924/2339 total measuring 00-10-77, khewat/ khatoni no. 61/67 khasra no. 2929/2356 measuring 00-06-24, Khewat/ khatoni no. 44/50 khasra no. 2904/2336 measuring 00-04-63, Khewat/ khatoni no. 74/80 khasra no. 2974/2752/2476 measuring 00-01-24, khewat/ khatoni no. 45/51 khasra no. 2894/2921/2338 measuring 00-01-00, khewat/ khatoni no. 81/87 khasra no. 2756/ 2488 measuring 00-01-28, khewat/ khatoni no. 47/63 khasra no. 2924/2339 measuring 00-05-20. Khewat/ khatoni no. 36/42 khasra no. 3024/2925/ 2339 measuring 00-16-71, Khewat/ Khatoni no. 42/48 khasra no. 3015/2917/2338 measuring 00-04-80 total measuring 64.29 Kanals in village Bhadolian Khurd , Patwar circle Mauja Malahat, District Una HP till further directions of the Authority

Yours faithfully,

Authorized Signatory
HP Real Estate Regulatory Authority
Shimla- 171002

Endst. No, As above-

Dated

Copy alongwith a copy of order dated 27.9.2022 is forwarded to :-

1. The Sub-Registrar-cum- Tehsildar, Una for immediate necessary action and compliance.
2. The Assistant Town and Country Planner, Una for information and necessary action.

Authorized Signatory
HP Real Estate Regulatory Authority
Shimla- 171002

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

27.09.2022

Complaint no. - HPRERA2022029/C

Present: - Sh. Bhavak Prashar complainant

Sh. Rishi Tandon Advocate for Smt. Indu Walia. Respondent

HEARING THROUGH WebEx.

The present matter is an application was filed by Sh. Bhavak Prashar complainant alleging that Group Colonizers Pvt. Ltd. through its Director Indu Walia has violated the provision of Section 3 of the RERD Act, 2016 by entering into sale of plots, apartments or buildings in Village- Bhadolian Khurd, Patwar Circle Mauza Malahat, Tehsil & District Una, H.P. Along with the application the complainant has annexed details of undivided plots sold by Indu Walia in Village- Bhadolian Khurd. Further the complainant has also appended along with the complaint details of land in ownership of the respondent Indu Walia showing her ownership of 64.29 kanals approximately. It was further alleged that respondent herein has sold about 18 plots since 2017. This Authority has gone through the record and heard both the parties.

It has been argued on behalf of the complainant that the respondent/ promoter is owner in possession of land comprised in in khewat/ Khatoni no. 30/46 & 27/39 bearing khasra no. 2902/ 2336 measuring 00-03-87, khasra no. 2905/2336 measuring 00-06-13, khasra no. 2912/2337 measuring 00-04-42, khasra no. 2913/2337 measuring 00-07-15, khasra no. 2917/2338 measuring 00-06-00, khasra no. 2818/2338 measuring 00-01-47, khasra no. 2919/2338 measuring 00-00-38, khasra no. 2921/2338 measuring 00-21-45, khasra no. 2923/2339 measuring 00-03-96, khasra no. 2925/2339 measuring 00-22-46, khasra no. 2931/2376 measuring 00-02-74, khasra no. 2935/2376 measuring 00-10-17, khasra no. 2940/2379 measuring 00-02-54, khasra no. 2946/2380 measuring 00-00-99, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2775/2488 measuring 00-03-46. In khewat/ khatoni 45/61 comprised in khasra no. 3920/2338 measuring 00-03-56, khewat/ khatoni no. 34/40 in khasra no. 2912/2337 measuring 00-04-42, khasra no. 2918/2338 measuring 00-01-47, khasra no. 2919/2338 measuring 00-00-38, Khasra no. 2935/2376 measuring 00-10-17, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2753/ 2488 measuring 00-03-46. Khewat/ Khatoni no. 33/49 khasra no. 2927/2355 measuring 00-64-76. khata/ khatoni no. 64/80 khasra no. 2974/2752/2476 measuring 00-01-81, khewat/ khatoni no. 68/84 khasra no. 2756/2488 measuring 00-10-95, khewat/ khatoni no. 40/46 khasra no. 2913/2337

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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measuring 00-01-58, khewat/ khatoni no. 41/47 khasra no. 2923/2339 measuring 00-03-80, khewat/ khatoni no. 59/65 khasra no. 2920/2338 & 2924/2339 total measuring 00-10-77, khewat/ khatoni no. 61/67 khasra no. 2929/2356 measuring 00-06-24, Khewat/ khatoni no. 44/50 khasra no. 2904/2336 measuring 00-04-63, Khewat/ khatoni no. 74/80 khasra no. 2974/2752/2476 measuring 00-01-24, khewat/ khatoni no. 45/51 khasra no. 2894/2921/2338 measuring 00-01-00, khetwat/ khatoni no. 81/87 khasra no. 2750/ 2488 measuring 00-01-28, khewat/ khatoni no. 47/63 khasra no. 2924/2339 measuring 00-05-20, Khewat/ khatoni no. 36/42 khasra no. 3024/2925/ 2339 measuring 00-16-71, Khewat/ Khatoni no. 42/48 khasra no. 3015/2917/2338 measuring 00-04-80 total measuring 64.29 Kanals.

Further by way of this application it is further alleged that respondent / promoter has sold 18 plots of different shapes and sizes in between the year 2017 and 2021. The details of mutations are 1095 dated 3.7.2019, 1317 dated 14.9.2021 with respect to khasra no. 2753/2488, 1317 dated 14.9.2021 with respect to khasra no. 2747/2476, 1016 dated 2.5.2017, 337 dated 15.2.2017, 504 dated 25.3.2019, 504 dated 25.3.2019, 1523 dated 18.10.2021 for khasra no(s). 2927/2355, 2996/2920/2338, 3024/2925/2339, 506 dated 25.3.2019, 2522 dated 25.9.2017, 1862 dated 4.10.2018, 1315 dated 18.7.2018, 3785 dated 10.12.2017, 1012 dated 1.5.2017, 1013 dated 1.5.2017, 1282/2 dated 4.2.2021. The corresponding jamabandi's have been appended along with the application. It was further argued that the aforesaid sale deeds have been done in utter violation of the provisions of the Real Estate (Regulation and Development) Act, 2016 and therefore it was prayed that he may be restrained from further alienating or selling the plot, apartment or building in Village Bhadolian Khurd, Patwar Circle Mauza Malahat, District Una as per the mandate of Section 3 of the Act ibid.

The Ld. Counsel for respondent prayed some time to register the project. From the record appended above prima facie case is made out against the respondent and it appears that the respondent, by indulging in sale of plots more than 500 sq mts. in Village Bhadolian Khurd, Patwar Circle Mauza Malahat, Tehsil & District Una, H.P, has certainly acted in utter violation to Section 3 of the Act ibid and has sold about 18 plots of different shapes and sizes in between the year 2017 to 2021

Section 3 of the RERD Act is as under-

"(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made there under, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required—

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases:

Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act:

(b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act:

(c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.—For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately.”

The provisions of section 3 of the Act *ibid* are very clear that no promoter shall advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot having area more than 500 sq. mtrs. or flats more than eight, in any planning area without registering the same with this Authority

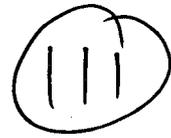
In the present case *prima facie* the Authority is convinced that the respondent has sold about eighteen plots having area more than 500 sq. mts. without obtaining registration from this Authority under the provision of Real Estate (Regulation and Development) Act, 2016. It is clear that the respondent has violated the aforesaid provisions and violations committed by him are writ large.

The Authority considering all the facts and circumstances of the case hereby holds that all further orders respondent shall not advertise.

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)



Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made there under, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required—

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases:

Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act:

(b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act;

(c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.—For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately."

The provisions of section 3 of the Act *ibid* are very clear that no promoter shall advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot having area more than 500 sq. mtrs. or flats more than eight, in any planning area without registering the same with this Authority

In the present case *prima facie* the Authority is convinced that the respondent has sold about eighteen plots having area more than 500 sq. mts. without obtaining registration from this Authority under the provision of Real Estate (Regulation and Development) Act, 2016. It is clear that the respondent has violated the aforesaid provisions and violations committed by him are writ large.

The Authority considering all the facts and circumstances of the case hereby holds that till further orders respondent shall not advertise.

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Personal Attention/
Hon'ble National Green Tribunal Matter/
Most Urgent/Time Bound

From

The Deputy Commissioner,
Una, District Una (H.P.)

To

1. The Divisional Forest Officer,
Una, District Una (H.P.).
2. The Assistant Town & Country Planner,
Una, District Una (H.P.).
3. The Sub Divisional Officer,
Pollution Control Board, Una
District Una (H.P.).

No. 104-106 /ADC/LFADated: - 28 .11.2022

Sub: - Order in Original Application No. 807/2022 Bhavak
Parasher- Applicant versus Smt. Indu Walia & ors. ..
respondent.

Sir,

On the above noted subject, it is intimated that as per order dated 14.11.2022 passed by the Hon'ble National Green Tribunal in aforesaid Original Application the applicant/Mr. Bhavak Parasher has filed the present application under Section 18 (1) read with Section 14, 15, 16 and 17 of the National Green Tribunal Act, 2010 complaining that the respondent No.1 Indu Walia wife of Ram Parkash Singh, sole owner of land measuring about 7.7 hectares (206 kanals) situated at Malahat, Tehsil & District Una, Himachal Pradesh is selling plots out of the same after mass scale felling of trees and levelling of hill tops causing substantial environmental damage to the natural habitat. The applicant made complaints regarding the same to the District Forest Officer and other authorities but no action has been taken on the same. It is further intimated that in aforesaid original application the undersigned has also been arrayed as respondent No.2.

Since the undersigned being respondent No.2 has to file his response/ reply in aforesaid case as per aforementioned directions of the Hon'ble National Green Tribunal, therefore, you are directed to send your comments to the undersigned in respect of aforesaid original application within three days positively so that the requisite response/reply can be prepared & filed in the Hon'ble National Green Tribunal within stipulated period. The photocopy of original application and its enclosure etc. is enclosed for further immediate necessary action.


Raghav Sharma, IAS
Deputy Commissioner,
Una, District Una (H.P.).
Ph. No. 01975-225800.

Encls: As above.

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

1 "BY EMAIL & SPEEDPOST A.D."
BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI
ORIGINAL APPLICATION NO. 807 OF 2022
Bhavak Parasher Vs Smt. Indu Walia & Ors.

To

1. **Smt. Indu Walia**, W/o Ram Parkesh Singh
Director, Group Colonizers,
Private Limited, Resident of H. No. 108,
Vasant Vihar, Rakkar Colony, Tejsil & District,
Una, H.P.-174303 (RESPONDENT NO.1)
2. **Deputy Commissioner Una**
Office Of The Deputy Commissioner Una,
District Una, H.P.-174303
Email Address: ud-una-hp@nic.in (RESPONDENT NO.2)
3. **Member Secretary Special Area Development**
Authority Assistant Town Planner Una,
District Una, H.P.-174303 (RESPONDENT NO.3)
4. **District forest Officer**, Una District, Ramnagar.
District forest Officer, Una, H.P.-174303
Email Address: dfouna-hp@nic.in (RESPONDENT NO.4)
5. **Environment Engineer**,
H.P. State Pollution Control Board, Regional Office,
Phase-IV, Rakkar Colony, Tehsil & District Una-174303, H.P.
Email Address: pebrouna@gmail.com (RESPONDENT NO.5)
6. **District Mining Officer**, Una District,
Una Mining officer O/o The Mining Officer,
District Industries Office Una, District Una, H.P.-174303
Email Address: mounahp@nic.in (RESPONDENT NO.6)

NOTICE

Whereas the above titled Application was listed before the Hon'ble Tribunal on 14.11.2022 (copy of order and petition are enclosed), when the Tribunal inter-alia passed the following order (reproduced relevant extracts only):-

"4. Notice alongwith copies of the application and documents attached with the same be issued to the respondents No. 1 to 6 requiring them to file their reply/response to the same by way of email at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Supported PDF and not in the form of Image PDF.

5. List for further consideration on 25.01.2023."

-*****-

2. Now, take further notice that the above matter will be listed for further consideration before the Hon'ble Tribunal on 25th January, 2023, at Faridkot House, Copernicus Marg, New Delhi-110001 through physical hearing (with hybrid option), when you may appear before the Hon'ble Tribunal either in person or by a pleader duly instructed, and file responses/replies, as per directions of the Hon'ble Tribunal vide Order dated 14.11.2022.
3. Take further notice that in default of your appearance on the date above mentioned, the said Application will be heard and determined in your absence.
4. Given under my hand and the seal of this Tribunal, on this 25th November, 2022.

Note: (For Orders, Cause Lists & other information, please visit our website www.greentribunal.gov.in)

25/11/2022
Consultant (Judicial), NGT



ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

INDEX

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14	Annexure A-8 Copy of letter Dated 25-07-19 Pollution Board Una to Divisional forest Una, with 8 Photographs of location of Violence.	22

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

15	Annexure A-9 Copy of letter Dated 25-07-19 from Pollution Board Una, to Asst. Town Planner with 08 photographs of location of Violence.	23
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18	Annexure A-12 Copy of Notice Dated 05-08-22. u/s 30 of NGT Act Sent to DC Una from Bhavak Parasher	26
19	Annexure A-13 Copy of letter Dated 30-05-22 (translated copy attached)reply to notice from ADC Una to Bhavak Parasher on violation.	27-30
20	Annexure A-14 Copy of HP RERA stay order for properties levelled in malahat Nager Una	31-34
21	Annexure A-15 Copy of HP RERA stay of levelled properties sold in Bhadolian Khurd.	35-38
22	Annexure A-16 Total seven sheets of photographs Sheet on of Google Images rest six sheers of De forestation and mass scale Hill top levelling work.	39-45

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

BEFORE THE NATIONAL GREEN TRIBUNAL

SITTING AT NEW DELHI

MEMORANDUM OF APPLICATION/APPEAL (Under Section 18(1)
read with Sections 14, 15, 16 & 17 of National Green Tribunal
Act, 2010)

Application No.....of 2022

IN THE MATTER OF:-

Bhavak ParasherApplicant

And

Smt. Indu Walia & others.....Respondent

OFFICE REPORT ON LIMITATION

1. The petition is within time.
2. The petition is barred by time and there is delay of _____ days in filing the same against last reply of notice to DC Una dated 24th August 2022. And application for condonation of delay of ___ has been filled.
3. There is delay of ___ days in filing of petition And application of condonation of ___ days delay in refilling has been filled.

PLACE

BRANCH OFFICER

NGT New Delhi

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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Synopsis and List of Dates/events

Defendant version is :- Since I am the owner of this hilly forest land more than 7 hectare, and I have sweeping right to LEVEL & DEFOREST the entire piece of land IRRESPECTIVE OF ANY DAMADGE TO ENVIRONMENT and the same version is supported by Dist. Administration.

Applicant version is :- Environment is our ancestral property defendant has no right to damage it by filling up centuries old biosphere areas with earthwork, uprooting entire shrub forest along with natural habitat ,levelling hilltops, obstructing the flow of water, for its commercial benefits where the shrub forest extends to 7 hectares of area.

Instant application arises out of repeated inaction by Dist. Authorities on the various prayers made before them time to time since beginning of 2019. (1st mail to DFO Una dated 12-3-19)

In December 2018 the complainant came to know from various sources that Mr. Ram Parkesh Singh husband of defendant No 1. Smt Indu Walia violating forest norms and levelling hilltops about a 500 meters from main highway in a bid to develop housing complex in the area around 200Kanals of forest hills. Since nothing was visible into from main Road into thick forest. All forest and environmental violations were taking place under the cover of thick forest.

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Complainant/Appellant visited into the forest (Location of NGT violation) and photographed entire location even saw the on-going destruction of centuries old biosphere reserves inhabited by rare species by covering it with on-going earth work. Natural flow of water has been blocked by earth fills.

Complainant/Petitioner immediately reported matter to district forest officer and Deputy Commissioner Una. A mail and Registered letters along with photographs were sent to Dist. Forest officer and Deputy Commissioner Una, both authorities held the same version that "The entire property belongs to Indu Walia and she has rights to undertake the development work."

Another letter with photographs was sent to Pollution department There too except writing further letters to other concerned departments matter was hushed up.

A complaint dated 30-07-19 was made to Special area Development Authority and SADA served a second notice copy to complainant. 1. Stopping Indu Walia for further development work without permission 2. No tree may be cut without permission of Forest Department. 3. Natural flow of water may not be diverted.

It is surprising that mass scale violations continued without any check which is clear from GOOGLE IMAGES of 2018-19-20-21-22 attached .

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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PAGE D

Prior intimation Notice u/s 30 of NGT Act 2010 was sent to DC una was sent on 24-08-22, thereafter a reply was received ie a photocopy of illegible letter of DFO Una and the same copy letter dated 30-05-22 (attached English translated copy)was received from SADA Under RTI which clearly admits of Illegal deforestation on the part of Respondent No 1. And was fined amount of Rs.1, 01,000/- in May 2022.

Complainant was made to HP RERA on account of sale and purchase of residential/commercial plots in an unplanned way, In Village Malahat Nager una 7 hectares of Land. Entire property was stayed for further sale of property without proper registration from RERA HP. Copy of stay order of HP RERA attached

Defendant No 1 Indu walia still continued to sell plots in adjutant hilly area of 3.2 Hectares after levelling it HP RERA stayed that property too. Copy of stay order of HP RERA attached.

Since Ram Parkesh husband of Indu walia Defendant No 1 is sole indirect owner therefore Ram Parkesh Singh after acquittal on 17-11-2018 from the murder charges went all out to take system into his hands done great environmental damage which is clear from Google Images of 2018-19-20-21-22.

ATTESTED


Superintendent
O/o the Deputy Commissioner
Una, Dist. Una (M.P.)

13-03-2019:

Mail was sent, along with 8 photographs of location of violence, to district Forest Officer Una on 12-03-2019. Thereafter a registered letter dated 13-03-2019 along with two sets of 22 photographs with a heading "SERIOUS MASS SCALE FELLING OF TREES IN UNA MALAHAT." This letter explained how the mafia is changing entire landscape of scrub forest by the way heavy earth movers.

02-07-19:

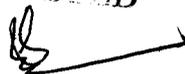
A registered letter, along with six photographs of location of violation at Village Malahat Dist Una, sent to Deputy Commissioner from complainant with Subject matter "First organised felling of trees and now mass scale levelling of Hills and natural Habitat with the help of JCB & Pokland machines by land Mafia.

15-07-2019

A registered letter to Deputy Commissioner Una in continuation to previous letters dated 13-03-19, 02-07-19 and subsequent meeting with ADM Una regarding organised felling of trees and mass scale levelling of Hills in TCP area behind Kalgidhar Furniture Rakkar, on the way to Una Rakkar National Highway with the help JCB & Pokland machines by land Mafia Indu Singh In violation of TCP Norms in a bid to develop unauthorised colonies by the same land mafia.

17-08-19

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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PAGE F

Reply from ADM translated version attached. Administration tried to convey that since Indu Walia owns the land and therefore she is entitled to level it

22-07-2019

A letter to Environment Engineer for stern action. But no action.

25-07-19

Letter from Environment Engineer to Member Secretary SADA, Mining Officer, DFO Una, Asst town Planner, for necessary action.

23-07-19

Registered letter to Member Secretary SADA Unawith eight Photographs on location of Violence.

13-08-19

A notice to Indu Walia from SADA to stop further development without permission, no tree to be cut without permission, Natural flow of water not to be diverted. But violation continued as shown in attached Google Images.

11-07-22

Complaint made to HP RERA ended into stay of 7 Hectares of Land in Village Malahat Nager on sale of plots without necessary permission.

27-09-22

Second Complaint made to HP RERA ended into stay of 3.2 Hectares of Land in adjacent Bhadolian Khurd on sale of plots without necessary permission.

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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05-08-22

Notice served to Deputy Commissioner u/s 30 in NGT act 2010

24-08-22

Reply to notice English translated copy attached

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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PAGE H

MEMO OF PARTIES

Between:

1. Bhavak Parasher

Narain Niwas VPO Ambota Tehsil & Distt. Una HP 177205.

Present address for correspondence H.No 506 Giani Zail Singh

Nagar, Rupnagar. Punjab. 140001

Applicant

1. Smt. InduWalia w/o Ram Parkesh Singh

Director, Group Colonizers

Private Limited, resident of H. No. 108

Vsant Vihar, Rakkar Colony, Tehsil & Distt.

Una (HP)-174303

Respondent No 1.

2. Deputy Commissioner Una.

Office of the Deputy Commissioner Una,

District Una (HP) 174303

e-mail: ud-una-hp@nic.in Phone 01975-225128

Respondent No 2

ATTESTEDSuperintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

3. Member Secretary Special Area Development

Authority-Assistant Town Planner Una

Distt, Una (Himachal Pradesh).

174303 Phone: 01975-223298

Respondent No 3

4. District Forest Officer Una Distt, Ramnagar

District Forest Office Una Himachal Pradesh 174303

dfouna-hp@nic.in. 01975-223636.

Respondent No 4

5. Environment engineer,

HP State Pollution Control Board Regional office ,Phase -IV

Rakkar Colony, Tehsil & Distt. Una Pin-174303(HP) e-mail:

pcbrouna@gmail.com Phone 01975-238131 Una Distt, Una

(Himachal Pradesh).

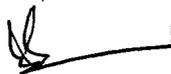
Respondent No 5

6. District Mining Officer Una Distt, Una Mining Officer O/o the

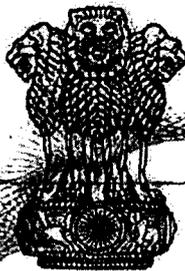
Mining Officer, Distt. Industries office Una, Distt. Una (H.P.)

174303 e-mail: mounahp@nic.in 01975/ 223002

Respondent No 6

ATTESTEDSuperintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

AFFIDAVIT ANX J



INDIA NON JUDICIAL

Government of Punjab

सत्यमेव जयते

₹50

e-Stamp

Certificate No. : IN-PB36941543571721U
 Certificate Issued Date : 22-Oct-2022 01:48 PM
 Certificate Issued By : pbkamharu
 Account Reference : NEWIMPACC (SV)/ pb7065704/ ROOPNAGAR/ PB-RP
 Unique Doc. Reference : SUBIN-PBPB706570474605464433283U
 Purchased by : BHAVAK PARASHER
 Description of Document : Article 4 Affidavit
 Property Description : NA
 Area of Property : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : BHAVAK PARASHER
 Second Party : Not Applicable
 Stamp Duty Paid By : BHAVAK PARASHER
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)

50:50:50750

Bhavak Parasher

Please write or type below this line

IN-PB36941543571721U

TESTED

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)



0016487226

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcdestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

E-stamp certificate No. IN-PB36941543571721U

BEFORE THE NATIONAL GREEN TRIBUNAL SITTING AT NEW
DELHI**MEMORANDUM OF APPLICATION/APEAL**(Under Section 18(1) read with Section 14, 15, 16 & 17 of National Green
Tribunal Act, 2010)In the matter of:
Bhavak Parasher

.....Petitioner

Vs.

Indu Walia and others

.....Respondents

AFFIDAVIT

I, **Bhavak Parashar** son of Mr. **Gajanand Parashar**, resident of Village **Narain Niwas VPO Ambota Tehsil Amb, District Una, Himachal Pradesh** Presently at House No. **506, Gaini Zail Singh Nagar, Rupnagar**, do hereby solemnly affirm as under:-

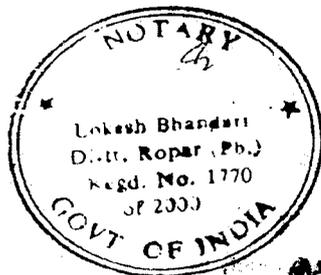
1. That I am the petitioner in the above noted matter and as such am well conversant with the facts of the case. Hence I am competent to swear this affidavit.
2. That I have read and understand the contents of the accompanying Synopsis and list of date/ Events having understood the contents therefore I say that the facts stated therein are true to my knowledge has been concealed there from.
3. That the Annexure are true copies of the respective originals.

