(xi) S.No.71 has a total area of 10.44 acres and the rate of assessment is Rs.2/- per acre. This rate is higher than the assessment rate of S.Nos. 30,31,32,33,34 & 54 which have been given a land rate of Rs.1160/- as per Ex.A.II. Moreover, the Trust witness has valued the field in three parts namely, garden, wet cultivation and dry cultivation. The entire field has an irrigation potential and therefore, the entire field must be valued at one and the same rate. To my mind looking to all the circumstances, a rate of Rs.1200/- per acre will be most reasonable. At this rate, the value comes to Rs.12528/-. To this will be added Rs.80/- for 2 Mango trees, Rs.10/- for one Kawath tree, Rs.5/- for one Chichwa tree, Rs.10/- for 2 Nimb trees and Rs.80/- for fencing. The total comes to Rs.12713/-.

(x) The S.Nos. 76,78/1 and 78/2 form one compact piece of land. Its area is 40.92 acres. Its rate of assessment is 0-13-6 higher than 2/1, 6/4 and 5/1 which have a rate of 0-11-2 but are award Rs.290/- per acre as against Rs.250/- and Rs.150/- proposed by the Trust witness for this land. In my opinion Rs.300/- should be the most reasonable rate and it should be for the entire field and not differentiated as is done by the Trust witness. At this rate the value of 40.92 acres comes to Rs.12276/-. To this will be added Rs.5/- as value of one Hiwar tree, taking the total to Rs.12281/-.

(xi) Thus the total valuation of all the fields comes to Rs.45029/-. Since the rates adopted above are most fair and reasonable, this amount represents in my opinion, fairely accurate market value of the entire property as on the date of first notification i.e. 27-11-1953. I therefore fix the compensation at Rs.45029/-.

7. Since there is no dispute about the ownership, I hold that the Non-applicants Narayan, Nilkanth and Balkrishna sons of Wadguji are entitled to the above compensation.