the fields now under acquisition surround Abadi while the majority of fields, the awards of which appear to have been considered by the Trust witness, are far away from the Village Abadi. The assessment of the fields under these awards is generally low except fields S.Nos. 18,26,27 & 29 which have a higher rate of assessment. But then these fields are at a great distance from Abadi as against the fields under acquisition which are not only close to Abadi but also abut on cart roads. Only, fields S.Nos.31.32,33 34,53 and 54 of the fields the awards of which are referred to by the Trust witness, have similar situation and more or less similar assessment rate. The land rate awarded to them is Rs.1160/- per acre. The land rate of others ranges from Rs.70/- to Rs.290/-. These rates of Rs.70/- to Rs.290/- cannot be applied to any of the fields under acquisition including S. Nos. 76-78 which are a little away from Abadi but abutting on cart road. For all these reasons, I do not find the valuation made by the Trust witness to be reasonable and therefore, I place the same out of consideration.

(iii) Having rejected the valuations made both by the Non-applicants and by the Trust, I will now proceed to fix fair and reasonable valuation. S.No.12 having an area of 16.21 acres is closed to Abadi and abuts on cart track. Its assessment rate is Rs.1/8/- per acre which indicates that the soil is good. The Trust witness has valued it in 3 parts namely, part closedto Abadi, at the rate of Rs.450/- per acre, middle part @ Rs.290/- per acre and distant part cut off by nallah at the rate of Rs.200/- per acre. As already observed above, the field has a value as a whole and not in the part. If some part of it abut abadi and road, the entire field is as good as closed to Abadi and road. I therefore, value the whole field i.e. 16-21 acres at the rate of Rs.450/- per acre. The value comes to Rs.7294.50. I round it to Rs.7295/-.