

LAND ACQUISITION COLLECTOR
URBAN DEVELOPMENT DEPARTMENT, SAHIBZADA AJIT SINGH NAGAR

AWARD:- 588

DATE :- 13.07.2024

BASIC INFORMATION:-

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Village Sohana, Tehsil-Mohali of District S.A.S Nagar for the public purpose namely for acquisition of land for the public purpose namely Acquisition of Missing Khasras for 200 feet wide Road in Sector 88-89 as per approved Master Plan vide drawing No. DTP(S) 2280/2016, dated 05.12.2016 revised on 26.02.2020 & 04.06.2021 in the area of Tehsil Mohali, District Sahibzada Ajit Singh Nagar. by issuing Notification No. 06/13/2021/-6HG1/1846 Dated: 22.12.2021 U/s 4(1) of "*The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013*", to conduct Social Impact Assessment (SIA) in the locality. Social Impact Assessment (SIA) study was conducted by the State Social Impact Assessment Authority Guru Nanak Dev University (Amritsar), who submitted their report on 27.06.2022, The SIA report was further evaluated by the Expert Group comprising of Two non-official Social Scientists (Prof. Rajesh Gill and Prof. Ramanjit Kaur Johal), Two Expert on Rehabilitation,(Sh. Sudesh Kaul and Sh. K.S Sidhu) representatives of Panchayats of concerned villages and one Technical Expert (Sh. Tarlochan Singh Chief Engineer (Retd.)). The Expert Group submitted its report to the Government on 08.07.2022. The Expert Group in its report submitted that it is of the opinion that the proposed Urban Development has been delineated in section 2(i)(e) of "*The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013*", hence, it serves the public purpose. While doing appraisal on Social Impact Assessment Report the Committee has found that the project is going to be implemented according to the Master Plan, as such under this planned development there are no possible alternatives and the land proposed for acquisition is the bare minimum. The Social Impact Assessment report ascertains that the potential benefits of the project outweigh the social cost and adverse social impact. In the light of above mentioned facts, the Expert Group recommended to the Government to proceed for acquisition of land for this project under the Act *ibid*. The Government thereafter, examined the Social Impact Assessment Study Report and also recommendations of The Expert Group and decided to proceed with this acquisition.

Accordingly, Government of Punjab, Department of Housing and Urban Development issued Notification No 06/13/2021/-6HG1/1590, dated-25.07.2022 under Section-11 of "*The Right to Fair Compensation and Transparency in Land Acquisition*

Rehabilitation and Resettlement Act 2013", which was published in the Punjab Government Gazette dated 25.07.2022 and was published in the two daily newspapers "The Tribune" (English version) dated 18.08.2022 and "Jag Bani" (Punjabi version) dated 18.08.2022. The Public Notice regarding the substance of this notification in local language (Punjabi) was got published in the locality as per Rapat No. 8 (Village Sohana dated 08.09.2022) of the Roznamcha Waqiat of the Patwar Circle, in the office of Tehsil Mohali and District Collector S.A.S Nagar. This notification was also uploaded on the website on 27.07.2022 of GMADA, Sahibzada Ajit Singh Nagar. Against notification issued under Section 11, no objection has been received.

Subsequently, declaration under Section 19 of "the Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013", was issued by the Government of Punjab, Department of Housing and Urban Development vide notification no. 06/13/2021/-6HG1/1596 dated 14.07.2023, which was published in official gazette dated 14.07.2023. The substance of this declaration was also published in two daily newspapers, "The Tribune" (English Version) dated 21.07.2023 and "Jag Bani" (Punjabi Version) dated 21.07.2023. In this regard, the rapat was got entered in "Rapat Roznamcha" of "Patwari Halka" of Village Sohana vide Rapat No. 387 dated 26.08.2023. Under this declaration, total 0.2750 acres of land of Sohana village was notified for acquisition.

TYPE OF LAND:-

According to report of field staff, as per Jamabandi of Village Sohana for the year 2015-16 type of land is mostly "Chahi" but few parcels of land where some construction has done is "Gairmumkin" and ownership of this land is vested with private persons as well as private developers. The compensation of land is to be determined under section 26 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013".