Bhavak Parashar
Deponent

Verification:-

Verified at Ropar on 22nd Oct 2022 that the content of my above affidavit is true and correct to the best of my knowledge and belief.

Bhavak Parashar
Deponent



Subscribed before me
ATTESTED
Lokesh Bhandari
Lokesh Bhandari
NOTARY

22 OCT 2022

Distt. Ropar (Pb.) India

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Part L

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Particulars of Bank Draft filed in respect of the application fee.

List of enclosures

1. Demand Draft of Rupees 1200/- in favour of NGT Principal branch New Delhi dated 20-10-22 of Canera Bank Rupnagar.
2. Purchaser Name Bhavak Parasher.

Bhavak Parasher

Signatures of the applicant

Date

Place

FORM III

Receipt slip

Receipt of the application filed in the National Green tribunal sitting at New Delhi, along with six copies of respondents By Bhavak Parasher, residing at H.No 506 Giani Zail Singh Nagar Rupnagar is hereby acknowledged.

Dated

For Registrar,

The national Green Tribunal

Seal..... New Delhi

TESTED

[Signature]

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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**BEFORE THE NATIONAL GREEN TRIBUNAL SITTING
AT NEW DELHI**

MEMORANDUM OF APPLICATION/APPEAL

(Under Section 18(1) read with Sections 14, 15, 16 & 17 of
National Green Tribunal Act, 2010)

Application/Appeal No.....of 2022

Between:

Bhavak Parasher son of Late Gaja Nand Parasher, resident of
H.No 506, Zail Singh Nagar, Roop Nagar - 140001
.....Applicant

And

1. Smt. Indu Walia Director, Group Colonizers Private
Limited, resident of H. No. 108 Basant Vihar, Rakkar
Colony, Una - 174303 (H.P.)
Respondent No 1
2. Deputy Commissioner Una HP.
Respondent No. 2
3. Member Secretary Special Area Development Authority-
Assistant Town Planner Una Distt, Una (Himachal
Pradesh).
Respondent No. 3
4. District Forest Officer Una Distt, Una (Himachal Pradesh).
Respondent No. 4
5. HP State Pollution Control Board Regional office Una
Distt, Una (Himachal Pradesh).
Respondent No. 5
6. District Mining Officer Una Distt, Una (Himachal Pradesh)
Respondent No. 6

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Facts in brief:

1. That Respondent No1 Indu Walia wife of Ram Parkash Singh is sole owner of property measuring around 7.7 Hectares (206 Kanals) at village & Mohal Malahat Distt and Tehsil Una HP (Page.1).
2. That her husband Ram Parkash Singh remained in jail from 14-02-2014 to 17-11-2018. On the charges of murder U/s 302.
3. That Indu Walia started selling small plots out of land mentioned in (Page.1). All sale purchase of land is done by Ram Parkash on behalf of his wife Indu Walia.
4. That during 17-11-18(after acquittal from Murder Charges) till 24-02-21 he has sold more than 18 plots by convincing buyers of making colony in the forest thick land by levelling it detail is annexed in (Page.2)
5. That immediately complainant took photographs of entire area and reported Mass scale felling of trees
6. and levelling of hill tops to District forest officer on 13-03-19. Annexed 15 Photographs
7. That in 2019 total 5 registered letters have been sent to concerned authorities. Detail of letters is attached (Page.3)
8. That to verify my claim of substantial environmental damage of natural habitat is confirmed by attached Google images of 4 years since 2018 to 2022.

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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9. That the complainant has already served notice to DC Una u/s 30 of NGT ACT of 2010 Attached ANX A 12 Page 3.
10. Complainant received incomplete/vague reply to notice Attached ANX A13 Page 3.
11. Copy of two Stay orders dated 7-11-22(ANX14) & 27-09-22 (ANX 15) passed by HP RERA to stop further sale of property by Smt. Indu Wali Respondent No 1.
12. Total 11 Photographs showing how the forest has been removed along with 12 photographs showing massive landscaping done in 7.7 Hectares of Land.

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

(131)

Grounds of complaint.

1. That respondent No 1 Smt. Indu Wala owner of the hilly land measuring 7.7 hectares has caused
 - a) Environmental damage
 - b) Deforestation
 - c) Disruption of the ecology.
 - d) Depletion of forests and the disruption of the ecology
 - e) Mining activities severely damage the original geological formations and ecosystems, causing inevitable damage to the soil.
2. That the respondent No 1 Smt. Indu Wala owner of land has removed the mountaintops in the area measuring around 7.7 Hectares(206 Kanals) at village & Mohal Malahat Distt & Tehsil Una HP, by bulldozers and loaders and what used to be the top of the mountains has become a large, flat plateau now.
3. That the entire removed mountaintops has been filled in the narrow v shaped hills the fills have buried streams that flow
4. through bottom of hills, removal of mountaintops has also damaged the aesthetic quality of area.
5. That the natural flow of rain water has been reversed/ blocked by land fills

TESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

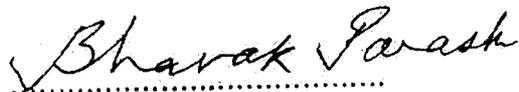
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6. That mountaintops removal has an immeasurable effect on wildlife as V-shaped, steep-sided hollows that were inhabited by en-dangered or rare animal and plant species.
7. That this activity has uprooted the centuries old core zones of biospheres reserves that were inhabited by rare species.
8. That the streams buried by mountaintop spoil has endangered and threatened aquatic species.
9. That the change in topography is startling rather caused irresolvable damage.

Prayer

1. It is prayed that post-mining land must be restored to its approximate original contour.
2. The natural seasonal rain water flow be restored to original state.
3. Immediate stop to all ongoing activities of land mining.
4. This area being ecologically sensitive and full of biosphere reserves, this entire area of 7.7Hectares be reserved as protective area.
5. Guilty be punished as per law

Signature of Applicant

**ATTESTED**

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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VERIFICATION

I, Bhavak Parasher S/o Late Shri Gaga NandParasher age 67 resident of H.No 506 Zail Singh Nagar Roop Nagar Punjab do hereby verify that the contents of para 1 to 11(facts in brief) are true to my personal knowledge and grounds of complaint believed to be true on legal advice and that I have not suppressed any material fact.

Place: Delhi

Dated:

Bhavak Parasher

Applicant/Appellant

TESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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**Detail of Land owned by Indu Walia in Village & Mohal
MALAHAT Tehsil & Dist. Una Land 206.48 Kanals)**

S. No	Khewat Khatoni	Khasra No	AREA	Total Plot Sold
1.	23/28	2795	00-48-30	
2.	23/28	3665/2858	00-06-48	3
3.	23/28	3667/2858	00-44-99	4
4.	23/28	2860	00-15-34	1
5.	23/28	2862	00-15-35	1
6.	23/28	3153/2874,	00-43-24	4
7.	23/28	3421/2875	00-26-10	
8.	23/28	3423/2875	00-71-56	6
9.	23/28	3548/2894	01-08-44	
10.	26/31	3549/2894	02-13-25	NCLT
11.	318/419	2804	00-03-24	
12.	45/51	2895	00-54-49	
13.	362/489	2861	00-05-13	
14.	177/227	2750	00-07-46	
15.	289/380	2857	00-07-42	
16.	267/354	2805,2813	00-29-54	
17.	484/683	3305/2844	00-04-05	
18.	411/574	2871	00-19-77	1
19.	367/499	2863, 2864	00-19-54	1
	TOTAL	74,369	7-70-34	

ATTESTED


 Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

135

**Detail of plots sold after levelling hill tops by InduWalia
at Mohal& village Malahat Tehsil and Distt. Una HP**

S. No.	Intakal No. /date	Khasra No.	Area
1.	1628/21-07-16	3153/2874	1800/4324
2.	1995/24-02-21	3153/2874	960/4324
3.	1996/24-02-21	3153/2874	768/4324
4.	2004/24-02-21	3153/2874	384/4324
5.	1874/17-04-19	3423/2875	768/7156
6.	1878/01-05-19	3423/2875	192/7156
7.	1881/01-05-19	3423/2875	384/7156
8.	1915/09-10-19	3423/2875	384/7156
9.	1922/09-10-19	3423/2875	384/7156
10.	1768/24-04-18	3423/2875	2304/7156
11.	1711/01-09-17	3667/2858	192/4499
12.	1712/01-09-17	3667/2858	192/4499
13.	1869/10-01-19	3667/2858	230/4499
14.	1873/27-03-19	3667/2858	180/4499
15.	1882/01-05-19	3665/2858	200/648
16.	1957/03-07-20	3665/2858	50/648
17.	1873/27-03-19	3665/2858	120/648
18.	1954/12-10-20	2871	1977/2377
19.	1955/29-09-20	2860	15-34
20.	1960/13-08-20	2862	15-35
21.	1957/03-07-20	2863	50/2341

REQUESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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Complete detail of land under the ownership of Indu walia in
Bhadolian Khurd Total Land 24,691 (almost 64.29 Kanal)

SL. No as ANX 2	Total Khasaras	Khewat/ Khotani	Khasara No	Area
1	1.	30/46, 27/39	2902/2336	00-03-87
	2.		2905/2336	00-06-13
	3.		2912/2337	00-04-42
	4.		2913/2337	00-07-15
	5.		2917/2338	00-06-00
	6.		2818/2338	00-01-47
	7.		2919/2338	00-00-38
	8.		2921/2338	00-21-45
	9.		2923/2339	00-03-96
	10.		2925/2339	00-22-46
	11.		2931/2376	00-02-74
	12.		2935/2376	00-10-17
	13.		2940/2379	00-02-54
	14.		2946/2380	00-00-99
	15.		2747/2476	00-00-72
	16.		2775/2488	00-03-46
			TOTAL AREA	97-91
2	17	45/61	3920/2338	00-03-56
3	18	34/40	2912/2337	00-04-42
	19		2918/2338	00-01-47
	20		2919/2338	00-00-38
	21		2935/2376	00-10-17
	22		2747/2476	00-00-72
	23		2753/2488	00-03-46
4	24	33/49	2927/2355	0-64-76
5	25	64/80	2974/2752/2476	00-01-84
6	26	68/84	2756/2488	00-10-95
7	27	40/46	2913/2337	00-01-58
8	28	41/47	2923/2339	00-03-80
9	29	59/65	2920/2338,2924 /2339	00-10-77
10	30	61/67	2929/2356	00-06-24
11	31	44/50	2905/2336	00-04-63
12	32	74/80	2974/2752/2476	00-01-24
13	33	45/51	2894/2921/2338	00-01-00
14	34	81/87	2756/2488	00-01-28
15	35	47/63	2924/2339	00-05-20
16	36	36/42	3024/2925/2339	00-16-71
17	37	42/48	3015/2917/2338	00-04-80

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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ANNEXURES

ANX	Letter dated	Letter from	Letter to	Letter sent with Attachments	Relief Sought	Action taken
A1	13-03-19	Bhavak Parasher Complainant	Distt. Forest officer Una	Two sets of 22 Photographs tree felling & passage being made	To stop illegal Mass scale felling of trees and stop passage is being made to develop kachha road to satellite PGI Hospital & tipper during work.	No action till date.
A2	02-07-19	Bhavak Parasher Complainant	Deputy Commissioner Una HP	6 Photos letter dated 13-03-19	Request for spot inspection & immediate action to halt ongoing levelling work	No results
A3	15-7-19	Bhavak Parasher Complainant	Deputy Commissioner Una HP	6 Photos of Location of violation	Immediate Halt of mass scale levelling of Hill tops Going on from last 4 months	No Action
A4	17-08-19	DC Una	Bhavak Parasher Complainant	Reply to letter dated 2-07-19 & 15-07-19	No action taken	No action, violation continues
A5	22-07-19	Bhavak Parasher Complainant	Environmental Engineer office of pollution control Board Una	8 Photographs of Location of violation	Immediate inspection and to stop further mass scale levelling of Hilltops going on from last 4 months	Letter written Environmental engineer to various agencies

ATTESTED

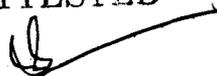


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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A6	25-07-19	Pollution Board Una	Member Secretary Una	Enclosed 8 Photographs of Location of violation	Spot violation was inspected by authorities immediately and found levelling work being carried out with JCB and Pokland Machines, and requested Member Secretary SADA to take necessary action	Violation admitted but other agencies were asked to take action.
A7	25-07-19	Pollution Board Una	Mining officer Una	Enclosed 8 Photographs of Location of violation	No action taken by Mining officer Una	No action at all
A8	25-07-19	Pollution Board Una	Divisional forest officer Una	Enclosed 8 Photographs of Location of violation	No action taken by Divisional forest officer	No action at all
A9	25-07-19	Pollution Board Una	Asstt. Town Planner Una	Enclosed 8 Photographs of Location of violation	Spot violation was inspected by authorities immediately and found levelling work being carried out with JCB and Pokland Machines, and requested Member Secretary SADA to take necessary action	Inspection conducted but work still going on.

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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A10	23-07-19	Bhavak Parasher Complainant	Member Secretary SADA Una	Attached 8 Photographed of spot of violation		Irrespective of Notice work is in progress on mass scale.
A11	13-08-19	SADA Una	Notice to Respondent No1 Indu Walia copy to complainant and DFO Una	Notice in addition to one earlier notice dated 31-07-19	Notice sub section(2) of section 39 of HP TCP for no further development of land. No deforestation. No diversion of natural flow of water.	Not implemented levelling work still going on
A12	05-8-22	Bhavak Parasher Complainant	Notice to DC Una u/s 30 of NGT Act	Google mages 2018-20-22	Reply sought	Reply dated 24-08-22
A13	24-08-22	ADC Una	Bhavak Parasher Complainant	Reply to Notice to DC Una u/s 30 of NGT Act 2010	No satisfactory action taken matter has been hushed up by administration. Copy of reply is attached which cannot be even read.	Matter hushed up. Hence complainant to NGT
A14	11-07-22	HP RERA Stay order for properties in Malahat	Complainant Bhavak Parasher			The entire levelling of property was being done to develop unregularised housing

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

140

A15	27-09-2	HP RERA Stays Bhadolian Khurdpro perties.	Complainan t Bhav Parasher		The entire levelling of Land was develop illegal housing	
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ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

By registered post

To

13 March 2019

(141)

The District Forest Officer,
Una Sandogarh Road, Una HP.

Subject:- Serious mass scale felling of trees by land mafia in Una Malahat

Dear Sir,

This complaint is in continuation to my mail sent to you on 12-3-2014 and subsequent information briefed to you on phone.

1. I have attached two sets of photographs with explanation showing organised activity to make a road into forest land by felling trees this activity of making kachha road is accompanied by the act of felling trees on the way into deep choes in the forest land disturbing natural habitat.
2. How come this organised felling of trees is not in notice of your area forest guards it seems you officials are in league with these land mafias an action be taken against them.
3. This road is being made to approach newly inaugurated PGI Hospital on Una Peer nigha road direct from Rakkar to peer nigha road through existing narrow choes and jungle by felling trees on the way and land scaping, if not stopped well in time a road will be made destroying natural habitat for that you shall be directly responsible.
4. Creation of moterable passage is contrary to govt norms laid down and is in violation of forest laws.

Therefore you are requested to immediately ban this on going activity and take stern action against land mafia working in jungles.

Thanking you,

Yours Sincerely,

Bhavak Parasher 9418153692
HNo 65 Krishana Collney, Rakkar Una HP.

Attached:- Two sets of 22 photographs and explanation to each photograph.

By Registerd Post

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Letter sent by mail and delivered during meeting in office.

142

To

Tuesday, 2 July 2019

The Deputy Commissioner,
Office of District Collector,

Subject:- This complaint in continuation to my complaint dated 13-3-19. First organised felling of trees and now mass scale levelling of hills and natural Habitat with the help of JCB's & pokland machines by land Mafia.

Dear Sir,

Felling of trees was reported to DFO and your office vide registered letter dated 13-3-19, along with necessary 23 photographs.

1. Again I have attached 6 photographs showing organised activity of levelling hill tops & filling up of CHOO's on commercial bases.
2. Just within span of three month entire natural habitat has been ruined to the stage of no return. You are requested to see the comparison in change of land use.
3. You are further requested to visit and see the entire changes taking place against the laws laid down. The entire mafia activity may please be put to halt immediately after due spot inspection.

Thanking you,

Yours Sincerely,

Bhavak Parasher 9418153692
65 Krishana colloney Rakkar Una HP

Attached:- 6 photographs & and letter dated 13-3-2019.

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Letter delivered by hand to Deputy Commissioner Una HP

143

To,

15th July 2019.

The Deputy Commissioner,
Office of deputy commissioner.
Una HP

Subject: - This complaint in continuation to my (attached Anx. 1) complaint dated 13-3-19, 2-7-19 and subsequent meeting on 12-7-19, with ADM. Regarding organised felling of trees and then mass scale levelling of hills in TCP area behind Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of ICB's & Pokland machines by land mafia Indu Singh, accompanied by gross violation of TCP Norms in sale of undivided plots in the same land in a bid to develop unauthorised colonies by the same mafia.

Dear Sir,

Entire unauthorised activities of land mafia in TCP were reported to you vide above mentioned letters. But to my surprise in spite of prompt action ordered by ADM, the very complaint remained unattended in the office of SDM for ten days, and it is only on my visit to SDM complaint was further marked to Tehsildar on 12-7-2019. Undue delay was reported to ADM again and a telephonic instruction for immediate reporting was given to Tehsildar by ADM.

In continuation to my complaint your attention is sought to the Annexure 2 of this letter regarding violation in sale deeds of undivided lands in TCP area. Attached few photocopies of Vasikas showing clear cut violations of TCP Norms.

You are therefore requested to

1. Order immediate halt to mass scale levelling of hilltops behind Kalgidhar furniture in Rakkar going on from last four months.
2. Review/ cancelation of intakals of the attached vasikas.
3. Further reviewing of all registration done previously in violation of Town Planning Laws.

Thanking you,

Yours Sincerely,

Bhavak Parasher

Bhavak Parasher 9418153692
65 Krishana colloney Rakkar Una HP

TESTED

Superintendent Grade-I
O/o the Deputy Commissioner
Una, Distt. Una (H.P.)

Attached:- Annexure 1,2,3. Total Pages with six photographs.

RP 784 981 701 FX

*Not Sent by Registrar Post on 23rd July
Selvy confirmed 26-7-19 4:33*

शक

उपायुक्त ऊना,
जिला ऊना, हि०प्र०।

144

प्रेषित

भवक पराशर, कृष्णा कलोनी,
रक्कड, जिला ऊना।

क्रमांक 740 / एल० एफ० ए०
दिनांक 17/08/2019

विषय:- Felling of trees and now mass scale leveling of hills and natural Habitat with the help of JCB's & pokland machines by land mafia.

महोदय,

उपरोक्त विषय पर आपके द्वारा भेजे गए शिकायत पत्र दिनांक- 2.07.2019 & 15-07-2019 के सन्दर्भ में छानवीन उपमण्डल अधिकारी (नॉ०), ऊना, जिला ऊना से करवाई गई। रिपोर्ट के अनुसार भूमि खेवट न० 23 खतौनी न० 28 नम्बरान खसरा 2795, 3665/2858, 3667/2858, 2860, 2862, 3153/2874, 3421/2875, 3423/2875, 3548/2894 किता 9 रकवा तादादी 3-79-80 हेक्टेयर मुताबिक जमाबंदी वर्ष 2015-16 महाल मलाहत तहसील ऊना, श्री मति इंदू वालिया पुत्री मोहन लाल, की अपनी मलकीयती भूमि है। जिसमे से कुछ रकवा वै क्रिया गया है। मौका पर उपरोक्त नम्बरान खसरा को श्री मति इंदू वालिया उपरोक्त द्वारा समतल किया जा रहा है जिस बारे श्री मति इंदू वालिया के बयान कलमबन्द किए गए, वह ब्यानी है कि उपरोक्त भूमि उसकी मलकीयती भूमि है। उक्त अधिकारी से प्राप्त रिपोर्ट (पत्र संख्या 1258/एस०डी०के० दिनांक 29-03-2019) की प्रति आपको सूचनार्थ प्रेषित है।

(अरिन्दम चौधरी IAS)

अतिरिक्त उपायुक्त ऊना
जिला ऊना, हि० प्र०।

01975-225188

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

145

English Translated copy of letter Dated 17-08-19

ANX 4

From

Additional Deputy Commissioner,
Distt. Una HP.

To

Bhavak Parasher,
Krishana Coloney Rakkar.

Letter No. 740/LFA Dated 17-08-19

Subject Matter:- Felling of trees and now mass scale levelling of hills and natural Habitat with the help of JCB's and Pokland machines by land mafia.

Sir,

On above subject matter on complaint dated 2-07-19 & 15-07-19 our Sub Divisional Officer conducted inquiry and found that Khasara No. 2795,3665/2858,3667/2858.2860,2862,3153/2874,3421/2875, 3423/2875,3548/2894 Total 9 Numbers of Khewat 23 Khotani 28 area comprising 3-79-80 Hectares as per Jamabandi 2015-16 belongs to Smt Indu Walia. Out of this land some land has been sold.

Statement of Indu Walia was recorded on the spot and claimed it as her own land. Copy of Letter No 1258/SDK dated 29-03-19 is attached.

Arimardam Choudhary
IAS Dist. Una.

TESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Letter delivered by hand to R.O of Pollution control board. Una HP.

146

22 July 2019

To,

The Environment engineer,
Regional Office of Pollution control Board,
Near Govt College, Una HP

Subject: - Complaint against organised felling of trees and then mass scale levelling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu singh, in a bid to develop unauthorised colonies by the same mafia.

Dear Sir,

Attached are 8 photographs showing the green forest area is being finished and and hill tops are being levelled by land mafia Indu singh, 108 basant Vihar Rakkar Una in a bid to develop unauthorised colonies by the same mafia. All forest area trees removed and hills being levelled and turning the thick forest area into plain levelled grounds with the help of heavy earth moving machines. This is causing damage to environment and ecology in the area. Therefore requested to

1. Immediate inspect and stop further mass scale levelling of hilltops behind kalgidhar furniture in Rakkar Una going on from last four months without any information to the authorities.
2. Punish & penalise the violators.

Thanking you,

Yours Sincerely,

Bhavak Parasher

Bhavak Parasher 9418153692
65 Krishana colloney Rakkar Una HP

Attached:- Eight photographs



ATTESTED

[Signature]

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

(147)



H.P.STATE POLLUTION CONTROL BOARD

Regional Office Una

Phase-IV Rakkar Colony, Tehsil & Distt. Una, Pin-174303(H.P.)

Phone: 01975-238131

Website : <http://www.hppcb.nic.in>

e-mail : pcbrouna@gmail.com

No: HPSPCB/RO/Una/Complaint File/2019: 632-33

Dated: 25/07/2019

From: Environmental Engineer

To: The Member Secretary,
SADA Una, Distt. Una (HP).

Subject: Complaint against organized felling of trees and then mass scale leveling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu Singh, in a bid to develop unauthorized colonies by the same mafia.

Sir,

With reference to the complaint received on dated 23/07/2019 from Sh. Bhavak Parasher, 65 Kirshna Colony, Rakkar Una (HP) on the subject cited above (copy along with enclosures enclosed). The spot was inspected by the undersigned along with JEE, HPSPCB Una on dated 25/07/2019 and found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines is being carried out. In this regard, the copy of complaint is being forwarded to you as the complaint pertains to your department.

Therefore, you are requested to take necessary action in the matter concerned under intimation to the complainant and copy to this office.

Yours faithfully,

Encls. As Above

Er. S.K. Dhiman
Environmental Engineer

Copy to: Sh. Bhavak Parashar, 65 Krishana Colony, Rakkar, Distt. Una (HP).

Er. S.K. Dhiman
Environmental Engineer

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

148



H.P. STATE POLLUTION CONTROL BOARD

Regional Office Una

Phase-IV Rakkar Colony, Tehsil & Distt. Una, Pin-174303(H.P.)

Phone: 01975-238131

Website : <http://www.hppcb.nic.in>

e-mail : pcbrouna@gmail.com

No: HPSPCB/RO/Una/Complaint File/2019: 634-35

Dated: 25/07/2019

From: Environmental Engineer

To: The Mining Officer,
Una, Distt. Una (HP).