Hearing of Claims U/S 20-21:-

Individual notices were also issued to the land owners to get claims to compensations and rehabilitation and resettlement for all interests in such land under section 21 of "the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013" and public notices for hearing were got affixed at prominent places in the concerned village for the knowledge of land owners on 15.09.2023 and also published the said notice on the website of GMADA Authority. Through this public notice the land owners were asked to submit their claims themselves or through their nominated persons in the office of Land Acquisition Collector, Urban Development at PUDA Bhawan, Sector 62, S.A.S Nagar. About Three (3) numbers of Land owners came present at the time of hearing on 26.09.2023 and their written and verbal claims were heard. In this hearing, the objections



regarding area, change in ownership etc were taken into account and the record of the office was got modified accordingly.

Regarding the above said claims of the land owners, it is stated that the land in question is being acquired as per planning of the area according to notified Master Plan of S.A.S Nagar. The compensation of the land is being paid by determining market value of the land under Section 26 of Act ibid with the approval of the State Government. Therefore, the objections raised by the land owners are not tenable and hence the same are kept on record.

DETERMINATION OF MARKET RATE

The determination of market rate is done as per provisions of section 26 of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, which is as follows:-

The Collector shall adopt the following criteria in assessing and determining the market value of the land, namely:-

- (a) The market value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or*
- (b) The average sale price for similar type of land situated in the nearest village or nearest vicinity area; or*
- (c) Consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies of for public private partnership projects,*

Whichever is higher:-

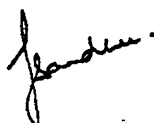
Provided that the date for determination of market value shall be the date on which the notification has been issued under section 11.

Explanation 1 – The average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.

Explanation 2 – For determining the average sale price referred to in Explanation 1, one-half of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.

Explanation 3 – While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the district shall not be taken into consideration.

Explanation 4 – While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid, which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purposes of calculating market value.



The stamp duty rate of the area as per section 26(1) and average registry rate of similar type of land situated in nearest village/vicinity area as mentioned in section 26(1) (b) is presented in following Table:-

- (1) a) Calculation of rates for Village Sohana (Total 129 Sales Deeds) for the period from (25.07.2019 to 25.07.2022).
b) The vicinity villages considered:- Bairampur, Baliyali, Chappar Chiri Kalan, Balongi, Nanu Majra, Lakhnour and Mauli Baidwan.