Subject: Complaint against organized felling of trees and then mass scale leveling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu Singh, in a bid to develop unauthorized colonies by the same mafia.

Sir,

With reference to the complaint received on dated 23/07/2019 from Sh. Bhavak Parasher, 65 Kirshna Colony, Rakkar Una (HP) on the subject cited above (copy along with enclosures enclosed). The spot was inspected by the undersigned along with JEE, HPSPCB Una on dated 25/07/2019 and found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines is being carried out. In this regard, the copy of complaint is being forwarded to you as the complaint pertains to your department.

Therefore, you are requested to take necessary action in the matter concerned under intimation to the complainant and copy to this office.

Yours faithfully,

Encls. As Above

— sd —
Er. S.K. Dhiman
Environmental Engineer

Copy to: Sh. Bhavak Parashar, 65 Krishana Colony, Rakkar, Distt. Una (HP).


Er. S.K. Dhiman
Environmental Engineer

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)



H.P. STATE POLLUTION CONTROL BOARD

Regional Office Una

Phase-IV Rakkar Colony, Tehsil & Distt. Una, Pin-174303(H.P.)

Phone: 01975-238131

Website : <http://www.hppcb.nic.in> e-mail : pcbrouna@gmail.com

No: HPSPCB/RO/Una/Complaint File/2019: 636-37

Dated: 25/07/2019

From: Environmental Engineer

To: The Divisional Forest Officer,
Una, Distt. Una (HP)

Subject: Complaint against organized felling of trees and then mass scale leveling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu Singh, in a bid to develop unauthorized colonies by the same mafia.

Sir,

With reference to the complaint received on dated 23/07/2019 from Sh. Bhavak Parasher, 65 Kirshna Colony, Rakkar Una (HP) on the subject cited above (copy along with enclosures enclosed). The spot was inspected by the undersigned along with JEE, HPSPCB Una on dated 25/07/2019 and found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines is being carried out. In this regard, the copy of complaint is being forwarded to you as the complaint pertains to your department.

Therefore, you are requested to take necessary action in the matter concerned under intimation to the complainant and copy to this office.

Yours faithfully,

Encls. As Above

Copy to: Sh. Bhavak Parashar, 65 Krishana Colony, Rakkar, Distt. Una (HP).

Er. S.K. Dhiman
Environmental Engineer

Er. S.K. Dhiman
Environmental Engineer

TESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

150



H.P. STATE POLLUTION CONTROL BOARD

Regional Office Una

Phase-IV Rakkar Colony, Tehsil & Distt. Una, Pin-174303(H.P.)

Phone: 01975-238131

Website : <http://www.hppcb.nic.in>

e-mail : pcbrouna@gmail.com

No: HPSPCB/RO/Una/Complaint File/2019: 638-39

Dated: 25/07/2019

From: Environmental Engineer

To: The Assistant Town Planner,
Una, Distt. Una (HP).

Subject: Complaint against organized felling of trees and then mass scale leveling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu Singh, in a bid to develop unauthorized colonies by the same mafia.

Sir,

With reference to the complaint received on dated 23/07/2019 from Sh. Bhavak Parasher, 65 Kirshna Colony, Rakkar Una (HP) on the subject cited above (copy along with enclosures enclosed). The spot was inspected by the undersigned along with JEE, HPSPCB Una on dated 25/07/2019 and found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines is being carried out. In this regard, the copy of complaint is being forwarded to you as the complaint pertains to your department.

Therefore, you are requested to take necessary action in the matter concerned under intimation to the complainant and copy to this office.

Yours faithfully,

Encls. As Above

^{-st-}
Er. S.K. Dhiman
Environmental Engineer

Copy to: Sh. Bhavak Parashar, 65 Krishana Colony, Rakkar, Distt. Una (HP).

Er. S.K. Dhiman
Environmental Engineer

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

(151)

Letter sent through registered post.)

To,

23 July 2019

The Member Secretary,
Special Area Development Authority,
Town & Country Planning Office Una HP

Dear Sir,

Subject: - Complaint against organised felling of trees and then mass scale levelling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of heavy earth moving machines by land mafia Indu singh,

Dear Sir,

Attached are 8 photographs showing the green forest area is being finished and hill tops are being levelled by land mafia Indu singh, 108 vasant Vihar Rakkar Una in a bid to develop unauthorised colonies by the same mafia. All forest area trees removed and hills being levelled and turning the thick forest area into plain levelled grounds with the help of heavy earth moving machines. This is causing damage to environment and ecology in the area. Therefore requested to

1. Immediate inspect and order to stop further mass scale levelling of hilltops behind Kalgidhar furniture in Rakkar Una going on from last four months without any information to the authorities.
2. Punish & penalise the violators.

Thanking you,

Yours Sincerely,

Bhavak Parasher

Bhavak Parasher 9418153692
65 Krishana colloney Rakkar Una HP

Attached:- Eight photographs

ATTESTED

[Signature]

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

152

SPECIAL AREA DEVELOPMENT AUTHORITY

UNA (HP)

No. SADA (Una) complaint file/UAC/Notice No. 458-2019- 239-41

Dated: 13/8/19

To

Smt. Indu Walia D/o Shri Mohan Lal,
H.No. 108 Vasant Vihar, Rakkar Colony,
Tehsil and Distt. Una (HP).

Subject:

Notice under sub-section (2) of section 39 of the Himachal Pradesh Town
& Country Planning Act, 1977 (Act No. 12 of 1977).

Reference:-

This office Notice No. UAC- 458/19 -213-16 dated 31/7/2019.

Whereas, a notice was issued under rule 28 of the Himachal Pradesh Town and
Country Planning Rules, 2014 to Smt. Indu Walia D/o Shri Mohan Lal : and

Whereas, the directions issued vide aforesaid Notices have not complied yet.

Now, therefore, a notice is served under sub-section (2) of section 39 of the
Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) to Smt. Indu Walia D/o
Shri Mohan Lal is directed to stop the unauthorized development of land which is being carried out at
large scale over khasra nos. 2894, 2423/2475, 2874, 2861, 2863 & 2895 etc. situated village Malahat
Tehsil and Distt. Una (HP).

1. No further development of land be started without permission.
2. No tree may be cut without permission of forest department.
3. Natural flow of water may not be diverted.

(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298

Copy forwarded to the following for information and n/a:-

1. Copy is forwarded to the Divisional Forest Officer, Division Una Tehsil and Distt. Una for
information and to take necessary action as applicable under the act/rules, please.
2. Shri Bhavuk Prasher, H. No. 65 Krishana Colony Rakkar, Tehsil and Distt. Una, w.r.t. his
application/complaint dated 30/7/2019 for information that action has already been initiated
against the unauthorized development of land, please.

Pankaj Sharma
(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298

Page

ATTESTED

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

153

Sent by Registered post & online

NOTICE

05-08-2022

To
Deputy Commissioner Una,
Dist. Una HP

Subject:- Prior intimation u/s 30 in The National Green Tribunal Act, 2010

Respected Sir,

Reference my letters dated 13th March 2019, 2nd July 2019 and 15th July 2019 received in your office on 2th July 2019 Under subject "Complaint against organised felling of trees and then mass scale levelling of hills in TCP area behind Dhaba (now office of Group Colonizers) next to Kalgidhar furniture, on the way to Una Rakkar National Highway with the help of JCB's and pokland machines by land mafia Indu Singh, in a bid to develop unauthorised colonies by the same mafia." My letters were accompanied with 23+6 self-explanatory photographs of place of NGT violation.

Since then continuous violation has taken place. My letter clearly mention of violation in Malahat Nager. Area of Bhadolian Khurd too now is under environmental damage. This is a clear cut case of environmental damage where the hilltops have been levelled to fill up low-lying areas (CHOS). Till date no physical inspection/survey has been done to access damage done to environment. The natural flow of water too has been blocked. My request to obtain real time satellite images from remote sensing centre has not been accepted. This all mafia activity of environmental damage started in 2019 and same time the matter was reported to your office and same is continuing till date without punishing the accused. I hereby attach two Google Images of area of Violation in Malahat. The damage caused to environment is clearly visible from the Comparison between two attached Google Images of Year 2019 & 2022.

I request my notice be considered and satisfactory action is taken, in the absence of same action shall be forced to make formal complaint to NGT of the entire environmental violation.

I am fully confident of sufficient powers D.C Una has, to get real time remote sensing images to access the damage and punish the guilty.

Thank You.

Bhavak Parasher 9418153692
H.No 506 Zailsingh Nager,
Roop Nager Punjab, 140001

16/8/22

Diary No. 2352	Date: 16/8/22
✓	upd.
✓	12/8/22
	steno

TESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

No. 176-77 / ADC / LFA
DT- 11/8/22

DFO, Una
SDM, Una
for n/a
AD
8/8/22
Additional District Magistrate
Una, District Una (H.P.)
203/80
10/08/22

154

7181/2022/LFA BRAND
52910/2022

DCU-LFA

A - 13

UNA

Office of the Deputy Commissioner Una, District Una (H.P.)
e-mail: ud-una-hp@nic.in

No. DCU/LFA/Complaint/2022- 152910

To

✓ Sh. Bhavak Parasher
H. No. 506 Zail Singh Nagar,
Roop Nagar, Punjab
Pin-140001.

Dated Una the

24 August, 2022

**Subject:-Prior intimation u/s 30 in the National Green Tribunal Act,
2010.**

Sir,

Reference is made to your application dated 08.08.2022 on the
subject cited above.In this context, it is submitted that the matter was jointly
enquired by the SDO(C) Una & DFO, Una and action taken report/enquiry
report is enclosed for your kind information please.

Encls:-As above.

Signed by Amit Kumar
SharmaDate: 24.08.2022 13:22:22
Dr. Amit Kumar Sharma, IAS
Additional Deputy Commissioner,
Una, District Una (HP)
Phone No. 01975-225188.

TESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

155

English Translated copy of letter Dated 30-05-22 ANX 13

Letter No 3925 Forest Department HP. Dated 30-05-22

From

Divisional Forest Officer,
Una Division, Una HP.

To

Deputy Commissioner Una. HP.

Subject:- Report regarding large scale felling of trees for
construction to PGISatellite Center Malahat.

Dear Sir

Reference your letter No 1040-41 Dated 29-04-22

Regarding above subject matter enquiry was done by forest officer. Where he reported from the spot inspection that land belonging to Indu Walia, Harsimir Singh, Ravi Kumar, Suchha Singh, Jasbir Singh ext. was levelled and the same is owned by them. During investigation found that Forest trees like JAPANI TUTE, SIMBLE, AND TUNI WERE FELL and found covered by soil through JCB. Forest department calculated and fined Rs. 1,01,000/-. During investigation it was clearly found that owners of land were levelling their own land no road is being constructed. Copies of loss report and Chillan copies are attached herewith.

Forest Divisional Officer Una
Division Una HP 25-05-22

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

(156)

	कार्यालय उप मण्डल अधिकारी (ना0), ऊना जिला ऊना (हि0प्र0)	
	ई-मेल: sdm-una-hp@nic.in दुरभाष न0:- 01975-223621	दिनांक 18/08/2022
क्रमांक 1294	स्टैनो/उ0म0अधि0(ना0)-ऊना/2022	

प्रेषक

उप मण्डल अधिकारी (ना0),
 ऊना, जिला ऊना (हि0प्र0)

प्रेषिती

अतिरिक्त उपायुक्त,
 ऊना, जिला ऊना (हि0प्र0)

विषय:-

Prior Intimation u/s 30 In the National Green Tribunal Act, 2010.

महोदय,

उपरोक्त विषय पर आपके कार्यालय पत्र संख्या 176-77/ADC/LFA, दिनांक 11-08-2022 के सन्दर्भ में निवेदन है कि इस मामले से सम्बन्धित एक पत्र उपायुक्त, ऊना के कार्यालय पत्र संख्या 1040-41/शि0शा0, दिनांक 29-04-2022 के माध्यम से वन मण्डल अधिकारी, ऊना के साथ मौका निरीक्षण कर छानबीन हेतु प्राप्त हुआ था जिसमें अधोहस्ताक्षरी द्वारा वन विभाग, ऊना व अन्य सम्बन्धित अधिकारियों की उपस्थिती में मौका निरीक्षण किया गया था तथा वन विभाग ऊना की ओर से उपस्थित परिक्षेत्राधिकारी को रिपोर्ट तैयार करने के आदेश दिये गये थे। अतः रिपोर्ट वन मण्डलाधिकारी, ऊना जिला ऊना द्वारा उनके कार्यालय पत्र संख्या 3925, दिनांक 30-05-2022 के माध्यम से उपायुक्त, ऊना को उनके कार्यालय पत्र संख्या उपरोक्त के सन्दर्भ में प्रस्तुत कर दी गई है। (प्रतिलिपि संलग्न)

भवदीय,

उप मण्डल अधिकारी (ना0),
 ऊना, जिला ऊना (हि0प्र0)

ATTESTED

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

577181/2022/LFA
 20/8/22

157

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From

The Deputy Commissioner,
Una, District Una(H.P.)

To

1. The Divisional Forest Officer,
Una, District Una (H.P.)
2. The Sub Divisional Magistrate,
Una, District Una (H.P.)

No. 1040-41

Dated: 29-04-2022

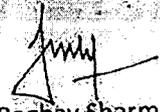
Subject:-

Report regarding large scale felling of trees for construction from Rakkar Colony to PGI Satellite Center Malahat.

Sir,

It has come to my notice that a road is being constructed by certain persons from Rakkar Colony (Una) to PGI Satellite Center Malahat by felling a large number of trees thereon without proper permission and construction is being done in & around that area. The destruction of large forest area is visible in Google imagery (copy enclosed). You are, therefore, requested to enquire into the matter by jointly visiting the spot along with the field functionaries and send a factual report to the undersigned regarding this whole matter within a week positively.

Enclosed: As above


Raghav Sharma, IAS
Deputy Commissioner,
Una, District Una(H.P.)

Diary No. 1328		Date: 16/5/22
S.M.	Supdt.	Branch
W	P	Steve
	25/22	

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

158

हिमाचल प्रदेश सरकार

11.07.2022

Complaint no. - HPRERA2022003

Present: - Sh. Abhishek Banta Ld. Advocate alongwith Sh. Bhawak Prashar
complainant

Sh. Ram Parkash Singh for Smt. Indu Walia, Respondent

HEARING THROUGH WebEx.

In the present matter, in terms of the previous order, it has been appraised by the respondent that the process for registration has been initiated by the promoter after being assisted by the office of this Authority but the process for applying for registration is not yet complete. Once the applying process is completed the office of the Authority may grant registration in accordance with the Real Estate (Regulation and Development) Act, 2016 rules and regulation made there under.

Further an application has been filed by complainant for stay of construction, development and sale of land till the promoter complies with the mandate of Real Estate (Regulation and Development) Act, 2016. This application is registered as MA no. 17 of 2022. The Authority has heard the arguments on this application on behalf of both the parties.

It has been argued on behalf of the complainant that the respondent/promoter is owner in possession of land comprised in in khata/ khatauni no. 23/28 of khasra no. 2795 measuring 00-48-30, 3665/2858 measuring 00-06-48, khasra no. 3667/2858 measuring 00-44-99, khasra no. 2860 measuring 00-16-34, khasra no. 2862 measuring 00-15-35, khasra no. 3153/2874 measuring 00-43-24, khasra no. 3421/2875 measuring 00-26-10, khasra no. 3423/2875 measuring 00-71-56, Khasra no. 3548/2894 measuring 01-08-44. In khata khatauni no. 26/31 of khasra no. 3549/2894 measuring 02-13-25. In khata/ khatauni no. 318/419 of khasra no. 2804 measuring 00-03-24. In khata/ Khatauni no. 45/51 of khasra no. 2895 measuring 00-54-49. In khata/ khatauni no. 362/489 of khasra no. 2861 measuring 00-05-13. In khata/ Khatauni no. 177/227 of khasra no. 2750 measuring 00-07-46. In khata/ Khatauni no. 289/380 of khasra no. 2857 measuring 00-07-42. In khata/ Khatauni no. 267/354 of khasra no. 2805, 2813 measuring 00-29-54. In khata/ Khatauni no. 484/683 of khasra no. 3305/2844 measuring 00-04-05. In khata/ Khatauni no. 411/574 of khasra no. 2871 measuring 00-19-77. In khata/ Khatauni no. 367/499 of khasra no. 2863, 2864 measuring 00-19-54 total of all measuring 7-70-34 approximately 200.60 kanals in mauja Malahat, District Una, H.P.

Further by way of this application it has been alleged that respondent / promoter has sold 21 plots of different shapes and sizes in between the year 2016 and 2021. The details of mutations are 1628 dated 21.07.16, 1995 dated 24.02.2021, 1996 dated 24.2.2021, 2004 dated 24.02.2021,

पर्यावरण है हम सबकी जान, इसलिए करो इसका सम्मान

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O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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हिमाचल प्रदेश सरकार

1874 dated 17.04.2019, 1878 dated 01.05.2019, 1881 dated 01.05.2019, 1915 dated 09.10.2019, 1922 dated 09.10.2019, 1768 dated 24.4.2018, 1711 dated 01.09.2017, 1712 dated 01.09.2017, 1869 dated 01.01.2019, 1873 dated 27.03.2019, 1882 dated 01.05.2019, 1957 dated 03.07.2020, 1873 dated 27.03.2019, 1954 dated 12.01.2020, 1955 dated 29.09.2020, 1960 dated 13.08.2020, 1957 dated 03.07.2020. The corresponding jamabandi's have been appended along with the application. It was further argued that the aforesaid sale deeds have been done in utter violation of the provisions of the Real Estate (Regulation and Development) Act, 2016 and therefore it was prayed that he may be restrained from further alienating or selling the plot, apartment or building in Mauja Malahat, District Una as per the mandate of Section 3 of the Act ibid.

The respondent has argued that the complainant has no locus standi to invoke the provisions of the Act ibid and therefore his complaint may kindly be dismissed. He further submitted that he was not aware of the provisions of the RERD Act and that he has to get the project registered with the Authority before entering into any sale transaction.

The Authority has heard both the parties and also gone through the record. The Authority is convinced from the record that the respondent is owner of more than 200 kanals of land in Mohal Malahat District Una and has sold 21 plots of different shapes and sizes in between the year 2016 to 2021

Section 3 of the RERD Act is as under-

"(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act.

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act.

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made there under, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required-

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases:

पर्यावरण है हम सबका ज्ञान, इसलिए करो इसका सम्मान.....

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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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हिमाचल प्रदेश सरकार

Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act:

(b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act;

(c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.—For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately."

The provisions of section 3 of the Act *ibid* are very clear that no promoter shall advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot having area more than 500 sq. mtrs. or flats more than eight, in any planning area without registering the same with this Authority

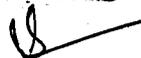
In the present case the respondent has sold about twenty one plots having area more than 500 sq. mtrs. without obtaining registration from this Authority under the provision of Real Estate (Regulation and Development) Act, 2016. It is clear that the respondent has violated the aforesaid provisions and violations are writ large. As per his version he is in the process of getting the project registered with the Authority. Since he is in the process of registration therefore the issue of imposition of penalty under Section 61 of the Act for failure to comply with the provisions of the Act shall be decided at a later stage.

So far as the issue of locus standi raised by the respondent before the Authority is concerned it is pertinent to mention here that any person can apprise this Authority about any violations being caused of the provisions of the Act *ibid* because this Authority has suo moto powers under Section 34 (f) & (g) to deal with any of the violations under the Act and to ensure compliance of obligations cast upon various stakeholders under the Act. Further the well known legal maxim 'ignorantia juris non excusat' that has been approved by various courts of law means that ignorance of law is no excuse. Therefore the respondent cannot escape liability by merely saying that he was not aware of the legal provisions.

The Authority considering all the facts and circumstances of the case holds that respondent shall not advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building without first getting the project registered with this Authority as per the mandate of Real Estate (Regulation and Development) Act 2016. To conclude the respondent is barred/restrained from advertising, marketing, booking, selling or offering for sale or inviting persons to purchase in any manner any plot, apartment or building owned by

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O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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हिमाचल प्रदेश सरकार

respondent in Mauja Malahat, District Una, H.P. without getting the project registered with the Authority as per Section 3 of the Act ibid. Any violation of this order shall further entail per day penalty under Section 63 of the Act ibid.

The respondent is at liberty to file reply to this MA.

List the matter for hearing on 17.08.2022 at 11:00 AM through WebEx.

B.C. Badalia
B.C. Badalia,
MEMBER

Dr. Shrikant Baldi
Dr. Shrikant Baldi
CHAIRPERSON

Rajeev Verma
Rajeev Verma
MEMBER

ATTESTED

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

27.09.2022

Complaint no. – HPRERA2022029/C

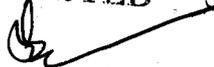
Present: - Sh. Bhavak Prashar complainant
Sh. Rishi Tandon Advocate for Smt. Indu Walia, Respondent

HEARING THROUGH WebEx.

The present matter is an application was filed by Sh. Bhavak Prashar complainant alleging that Group Colonizers Pvt. Ltd. through its Director Indu Walia has violated the provision of Section 3 of the RERD Act, 2016 by entering into sale of plots, apartments or buildings in Village Bhadolian Khurd, Patwar Circle Mauza Malahat, Tehsil & District Una, H.P. Along with the application the complainant has annexed details of undivided plots sold by Indu Walia in Village Bhadolian Khurd. Further the complainant has also appended along with the complaint details of land in ownership of the respondent Indu Walia showing her ownership of 64.29 kanals approximately. It was further alleged that respondent herein has sold about 18 plots since 2017. This Authority has gone through the record and heard both the parties.

It has been argued on behalf of the complainant that the respondent/promoter is owner in possession of land comprised in khewat/Khatoni no. 30/46 & 27/39 bearing khasra no. 2902/2336 measuring 00-03-87, khasra no. 2905/2336 measuring 00-06-13, khasra no. 2912/2337 measuring 00-04-42, khasra no. 2913/2337 measuring 00-07-15, khasra no. 2917/2338 measuring 00-06-00, khasra no. 2818/2338 measuring 00-01-47, khasra no. 2919/2338 measuring 00-00-38, khasra no. 2921/2338 measuring 00-21-45, khasra no. 2923/2339 measuring 00-03-96, khasra no. 2925/2339 measuring 00-22-46, khasra no. 2931/2376 measuring 00-02-74, khasra no. 2935/2376 measuring 00-10-17, khasra no. 2940/2379 measuring 00-02-54, khasra no. 2946/2380 measuring 00-00-99, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2775/2488 measuring 00-03-46. In khewat/ khatoni 45/61 comprised in khasra no. 3920/2338 measuring 00-03-56, khewat/ khatoni no. 34/40 in khasra no. 2912/2337 measuring 00-04-42, khasra no. 2918/2338 measuring 00-01-47, khasra no. 2919/2338 measuring 00-00-38, khasra no. 2935/2376 measuring 00-10-17, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2753/ 2488 measuring 00-03-46, Khewat/ Khatoni no. 33/49 Khasra no. 2927/2355 measuring 00-64-76, khata/ khatoni no. 64/80 khasra no. 2974/2752/2476 measuring 00-01-84, khewat/ khatoni no. 68/84 khasra no. 2756/2488 measuring 00-10-95, khewat/ khatoni no. 40/46 khasra no. 2913/2337

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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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measuring 00-01-58, khewat/ khatoni no. 41/47 khasra no. 2923/2339 measuring 00-03-80, khewat/ khatoni no. 59/65 khasra no. 2920/2338 & 2924/2339 total measuring 00-10-77, khewat/ khatoni no. 61/67 khasra no. 2929/2356 measuring 00-06-24, Khewat/ khatoni no. 44/50 khasra no. 2904/2336 measuring 00-04-63, Khewat/ khatoni no. 74/80 khasra no. 2974/2752/2476 measuring 00-01-24, khewat/ khatoni no. 45/51 khasra no. 2894/2921/2338 measuring 00-01-00, khetwat/ khatoni no. 81/87 khasra no. 2756/ 2488 measuring 00-01-28, khewat/ khatoni no. 47/63 khasra no. 2924/2339 measuring 00-05-20, Khewat/ khatoni no. 36/42 khasra no. 3024/2925/ 2339 measuring 00-16-71, Khewat/ Khatoni no. 42/48 khasra no. 3015/2917/2338 measuring 00-04-80 total measuring 64.29 Kanals.