Average Rate of Sale Deed during Last 3 Years											
Village Name --Sohana & Surrounding Village						Tehsil - Mohali				District - S.A.S Nagar	
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Kanal	Marle	Sarsahi			
1	Bairampur	15000000	11975	27-12-2021	2837	72	14.75	0	9.0922	288000000	31675502
2	Sohana	18000000	3684	05-07-2021	16583	60	0	0	7.5000	150000000	20000000
3	Baliyali	15000000	4223	01-10-2020	1648	21	7	0	2.6688	141100000	52870204
4	Chappar Chiri Kalan	15000000	8910	21-10-2021	2036	42	7	5	5.2972	140376399	26500113
5	Balongi	15000000	9071	24-12-2019	8494	60	2	5	7.5160	102600000	13650878
6	Baliyali	15000000	888	20-04-2021	1672	19	12	0	2.4500	98000000	40000000
7	Baliyali	15000000	7034	24-10-2019	1612	93	8 1/2	0	11.6781	94592900	8100025
8	Chappar Chiri Kalan	15000000	141	4/4/2022	2056	42	12	7	5.3299	90700000	17017205
9	Baliyali	15000000	15725	11-03-2022	1735	27	1	3	3.3833	86500000	25566754
10	Chappar Chiri Kalan	15000000	1112	4/27/2022	2059	28	3	7	3.5236	77519500	22000085
11	Chappar Chiri Kalan	15000000	10160	30-01-2020	1967	38	0	0	4.7500	71250000	15000000
12	Baliyali	15000000	321	07-04-2022	1738	16	1	4.5	2.0094	70328125	34999565
13	Balongi	15000000	9072	24-12-2019	8489	49	0	0	6.1250	60000000	9795918
14	Chappar Chiri Kalan	15000000	14077	07-02-2022	2048	25	15	0	3.2188	51500000	15999751
15	Chappar Chiri Kalan	15000000	10280	04-02-2020	1971	28	2	0	3.5125	45662500	13000000
16	Chappar Chiri Kalan	15000000	6046	19-08-2021	2023	16	0	0	2.0000	40000000	20000000
17	Baliyali	15000000	8405	05-12-2019	1631	16	0	0	2.0000	40000000	20000000
18	Sohana	18000000	542	4/12/2022	16669	8	0	0	1.0000	39600000	39600000
19	Chappar Chiri Kalan	15000000	5134	30-07-2021	2021	15	10	0	1.9375	38750000	20000000
20	Bairampur	15000000	11155	16-02-2021	2789	28	10	0	3.5625	37762500	10600000
21	Chappar Chiri Kalan	15000000	3434	01-07-2021	2017	24	0	0	3.0000	37500000	12500000
22	Baliyali	15000000	5706	12-08-2021	1693	7	9	3 1/2	0.9337	37347500	39999464
23	Chappar Chiri Kalan	15000000	9403	02-11-2021	2047	9	6	0	1.1625	34875000	30000000
24	Chappar Chiri Kalan	15000000	8417	11-12-2019	1968	21	7 1/2	0	2.6719	34734373	12999878
25	Chappar Chiri Kalan	15000000	10309	02-02-2021	1991	25	14	7	3.2174	33782500	10499938
26	Chappar Chiri Kalan	15000000	11271	18-02-2021	1993	9	0	0	1.1250	33750000	30000000
27	Chappar Chiri Kalan	15000000	12970	19-03-2021	2004	13	13	0	1.7063	32418750	18999443
28	Baliyali	15000000	6488	19-11-2020	1657	23	8	0	2.9250	30859000	10550085
29	Chappar Chiri Kalan	15000000	14078	07-02-2022	2049	14	5	0	1.7813	28500000	15999551
30	Chappar Chiri Kalan	15000000	9168	12-01-2021	1989	20	3	7	2.5236	26498062	10500104
31	Baliyali	15000000	6224	12-11-2020	1656	20	0	0	2.5000	25875000	10350000
32	Chappar Chiri Kalan	15000000	7614	14-11-2019	1960	16	0	0	2.0000	25000000	12500000
33	Chappar Chiri Kalan	15000000	3263	22-06-2021	2018	15	4	0	1.9000	24700000	13000000
34	Baliyali	15000000	3538	24-06-2022	1750	5	18	7	0.7424	22270833	29998428
35	Chappar Chiri Kalan	15000000	9372	06-01-2020	1966	12	13	0	1.5813	20556250	12999589
36	Baliyali	15000000	845	21-05-2022	1740	10	3	8 1/2	1.2747	20400000	16003766
37	Balongi	15000000	14259	10-02-2022	9130	4	7	0	0.5438	20000000	36778227
38	Nanu Majra	13500000	2520	5/30/2022	1052	8	0	0	1.0000	20000000	20000000
39	Sohana	18000000	102	05-04-2021	16558	4	18	0	0.6125	19500000	31836735
40	Chappar Chiri Kalan	15000000	6535	27-08-2021	2026	14	3	0	1.7688	17700000	10006784
41	Sohana	18000000	543	4/12/2022	16671	3	8.5	0	0.4281	17245000	40282644
42	Chappar Chiri Kalan	15000000	12342	04-01-2022	2054	7	13	2	0.9576	17237500	18000731
43	Chappar Chiri Kalan	15000000	7317	15-09-2021	2030	6	2	0	0.7625	17156250	22500000
44	Chappar Chiri Kalan	15000000	7316	15-09-2021	2028	5	16	0	0.7250	16312500	22500000
45	Chappar Chiri Kalan	15000000	7007	08-09-2021	2029	5	16	0	0.7250	16312500	22500000
46	Chappar Chiri Kalan	15000000	13162	22-03-2021	2006	15	3	0	1.8938	16200000	8554230
47	Chappar Chiri Kalan	15000000	7318	15-09-2021	2031	5	15	0	0.7188	16171875	22498435
48	Chappar Chiri Kalan	15000000	15165	03-03-2022	2052	12	13	0	1.5813	15970625	10099681
49	Chappar Chiri Kalan	15000000	6487	19-11-2020	1985	12	4	0	1.5250	15784000	10350164
50	Sohana	18000000	546	4/12/2022	16672	3	0	0	0.3750	15155000	40413333
51	Chappar Chiri Kalan	15000000	9069	11-01-2021	1988	12	1	0	1.5063	15062500	9999668
52	Chappar Chiri Kalan	15000000	11650	12/23/2021	2060	9	0	6	1.1292	15000000	13283741
53	Chappar Chiri Kalan	15000000	9910	25-01-2021	1990	7	6	0	0.9125	14600000	16000000

54	Chappar Chiri Kalan	15000000	11655	23-12-2021	2053	6	5	0	0.7813	14062500	17998848
55	Baliyali	15000000	11829	13-03-2020	1651	4	7 1/3	0	0.5458	12000000	21986075
56	Baliyali	15000000	3567	24-06-2022	1751	2	11	0	0.3188	11277800	35375784
57	Chappar Chiri Kalan	15000000	6013	31-08-2021	2025	8	0	0	1.0000	11000000	11000000
58	Baliyali	15000000	1157	26-04-2021	1673	2	3.53	0	0.2721	10875000	39966924
59	Chappar Chiri Kalan	15000000	9413	03-11-2021	2042	5	12	0	0.7000	10500000	15000000
60	Baliyali	15000000	9224	30-12-2019	1625	3	0	0	0.3750	10000000	26666667
61	Manak Majra	15000000	6208	23-08-2021	1475	8	0	0	1.0000	10000000	10000000
62	Nanu Majra	13500000	4639	12-10-2020	1008	8	0	0	1.0000	9000000	9000000
63	Nanu Majra	13500000	12153	3/5/2022	1025	8	1	5	1.0097	9000000	8913539
64	Nanu Majra	13500000	1282	7/7/2020	1029	9	7	0	1.1688	9000000	7700205
65	Chappar Chiri Kalan	15000000	3897	7/4/2022	2066	4	10	3	0.5646	8500000	15054906
66	Chappar Chiri Kalan	15000000	756	4/19/2022	2073	8	0	0	1.0000	8500000	8500000
67	Nanu Majra	13500000	1815	21-07-2020	998	8	15	5	1.0972	8000000	7291287
68	Sohana	18000000	8626	06-01-2021	16528	12	9	0	1.5563	7903125	5078150
69	Sohana	18000000	5514	09-08-2021	16603	4	0	0	0.5000	7500000	15000000
70	Chappar Chiri Kalan	15000000	11645	24-02-2021	2005	6	11	2	0.8201	7381300	9000488
71	Balangi	15000000	1534	06-05-2021	9009	3	13	6	0.4604	7000000	15204170
72	Manak Majra	15000000	5915	17-08-2021	1470	5	7 1/2	0	0.6719	6750000	10046138
73	Nanu Majra	13500000	3727	7/6/2021	1033	4	3	0	0.5188	6225000	11998843
74	Chappar Chiri Kalan	15000000	556	09-06-2020	1978	3	11	2	0.4451	5789063	13006208
75	Chappar Chiri Kalan	15000000	11641	24-02-2021	1997	3	19	6	0.4979	5726100	11500502
76	Chappar Chiri Kalan	15000000	1414	09-07-2020	1977	3	17	5	0.4847	5300000	10934599
77	Baliyali	15000000	4607	22-07-2021	1688	4	1	0	0.5063	5100000	10073079
78	Sohana	18000000	16688	31-03-2022	16660	2	13	0	0.3313	5000000	15092062
79	Chappar Chiri Kalan	15000000	10085	28-01-2021	1992	3	11	2	0.4451	5000000	11233431
80	Nanu Majra	13500000	6675	23-11-2020	1019	2	1	0	0.2563	4900000	19118221
81	Chappar Chiri Kalan	15000000	7572	14-12-2020	1986	4	10	3	0.5646	4900000	8678711
82	Lakhnour	15000000	2283	21-05-2021	2080	3	18	0	0.4875	4875000	10000000
83	Nanu Majra	13500000	2787	02-09-2020	1005	5	2 1/2	0	0.6406	4650000	7258820
84	Chappar Chiri Kalan	15000000	2852	28-06-2021	2016	3	6	6	0.4167	4600000	11039117
85	Sohana	18000000	3287	09-09-2020	16571	4	5 1/2	0	0.5344	4570000	8551647
86	Nanu Majra	13500000	13889	2/3/2022	1041	4	0	0	0.5000	4500000	9000000
87	Balangi	15000000	6284	03-10-2019	8417	4	2	0	0.5125	4151250	8100000