Further by way of this application it is further alleged that respondent / promoter has sold 18 plots of different shapes and sizes in between the year 2017 and 2021. The details of mutations are 1095 dated 3.7.2019, 1317 dated 14.9.2021 with respect to khasra no. 2753/2488, 1317 dated 14.9.2021 with respect to khasra no. 2747/2476, 1016 dated 2.5.2017, 337 dated 15.2.2017, 504 dated 25.3.2019, 504 dated 25.3.2019, 1523 dated 18.10.2021 for khasra no(s). 2927/2355, 2996/2920/2338, 3024/2925/2339, 506 dated 25.3.2019, 2522 dated 25.9.2017, 1862 dated 4.10.2018, 1315 dated 18.7.2018, 3785 dated 10.12.2017, 1012 dated 1.5.2017, 1013 dated 1.5.2017, 1282/2 dated 4.2.2021. The corresponding jamabandi's have been appended along with the application. It was further argued that the aforesaid sale deeds have been done in utter violation of the provisions of the Real Estate (Regulation and Development) Act, 2016 and therefore it was prayed that he may be restrained from further alienating or selling the plot, apartment or building in Village- Bhadolian Khurd, Patwar Circle Mauza Malahat, District Una as per the mandate of Section 3 of the Act ibid.

The Ld. Counsel for respondent prayed some time to register the project. From the record appended above prima facie case is made out against the respondent and it appears that the respondent, by indulging in sale of plots more than 500 sq mts. in Village- Bhadolian Khurd, Patwar Circle Mauza Malahat, Tehsil & District Una, H.P, has certainly acted in utter violation to Section 3 of the Act ibid and has sold about 18 plots of different shapes and sizes in between the year 2017 to 2021

Section 3 of the RERD Act is as under-

"(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made there under, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required—

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases:

Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act;

(b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act;

(c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.—For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately."

The provisions of section 3 of the Act *ibid* are very clear that no promoter shall advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot having area more than 500 sq. mtrs. or flats more than eight, in any planning area without registering the same with this Authority

In the present case *prima facie* the Authority is convinced that the respondent has sold about eighteen plots having area more than 500 sq. mts. without obtaining registration from this Authority under the provision of Real Estate (Regulation and Development) Act, 2016. It is clear that the respondent has violated the aforesaid provisions and violations committed by him are writ large.

The Authority considering all the facts and circumstances of the case hereby holds that till further orders respondent shall not advertise.

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building in aforesaid land without first getting the project registered with this Authority as per the mandate of Real Estate (Regulation and Development) Act 2016. To conclude the respondent is barred/restrained from advertising, marketing, booking, selling or offering for sale or inviting persons to purchase in any manner any plot, apartment or building owned by respondent in Village- Bhadolian Khurd, Patwar Circle Mauza Malahat, District Una, H.P. without getting the project registered with the Authority as per Section 3 of the Act *ibid*.

The office of this Authority is directed to write a letter to Ld. District Collector Una intimating him of this order. The Ld. District Collector, Una to ensure compliance of these orders by further intimating the concerned Tehsildar about the absolute restraint on sale and purchase of plot, apartment or building by respondent in Village- Bhadolian Khurd, Patwar Circle Mauza Malahat, Tehsil & District Una, H.P. till he gets the project registered with H.P.RERA. The Ld. Counsel for the respondent promoter is directed to submit his Vakalatnama to this Authority at the earliest.

Further respondent is granted one last opportunity to file reply and also apply for registration in terms of the provisions of this Act, rules and regulation made there under failing which he shall be liable for penalty under Section 59 of the Act and also for per day penalty under Section 63 of the Act.

List the matter for hearing on 17.10.2022 at 11:00 AM through WebEx.

B.C. Badalia
B.C. Badalia,
MEMBER

SKant
Dr. Shrikant Baldi
CHAIRPERSON

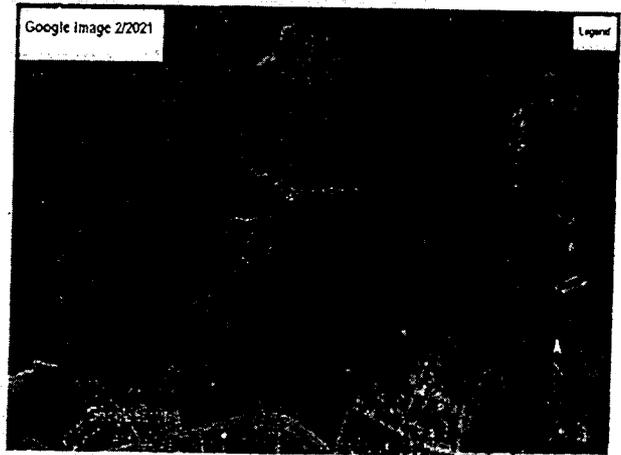
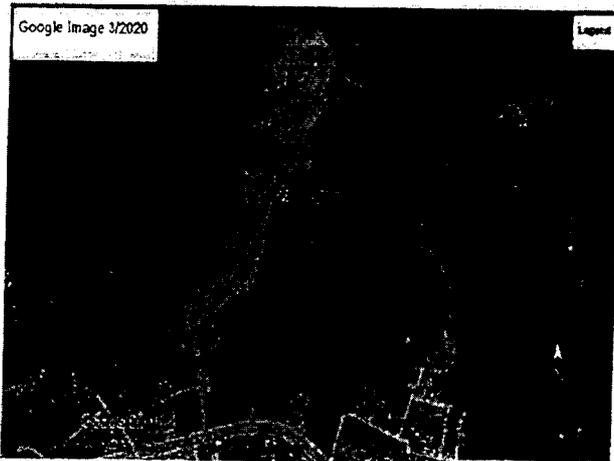
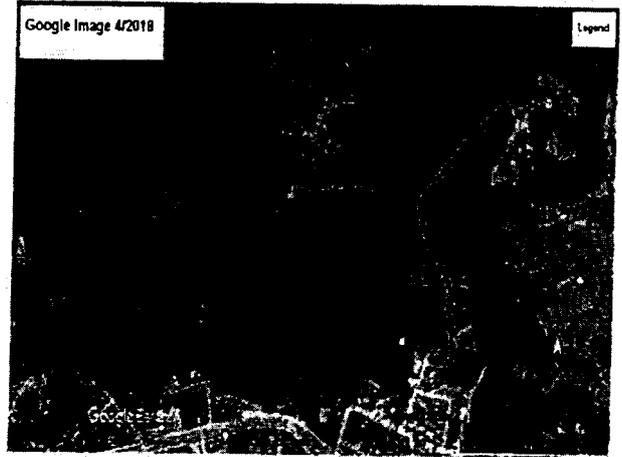
Rajeev Verma
Rajeev Verma
MEMBER

ATTESTED

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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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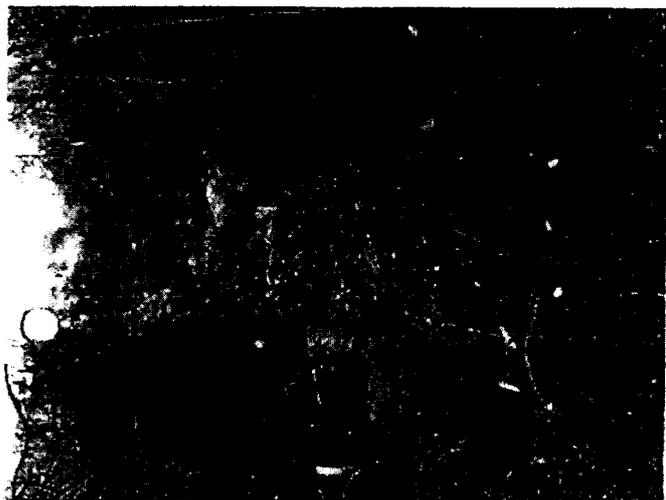
GOOGLE IMAGES SHEET 1



ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

DEFORESTATION SHEET 1

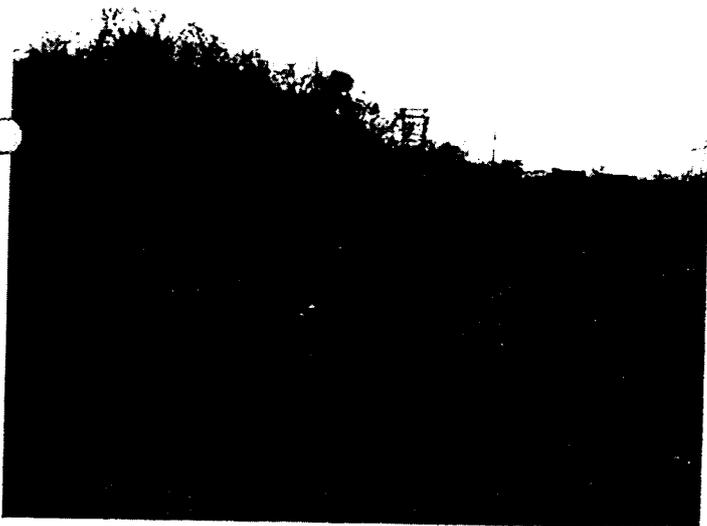


ATTESTED

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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

DEFORESTATION SHEET 2



ATTESTED

A handwritten signature in black ink, appearing to be 'S.S.' or similar initials.

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

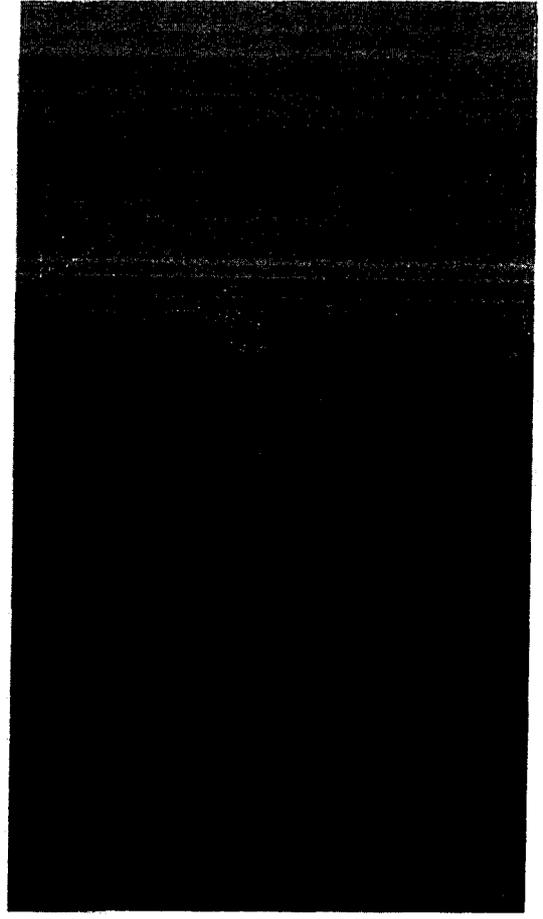
DEFORESTATION SHEET 3



ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

LANDSCAPING SHEET 1

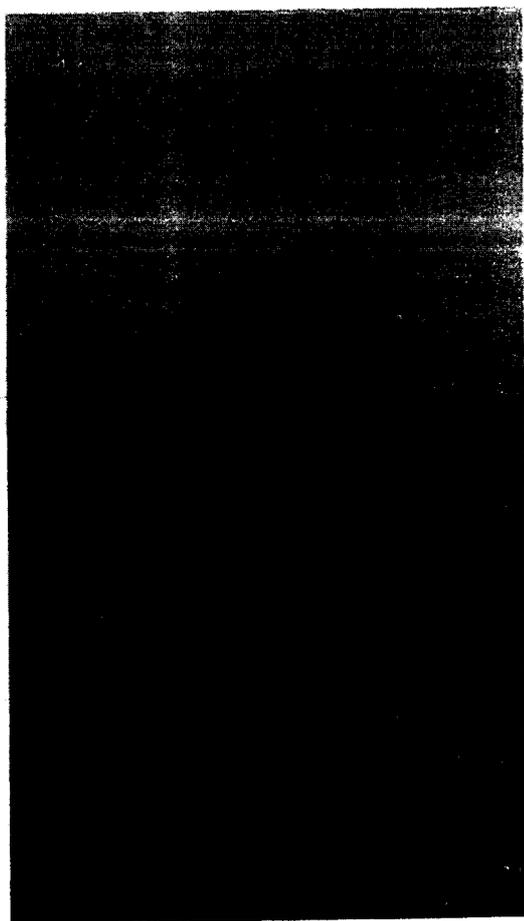


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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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LANDSCAPING SHEET 2

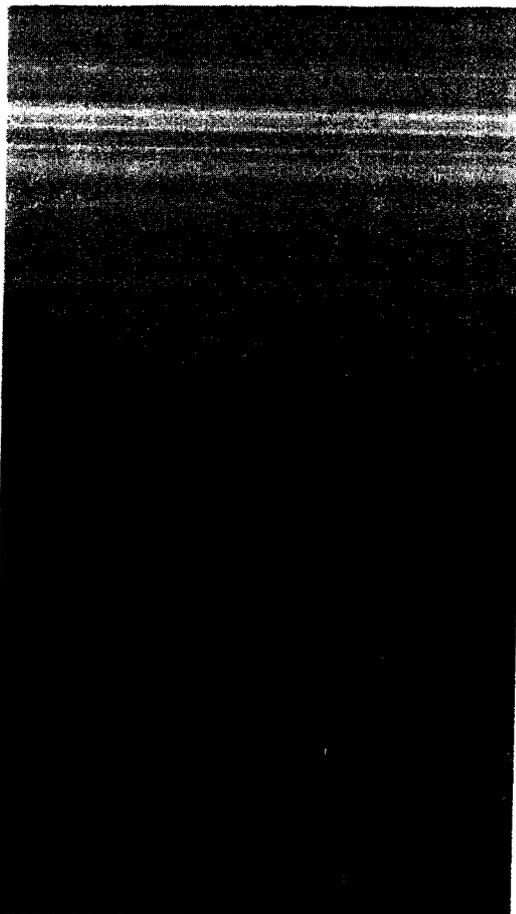
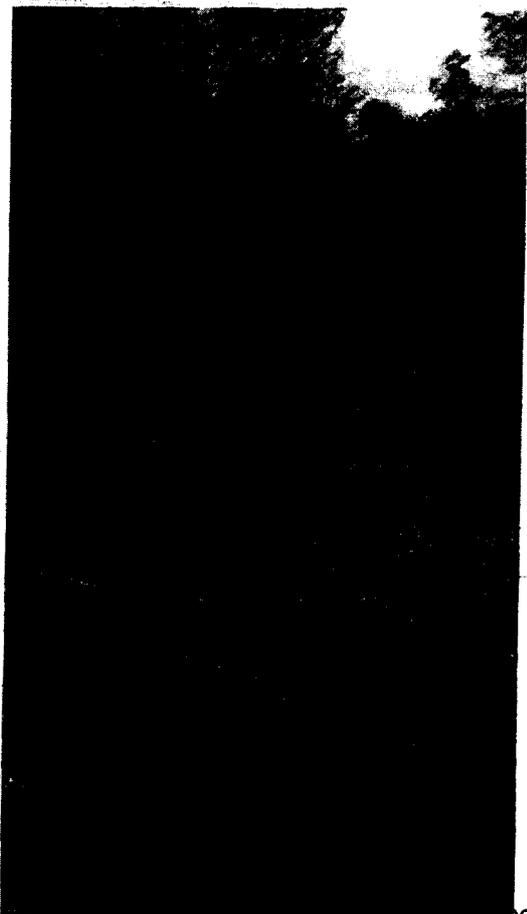
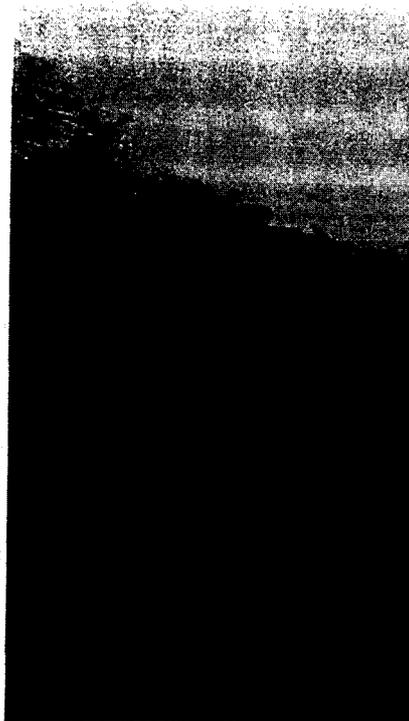


ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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LANDSCAPING SHEET 3



ATTESTE

Superintendent Grade-1
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Item No.01

(Court No. 2)

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPALBENCH**

(Through Physical Hearing with Hybrid V C Option)

Original Application No. 807/2022

Bhavak Parasher

...Applicant

Versus

Smt. Indu Walia & Ors.

...Respondent

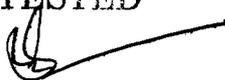
Date of hearing: 14.11.2022

**CORAM: HON'BLE MR. JUSTICE ARUN KUMAR TYAGI, JUDICIAL MEMBER.
HON'BLE DR. AFROZ AHMAD, EXPERT MEMBER.**

Applicant: Mr. Bhavak Parasher in Person.

**APPLICATION UNDER SECTION 18(1) READ WITH SECTION 14,15,16 &
17 OF THE NATIONAL GREEN TRIBUNAL ACT, 2010****ORDER**

1. The Applicant/Mr. Bhavak Parasher has filed the present application under Section 18(1) read with Section 14,15,16 and 17 of the National Green Tribunal Act, 2010 complaining that the respondent No. 1 Indu Walia wife of Ram Parkash Singh, sole owner of land measuring about 7.7 Hectares(206 Kanals) situated at Malahat, Tehsil and District Una, Himachal Pradesh, is selling plots out of the same after mass scale felling of trees and leveling of hill tops causing substantial environmental damage to the natural habitat. The applicant made complaints regarding the same to the District Forest Officer and other Authorities but no action has been taken on the same. In support of the averments made in the application the applicant has attached the photographs and copies of the complaints made to the concerned authorities.

ATTESTED**Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)**

O. A. No. 807/2022

Bhavak Parasher Vs. Smt. Indu Walia & Ors.

-2-

2. We have heard the applicant and gone through the application and documents attached with the same.
3. Prima facie the averments made in the application raise question relating to environment arising out of the implementation of the enactments specified in Schedule I to the National Green Tribunal Act, 2010.
4. Notice alongwith copies of the application and documents attached with the same be issued to the respondents No. 1 to 6 requiring them to file their reply/response to the same by way of email at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Supported PDF and not in the form of Image PDF.
5. List for further consideration on 25.01.2023.

Arun Kumar Tyagi, JM

Dr. Afroz Ahmad, EM

November 14, 2022

NT

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Email

Deputy Commissioner Una

ORDER in Original Application No. 807/2022 Bhavak Parasher ...Applicant Versus Smt. Indu Walia & Ors. ...Respondent...

From : Consultant Judicial-NGT(P.B.) <judicial-ngt@gov.in>

Fri, Nov 25, 2022 03:23 PM

Subject : ORDER in Original Application No. 807/2022 Bhavak Parasher ...Applicant Versus Smt. Indu Walia & Ors. ...Respondent...

3 attachments

To : Deputy Commissioner Una <dc-una-hp@nic.in>, Mr Devesh Kumar <udsecy-hp@nic.in>, Directorate, Urban Development, Shimla-2, HP <ud-hp@nic.in>, Mritunjay Madhav <dfouna-hp@nic.in>, pcbrouna@gmail.com, mounahp@nic.in, Mritunjay Madhav <dfouna-hp@nic.in>

Reply To : Consultant Judicial-NGT(P.B.) <judicial-ngt@gov.in>

Respected Sir/Madam

I am directed to send the **Notice along with Order dated: 14/11/2022 as well as** copy of the **Petition in Original Application No. 807/2022 Bhavak Parasher ...Applicant Versus Smt. Indu Walia & Ors. ...Respondent .** for your kind perusal & necessary action.

For further correspondence please send all the documents on this e-mail-id i.e.

judicial-ngt@gov.in

Kindly acknowledge the same.

REGARDS
CONSULTANT (Judicial)
(N.G.T.)(P.B.) New Delhi

20378798
26-11-22

ADC/LFA

M
D.C

25-11-22



OA 807 of 2022 in Bhavak Parashar.pdf
5 MB

Bhavak Parasher.pdf
57 KB

NOTICE DATED 25.11.2022 IN OA 807 OF 2022.pdf
477 KB

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Item No.01

(Court No. 2)

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPALBENCH**

(Through Physical Hearing with Hybrid V C Option)

Original Application No. 807/2022

Bhavak Parasher

...Applicant

Versus

Smt. Indu Walia & Ors.

...Respondent

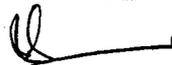
Date of hearing: 14.11.2022

**CORAM: HON'BLE MR. JUSTICE ARUN KUMAR TYAGI, JUDICIAL MEMBER.
HON'BLE DR. AFROZ AHMAD, EXPERT MEMBER.**

Applicant: Mr. Bhavak Parasher in Person.

**APPLICATION UNDER SECTION 18(1) READ WITH SECTION 14,15,16 &
17 OF THE NATIONAL GREEN TRIBUNAL ACT, 2010****ORDER**

1. The Applicant/Mr. Bhavak Parasher has filed the present application under Section 18(1) read with Section 14,15,16 and 17 of the National Green Tribunal Act, 2010 complaining that the respondent No. 1 Indu Walia wife of Ram Parkash Singh, sole owner of land measuring about 7.7 Hectares(206 Kanals) situated at Malahat, Tehsil and District Una, Himachal Pradesh, is selling plots out of the same after mass scale felling of trees and leveling of hill tops causing substantial environmental damage to the natural habitat. The applicant made complaints regarding the same to the District Forest Officer and other Authorities but no action has been taken on the same. In support of the averments made in the application the applicant has attached the photographs and copies of the complaints made to the concerned authorities.

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

O. A. No. 807/2022

Bhavak Parasher Vs. Smt. Indu Walia & Ors.

-2-

2. We have heard the applicant and gone through the application and documents attached with the same.

3. Prima facie the averments made in the application raise question relating to environment arising out of the implementation of the enactments specified in Schedule I to the National Green Tribunal Act, 2010.

4. Notice alongwith copies of the application and documents attached with the same be issued to the respondents No. 1 to 6 requiring them to file their reply/response to the same by way of email at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Supported PDF and not in the form of Image PDF.

5. List for further consideration on 25.01.2023.

Arun Kumar Tyagi, JM

Dr. Afroz Ahmad, EM

November 14, 2022

NT

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI

ORIGINAL APPLICATION NO. 807 OF 2022

Bhavak Parasher Vs Smt. Indu Walia & Ors.

178

To

1. **Smt. Indu Walia**, W/o Ram Parkesh Singh
Director, Group Colonizers,
Private Limited, Resident of H. No. 108,
Vsant Vihar, Rakkar Colony, Tehsil & District,
Una, H.P.-174303 (RESPONDENT NO.1)
2. **Deputy Commissioner Una**
Office Of The Deputy Commissioner Una,
District Una, H.P.-174303
Email Address: ud-una-hp@nic.in (RESPONDENT NO.2)
3. **Member Secretary Special Area Development**
Authority Assistant Town Planner Una,
District Una, H.P.-174303 (RESPONDENT NO.3)
4. **District forest Officer**, Una District, Ramnagar,
District forest Officer, Una, H.P.-174303
Email Address: dfouna-hp@nic.in (RESPONDENT NO.4)
5. **Environment Engineer**,
H.P. State Pollution Control Board, Regional Office,
Phase-IV, Rakkar Colony, Tehsil & District Una-174303, H.P.
Email Address: pcbrouna@gmail.com (RESPONDENT NO.5)
6. **District Mining Officer**, Una District,
Una Mining officer O/o The Mining Officer,
District Industries Office Una, District Una, H.P.-174303
Email Address: mounahp@nic.in (RESPONDENT NO.6)

NOTICE

Whereas the above titled Application was listed before the Hon'ble Tribunal on 14.11.2022 (copy of order and petition are enclosed), when the Tribunal inter-alia passed the following order (reproduced relevant extracts only):-

"4. Notice alongwith copies of the application and documents attached with the same be issued to the respondents No. 1 to 6 requiring them to file their reply/response to the same by way of email at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Supported PDF and not in the form of Image PDF.