88	Lakhnour	15000000	2281	21-05-2021	2079	3	6	0	0.4125	4125000	10000000
89	Mouli Baidwan	15000000	7565	13-11-2019	5369	3	14	4	0.4653	4008000	8613798
90	Chappar Chiri Kalan	15000000	2888	6/16/2021	2015	2	0	0	0.2500	4000000	16000000
91	Nanu Majra	13500000	6482	07-10-2019	988	4	0	0	0.5000	3600000	7200000
92	Baliyali	15000000	6940	23-10-2019	1609	3	11	0	0.4438	3594375	8099087
93	Nanu Majra	13500000	1027	4/23/2021	1027	2	2	0	0.2625	3500000	13333333
94	Sohana	18000000	11649	3/9/2020	16673	3	3	0	0.3938	3500000	8887760
95	Nanu Majra	13500000	5389	27-10-2020	1011	2	19	7	0.3736	3375000	9033726
96	Baliyali	15000000	5857	05-11-2020	1655	2	16	0	0.3500	3150000	9000000
97	Bairampur	15000000	64	01-04-2021	2801	3	2	1 1/2	0.3885	3150000	8108108
98	Bairampur	15000000	65	01-04-2021	2803	3	2	1 1/2	0.3885	3150000	8108108
99	Nanu Majra	13500000	15611	3/9/2022	1042	2	0	0	0.2500	3000000	12000000
100	Chappar Chiri Kalan	15000000	598	15-04-2021	2008	2	1 1/2	0	0.2594	3000000	11565150
101	Bairampur	15000000	11072	15-02-2021	2786	2	13	0	0.3313	3000000	9055237
102	Chappar Chiri Kalan	15000000	8980	25-10-2021	2039	2	7	0	0.2938	2970000	10108918
103	Balangi	15000000	9073	24-12-2019	8488	2	15	8	0.3493	2826900	8093043
104	Chappar Chiri Kalan	15000000	2129	31-07-2020	1982	2	10	0	0.3125	2700000	8640000
105	Chappar Chiri Kalan	15000000	2126	31-07-2020	1983	2	10	0	0.3125	2700000	8640000
106	Nanu Majra	13500000	6405	04-10-2019	987	3	0	0	0.3750	2700000	7200000
107	Sohana	18000000	6352	17-11-2020	16512	2	1	3	0.2583	2625000	10162602
108	Nanu Majra	13500000	7101	12/2/2020	1038	2	17	8	0.3618	2600000	7186291
109	Balangi	15000000	9075	24-12-2019	8486	2	10	6	0.3167	2567700	8107673
110	Sohana	18000000	8688	12-12-2019	16425	2	6 23/24	0	0.2935	2565000	8739353
111	Nanu Majra	13500000	12882	3/18/2022	1026	2	8 3/4	0	0.3047	2500000	8204792
112	Baliyali	15000000	6938	23-10-2019	1611	2	9	0	0.3063	2481000	8099902
113	Nanu Majra	13500000	7747	16-12-2020	1020	2	13	6	0.3354	2430000	7245081
114	Baliyali	15000000	4511	20-07-2021	1686	2	8 3/4	0	0.3047	2425000	7958648
115	Baliyali	15000000	4509	20-07-2021	1687	2	8 3/4	0	0.3047	2425000	7958648
116	Chappar Chiri Kalan	15000000	9356	06-01-2020	1963	2	5	3	0.2833	2422500	8551006
117	Nanu Majra	13500000	4567	7/20/2021	1031	2	2	0	0.2625	2362500	9000000
118	Balangi	15000000	9082	24-12-2019	8484	2	5	7	0.2861	2316600	8097169
119	Balangi	15000000	9074	24-12-2019	8487	2	5	7	0.2861	2316600	8097169
120	Sohana	18000000	10339	02-02-2021	16617	2	2	4	0.2653	2286200	8617414
121	Sohana	18000000	5457	03-09-2019	16375	2	1 1/6	0	0.2573	2250000	8744656

122	Sohana	18000000	9142	27-12-2019	16431	2	2	0	0.2625	2245000	8552381
123	Sohana	18000000	11891	17-03-2020	16454	2	0	0	0.2500	2200000	8800000
124	Sohana	18000000	6800	22-10-2019	16397	2	1	0	0.2563	2200000	8583691
125	Nanu Majra	13500000	11409	2/19/2021	1024	2	0	0	0.2500	1800000	7200000
126	Nanu Majra	13500000	5545	9/5/2019		2	0	0	0.2500	1800000	7200000
127	Nanu Majra	13500000	5546	9/5/2019		2	0	0	0.2500	1800000	7200000
128	Balongi	15000000	4670	08-08-2019	8358	2	0	0	0.2500	1000000	4000000
129	Lakhnour	15000000	4700	13-10-2020	2071	3	5	0	0.4063	282610	695570
50% Higher Sale Deed Rate of the Preceding 3 years from (25-07-2019 to 25-07-2022)											
1	Bairampur	15000000	11975	27-12-2021	2837	72	14.75	0	9.0922	288000000	31675502
2	Sohana	18000000	3684	05-07-2021	16583	60	0	0	7.5000	150000000	20000000
4	Chappar Chiri Kalan	15000000	8910	21-10-2021	2036	42	7	5	5.2972	140376399	26500113
5	Balongi	15000000	9071	24-12-2019	8494	60	2	5	7.5160	102600000	13650878
6	Baliyali	15000000	888	20-04-2021	1672	19	12	0	2.4500	98000000	40000000
7	Baliyali	15000000	7034	24-10-2019	1612	93	8 1/2	0	11.6781	94592900	8100025
8	Chappar Chiri Kalan	15000000	141	4/4/2022	2056	42	12	7	5.3299	90700000	17017205
9	Baliyali	15000000	15725	11-03-2022	1735	27	1	3	3.3833	86500000	25566754
10	Chappar Chiri Kalan	15000000	1112	4/27/2022	2059	28	3	7	3.5236	77519500	22000085
11	Chappar Chiri Kalan	15000000	10160	30-01-2020	1967	38	0	0	4.7500	71250000	15000000
12	Baliyali	15000000	321	07-04-2022	1738	16	1	4.5	2.0094	70328125	34999565
13	Balongi	15000000	9072	24-12-2019	8489	49	0	0	6.1250	60000000	9795918
14	Chappar Chiri Kalan	15000000	14077	07-02-2022	2048	25	15	0	3.2188	51500000	15999751
15	Chappar Chiri Kalan	15000000	10280	04-02-2020	1971	28	2	0	3.5125	45662500	13000000
16	Chappar Chiri Kalan	15000000	6046	19-08-2021	2023	16	0	0	2.0000	40000000	20000000
17	Baliyali	15000000	8405	05-12-2019	1631	16	0	0	2.0000	40000000	20000000
18	Sohana	18000000	542	4/12/2022	16669	8	0	0	1.0000	39600000	39600000
19	Chappar Chiri Kalan	15000000	5134	30-07-2021	2021	15	10	0	1.9375	38750000	20000000
20	Bairampur	15000000	11155	16-02-2021	2789	28	10	0	3.5625	37762500	10600000
21	Chappar Chiri Kalan	15000000	3434	01-07-2021	2017	24	0	0	3.0000	37500000	12500000
22	Baliyali	15000000	5706	12-08-2021	1693	7	9	3 1/2	0.9337	37347500	39999464
23	Chappar Chiri Kalan	15000000	9403	02-11-2021	2047	9	6	0	1.1625	34875000	30000000
24	Chappar Chiri Kalan	15000000	8417	11-12-2019	1968	21	7 1/2	0	2.6719	34734373	12999878
25	Chappar Chiri Kalan	15000000	10309	02-02-2021	1991	25	14	7	3.2174	33782500	10499938
26	Chappar Chiri Kalan	15000000	11271	18-02-2021	1993	9	0	0	1.1250	33750000	30000000
27	Chappar Chiri Kalan	15000000	12970	19-03-2021	2004	13	13	0	1.7063	32418750	18999443