5. List for further consideration on 25.01.2023."

2. Now, take further notice that the above matter will be listed for further consideration before the Hon'ble Tribunal on 25th January, 2023, at **Faridkot House, Copernicus Marg, New Delhi-110001** through physical hearing (with hybrid option), when you may appear before the Hon'ble Tribunal either in person or by a pleader duly instructed, and file responses/replies, as per directions of the Hon'ble Tribunal vide Order dated 14.11.2022.

3. Take further notice that in default of your appearance on the date above mentioned, the said Application will be heard and determined in your absence.

4. Given under my hand and the seal of this Tribunal, on this 25th November, 2022.

Note: (For Orders, Cause Lists & other information, please visit our website www.greentribunal.gov.in)

27/11/2022
Consultant (Judicial), NGT

ATTESTED

[Signature]

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)



TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH

179

No. SDTP(U)E-26/ Bhavak Parashar/NGT Case/22- 524

Dated. 06.12.22

To

The Deputy Commissioner,
Una, Distt. Una (HP).20379360
08/12/22Subject: - Order in Original Application No. 807/2022 Bhavak Parashar-Applicant
versus Smt. Indu Walia & ors ..respondent.

Reference: - No. 104-106/ADC/LFA Dated 28/11/22 o/o Deputy Commissioner, Una.

ADC/LFA

Sir,

This is with reference to your office letter referred above on the subject cited. In this connection it is submitted that the village Malahat and Bharolian Khurd is the part of Special Area, Una. The Special Area, Una as well as Special Area Development authority has been constituted under the provisions of Himachal Pradesh Town and Country Planning Act, 1977, (Act No. 12 of 1977). Hence, the provisions of Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), Rules, 2014 (amended) and the regulations of Development Plan Una are applicable as well as HP Real Estate Regulation Act, 2016 in the ambit of Special Area, Una. The comments as desired in the matter of Original Application No. 807/2022 filed by Shri Bhavak Parashar in the **Hon'ble National Green Tribunal**, New Delhi against Smt. Indu Walia D/o Shri Mohan Lal (w/o Shri Ram Parkash, are enclosed herewith for your kind information and necessary action, please.

Encl.- as above.

Pankaj Sharma
(Pankaj Sharma)

Assistant Town Planner,
Sub-Divisional Town Planning Office,
-o- Member Secretary
Special Area Development Authority,
Una, Distt. Una (HP)- 174303.

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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Comments in reference to the O.A No. 807/22 Bhavak Parashar Versus Indus Walia & ors. National Green Tribunal, New Delhi.

1. Unauthorised development of land in village Malahat Tehsil & Distt. Una has been detected and an action under Section 39 of of Himachal Pradesh Town and Country Planning Act, 1977, (act no 12 of 1977) has been taken and a notice under Sub Section (1) of Section 39 of above said act has been issued in the name of Smt. Indu Walia r/o House No. 108 Vasant Vihar, Rakkar Colony Tehsil and Distt. Una vide No. SADA (Una) Complaint file/UAC/Notice No. 458/2019-213-16 dated 31/7/2019 with copies to Executive Engineer, HPSEBL Division Rakkar Colony, Executive Engineer Irrigation and Public Health Department Division No.1 Una and Divisional Forest Officer, Forest Department Una for information and necessary action. (**copy enclosed as annexre-A**).
2. Simultaneously , further course of action under the provisions of above said act has been initiated under sub Section (2) of Section 39, Sub Section (1) of Section 39-A & under Section 39 B vide notice No. 458/19- 239-41 dated 13/8/2019, 282 dated 2/9/2019 & 614-15 dated 18/2/2020 respectively. (**copies enclosed as annexure B, C & D**).
3. In response to the above notices, Smt. Indu Walia, submitted her reply on 6/7/2020 with a statement that the land in question situated at village Malahat is being developed for own/personal use and plan for sub division of land under HPTCP Act, shall be submitted very soon. A letter to Smt. Indu Walia has been issued vide No. SADA(Una) Complaint file/UAC/Notice No.458/2019- 69 dated 15/7/2020 with a direction to submit the case for sub division of land as well as reminder vide no. 474-77 daed 6/2/21. (**Copies enclosed as annexure- E & F**)
4. On the receipt of complaint of Shri Bhavak Parashar, dated 7/03/22, the matter was examined and decided it to put up in the house of SADA, Una in ensuing meeting to apprise the house with factual position. The meeting of Special Area Development Authority, Una held on 11/05/22 under the Chairmanship of Chairman of above said authority-cum Deputy Commissioner, Una and after detail discussion, the house constituted a administrative committee under the Chairmanship of worthy Sub Divisional Officer (civil) Una to conduct a joint site inspection. All the concerned members of constituted committee were intimated vide letter no. SADA (Una) meeting/S-4/Vol-VIII/2021 – 44-52 dated 18/5/2022 (**copy enclosed as annexure-G**).
5. Site inspection conducted on dated 30/5/2022 by the constituted committee and the Chairman of said committee directed to the all the members to submit the Action Taken Repot”to the Member Secretary of said committee at the earliest. So that consolidated report can be submitted to the worthy Deputy Commissioner, Una –cum Chairman, Special Area Development Authority. Accordingly letter has been issued vide no. SDTP(U) E-26/complaint No.1/2022- 114-21 dated 03/06/2022. (**Copy enclosed as annexure- H**).
6. On non receipt of “ Action Taken Report” reminders have been issued vide letter no. SDTP(U) E-26/complaint no-1/22- 93-100 dated 24/6/2022 , 258-64 dated 02/08/22 & 437-42 daed 14/10/2022. (**copies enclosed as annexure- IJK**).

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ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Dr. J. P. Singh
10/6/22

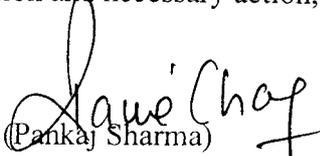
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7. The Divisional Forest Officer, Forest Division Una has only submitted the Action Taken Report vide his office letter no. 4641/H.P. Forest Department dated Una, the 22/06/2022 along enclosures consisting ten page . (**copies enclosed as annexure- L**).

Beside above, The Chairman, HP. Real Estate Regulatory Authority, Shimla-02 has issued letters to the Deputy Commissioner, Una regarding stay on sale of plots being raised by Smt. Indu Walia w/o Shri Ram Parksah, bearing letter nos. HPRERA2022003- 785-85 dated 22/7/22 and HPRERA2022029- 1514- 15 dated 4/10/22. (**Copies enclosed as annexure- M & N**). It is also intimated that the Tehsildar, Tehsil office Una has also been requested to take necessary action vide this office letter no. SDTP(U) E-26/complaint No. 1/22- 256-57 dated 02/08/2022 (**copy enclosed as annexure- O**).

In addition to above all the concerned members of committee has once again requested to submit the Action Taken Report vide this office letter no. SDTP(U) E-26/Complaint No-1/22- 515-20 dated 05/12/2022 with a intimation that Shri Bhavak Parashar has filed an application in the **Hon'ble National Green Tribunal**, New Delhi. So Action Report may be submitted at the earliest (**copy enclosed as annexure- P**).

This is for your kind information and necessary action, please.


(Pankaj Sharma)
Assistant Town Planner,
Sub-Divisional Town Planning Office,
-cum- Member Secretary
Special Area Development Authority, Una
Distt. Una (HP)- 174303.

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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**SPECIAL AREA DEVELOPMENT AUTHORITY
UNA (HP)**

No. SADA (Una) complaint file/UAC/Notice No. 458/2019- 213-16

Dated: 31/7/19

To

Smt. Indu Walia D/o Shri Mohan Lal,
H.No. 108 Vasant Vihar, Rakkar Colony,
Tehsil and Distt. Una (HP).

Subject:

Notice under sub-section (1) of section 39 of the Himachal Pradesh Town & Country Planning Act, 1977 (Act No. 12 of 1977).

Whereas, it has been observed that you have commenced/carried out/carrying out the development on the land or you have changed or are changing the use of land i.e leveling / cutting of land in massive scale of khasra nos. 2894, 2423/2875, 2874, 2861, 2862, 2863 & 2895 etc. situated at village Malahat, Tehsil and Distt. Una (HP). Location of site is drawn overleaf of the notice:-

- (a) Without the permission as required under sub-section 1 of section 30 or sub-section 1 or 2 of section 30-A or section 16 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act no. 12 of 1977).

Now, therefore, you are directed:-

1. (i) to restore the land to the condition existing before the development took place.
- (ii) to stop and discontinue the development operations i.e. further construction work as stated above.

Within a period of 15 days from the date of service of this notice. If within the period specified in this notice, you fail to comply with the above direction(s), subject to the provisions to sub-section (3), (4) or (5) of section 39 of the Himachal Pradesh Town and Country Planning Act 1977 (Act No. 12 of 1977), you shall be liable for action under sub-section (6) of section 39 of the Himachal Pradesh Town & Country Planning Act, 1977 (Act No.12 of 1977).

Within a period of 15 days from the date of service of this notice. If within the period specified in this notice, you fail to comply with the above direction(s), subject to the provisions to sub-section (3), (4) or (5) of section 39 of the Himachal Pradesh Town and Country Planning Act 1977 (Act No. 12 of 1977), you shall be liable for action under sub-section (6) of section 39 of the Himachal Pradesh Town & Country Planning Act, 1977 (Act No.12 of 1977).

(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298.

Copy is forwarded to the following:-

1. The Executive Engineer, Division Rakkar Colony H.P.S.E.B Ltd. with the request that service connection may not be released or to disconnect the service connection of the above said owner/occupier immediately, please
2. The Executive Engineer. Division No. 1, Una Himachal Pradesh irrigation and Public Health Department for information and similar action please.
3. The Divisional Forest Officer, Forest Division, Una Distt. Una for information and n/a please.

(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298

ATTESTED

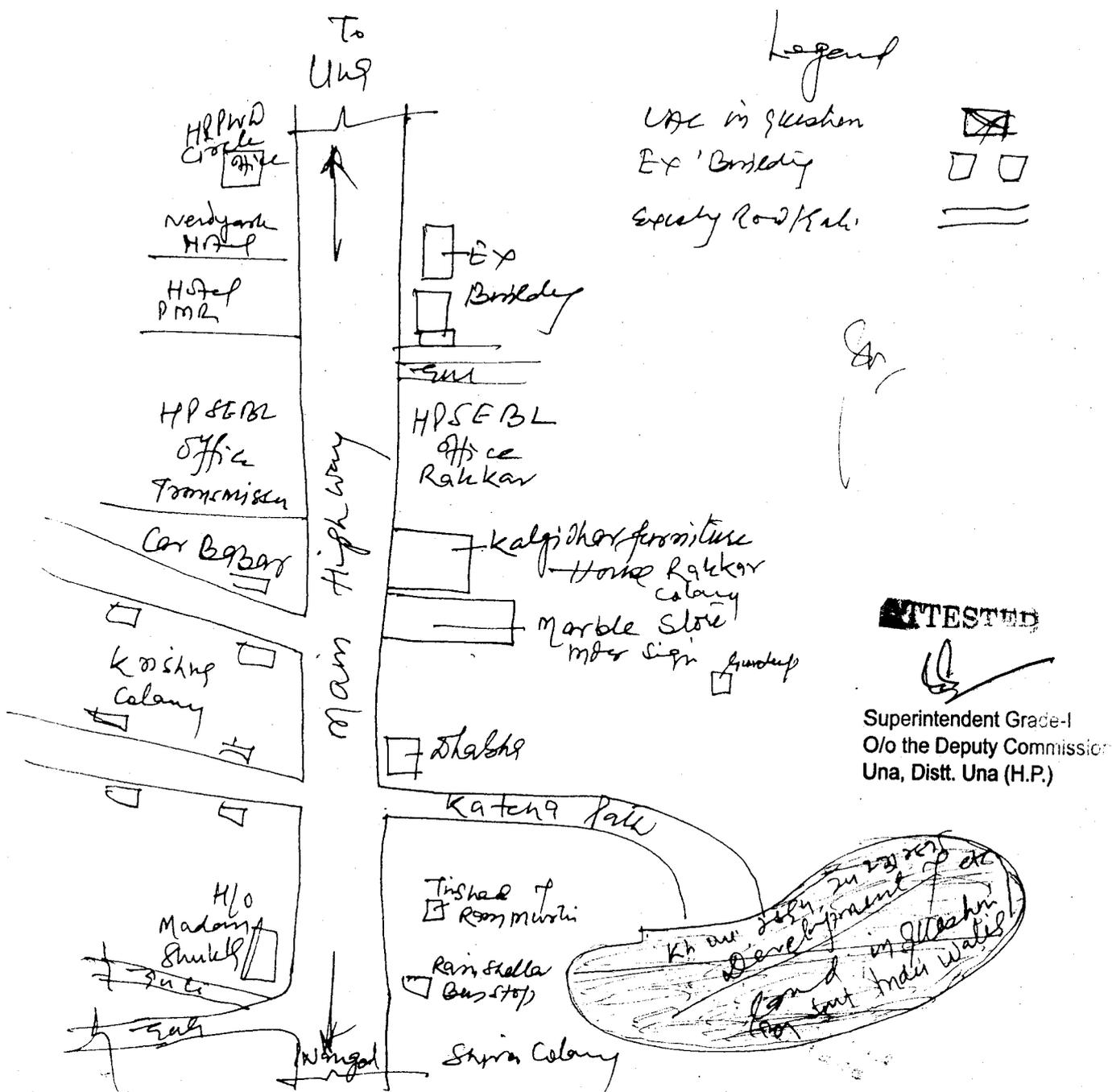
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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Assistant Town Planner
Assistant Town Planner
Sub Divisional Town Planning
Office SADA (H.P.)-174303

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Location plan showing the site of Unauthorised development of land is being carried out by Smt Indu wale of Shri Mahan Lal at village Malshah near Indes Marble Store at Rakkar Kalgidhar furniture House.



Legend

- UAC in question
- Ex Boundary
- Security Road/Kali

TESTED

[Signature]
 Superintendent Grade-I
 O/o the Deputy Commissioner
 Una, Distt. Una (H.P.)

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SPECIAL AREA DEVELOPMENT AUTHORITY

UNA (HP)

No. SADA (Una) complaint file/UAC/Notice No. 458-/2019- 239-41
To

Dated: 13/8/19

Smt. Indu Walia D/o Shri Mohan Lal,
H.No. 108 Vasant Vihar, Rakkar Colony,
Tehsil and Distt. Una (HP).Subject: Notice under sub-section (2) of section 39 of the Himachal Pradesh Town
& Country Planning Act, 1977 (Act No. 12 of 1977).

Reference:- This office Notice No. UAC- 458/19 -213-16 dated 31/7/2019.

Whereas, a notice was issued under rule 28 of the Himachal Pradesh Town and
Country Planning Rules , 2014 to Smt. Indu Walia D/o Shri Mohan Lal ; and

Whereas, the directions issued vide aforesaid Notices have not complied yet.

Now, therefore, a notice is served under sub-section (2) of section 39 of the
Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) to Smt. Indu Walia D/o
Shri Mohan Lal is directed to stop the unauthorized development of land which is being carried out at
large scale over khasra nos. 2894, 2423/2475, 2874, 2861, 2863 & 2895 etc. situated village Malahat
Tehsil and Distt. Una (HP).

- 1 No further development of land be started without permission.
2. No tree may be cut without permission of forest department.
- 3 Natural flow of water may not be diverted.

Pankaj Sharma
(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298

Copy forwarded to the following for information and n/a:-

- 1 Copy is forwarded to the Divisional Forest Officer, Division Una Tehsil and Distt. Una for information and to take necessary action as applicable under the act/rules, please.
- 2 Shri Bhavak Prasher, H. No. 65 Krishana Colony Rakkar, Tehsil and Distt. Una w.r.t. his application/complaint dated 30/7/2019 for information that action has already been initiated against the unauthorized development of land, please.

Pankaj Sharma
(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298

Pankaj Sharma
Assistant Town Planner
Sub Divisional Town Planning
Office UNA (H.P.)-174303

ATTESTED

Page

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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**SPECIAL AREA DEVELOPMENT AUTHORITY
UNA (HP)**

No. SADA (Una) complaint file/UAC/Notice No. 458-/2019- 282
To

Dated: 2/9/19

Smt. Indu Walia D/o Shri Mohan Lal,
H.No. 108 Vasant Vihar, Rakkar Colony,
Tehsil and Distt. Una (HP).

Subject: Order under sub-section (1) of section 39-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) to discontinue or to stop the development on land bearing khasra No. 2894, 2423/2475, 2874, 2861 2863 & 2895 etc .Village Malahat Tehsil & Distt. Una (HP) in the Special Area Una.

Whereas, it has been brought to the Notice of the under signed , pursuant to the inspection conducted on dated 31/8/19 that un-authorized development of land is being or has been carried out by Shri/Smt. M/s Smt. Indu Walia D/o Shri Mohan Lal on the above referred land, as detailed in Annexure-A to this order;

And, whereas the said un-authorized development falls within Special Area Una and is being or has been carried out in contravention of the Interim Development Plan/Development Plan/Himachal Pradesh Town and Country Planning Rules 2014 (amended 2016) or without permission or approval or sanction as required under sub-section (1) of section 28 or section 29 or sub-section (1) or (2) of section 30-A (m beyond the limits as specified under section 30-A) or sub-section (1) of section 31 of the Himachal Pradesh Town and Country Planning Act,, 1977 (Act No. 12 of 1977) or in contravention of any conditions subject to which such permission , approval or sanction has been granted vice Order No.—Dated-;

Now, therefore, in exercise of the powers vested under sub-section (1) of section 39-A of the Himachal Pradesh Town and Country Planning Act, 1977 (act No. 12 of 1977), it is hereby ordered that the said development be discontinue/stopped forthwith on the above referred land .

ANNEXURE -A

- 1 Development of land /leveling of khasra nos. as stated above.

(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Harish Chopra
Assistant Town Planning Officer
Sub Divisional Town Planning
Office UNA (H.P.)-174303

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**SPECIAL AREA DEVELOPMENT AUTHORITY
UNA (HP)**

Regd

No. SADA (Una) complaint file/UAC/Notice No. 458-/2019- 614-15

Dated: 18/2/2020

To

Smt. Indu Walia D/o Shri Mohan Lal,
H.No. 108 Vasant Vihar, Rakkar Colony,
Tehsil and Distt. Una (HP).

Subject: Unauthorized development on land bearing khasra No. 2894, 2423/2475, 2874, 2861 2863 & 2895 etc. Village Malahat Tehsil & Distt. Una (HP) in the Special Area Una.

Reference;- This office notice no. 458/19- 213-16 dt. 31/7/2019, 239-41 dt. 13/8/2019 & 282 dated 2/9/2019.

This is with reference to the notices referred above on the subject cited. In this context it is intimated that you have not respond to the notices yet and it came to the notice of undersigned during site inspection/detections of unathorised construction at village Malahat and its surrounding area falls within the ambit of Special Area, Una that you have restarted the development of land as stated in the subject matter. You are well aware about to the provisions of Himachal Pradesh Town and Country Planning Act, 1977 (act no. 12 of 1977) as well as development plan Una that no development can be carried out without permission under aforesaid provisions of act and development plan Una. It seems that you are doing this job deliberately/knowingly by ignoring the required permission.

Therefore, you are once again advised/directed to stop the illegal development of land and called upon to show cause within a period of five days from the service of this letter/notice to the satisfaction of the undedsigned, to why the said unauthorized development be got direted to be sealed under the provision of section 39-B of aforesaid act.

Take further notice that on 21.02.2020 (date) between 10:00 AM (time) you and /or yur authorized representative shall appear for hearing in my below referred office in support of your contentions, failing which you shall be proceeded against ex-parte; and

At the time of hearing you may also, in addition to the above, produce such evidence as you may desire to produce in support of your contentions.

Pankaj Sharma
(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298

- 1 Copy is forwarded to the Divisional Forest Officer, Division Una Tehsil and Distt. Una for information and to take necessary action as applicable under the act/rules, please.

Pankaj Sharma
(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298

Sanjay
Assistant Town Planner
Sub Divisional Town Planner
Office UNA (H P)-174303

ATTESTEDPage
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[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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SPECIAL AREA DEVELOPMENT AUTHORITY

UNA (HP)

No. SADA (Una) complaint file/UAC/Notice No. 458 -/2019- 69

Dated: 15.7.2020

To

Smt. Indu Walia D/o Shri Mohan Lal,
H.No. 108 Vasant Vihar, Rakkar Colony,
Tehsil and Distt. Una (HP).

Subject:

Reply to the notice no. 458/2019-614-15 dated 18/2/2020.

Reference :-

This office notice no. SADA(U) notice no. 458/2019- 213-16 dated
31/7/2019 & 18/2/2020.

This is with in reference to the reply to the notice referred above submitted by you, wherein you have intimated to the undersigned that land in question which is situated at village Malahat is being developed and drawing for sub-division of land shall be submitted. So, you hereby directed to submit the case for approval of sub-division of land within 10 days and till then no development work be carried out.

This is for your kind information and direction as stated above, please.

(Pankaj Sharma)
Member Secretary,
SADA, Una Distt. Una (HP)
Ph.- 01975-223298.

ATTESTED

(Signature)
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

(Signature)
10.6.12.20
Assistant Town Planner
Sub Divisional Town Planning
Office UNA (H.P.)-174303

SPECIAL AREA DEVELOPMENT AUTHORITY
UNA

188

No. SADA (Una)complaint file /UAC/Notice No. 458/19- 474-77 Dated 06.02.2021
To

Smt.. Indu Walia D/o shri Mohan Lal
House No. 108 Vasant Vihar , Rakkar Colony,
Tehsil and Distt. Una (HP).

Subject :- Unauthorized development of land. Your reply dated 6/7/2020.
Reference:- This office Notice Nos. 458/19-213-16 dt. 31/7/19, 18/2/2020 & 69
dated 15/9/2020.

This is with reference to your reply submitted in compliance to the notices/letter issued as above referred above on the subject cited. Wherein you have committed/assured that the lay out plan for sub-division of land situated at village Malahat will be submitted very soon. But, you have not submitted the same till today and some cutting/development is again also being carried out at site, as observed. So, you are hereby once again advised to stop the illegal development/ leveling of land immediately and submit the layout/site plan for approval of sub division of land within 15 days, please.

(Pankaj Sharma)
Member Secretary,
Special Area Development Authority,
Una-cum- Assistant Town Planner,
Sub-Divisional Town Planning Office,
Una Distt. Una (HP)- 174303.

Copy forwarded to the following:-

- 1 The Tehsildar, Tehsil Office, Sadar Una Distt. Una for information and with a request not to execute any sale deed of land bearing kh. No. 2894, 2423/2475, 2874, 2861, 2863 & 2995 and its adjoining situated at village Malahat Tehsil and Distt. Una without ensuring the approval/NOC from this office, please.
- 2 The Divisional Forest Officer, Forest Department, Santoshgarh Road, Una, Distt. Una for information and further necessary action, please.
- 3 The Environmental Engineer, Environment & Pollution Control Board, Rakkar Colony Teshil and Distt. Una for information and further n/a, please.

(Pankaj Sharma)
Member Secretary,
Special Area Development Authority,
Una-cum- Assistant Town Planner,
Sub-Divisional Town Planning Office,
Una Distt. Una (HP)- 174303.

Sanjay
Assistant Town Planner,
Sub-Divisional Town Planning
Office UNA (H.P.)-174303

ATTESTED

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

**SPECIAL AREA DEVELOPMENT AUTHORITY
SHRI CHINTPURNI**

(189)

No- SADA (Una)/Meeting/S-4/Vol.-VIII/2021-
To.