28	Baliyali	15000000	6488	19-11-2020	1657	23	8	0	2.9250	30859000	10550085
29	Chappar Chiri Kalan	15000000	14078	07-02-2022	2049	14	5	0	1.7813	28500000	15999551
30	Chappar Chiri Kalan	15000000	9168	12-01-2021	1989	20	3	7	2.5236	26498062	10500104
31	Baliyali	15000000	6224	12-11-2020	1656	20	0	0	2.5000	25875000	10350000
32	Chappar Chiri Kalan	15000000	7614	14-11-2019	1960	16	0	0	2.0000	25000000	12500000
33	Chappar Chiri Kalan	15000000	3263	22-06-2021	2018	15	4	0	1.9000	24700000	13000000
34	Baliyali	15000000	3538	24-06-2022	1750	5	18	7	0.7424	22270833	29998428
35	Chappar Chiri Kalan	15000000	9372	06-01-2020	1966	12	13	0	1.5813	20556250	12999589
36	Baliyali	15000000	845	21-05-2022	1740	10	3	8 1/2	1.2747	20400000	16003766
37	Balongi	15000000	14259	10-02-2022	9130	4	7	0	0.5438	20000000	36778227
38	Nanu Majra	13500000	2520	5/30/2022	1052	8	0	0	1.0000	20000000	20000000
39	Sohana	18000000	102	05-04-2021	16558	4	18	0	0.6125	19500000	31836735
40	Chappar Chiri Kalan	15000000	6535	27-08-2021	2026	14	3	0	1.7688	17700000	10006784
41	Sohana	18000000	543	4/12/2022	16671	3	8.5	0	0.4281	17245000	40282644
42	Chappar Chiri Kalan	15000000	12342	04-01-2022	2054	7	13	2	0.9576	17237500	18000731
43	Chappar Chiri Kalan	15000000	7317	15-09-2021	2030	6	2	0	0.7625	17156250	22500000
44	Chappar Chiri Kalan	15000000	7316	15-09-2021	2028	5	16	0	0.7250	16312500	22500000
45	Chappar Chiri Kalan	15000000	7007	08-09-2021	2029	5	16	0	0.7250	16312500	22500000
46	Chappar Chiri Kalan	15000000	13162	22-03-2021	2006	15	3	0	1.8938	16200000	8554230
47	Chappar Chiri Kalan	15000000	7318	15-09-2021	2031	5	15	0	0.7188	16171875	22498435
48	Chappar Chiri Kalan	15000000	15165	03-03-2022	2052	12	13	0	1.5813	15970625	10099681
49	Chappar Chiri Kalan	15000000	6487	19-11-2020	1985	12	4	0	1.5250	15784000	10350164
50	Sohana	18000000	546	4/12/2022	16672	3	0	0	0.3750	15155000	40413333
51	Chappar Chiri Kalan	15000000	9069	11-01-2021	1988	12	1	0	1.5063	15062500	9999668
52	Chappar Chiri Kalan	15000000	11650	12/23/2021	2060	9	0	6	1.1292	15000000	13283741
53	Chappar Chiri Kalan	15000000	9910	25-01-2021	1990	7	6	0	0.9125	14600000	16000000
54	Chappar Chiri Kalan	15000000	11655	23-12-2021	2053	6	5	0	0.7813	14062500	17998848
55	Baliyali	15000000	11829	13-03-2020	1651	4	7 1/3	0	0.5458	12000000	21986075
56	Baliyali	15000000	3567	24-06-2022	1751	2	11	0	0.3188	11277800	35375784
57	Chappar Chiri Kalan	15000000	6013	31-08-2021	2025	8	0	0	1.0000	11000000	11000000
58	Baliyali	15000000	1157	26-04-2021	1673	2	3.53	0	0.2721	10875000	39966924
59	Chappar Chiri Kalan	15000000	9413	03-11-2021	2042	5	12	0	0.7000	10500000	15000000
60	Baliyali	15000000	9224	30-12-2019	1625	3	0	0	0.3750	10000000	26666667
61	Manak Majra	15000000	6208	23-08-2021	1475	8	0	0	1.0000	10000000	10000000