44-52

Dated:- 18-05-2022

1. The Sub-Divisional Officer,
Una, Distt. Una (H.P.).
2. The District Forest Officer,
Una, Distt. Una (H.P.).
3. The Executive Engineer,
HPSEB Ltd. Division Rakkar Colony.
4. The Executive Engineer,
Jal Shakti Vibhag Division-I, Una
5. The Executive Engineer,
HPPWD Division Una,
6. The Distt. Forest Officer,
Una Distt. Una (H.P.).
7. The Tehsildar,
Tehsil Una Distt. Una.
8. The Distt. Mining Officer,
Una, Distt. Una.
9. The Environmental Engineer,
HPPCB Una.

Subject: Regarding un-authorized development of land being carried out at Mohal Bharolian Khurd and Malahat.

In pursuance of decision taken by the Special Area Development Authority Una in the meeting held on 11-05-2022, a committee comprising following officers at Administrative and Departmental level is hereby constituted to take necessary action on the un-authorized development of land being carried out by Smt. Indu Walia D/o Sh. Mohan Lal R/o H. No. 108 Vasant Vihar, Rakkar Colony Tehsil and Distt. Una at Mohal Bharolian Khurd and Malahat, Tehsil and Distt. Una.

Sr. No.	Name of the Officer/Official	Hierarchy of Committee
1	The Sub-Divisional Officer, Una, Distt. Una (H.P.).	Chairman
2	Member Secretary SADA Una-cum-Assistant Town Planner Una Distt. Una (H.P.).	Member Secretary
3	The Executive Engineer, HPSEB Ltd. Division Rakkar Colony, Distt. Una (H.P.).	Member
4	The Executive Engineer, Jal Shakti Vibhag Division-I Una Distt. Una (H.P.).	Member
5	The Executive Engineer, HPPWD Division Una, Distt. Una.	Member
6	The Distt. Forest Officer Una Distt. Una	Member
7	The Tehsildar, Tehsil Una Distt. Una	Member
8	The Mining Officer Una Distt. Una	Member
9	The Environmental Engineer HPPCB Una	Member

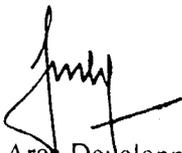
ATTESTED

Sanjay
06/02/22
Assistant Town Planner
Sub Divisional Town Planner
Office UNA (H.P.)-174303

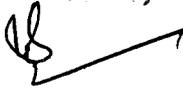
[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

The findings/site report and action recommended by the committee shall be brought to the notice of Chairman Special Area Development Authority Una-cum-Deputy Commissioner Una for final decision.

This is for information and strict compliance, to the all said officers/officials.


Chairman,
Special Area Development Authority Una,
-Cum-Deputy Commissioner Una,
Distt Una (H.P.).

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

**TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH**

No- SDTP (U)-E-26/Complaint No. 1/2022- 114-21
To.

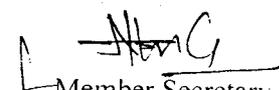
Dated:- 03.06.22

1. The District Forest Officer,
Una, Distt. Una (H.P.).
2. The Executive Engineer,
HPSEB Ltd. Division Rakkar Colony.
3. The Executive Engineer,
Jal Shakti Vibhag Division-I, Una
4. The Executive Engineer,
HPPWD Division Una,
5. The Tehsildar,
Tehsil Una Distt. Una.
6. The Distt. Mining Officer,
Una, Distt. Una.
7. The Environmental Engineer,
HPPCB Una.

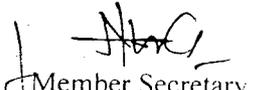
Subject: Regarding un-authorized development of land being carried out at Mohal Bharolian Khurd and Malahat.

Reference: This office letter No. SDTP(U)-E-26/Complaint No. 1/2022-99-106 Dated 27.05.22

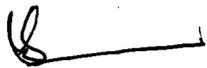
In context to above it is intimated that in compliance of letter under reference the joint inspection of the site at Mohal Bharolian Khurd and Malahat was carried out on 30-05-2022 by all the members of the committee constituted vide **No-SADA (Una)/Meeting/S-4/Vol.-VIII/2021-44-52 Dated:-18-05-2022**. As per the directions/decision of the Worthy Chairman of the Committee-cum-SDM Una the copy of the complaint letter received from Shri Bhavak Prasher is hereby sent to your office for necessary action in the matter. The action taken in the matter shall be apprised to the Member Secretary of the committee so that a consolidated report could be submitted to the o/o Worthy Chairman Special Area Development Authority Una-cum-Deputy Commissioner Una for further necessary action in the matter.


Member Secretary,
of the Committee &
Special Area Development Authority Una,
-cum-Assistant Town Planner,
Una Distt Una (H.P.).

Copy forwarded to Chairman of the Committee-cum-Sub-Divisional Magistrate Una Distt. Una for information, please.


Member Secretary,
of the Committee &
Special Area Development Authority Una,
-cum-Assistant Town Planner,
Una Distt. Una (H.P.).

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)


Assistant Town Planner
Sub Divisional Town Planning
Office UNA (H.P.)-174303

TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH

192

No- SDTP (U)-E-26/Complaint No. 1/2022-
To,

93-100

Dated:- 24-6-2022

1. The District Forest Officer,
Una, Distt. Una (H.P.).
2. The Executive Engineer,
HPSEB Ltd. Division Rakkar Colony.
3. The Executive Engineer,
Jal Shakti Vibhag Division-I, Una
4. The Executive Engineer,
HPPWD Division Una,
5. The Tehsildar,
Tehsil Una Distt. Una.
6. The Distt. Mining Officer,
Una, Distt. Una.
7. The Environmental Engineer,
HPPCB Una.

Subject: Regarding un-authorized development of land being carried out at Mohal Bharolian Khurd and Malahat.

Reference: This office letter No. SDTP(U)-E-26/Complaint No. 1/2022-114-21 Dated 03.06.22

In context to above it is intimated that the copy of the complaint letter received from Shri Bhavak Prasher was sent to your office for necessary action in the matter. The action taken by your office in the matter is still awaited. You are again requested to send the action taken report to the o/o undersigned so that a consolidated report could be submitted to the o/o Worthy Chairman Special Area Development Authority Una-cum-Deputy Commissioner Una for further necessary action in the matter.

Member Secretary,
of the Committee &
Special Area Development Authority Una,
-cum-Assistant Town Planner,
Una Distt. Una (H.P.).

Copy forwarded to Chairman of the Committee-cum-Sub-Divisional Magistrate Una Distt. Una for information, please.

Member Secretary,
of the Committee &
Special Area Development Authority Una,
-cum-Assistant Town Planner,
Una Distt. Una (H.P.).

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Assistant Town Planner
Sub Divisional Town Planning
Office UNA (H.P.)-174303

**TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH**

No- SDTP (U)-E-26/Complaint No. 1/2022- 258-64
To.

Dated:- 02.08.22

1. The Executive Engineer,
HPSEB Ltd. Division Rakkar Colony.
2. The Executive Engineer,
Jai Shakti Vibhag Division-I, Una
3. The Executive Engineer,
HPPWD Division Una,
4. The Tehsildar,
Tehsil Una Distt. Una.
5. The Distt. Mining Officer,
Una. Distt. Una.
6. The Environmental Engineer,
HPPCB Una.

193

Subject: Regarding un-authorized development of land being carried out at Mohal Bharolian Khurd and Malahat.

Reference: This office letter No. SDTP(U)-E-26/Complaint No. 1/2022-114-21 Dated 03.06.22 and No. 93-100 Dated 24-6-2022 of even file.

In context to above it is intimated that the copy of the complaint letter received from Shri Bhavak Prasher was sent to your office for necessary action in the matter. The action taken by your office in the matter is still awaited. You are again requested to send the action taken report to the o/o undersigned so that a consolidated report could be submitted to the o/o Worthy Chairman Special Area Development Authority Una-cum-Deputy Commissioner Una for further necessary action in the matter.

Member Secretary,
of the Committee &
Special Area Development Authority Una.
-cum-Assistant Town Planner.
Una Distt. Una (H.P.).

Copy forwarded to Chairman of the Committee-cum-Sub-Divisional Magistrate Una Distt. Una for information. please.

Member Secretary,
of the Committee &
Special Area Development Authority Una.
-cum-Assistant Town Planner.
Una Distt. Una (H.P.).

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Sanjay
06.12.22
Assistant Town Planner
Sub Divisional Town Planning
@Sec MMA (H.P.)-174303

TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH

194

No:-SDTP (U) E-26/Complaint No.1/2022- 437-42

Dated 14.10.22

To

- 1 The Executive Engineer,
HPSEB Ltd. Division Rakkar Colony,
The. & Distt. Una (HP).
- 2 The Executive Engineer,
Jal Shakti Vibhag Division No. 1, Una,
The. & Distt. Una (HP).
- 3 Executiv Engineer,
HPPWD Division, Una The. & Distt. Una.
- 4 The Tehsildar,
Tehsil Office, Sadar Una, Distt. Una.
- 5 The District Mining Officer,
Una, Tehsil & Distt. Una (HP).
- 6 The Environmental Engineer,
H.P.Pullotion Control Board Una at Rakkar Colony
Tehsil & Distt. Una (HP).

Subject: - Regarding unauthorized development of land being carried out at Mohal Bharolian Khurd and Malahat.

Reference:- This office letter No. SDTP(U) E-26/Complaint No. 1/2022-1144-21 dated 03/06/22, No. 93-100 dated 24/6/2022 and 258-64 daed 02/08/22 of even file.

Sir,

Please refer to above referred letters vide which you were requested to take necessary action on the subject cited above and action taken report in view of joint inspection conducted on dated 30/05/2022 by all the members of committee constituted by the worthy Chairman SADA, Una-cum- Deputy Commissioner, Una. But action taken raport from yours offices is still awaited. Hence, you are once again requested to provide the above said action report in the matter at the earliest. So, that the worthy Chairman may be apprised accordingly.

This is for your kind information and further necessary action, please.

(Pankaj Sharma)

Member Secretary,
Special Area Development Authority,
Una-cum- Assistant Town Planner,
Sub-Divisional Town Planning Office,
Una Distt. Una (HP)- 174303.

Harip
Assistant Town Planner
Sub Divisional Town Planning
Office UNA (H.P.)-174303

266
ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

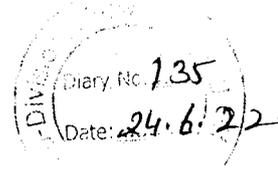
No. 4641
H.P. Forest Department

195

Dated Una, the 22/6/2022

From:

Divisional Forest Officer,
Una Forest Division Una



To:

✓ Member Secretary,
of the Committee &
Special Area Development Authority Una,
-cum-Assistant Town Planner
Una Distt. Una H.P

Subject:- Regarding un-authorized development of land being carried out at Mohal Bharolian Khurd and Malahat.

Sir,

Kindly refer to your office letter No. SDTP (U)-E-26/Complaint No. 1/2022-114-21 dated 03.06.2022 on the subject cited above.

2. As desired, the requisite information on the above cited subject in respect of Una Forest Division, Una has already been submitted to the office of the Deputy Commissioner, Una, District Una, HP vide this office memo no. 3925 dated 30.05.2022. However the photocopy of the same is enclosed herewith for favour of information & further action at your end please

Encl: As above.

Yours faithfully

[Signature]
Divisional Forest Officer,
Una Forest Division, Una

ATTESTED

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

[Signature]
Assistant Town Planner
Sub Divisional Town Planning
Office UNA (H.P.)-174303

[Handwritten notes]
M.S SADA, Una
22.6.22
23.6.22

196

संख्या 3925

वन विभाग, हिमाचल प्रदेश

दिनांक ऊना 30/5/2022

प्रेषक: वन मण्डलाधिकारी,
ऊना वन मण्डल, ऊना।

प्रेषित: उपायुक्त
जिला ऊना (हि०प्र०)।

विषय: Report regarding large scale felling of trees for construction from Rakkar Colony to PGI Satellite Centre Malahat.

महोदय,

आपके कार्यालय के पत्र संख्या 1040-41 दिनांक 29.04.2022 के सन्दर्भ में।

उपरोक्त विषय के सम्बन्ध में सूचित किया जाता है कि शिकायत की छानबीन वन परिक्षेत्राधिकारी, ऊना के द्वारा की गई। उन्होंने रिपोर्ट किया है कि शिकायत का मौका देखा गया मौका पर जमीन को समतल किया गया पाया गया छानबीन करने पर ज्ञात हुआ कि जिस जमीन को समतल किया गया है वह जमीन इन्दु बालिया, हरसिमर सिंह, रबि कुमार, सुच्चा सिंह, जसबीर सिंह आदि मालकान की मलकियत भूमि है व मालकान द्वारा स्वयं ही उक्त भूमि को समतल करवाया जा रहा था छानबीन के दौरान जपानी तूत, सिम्बल तथा तुणी आदि के पेड़ गिरे हुए दिखे जिन्हें जे० सी० बी० के द्वारा मिट्टी में ही दबाया गया था विभाग द्वारा उपरोक्त मालकान के विरुद्ध हानि रिपोर्ट चाक की गई तथा 1,01,000/- रुपये का जुर्माना भी लगाया गया है। छानबीन से यह स्पष्ट है कि उपरोक्त मालकान द्वारा अपनी भूमि को समतल करवाया जा रहा है न की रोड का निर्माण किया जा रहा है। वन परिक्षेत्राधिकारी, ऊना की रिपोर्ट, हानि रिपोर्ट की प्रतिलिपि व खजाना चालान की प्रतिलिपि साथ में संलग्न की जाती है।

संलग्न. उपरोक्त।

वन मंडलाधिकारी,
ऊना वन मण्डल, ऊना।

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Assistant Town Planner
Sub Divisional Town Planning
Office UNA (H.P.)-174303

197

क्रमांक 227

वन विभाग हि.प्र.

दिनांक 19-5-2022

प्रति:- व०म०अ०क०

विषय:- व०म०अ०क०

विषय: Report regarding large scale felling of trees for construction from Rubber colony to PGI Satellite Centre Malahat.

श्रीमान

उपरोक्त विषय पर वन मंडल कार्यालय क० के प्रहरीक० सं० 3085/क्रा०

07-05-2022 के संदर्भ में।

2 सूचित किया जाता है कि उपरोक्त विकास के समर्थन में माका देखा गया।
 माका क० - नगल रोड पर बड़े ऊँचे गांव मलाहत में स्थित है। माका पर जमीन का समतल किया जाया है। दानबिन करने पर जंगल हुआ कि जिस जमीन का समतल किया गया है व जमीन इन्द्र बालिया, हरसिमर सिंह, शक्ति कुमार, सुच्य सिंह, जयवीर सिंह आदि मालकाज की मलकियती भूमि है। मालकाज द्वारा स्वयं ही उक्त भूमि का समतल करवाया जा रहा है। दानबिन के दौरान विभाग की टीम को जपानी लूट, सिम्बल तथा लूणी के गिरे हुए टिरे किन्हे जे०सी० बी० के द्वारा मिट्टी में ही ढबाया गया था। विभाग द्वारा उपरोक्त मालकाज के विरुद्ध बिना अनुमति पैड काटने व डुरवाडन के जुर्म में दान रिपोर्ट चाक की गई तथा 1,01,000/- रुपये का जुर्माना भी लगाया गया। दानबिन से यह स्पष्ट हुआ कि उपरोक्त मालकाज द्वारा अपनी जमीन का समतल करवाया जा रहा है न कि रोड का निर्माण किया जा रहा है। जो भूमि समतल की गई है वह भूमि पूर्णतया मलकियती भूमि है न कि सरकारी भूमि है। रिपोर्ट सुच्य संव आगामी कार्रवाई हेतु प्रेषित है।

संलग्न:- 1 दान रिपोर्ट की प्रतिकाप 6 सं०

2 शकाला चालान की प्रतिकाप 2 सं०

व०म०अ०क०

19/5/22

1115
19/5/2022

ATTESTED

Handwritten signature

Sanjay
Assistant Town Planner
Sub Divisional Town Planning
Office MMA (H.P.)-174303

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

(199)

इकबाल नामा मुलजिम

मै/हम सुनगा सिंह रूबरू गवाहान जैल
 जुर्म मुंदरजा रिपोर्ट नं 299/30 से इकबाल करता हु/करते हैं।
 मुझे/हमें को जंगल मल्लाह जाए मौसूमा करते हुए/करते
 हुआ को वर पं अं उरगा ने गिरफ्तार किया है कि
 मै/हम वर वर अं उरगा ऑफिसर जंगलात के पास बअदाय
 मुआवजा बजाए मुकद्दमा फौजदारी के फैसला जुर्म जेर दफा
 इंडियन ऐक्ट नं. करवाने के लिए रजामन्द
 हु/हैं। मुवरखा

करवाने के लिए रजामन्द
 सुनगा सिंह

गवाह

गवाह

हस्ताक्षर मुलजिम

सुनगा सिंह वर अं उरगा
 मुकद्दमा फौजदारी के
 फैसला (क.प.)

अमानतनामा सुपुर्दगी माल गिरफ्तार शुदा महकमा जंगलात
 आज मुवरखा को गार्ड ने हस्ब जैल माल
 मुतल्लका जुर्म मेरे सुपुर्द किया जो बवक्त तल्बी पेश किया जायेगा
 मुलजिम मेरे रूबरू हाजिर था/मुलजिम हाजिर नहीं था।
 तफसील माल

हस्ताक्षर सुपुर्ददार

गवाह

गवाह

ATC

ATTESTED

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

Assistant Town Planner
 Sub Divisional Town Planning
 Office Una (H.P.)-174203

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

200

R.R.No. 211/2022 Dt: 6-5-2022

80 cm to reach the office

[Signature]
R.O. Una

महकमा जंगलात हिमाचल प्रदेश

रिपोर्ट बुक नं. **099**

रिपोर्ट नं. **031**

सरकार बजरियावन विभाग (H.P.C) बनाम इंदर काशिकावलद गम प्रकारा/सिंह

जात साकिन ^{असुर} परगना ^{उना}

जुम बिना अनुमति के अनाकीयती
शुद्धि से J.C.B द्वारा पेडी का
जड पतारा करना ।

जनाबयाली, 80 पे 300 इना,

आज मुवरखा 2-5-2022 सन २०

बवक्त सुबह 10:30 बजे जंगल भ्रमण की गश्त की गई

और निम्नलिखित नुकसान पाया गया। देखा गया अनाकीयती शुद्धि
अनाकीयती से 25 मरुट J.C.B No. 11/F
जड से अनाकीयती ईड फई जड, दानकीयती अनाकीयती
मुलजिम नं. फया नना कि इनाकीयती अनाकीयती अनाकीयती
शुद्धि की अनाकीयती अनाकीयती कि अनाकीयती अनाकीयती
जड से अनाकीयती अनाकीयती अनाकीयती अनाकीयती
अनाकीयती अनाकीयती अनाकीयती अनाकीयती

मौका पर गिरफ्तार हुआ। मुवरखा सन २०
अनाकीयती अनाकीयती अनाकीयती अनाकीयती
अनाकीयती अनाकीयती अनाकीयती अनाकीयती

हस्ताक्षर रिपोर्ट कुनित्रा

Forest Press Solan/3-11/3-१०० Books

ATC

[Signature] 06.12.22
Assistant Town Planner
Sub Divisional Town
Office UNA (H.P.)-174303

ATTESTED

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

इकबाल नामा मुलजिम

मै/हम इन्द्र वास्विया रुबरू गवाहान जैल
 जुर्म मुंदरजा रिपोर्ट नं० 009/031 से इकबाल करता हू/करते हैं।
 मुझे/हमें को जंगल प्रविष्ट रजबा जाए मौसूमा करते हुए/करते
 हुआं को ए० प० अ० अलाहट ने गिरफ्तार किया है कि
 मै/हम ए० अ० अ० अलाहट ऑफिसर जंगलात के पास बअदाय
 मुआवजा बजाए मुकद्दमा फौजदारी के फौसला जुर्म जेर दफा
 इंडियन ऐक्ट नं० करवाने के लिए रजामन्द
 हू/हैं। मुवरखा

गवाह

गवाह

हस्ताक्षर मुलजिम

इन्द्र वास्विया

अमानतनामा सुपर्दगी माल गिरफ्तार शुदा महकमा जंगलात
 आज मुवरखा को गार्ड ने हस्ब जैल माल
 मुतल्लका जुर्म मेरे सुपर्द किया जो बवक्त तल्बी पेश किया जायेगा
 मुलजिम मेरे रुबरू हाजिर था/मुलजिम हाजिर नहीं था।
 तफसील माल

हस्ताक्षर सुपर्ददार

गवाह

गवाह

AIC

Doyle
 06/12/20
 Assistant Town Planner
 Sub Divisional Town Planning
 Office MMA (H.P.)-174303

ATTESTED

[Signature]
 Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

202

RRM-310/22-23 dt 1-5-22
EOC on to verify the Confession

[Signature]
R.O. Una

महकमा जंगलात हिमाचल प्रदेश

रिपोर्ट बुक नं. **099**

रिपोर्ट नं. **032**

सरकार बजरिया वन विभाग बनाम रवि वल्लभ नरदेव सिंह
(व.प्र.)

जात साकिन भल्लाह परगना अरा

जुर्म विना अनुमती से भल्लाह परगना
भूमि से ज.स.ब. काट पड़े
का जंगल परगना अरा)

जनाबयाली,
आज मुखरखा 2-5-22 सन 20 22
बवक्त 2-5-2022 जंगल परगना की गश्त की गई
और निम्नलिखित नुकसान पाया गया।
भूमि भल्लाह से एक अकर ज.स.ब. नं. HPC/7
मुलजिम नं. पेटे को जंगल से काट कर हटा दिया।
दीनबीर कश्यप जंगल परगना से उपरोक्त अकर
हपती भल्लाह परगना भूमि से अकर काट कर हटा दिया।
पेटे ज.स.ब. काट पड़े से उपरोक्त अकर
मौका पर गिरफ्तार हुआ।
अकर से विना लिखी विभागीय अनुमती से पेटे को
जंगल से काट कर हटा दिया।
हस्ताक्षर रिपोर्ट कनिन्दा।

Forest Press Solan/3-11/3-900 Books

ATC

[Signature]
Assistant Town Planner
Sub Divisional Town
Office UNA (H.P.) 174303

ATTESTED
[Signature]

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

203

इकबाल नामा मुलजिम

मै/हम रवि कुमार खिन्सा गवाहान जैल
 जुर्म मुंदरजा रिपोर्ट नं. 099/032 से इकबाल करता हुं/करते हैं।
 मुझे/हमें को जंगल यक्षित रक्षित जाए मौसूमा करते हुए/करते
 हुआं को एच एच आर अलाहद ने गिरफ्तार किया है कि
 मै/हम एच एच आर अलाहद ऑफिसर जंगलात के पास बअदाय
 मुआवजा बजाए मुकहमा फौजदारी के फैसला जुर्म जेर दफा
 इंडियन ऐक्ट नं. करवाने के लिए रजामन्द
 हुं/हैं। मुवरखा

गवाह

गवाह

Ravi Kumar
हस्ताक्षर मुलजिम

रवि कुमार

अमानतनामा सुपुर्दगी माल गिरफ्तार शुदा महकमा जंगलात
 आज मुवरखा को गार्ड ने हस्ब जैल माल
 मुतल्लाका जुर्म मेरे सुपुर्द किया जो बवक्त तल्बी पेश किया जायेगा
 मुलजिम मेरे रूबरू हाजिर था/मुलजिम हाजिर नहीं था।
 तफसील माल

हस्ताक्षर सुपुर्ददार

गवाह

गवाह

ATC

Jaiy 70612.m
 ASSISTANT TOWNSHIP ENGINEER
 Sub Divisional Town Planning
 Office UDA (H.P.)-174003

ATTESTED

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

205

इकबाल नामा मुलजिम

मै/हम डब्ल्यू.के.के. रॉड, रूबरू गवाहान जैल
 जुर्म मुंदरजा रिपोर्ट नं. 099/633 से इकबाल करता हूँ/करते हैं।
 मुझे/हमें को जंगल P.V.A. रवाबा अलाइज्जाए मौसूमा करते हुए/करते
 हुआं को एके एके अके अके ने गिरफ्तार किया है कि
 मै/हम एके एके अके अके ऑफिसर जंगलात के पास बअदाय
 मुआवजा बजाए मुकद्दमा फौजदारी के फौसला जुर्म जेर दफा
 इंडियन ऐक्ट नं. करवाने के लिए रजामन्द
 हूँ/हैं। मुवरखा

गवाह

गवाह

हस्ताक्षर मुलजिम

डब्ल्यू.के.के. रॉड S/O अम अरग/रॉड
 माल अलीजा अला

अमानतनामा सुपुर्दगी माल गिरफ्तार शुदा महकमा जंगलात
 आज मुवरखा को गार्ड ने हस्ब जैल माल
 मुतस्तका जुर्म मेरे सुपुर्द किया जो बवक्त तस्बी पेश किया जायेगा
 मुलजिम मेरे रूबरू हाजिर था/मुलजिम हाजिर नहीं था।
 तफसील माल

हस्ताक्षर सुपुर्ददार

गवाह

गवाह

ATC

Lawyer
 06/12/72
 Assistant Town Planner
 Sub Divisional Town Planning
 Office U.M.A. (H.P.)-174303

WITNESSED

B
 Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

206

R.R. No. 570/22-23 Dt. 6-5-22.
As per the value the column

[Signature]
Recd
174303

महकमा जंगलात हिमाचल प्रदेश

रिपोर्ट बुक नं. **099**

रिपोर्ट नं. **034**

सरकार बजरिया वना विभागा (हिमाचल प्रदेश) नाम जम्मीन मालिकी व वनीय क्षेत्र द्वारा
द्वारा

जात साकिन (अवकाश) परगना अंगी

जुम (अवकाश) अंगी के P.V. व वनीय
के J.C.B. व वनीय क्षेत्र का जड पट्टा
करना।

जनाबयाली, वी. ए. ए. अंगी

आज मुवरखा 4-5-2022 सन् २०

बवक्त (अवकाश) 2000 वर्ग जंगल (अवकाश) की गत की गई

और निम्नलिखित नुकसान पाया गया। दी गई जड पट्टा अवकाशीय क्षेत्र की
अवकाश में एक अड्डा J.C.B. No. A/F (J.C.B.) क्षेत्र की जड
में अवकाशों के पास गई। इनकी वही पता चला कि
मुसजिम नं. 3 पुरीकरा (अवकाश) अपनी अवकाशीय क्षेत्र की
अवकाश करके के लिए गत पंड जड में अवकाशों को दे दिया
आवेक है वही वही विभागीय अवकाशीय क्षेत्र की जड में
अवकाशों का अपना जुम रकम व वनीय क्षेत्र का अवकाशीय क्षेत्र
के अवकाश (अवकाश) द्वारा रिपोर्ट अवकाशीय क्षेत्र अवकाशीय क्षेत्र
मौका पर गिरफ्तार हुआ। मुवरखा सन् २०

25000
25000

[Signature]
हस्ताक्षर रिपोर्ट किनिदा।

Forest Press Solan/3-11/3-900 Books

ATC

[Signature]
206-12-2
Assistant Town Planner
Sub Divisional Town Planning
Office U.M.A (H.P.)-174303

ATTESTED
[Signature]

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

[Signature]
Rajendra Singh
Deputy Commissioner
Una, Distt. Una (H.P.)

207

इकबाल नामा मुलजिम

मै/हम जम्हरीर सिट्टे रूबरूप गवाहान जैल
जुर्म मुंदरजा रिपोर्ट नं. 049/034 से इकबाल करता हू/करते हैं।
मुझे/हमें को जंगल R.V.T बचका अलावा जाए मौसमा करते हुए/करते
हुओं को 70 90 300 ने गिरफ्तार किया है कि
मै/हम 80 200 370 370 ऑफिसर जंगलात के पास बअदाय
मुआवजा बजाए मुकहमा फौजदारी के फैसला जुर्म जेर दफा
इंडियन ऐक्ट नं. करवाने के लिए रजामन्द
हू/हैं। मुवरखा

Jasbir Singh

गवाह

गवाह

हस्ताक्षर मुलजिम

अमानतनामा सुपुर्दगी माल गिरफ्तार शुदा महकमा-जंगलात
आज मुवरखा को गार्ड ने हस्ब जैल माल
मुतल्लका जुर्म मेरे सुपुर्द किया जो बवक्त तल्बी पेश किया जायेगा
मुलजिम मेरे रूबरू हाजिर था/मुलजिम हाजिर नहीं था।
तफसील माल

हस्ताक्षर सुपुर्ददार

गवाह

गवाह

ATK

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

20/12/20
Assistant District Planner
Sub Divisional Planning
Office UNA (H.P.)-17430

208

R & No- 6/1/22-23 Dt- 6-5-22

So as to realize the Ambala

[Signature]
Range Officer
Una

UMA (H.P.)-174303

महकमा जंगलात हिमाचल प्रदेश

रिपोर्ट बुक नं. **099**

रिपोर्ट नं. **035**

सरकार बजरिया जंगल विभाग (हि.प्र.) बनाम *[Signature]* वल्द राम प्रसाद सिंह

जात साकिन *[Signature]* परगना उन्ना

जुम बिना अनुमति अथवा
शुद्धी से पैस काटने की

जनाबयाली, वल्द राम प्रसाद उन्ना

आज मुवरखा 5-5-2022 सन् २०

बवक्त सुबह 10:00 बजे जंगल अलाइत की गस्त की गई

और निम्नलिखित नुकसान पाया गया दीर्घी जड़त मलकी अती
शुद्धी अलाइत से जापानी लक-5 फीट, लुहा-3 फीट, धीमकल
2 फीट काटे गए गुरु दानवकी परतनी फुर पता गला
मुलजिम नं. शुद्धी से बिना अनुमति की अथवा
वाटे की शुद्धी से बिना अनुमति के पैस काटने
या अपनी जुम बिना अनुमति के अथवा
दिए गए रिपोर्ट अलाइत न अलाइत जापानी
मोका पर गिरफ्तार हुआ। मुवरखा सन् २०

[Signature]
हस्ताक्षर रिपोर्ट कुनिन्द
B.M.

ATC

Forest Press Solan 13/11/3 - 900 Books

[Signature] 10.6.12
Assistant Town Planner
Sub Divisional Town Planner
UMA (H.P.)-174303

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

209

इकबाल नामा मुलजिम

मै/हम ~~रुबरू~~ ~~वालिमा~~ ~~रुबरू~~ गवाहान जैल
 जुर्म मुंदरजा रिपोर्ट नं. 099/035 से इकबाल करता हू/करते हैं।
 मुझे/हमें को जंगल ~~P.V. Branch~~ जाए मौसुमा करते हुए/करते
 हुआ को ~~पे ५० अं ३५~~ ने गिरफ्तार किया है कि
 मै/हम ~~पे ५० अं ३५~~ ऑफिसर जंगलात के पास बअदाय
 मुआवजा बजाए मुकद्दमा फौजदारी के फैसला जुर्म जेर दफा
 इंडियन ऐक्ट नं. करवाने के लिए रजामन्द
 हू/हैं। मुवरखा

गवाह

गवाह

हस्ताक्षर मुलजिम

अमानतनामा सुपुर्दगी माल गिरफ्तार शुदा महकमा जंगलात
 आज मुवरखा को गार्ड ने हस्त जैल माल
 मुतल्लका जुर्म मेरे सुपुर्द किया जो बवक्त तल्बी पेश किया जायेगा
 मुलजिम मेरे रुबरू हाजिर था/मुलजिम हाजिर नहीं था।
 तफसील माल

हस्ताक्षर सुपुर्ददार

गवाह

गवाह

ATC

John J. G. G. G.
 ASSISTANT TOWN ENGINEER
 Sub Divisional Town Engineer
 Una, Distt. Una (H.P.) 174303

Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

210

E-CHALLAN
Government Of Himachal Pradesh
 Department of Finance Treasuries, Accounts & Lotteries

Valid Upto 16-May-2022 Remitter Copy

HIMGRN **B22E112328** Date 10-05-2022 04:33:05PM

Department Forest
 BarCode 
 Period 01-04-2022 To 09-05-2022
 DDO UNA00-808- FOREST DIVISION UNA

Head	₹ Amount
0406-01-800-03-COMPENSATION UNDER SECTION	50500
Total/Net Amount	50500
In words Fifty Thousand Five Hundred	

Payee Detail

Licence/Vehicle/Permit/TIN no. Compensation
 COMPENSATION UNDER SECTION 68 OF I.F.A. Pt No 36 to 32 of
 book No 99 Una Beat *001*

Remitter Name:- Rajes Kumar BO Una
 Address:- Range Forest Officer Una Mob:
 9816134703

FOR USE IN RECEIVING BANK

Bank CIN No HIMGRN B22E112328 ①
 Amount ₹ 50500
 Bank MANAGER, SBI UNA
 Cheque-DD-No.

11 MAY 2022
 50,500/-

ATC

NIC-HP

B22E112328

e-Challan (IFMS)

Awich 70612.2
Assistant Town Planner
Sub Divisional Town
Una (H.P.)-174300

ATTESTED

[Signature]
 Superintendent Grade-I
 O/o the Deputy Commissioner,
 Una, Distt. Una (H.P.)

212

REAL ESTATE REGULATORY AUTHORITY
Annexe Building, Majitha House near H.P. Sectt. Shimla-02
Email : hp.rera2020@gmail.com , Phone : 0177-2629111, Fax : 0177-2627111

No. HPRERA2022003

Dated:- July, 2022

From:

The Chairperson
HP Real Estate Regulatory Authority,
Himachal Pradesh, Shimla-171002

To

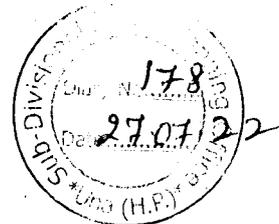
Deputy Commissioner
Una, District Una HP

Subject:- Regarding stay on sale of plots being raised by Smt. Indu Walia W/o Ram Parkash Singh, Prop. Group Colonizera Pvt. Ltd. R/o House No. 108, Ward No. 8, Rakkar Colony, Basant Vihar, Una HP

Sir,

Please find enclosed herewith an order dated 11.7.2022 passed by this Authority regarding barring/ restraining from advertising/ marketing, booking, selling or offering for sale or inviting persons to purchase in any manner any plot apartment or building owned by above respondent in Mauja Malahat, District Una HP without getting the project registered with the Authority as per section 3 of the Real Estate (Regulation and Development) Act, 2016.

You are, therefore, requested to direct the concerned Sub-Registrar not to register sale deed of land comprised in Khata / Khatauni no. 23/28 of khasra no. 2795 measuring 00-48-30, 3665/2858 measuring 00-06-48, khasra no. 3667/2858 measuring 00-44-99, khasra no. 2860 measuring 00-15-34, khasra no. 2862 measuring 00-15-35, khasra no. 3153/2874 measuring 00-43-24, khasra no. 3421/2875 measuring 00-26-10, khasra no. 3423/2875 measuring 00-71-56, Khasra no. 3548/2894 measuring 01-08-44. In khata khatauni no. 26/31 of khasra no. 3549/2894 measuring



19/07/22
अधिकारी
अ/अ
अ/अ

RR
26-7-2022

APP
27-7-22

PO
27.7.22

JE

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

213

02-13-25. In khata/ khatauni no. 318/419 of khasra no. 2804 measuring 00-03-24. In khata/ Khatauni no. 45/51 of khasra no. 2895 measuring 00-54-49. In khata/ khatauni no. 362/489 of khasra no. 2861 measuring 00-05-13. In khata/ Khatauni no .177/227 of khasra no. 2750 measuring 00-07-46. In khata/ Khatauni no. 289/380 of khasra no. 2857 measuring 00-07-42. In khata/ Khatauni no. 267/354 of khasra no. 2805, 2813 measuring 00-29-54. In khata/ Khatauni no. 484/683 of khasra no. 3305/2844 measuring 00-04-05. In khata/Khatauni no. 411/574 of khasra no. 2871 measuring 00-19-77. In khata/ Khatauni no. 367/499 of khasra no. 2863, 2864 measuring 00-19-54 total of all measuring 7-70-34 approximately 200.60 kánals in mauja Malahat, District Una, H.P. till further directions of the Authority

Yours faithfully,

Authorized Signatory
HP Real Estate Regulatory Authority
Shimla- 171002

Endst. No, As above- 785-86

Dated 22/07/22

Copy alongwith a copy of order dated 11.7.2022 is forwarded to :-

1. The Sub-Registrar-cum- Tehsildar, Una for immediate necessary action and compliance.
- ✓ 2. The Assistant Town and Country Planner, Una for information and necessary action.

Authorized Signatory
HP Real Estate Regulatory Authority
Shimla- 171002

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

हिमाचल प्रदेश सरकार

11.07.2022

Complaint no. - HPRERA2022003

Present: - Sh. Abhishek Banta Ld. Advocate alongwith Sh. Bhawak Prashar
complainant

Sh. Ram Parkash Singh for Smt. InduWalia, Respondent

HEARING THROUGH WebEx.

In the present matter, in terms of the previous order, it has been appraised by the respondent that the process for registration has been initiated by the promoter after being assisted by the office of this Authority but the process for applying for registration is not yet complete. Once the applying process is completed the office of the Authority may grant registration in accordance with the Real Estate (Regulation and Development) Act, 2016 rules and regulation made there under.

Further an application has been filed by complainant for stay of construction, development and sale of land till the promoter complies with the mandate of Real Estate (Regulation and Development) Act, 2016. This application is registered as MA no. 17 of 2022. The Authority has heard the arguments on this application on behalf of both the parties.

It has been argued on behalf of the complainant that the respondent/promoter is owner in possession of land comprised in in khata/ khatauni no. 23/28 of khasra no. 2795 measuring 00-48-30, 3665/2858 measuring 00-06-48, khasra no. 3667/2858 measuring 00-44-99, khasra no. 2860 measuring 00-15-34, khasra no. 2862 measuring 00-15-35, khasra no. 3153/2874 measuring 00-43-24, khasra no. 3421/2875 measuring 00-26-10, khasra no. 3423/2875 measuring 00-71-56, Khasra no. 3548/2894 measuring 01-08-44. In khata khatauni no. 26/31 of khasra no. 3549/2894 measuring 02-13-25. In khata/ khatauni no. 318/419 of khasra no. 2804 measuring 00-03-24. In khata/ Khatauni no. 45/51 of khasra no. 2895 measuring 00-54-49. In khata/ khatauni no. 362/489 of khasra no. 2861 measuring 00-05-13. In khata/ Khatauni no .177/227 of khasra no. 2750 measuring 00-07-46. In khata/ Khatauni no. 289/380 of khasra no. 2857 measuring 00-07-42. In khata/ Khatauni no. 267/354 of khasra no. 2806, 2813 measuring 00-29-54. In khata/ Khatauni no. 484/683 of khasra no. 3305/2844 measuring 00-04-05. In khata/Khatauni no. 411/574 of khasra no. 2871 measuring 00-19-77. In khata/ Khatauni no. 367/499 of khasra no. 2863, 2864 measuring 00-19-54 total of all measuring 7-70-34 approximately 200.60 kanals in mauja Malahat, District Una, H.P.

Further by way of this application it has been alleged that respondent / promoter has sold 21 plots of different shapes and sizes in between the year 2016 and 2021. The details of mutations are 1628 dated 21.07.16, 1995 dated 24.02.2021, 1996 dated 24.2.2021, 2004 dated 24.02.2021.

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Superintendent Grade-I
D/o the Deputy Commissioner,
Jna, Distt. Una (H.P.)

हिमाचल प्रदेश सरकार

1874 dated 17.04.2019, 1878 dated 01.05.2019, 1881 dated 01.05.2019, 1915 dated 09.10.2019, 1922 dated 09.10.2019, 1768 dated 24.4.2018, 1711 dated 01.09.2017, 1712 dated 01.09.2017, 1869 dated 01.01.2019, 1873 dated 27.03.2019, 1882 dated 01.05.2019, 1957 dated 03.07.2020, 1873 dated 27.03.2019, 1954 dated 12.01.2020, 1955 dated 29.09.2020, 1960 dated 13.08.2020, 1957 dated 03.07.2020. The corresponding jamahandi's have been appended along with the application. It was further argued that the aforesaid sale deeds have been done in utter violation of the provisions of the Real Estate (Regulation and Development) Act, 2016 and therefore it was prayed that he may be restrained from further alienating or selling the plot, apartment or building in Mauja Malahat, District Una as per the mandate of Section 3 of the Act ibid.

The respondent has argued that the complainant has no locus standi to invoke the provisions of the Act ibid and therefore his complaint may kindly be dismissed. He further submitted that he was not aware of the provisions of the RERD Act and that he has to get the project registered with the Authority before entering into any sale transaction.

The Authority has heard both the parties and also gone through the record. The Authority is convinced from the record that the respondent is owner of more than 200 kanals of land in Mohal Malahat District Una and has sold 21 plots of different shapes and sizes in between the year 2016 to 2021

Section 3 of the RERD Act is as under:

"(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made there under, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required—

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases:

ATTESTED

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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

हिमाचल प्रदेश सरकार

Provided that, if the appropriate Government considers it necessary, it may reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act:

- (b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act;
- (c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.—For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately."

The provisions of section 3 of the Act *ibid* are very clear that no promoter shall advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot having area more than 500 sq. mtrs. or flats more than eight, in any planning area without registering the same with this Authority

In the present case the respondent has sold about twenty one plots having area more than 500 sq. mtrs. without obtaining registration from this Authority under the provision of Real Estate (Regulation and Development) Act, 2016. It is clear that the respondent has violated the aforesaid provisions and violations are writ large. As per his version he is in the process of getting the project registered with the Authority. Since he is in the process of registration therefore the issue of imposition of penalty under Section 61 of the Act for failure to comply with the provisions of the Act shall be decided at a later stage.

So far as the issue of locus standi raised by the respondent before the Authority is concerned it is pertinent to mention here that any person can apprise this Authority about any violations being caused of the provisions of the Act *ibid* because this Authority has suo moto powers under Section 31 (f) & (g) to deal with any of the violations under the Act and to ensure compliance of obligations cast upon various stakeholders under the Act. Further the well known legal maxim 'ignorantia juris non excusat' that has been approved by various courts of law means that ignorance of law is no excuse. Therefore the respondent cannot escape liability by merely saying that he was not aware of the legal provisions.

The Authority considering all the facts and circumstances of the case holds that respondent shall not advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building without first getting the project registered with this Authority as per the mandate of Real Estate (Regulation and Development) Act 2016. To conclude the respondent is barred/restrained from advertising, marketing, booking, selling or offering for sale or inviting persons to purchase in any manner any plot, apartment or building owned by

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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

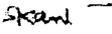
हिमाचल प्रदेश सरकार

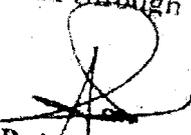
respondent in Mauja Malahat, District Una, H.P. without getting the project registered with the Authority as per Section 3 of the Act ibid. Any violation of this order shall further entail per day penalty under Section 63 of the Act ibid.

The respondent is at liberty to file reply to this MA.

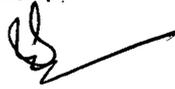
List the matter for hearing on 17.08.2022 at 11:00 AM through WebEx.


B.C. Badatta,
MEMBER


Dr. Shrikant Baldi
CHAIRPERSON


Rajeev Verma
MEMBER

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

218

REAL ESTATE REGULATORY AUTHORITY
Annexe Building, Majitha House near H.P. Sectt. Shimla-02
Email : hp.rera2020@gmail.com , Phone : 0177-2629111, Fax : 0177-2627111

No. HPRERA2022029

Dated:- October, 2022

From:

The Chairperson
HP Real Estate Regulatory Authority,
Himachal Pradesh, Shimla-171002

To

Deputy Commissioner
Una, District Una HP

Subject:- Regarding stay on sale of plots being raised by Smt. Indu Walia W/o Ram Parkash Singh, Prop. Group Colonizera Pvt. Ltd. R/o House No. 108, Ward No. 8, Rakkar Colony, Basant Vihar, Una HP

Sir,

Please find enclosed herewith an order dated 27.9.2022 passed by this Authority regarding barring/ restraining from advertising/ marketing, booking, selling or offering for sale or inviting persons to purchase in any manner any plot apartment or building owned by above respondent in village Bhadolian Khurd, Patwar circle Mauja Malahat, District Una HP without getting the project registered with the Authority as per section 3 of the Real Estate (Regulation and Development) Act, 2016.

You are , therefore, requested to direct the concerned Sub- Registrar not to register sale deed of land comprised in. khewat/ Khatoni no. 30/46 & 27/39 bearing khasra no. 2902/ 2336 measuring 00-03-87, khasra no. 2905/2336 measuring 00-06-13, khasra no. 2912/2337 measuring 00-04-42, khasra no. 2913/2337 measuring 00-07-15, khasra no. 2917/2338 measuring 00-06-00, khasra no. 2818/2338 measuring 00-01-47, khasra no. 2919/2338 measuring 00-00-38, khasra no. 2921/2338 measuring 00-21-45, khasra no. 2923/2339 measuring 00-03-96, khasra no. 2925/2339 measuring 00-22-46. khasra no. 2931/2376 measuring 00-02-74, khasra no. 2935/2376 measuring 00-10-17. khasra no. 2940/2379 measuring 00-02-54, khasra no. 2946/2380 measuring 00-00-99, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2775/2488 measuring 00-03-46. In khewat/ khatoni 45/61 comprised in khasra no. 3920/2338 measuring 00-03-56, khewat/ khatoni no. 34/40 khasra no. 2912/2337 measuring 00-04-42, khasra no. 2918/2338 measuring 00-01-47, khasra

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una Distt Una (H.P.)

no. 2919/2338 measuring 00-00-38, Khasra no. 2935/2376 measuring 00-10-17, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2753/ 2488 measuring 00-03-46. Khewat/ Khatoni no. 33/49 khasra no. 2927/2355 measuring 00-64-76, khata/ khatoni no. 64/80 khasra no. 2974/2752/2476 measuring 00-01-84, khewat/ khatoni no. 68/84 khasra no. 2756/2488 measuring 00-10-95, khewat/ khatoni no. 40/46 khasra no. 2913/2337 measuring 00-01-58, khewat/ khatoni no. 41/47 khasra no. 2923/2339 measuring 00-03-80, khewat/ khatoni no. 59/65 khasra no. 2920/2338 & 2924/2339 total measuring 00-10-77, khewat/ khatoni no. 61/67 khasra no. 2929/2356 measuring 00-06-24, Khewat/ khatoni no. 44/50 khasra no. 2904/2336 measuring 00-04-63, Khewat/ khatoni no. 74/80 khasra no. 2974/2752/2476 measuring 00-01-24, khewat/ khatoni no. 45/51 khasra no. 2894/2921/2338 measuring 00-01-00, khewat/ khatoni no. 81/87 khasra no. 2756/ 2488 measuring 00-01-28, khewat/ khatoni no. 47/63 khasra no. 2924/2339 measuring 00-05-20. Khewat/ khatoni no. 36/42 khasra no. 3024/2925/ 2339 measuring 00-16-71, Khewat/ Khatoni no. 42/48 khasra no. 3015/2917/2338 measuring 00-04-80 total measuring 64.29 Kanals in village Bhadolian Khurd , Patwar circle Mauja Malahat, District Una HP till further directions of the Authority

Yours faithfully,

Authorized Signatory
HP Real Estate Regulatory Authority
Shimla- 171002

Endst. No, As above- 1514-15

Dated 24/10/22

Copy alongwith a copy of order dated 27.9.2022 is forwarded to :-

1. The Sub-Registrar-cum- Tehsildar, Una for immediate necessary action and compliance.
2. The Assistant Town and Country Planner, Una for information and necessary action.

Authorized Signatory
HP Real Estate Regulatory Authority
Shimla- 171002

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

220

27.09.2022

Complaint no. - HPRERA2022029/C

Present: - Sh. Bhavak Prashar complainant
Sh. Rishi Tandon Advocate for Smt. Indu Walia. Respondent

HEARING THROUGH WebEx.

The present matter is an application was filed by Sh. Bhavak Prashar complainant alleging that Group Colonizers Pvt. Ltd. through its Director Indu Walia has violated the provision of Section 3 of the RERD Act, 2016 by entering into sale of plots, apartments or buildings in Village- Bhadolian Khurd, Patwar Circle Mauza Malahat, Tehsil & District Una, H.P. Along with the application the complainant has annexed details of undivided plots sold by Indu Walia in Village- Bhadolian Khurd. Further the complainant has also appended along with the complaint details of land in ownership of the respondent Indu Walia showing her ownership of 64.29 kanals approximately. It was further alleged that respondent herein has sold about 18 plots since 2017. This Authority has gone through the record and heard both the parties.

It has been argued on behalf of the complainant that the respondent/ promoter is owner in possession of land comprised in in khewat/ Khatoni no. 30/46 & 27/39 bearing khasra no. 2902/ 2336 measuring 00-03-87, khasra no. 2905/2336 measuring 00-06-13, khasra no. 2912/2337 measuring 00-04-42, khasra no. 2913/2337 measuring 00-07-15, khasra no. 2917/2338 measuring 00-06-00, khasra no. 2818/2338 measuring 00-01-47, khasra no. 2919/2338 measuring 00-00-38, khasra no. 2921/2338 measuring 00-21-45, khasra no. 2923/2339 measuring 00-03-96, khasra no. 2925/2339 measuring 00-22-46, khasra no. 2931/2376 measuring 00-02-74, khasra no. 2935/2376 measuring 00-10-17, khasra no. 2940/2379 measuring 00-02-54, khasra no. 2946/2380 measuring 00-00-99, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2775/2488 measuring 00-03-46. In khewat/ khatom 45/61 comprised in khasra no. 3920/2338 measuring 00-03-56, khewat/ khatoni no. 34/40 in khasra no. 2912/2337 measuring 00-04-42, khasra no. 2918/2338 measuring 00-01-47, khasra no. 2919/2338 measuring 00-00-38, Khasra no. 2935/2376 measuring 00-10-17, khasra no. 2747/2476 measuring 00-00-72, khasra no. 2753/ 2488 measuring 00-03-46. Khewat/ Khatoni no. 33/49 khasra no. 2927/2355 measuring 00-64-76. khata/ khatoni no. 64/80 khasra no. 2974/2752/2476 measuring 00-01-84. khewat/ khatoni no. 68/84 khasra no. 2756/2488 measuring 00-10-95. khewat/ khatoni no. 10/46 khasra no. 2913/2337

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Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

221

measuring 00-01-58, khewat/ khatoni no. 41/47 khasra no. 2923/2339 measuring 00-03-80, khewat/ khatoni no. 59/65 khasra no. 2920/2338 & 2924/2339 total measuring 00-10-77, khewat/ khatoni no. 61/67 khasra no. 2929/2356 measuring 00-06-24, Khewat/ khatoni no. 44/50 khasra no. 2904/2336 measuring 00-04-63, Khewat/ khatoni no. 74/80 khasra no. 2974/2752/2476 measuring 00-01-24, khewat/ khatoni no. 45/51 khasra no. 2894/2921/2338 measuring 00-01-00, khetwat/ khatoni no. 81/87 khasra no. 2756/ 2488 measuring 00-01-28, khewat/ khatoni no. 47/63 khasra no. 2924/2339 measuring 00-05-20, Khewat/ khatoni no. 36/42 khasra no. 3024/2925/ 2339 measuring 00-16-71, Khewat/ Khatoni no. 42/48 khasra no. 3015/2917/2338 measuring 00-04-80 total measuring 64.29 Kanals.

Further by way of this application it is further alleged that respondent / promoter has sold 18 plots of different shapes and sizes in between the year 2017 and 2021. The details of mutations are 1095 dated 3.7.2019, 1317 dated 14.9.2021 with respect to khasra no. 2753/2488, 1317 dated 14.9.2021 with respect to khasra no. 2747/2476, 1016 dated 2.5.2017, 337 dated 15.2.2017, 504 dated 25.3.2019, 504 dated 25.3.2019, 1523 dated 18.10.2021 for khasra no(s). 2927/2355, 2996/2920/2338, 3024/2925/2339, 506 dated 25.3.2019, 2522 dated 25.9.2017, 1862 dated 4.10.2018, 1315 dated 18.7.2018, 3785 dated 10.12.2017, 1012 dated 1.5.2017, 1013 dated 1.5.2017, 1282/2 dated 4.2.2021. The corresponding jamabandi's have been appended along with the application. It was further argued that the aforesaid sale deeds have been done in utter violation of the provisions of the Real Estate (Regulation and Development) Act, 2016 and therefore it was prayed that he may be restrained from further alienating or selling the plot, apartment or building in Village Bhadolian Khurd, Patwar Circle Mauza Malahat, District Una as per the mandate of Section 3 of the Act ibid.

The Ld. Counsel for respondent prayed some time to register the project. From the record appended above prima facie case is made out against the respondent and it appears that the respondent, by indulging in sale of plots more than 500 sq mts. in Village Bhadolian Khurd, Patwar Circle Mauza Malahat, Tehsil & District Una, H.P, has certainly acted in utter violation to Section 3 of the Act ibid and has sold about 18 plots of different shapes and sizes in between the year 2017 to 2021

Section 3 of the RERD Act is as under

“(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made there under, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required—

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases:

Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act:

(b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act:

(c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.—For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately."

The provisions of section 3 of the Act *ibid* are very clear that no promoter shall advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot having area more than 500 sq. mtrs. or flats more than eight, in any planning area without registering the same with this Authority

In the present case *prima facie* the Authority is convinced that the respondent has sold about eighteen plots having area more than 500 sq. mts. without obtaining registration from this Authority under the provision of Real Estate (Regulation and Development) Act, 2016. It is clear that the respondent has violated the aforesaid provisions and violations committed by him are writ large.

ATTESTED



The Authority considering all the facts and circumstances of the case hereby holds that till further orders respondent shall not advertise,

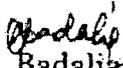
223

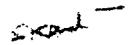
market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building in aforesaid land without first getting the project registered with this Authority as per the mandate of Real Estate (Regulation and Development) Act 2016. To conclude the respondent is barred/restrained from advertising, marketing, booking, selling or offering for sale or inviting persons to purchase in any manner any plot, apartment or building owned by respondent in Village Bhadolian Khurd, Patwar Circle Mauza Malahat, District Una, H.P. without getting the project registered with the Authority as per Section 3 of the Act *ibid*.

The office of this Authority is directed to write a letter to Ld. District Collector Una intimating him of this order. The Ld. District Collector, Una to ensure compliance of these orders by further intimating the concerned Tehsildar about the absolute restraint on sale and purchase of plot, apartment or building by respondent in Village Bhadolian Khurd, Patwar Circle Mauza Malahat, Tehsil & District Una, H.P. till he gets the project registered with H.P.RERA. The Ld. Counsel for the respondent promoter is directed to submit his Vakalatnama to this Authority at the earliest.

Further respondent is granted one last opportunity to file reply and also apply for registration in terms of the provisions of this Act, rules and regulation made there under failing which he shall be liable for penalty under Section 59 of the Act and also for per day penalty under Section 63 of the Act.

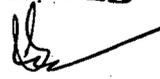
List the matter for hearing on 17.10.2022 at 11:00 AM through WebEx.


B.C. Badalia,
MEMBER


Dr. Shrikant Baldi
CHAIRPERSON


Rajeev Verma
MEMBER

WITNESSED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH

No- SDTP (U)-E-26/Complaint No. 1/2022- 256-57
To.

Dated:- 02.08.22

The Tehsildar,
Tehsil Una Distt. Una.

224

Subject: Regarding stay on sale of plots being raised by Smt. Indu Walia W/o Sh. Ram Parkash Singh, Prop. Group Colonizera Pvt. Ltd. R/o House No. 108, Ward No. 8, Rakkar Colony, Basant Vihar, Una HP
Reference: No. HPRERA2022003-785-86 Dated 22/07/22.

Please find enclosed herewith the copy of letter under reference, on the above cited subject with a request to take necessary action as per decision announced by the Real Estate Regulatory Authority Himachal Pradesh.

DA: Copy of decision announced by
the RERA Himachal Pradesh.

(Pankaj Sharma)
Member Secretary,
Special Area Development Authority,
Una-cum-ATP Una (H.P.).
Phone No. -01975-223298.

Copy forwarded to Sh. Bhavak Prashar, 65 Krishana Colony Rakkar, Tehsil & Distt. Una (H.P.) for information, please.

(Pankaj Sharma)
Member Secretary,
Special Area Development Authority,
Una-cum-ATP Una (H.P.).
Phone No. -01975-223298.

ATTESTED

(Signature)
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

(Signature)
Assistant Town Planning
Sub Divisional Town Planning
Una Una (H.P.)-174303

TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH

225

No:-SDTP (U) E-26/Complaint No.1/2022- 515-20

Dated 05.12.22

To

- 1 The Executive Engineer,
HPSEB Ltd. Division Rakkar Colony,
Teh. & Distt. Una (HP).
- 2 The Executive Engineer,
Jal Shakti Vibhag Division No. 1, Una,
Teh. & Distt. Una (HP).
- 3 Executiv Engineer,
HPPWD Division, Una Teh. & Distt. Una.
- 4 The Tehsildar,
Tehsil Office, Sadar Una, Distt. Una.
- 5 The District Mining Officer,
Una, Tehsil & Distt. Una (HP).
- 6 The Environmental Engineer,
H.P.Pullotion Control Board Una at Rakkar Colony
Tehsil & Distt. Una (HP).

Subject: - Regarding unauthorized development of land being carried out at Mohal Bharolian Khurd and Malahat.

Reference:- This office letter No. SDTP(U) E-26/Complaint No. 1/2022-114-21 dated 03/06/22, No. 93-100 dated 24/6/2022 , 258-64 daed 02/08/22 and 437-42 dated 14/10/22.

Sir,

Please refer to above referred letters vide which you were requested to take necessary action on the subject cited above and "Action Taken Report" in view of joint inspection conducted on dated 30/05/2022 by all the members of committee constituted by the worthy Chairman SADA, Una-cum- Deputy Commissioner, Una. But action taken raport from your offices is still awaited. Further, submitted that an application has been filed by Shri Bhavak Parashar against the illegal development of land on the cited subject before the "NATIONAL GREEN TRIBUNAL", NEW DELHI and reply/comments of application needs to be submitted to the worthy Deputy Commissioner. Una in reference to his office letter dated 28/11/2022 within three days as well as in the Hon'ble National Green Tribunal, New Delhi. Therefore, you are once again requested to provide the above said action taken report in the above matter at the earliest enabling this office to take futher action.

This is for your kind information and further necessary action, please.

(Pankaj Sharma)
Member Secretary,
Special Area Development Authority,
Una-cum- Assistant Town Planner,
Sub-Divisional Town Planning Office,
Una Distt. Una (HP)- 174303.

ATTESTED
258

Swichy 06/12/22
Assistant Town Planner
Sub Divi local Town Planning
Office UNA (H.P.)-174303

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

329

No: Udyog-Bhu(Khani-4)-UNA:- 1497
Office of the Mining Officer, Una
District Una H.P.
Una

Dated 06/12/2022

ANNEXURE-R-
226

To

✓ The Deputy Commissioner,
Una, District Una.
Himachal Pradesh.

20379498
07/12/22

Subject: - Order in Original Application No. 807/2022 Bhavak Parasher-
Applicant versus Smt. Indu Walia & Ors.. Respondent.

ADC/LFA

Sir,

Apr
2
31/12/22

Kindly refer to your office letter No.113/ADC/LFA dated 05-12-2022, on the subject cited above, in this connection it is submitted that the area in question was inspected on 30-05-2022 by the Committee formed vide order No.SADA (Una)/Meeting/S-4/Vol.-VIII/2021-44-52 dated 15-05-2022. Only cut and fill work over private land was observed by the Committee. Neither there is any provision in The Himachal Pradesh Minor Minerals (Concession) Mineral (Prevention of Illegal Mining, Transportation and Storage) Rules 2015, for the permission of plot development work nor any permission is granted by this office in this regard. The matter of private land development (Plot) does not come in preview of this office.

This is for your information and consideration please.

Yours faithfully

(Neeraj Kant)
Mining Officer
Distt. Una (H.P.)

Endst.No. _____

Dated _____

Copy to:

1. The Geologist Zone-II Himachal Pradesh, Shimla for information please.
2. The Member Secretary SADA Una cum-ATP Una, District Una w.r.t. his letter No.515-520 dated 05-12-2022 for information and necessary action please.

(Neeraj Kant)
Mining Officer
Distt. Una (H.P.)

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)



H.P. STATE POLLUTION CONTROL BOARD

Regional Office Una

Office: Phase-IV Rakkar Colony, Tehsil & Distt. Una, Pin-174303(H.P.)

Phone: 01975-238131

Website : <http://www.hppcb.nic.in> e-mail : pcbrouna@gmail.com

ANNEXURE-R-X

227

No: HPSPCB/RO/Una/OA No. 807 of 2022/2022: 3019

Dated: 17/12/2022

From: Regional Officer

To

✓ The Deputy Commissioner,
Una, Distt. Una (HP).

Subject: Order in Original Application No. 807/2022 Bhavak Parasher- Applicant versus Smt. Indu Walia & Ors., respondent.

Sir,

Please refer to your office letter no. 104-106/ADC/LFA dated 28/11/2022 on the subject cited above.

In this regard, it is submitted that earlier in this matter, vide letter dated 22.07.2019 a complaint was received in the office from the applicant i.e. Sh. Bhavak Parashar regarding illegal felling of trees and leveling of hills for unauthorized construction of colonies without permission. In response to the complaint, the impugned site was inspected on 25.07.2019 by the Environmental Engineer along with Junior Environmental Engineer, HPSPCB Una. During the inspection on 25.07.2019 it was found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway was being carried out with the help of JCB's & Pokland machines. As the allegations in the complaint were regarding illegal felling of trees and leveling of hills for unauthorized construction of colonies without permission of competent authorities therefore, the complaint was immediately forwarded to the concerned authorities i.e. Divisional Forest Officer, Una, the Member Secretary, Special Area Development Authority (SADA), Una, Assistant Town Planner and Mining Officer, Una for taking necessary action in the matter. (Copies of letters dated 25.07.2019 forwarding the complaint to concerned authorities are annexed as **Annexure-I collectively**).

Further, it is submitted the contents in the subject cited matter is relate to issues of felling of trees for leveling of hill top/land development for sale of plots by respondent no. 1. The felling/cutting of trees is regulated by Forest Department under Indian Forest Act, 1927/ Forest Conservation Act, 1980 and the State Board has no mandate under these Acts. Further, the State Board has no mandate with respect to the issues of land development and sale of plots.

The site in question falls under the ambit of Special Area Development Authority, Una, (HP) and as per the information received from the Special Area Development Authority,

ATTESTED

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

228

Una, vide letter dated 17-12-2022 (**Annexure-II**) the site in question has not been approved by SADA for construction project. At present, neither the owner of the land has applied for consent of the Board for construction of building project nor the State Board has granted consent to any project under Water Act, 1974 and Air Act, 1981 at the site in question. The site was recently inspected on 15-12-2022 by undersigned alongwith JEE-II HPSPCB, Una. During the inspection, no activity of construction of colony/building/projects was started as yet and only land development/leveling work was being carried out at the site. The State Board shall keep vigil on the site and ensure compliance of Water Act, 1974 and Air Act, 1981 in case any commercial building project is constructed at the site.

Submitted for your kind perusal and further necessary action please.

Yours faithfully,

Encls. As above.


Er. Praveen Kumar
Regional Officer
HPSPCB Una

ATTESTED



Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

Letter delivered by hand to R.O of Pollution control board. Una HP.

229

To,

22 July 2019

The Environment engineer,
Regional Office of Pollution control Board,
Near Govt College, Una HP

Subject: - Complaint against organised felling of trees and then mass scale levelling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu singh, in a bid to develop unauthorised colonies by the same mafia.

Dear Sir,

Attached are 8 photographs showing the green forest area is being finished and and hill tops are being levelled by land mafia Indu singh, 108 basant Vihar Rakkar Una in a bid to develop unauthorised colonies by the same mafia. All forest area trees removed and hills being levelled and turning the thick forest area into plain levelled grounds with the help of heavy earth moving machines. This is causing damage to environment and ecology in the area. Therefore requested to

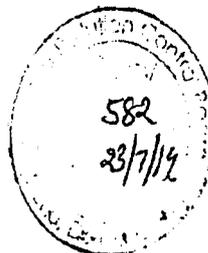
1. Immediate inspect and stop further mass scale levelling of hilltops behind kalgidhar furniture in Rakkar Una going on from last four months without any information to the authorities.
2. Punish & penalise the violators.

Thanking you,

Yours Sincerely,

Attached:- Eight photographs

Bhavak Parasher 9418153692
65 Krishana colloney Rakkar Una HP



ATTESTED

[Signature]

Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

F.R.
[Signature]
[Signature]
[Signature]
[Signature]
23/7/19
Please ask SDA Una, HP, to take the matter up in the matter
23/7/19

230



H.P. STATE POLLUTION CONTROL BOARD

Regional Office Una

Phase-IV Rakkar Colony, Tehsil & Distt. Una, Pin-174303(H.P.)

Phone: 01975-238131

Website : <http://www.hppcb.nic.in>

e-mail : pcbrouna@gmail.com

No: HPSPCB/RO/Una/Complaint File/2019: 632-33

Dated: 25/07/2019

From: Environmental Engineer

To

The Member Secretary,
SADA Una, Distt. Una (HP).

Subject: Complaint against organized felling of trees and then mass scale leveling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu Singh, in a bid to develop unauthorized colonies by the same mafia.

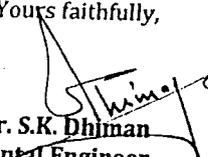
Sir,

With reference to the complaint received on dated 23/07/2019 from Sh. Bhavak Parasher, 65 Kirshna Colony, Rakkar Una (HP) on the subject cited above (copy along with enclosures enclosed). The spot was inspected by the undersigned along with JEE, HPSPCB Una on dated 25/07/2019 and found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines is being carried out. In this regard, the copy of complaint is being forwarded to you as the complaint pertains to your department.

Therefore, you are requested to take necessary action in the matter concerned under intimation to the complainant and copy to this office.

Yours faithfully,

Encls. As Above


Er. S.K. Dhiman
Environmental Engineer

Copy to: Sh. Bhavak Parashar, 65 Krishana Colony, Rakkar, Distt. Una (HP).


Er. S.K. Dhiman
Environmental Engineer

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

O/C



H.P. STATE POLLUTION CONTROL BOARD

Regional Office Una

Phase-IV Rakkar Colony, Tehsil & Distt. Una, Pin-174303(H.P.)

Phone: 01975-238131

Website : <http://www.hppch.nic.in>

e-mail : pcbrouna@gmail.com

No: HPSPCB/RO/Una/Complaint File/2019: 634-35

Dated: 25/07/2019

From: Environmental Engineer

To

The Mining Officer,
Una, Distt. Una (HP).

Subject: Complaint against organized felling of trees and then mass scale leveling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu Singh, in a bid to develop unauthorized colonies by the same mafia.

Sir,

With reference to the complaint received on dated 23/07/2019 from Sh. Bhavak Parasher, 65 Kirshna Colony, Rakkar Una (HP) on the subject cited above (copy along with enclosures enclosed). The spot was inspected by the undersigned along with JEE, HPSPCB Una on dated 25/07/2019 and found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines is being carried out. In this regard, the copy of complaint is being forwarded to you as the complaint pertains to your department.

Therefore, you are requested to take necessary action in the matter concerned under intimation to the complainant and copy to this office.

Yours faithfully,

Encls. As Above

Er. S.K. Dhiman
Environmental Engineer

Copy to: Sh. Bhavak Parashar, 65 Krishana Colony, Rakkar, Distt. Una (HP).

Er. S.K. Dhiman
Environmental Engineer

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

O/K



H.P. STATE POLLUTION CONTROL BOARD

Regional Office Una

Phase-IV Rakkar Colony, Tehsil & Distt. Una, Pin-174303(H.P.)

Phone: 01975-238131

Website : <http://www.hppcb.nic.in>

e-mail : pcbrouna@gmail.com

No: HPSPCB/RO/Una/Complaint File/2019: 636-37

Dated: 25/07/2019

From: Environmental Engineer

To

The Divisional Forest Officer,
Una, Distt. Una (HP)

Subject: Complaint against organized felling of trees and then mass scale leveling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu Singh, in a bid to develop unauthorized colonies by the same mafia.

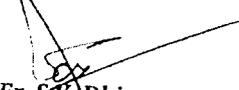
Sir,

With reference to the complaint received on dated 23/07/2019 from Sh. Bhavak Parasher, 65 Kirshna Colony, Rakkar Una (HP) on the subject cited above (copy along with enclosures enclosed). The spot was inspected by the undersigned along with JEE, HPSPCB Una on dated 25/07/2019 and found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines is being carried out. In this regard, the copy of complaint is being forwarded to you as the complaint pertains to your department.

Therefore, you are requested to take necessary action in the matter concerned under intimation to the complainant and copy to this office.

Yours faithfully,

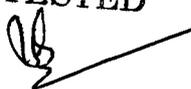
Encls. As Above


Er. S.K. Dhiman
Environmental Engineer

Copy to: Sh. Bhavak Parashar, 65 Krishana Colony, Rakkar, Distt. Una (HP).


Er. S.K. Dhiman
Environmental Engineer

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

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H.P. STATE POLLUTION CONTROL BOARD

Regional Office Una

Phase-IV Rakkar Colony, Tehsil & Distt. Una, Pin-174303(H.P.)

Phone: 01975-238131

Website : <http://www.hppcb.nic.in>

e-mail : pchrouna@gmail.com

No: HPSPCB/RO/Una/Complaint File/2019: 638-39

Dated: 25/07/2019

From: Environmental Engineer

To: The Assistant Town Planner,
Una, Distt. Una (HP).

Subject: Complaint against organized felling of trees and then mass scale leveling of hills in TCP area behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines by land mafia Indu Singh, in a bid to develop unauthorized colonies by the same mafia.

Sir,

With reference to the complaint received on dated 23/07/2019 from Sh. Bhavak Parasher, 65 Kirshna Colony, Rakkar Una (HP) on the subject cited above (copy along with enclosures enclosed). The spot was inspected by the undersigned along with JEE, HPSPCB Una on dated 25/07/2019 and found that leveling of hills behind Dhaba next to Kalgidhar furniture Rakkar, on the way to Una Rakkar National Highway with the help of JCB's & Pokland machines is being carried out. In this regard, the copy of complaint is being forwarded to you as the complaint pertains to your department.

Therefore, you are requested to take necessary action in the matter concerned under intimation to the complainant and copy to this office.

Yours faithfully,

Encls. As Above

Er. S.K. Dhillan
Environmental Engineer

Copy to: Sh. Bhavak Parashar, 65 Krishana Colony, Rakkar, Distt. Una (HP).

Er. S.K. Dhillan
Environmental Engineer

ATTESTED


Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)

0/c

234

SPECIAL AREA DEVELOPMENT AUTHORITY
UNA

SADA(U)/NGT/OA 807 of 2022/- 345

Dated: 17/12-22

To,

✓ The Regional Officer,
HPSPCB, Regional Office,
Rakkar, District Una (H.P.)

Subject: Order in Original Application No. 807/2022 Bhavak Prasher-
Applicant versus Smt. Indu Walia & Ors., Respondent.

Reference: Your office letter no. HPSPCB/RO/Una/OA 807 of 2022/2022: 3008
Dated 16-12-2022.

Sir,

Under the reference of the subject cited above, it is submitted that the site in question is not approved nor any documents regarding this site are available in the office of undersigned. Hence, submitted for your kind information and necessary action, please.

Yours faithfully

Lawe Chao
(Ranjaj Sharma)

Member Secretary

Special Area Development Authority,
Una, District Una (H.P.)
Phone No. 01975-223298

FR.
BEE
JEE-II
clerk

1167
17/12/2022

[Signature]
17/12/2022
[Signature]
14/12/2022

[Signature]
Superintendent Grade-I
O/o the Deputy Commissioner,
Una, Distt. Una (H.P.)