62	Nanu Majra	13500000	4639	12-10-2020	1008	8	0	0	1.0000	9000000	9000000
63	Nanu Majra	13500000	12153	3/5/2022	1025	8	1	5	1.0097	9000000	8913539
64	Nanu Majra	13500000	1282	7/7/2020	1029	9	7	0	1.1688	9000000	7700205
65	Chappar Chiri Kalan	15000000	3897	7/4/2022	2066	4	10	3	0.5646	8500000	15054906
Highest 50% Sale Deed Total.									142.8324	₹ 2,50,28,32,242	
Average Rate of Preceding last Three Years (64 No. Highest Registry).										₹ 1,75,22,861	
Note- Sale Deed 4223 are not indicative for Calculation, Hence not Taken for Consideration.											

1. From the above table, it is ascertained that circle rate of Village Sohana 1,80,00,000/- Per Acre.
2. As per section (1) (c) consented amount of compensation as agreed under sub section (2) of section 2 in case of acquisition of land for private companies or for public private partnership project is **Not Available**.
3. However, it is decided that average of higher 50% registry in all the villages is higher than circle rate shall be considered as market rate.

To arrive at Market Rate of the award, sale deeds for the last 3 years of the concerned village and surrounding villages were obtained from the Tehsil Office Mohali the calculation of Average Rate has been prepared as per Act, ibid.

To arrive at Market Rate of the award, sale deeds for the last 3 years of the concerned village and surrounding villages were obtained from the Tehsil Office Mohali. The calculation of Average Rate has been prepared as per Act, ibid. It is also mentioned that while calculating the rates of sale deeds of highest value of sale deed, which are not indicative of market rate have been discounted in the 50% higher sale deeds. The sale deeds which have not been considered for calculating the market rate is 1 in number of the under mentioned village:-

Sr. No	Village	Vasika No	Land	Consideration amount	Per acre rate
1.	Baliyali	4223 dated 01.10.2020	21 Kanal 7 Marla	14,11,00,000/-	5,28,70,204/-

The above sale deeds are not indicative to the market value (very high as compared to market value) so these sale deeds have been discounted under the provisions of explanation of Section 26 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013".

Keeping in view the Average Rate calculated as per sale deeds following rates have been considered as market rate:-

Sr. No.	Name of Villages	Collector Rate	Average Sale Price Calculated for Chahi Land (Per Acre)
(1)	Sohana and its surrounding villages	Rs. 1,80,00,000/-	Rs. 1,75,22,861/-

As the average sale price calculated for chahi land of 3 years of the concerned village from the date of notification U/S 11 is less than the Collector Rate. Therefore, as per provision made in the Act 2013, the circle rate which is higher than the average sale price will be considered as a market value.

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As per the notification no. 24/84/2013-LR-116196 dated 30.10.2014 and further amended vide notification number 30/3/2016-LR-1(1)/3514 dated 01.04.2021 issued by the Additional Chief Secretary-Cum- Financial Commissioner, Revenue and Rehabilitation Punjab, in addition to the market value, Multiplier Factor for considering the distance from Urban Locality is to be taken into account which is to be multiplied 1.5.

The proposed rates have been considered and approved by the Government of Punjab, Housing and Urban Development on 11.07.2024.

In case, any land owner, is not satisfied with the above mentioned calculation of market value as per provision of section 26 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013", he/she can approach Land Acquisition Rehabilitation and Rehabilitation Authority to get his/her benefits as per provisions of Section 64 and 69 of the Act, ibid.

LAND POOLING OPTION:-

The land owners of this village have liberty either to accept cash compensation at the above market rates or to opt for land pooling as per Land Pooling Policy of the Government which has been notified vide notification no. 10/24/2020/6HG1/26 dated 05.01.2021. Under this Policy, GMADA will give 1000 Sq. Yds. developed residential plot and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme, as under:-

Breakup of Plot Sizes to be given to landowners opting for Land pooling, (Co Ownership in a joint khewat can opt for joint allotment as per table below)									
	Residential					Commercial			
	Plots					SCO (3 FAR)		Shop (2 Far)	Booth (1 Far)
	500	300	200	150	100	200	100	60	25
1 acre (8 Kanal)	1	1	1	X	X	1	X	X	X
0.5 acre (4 Kanal)	X	1	1	X	X	X	1	X	X
0.25 acre (2 Kanal)	X	X	X	1	1	X	X	1	X
0.125 acre (1 Kanal)	-	-	-	1	X	X	X	X	1
*	SCOs (24'X75' and 18'X50') and Shops (12'X45') leave 8'3" corridor on ground floor. Booth is 9'X18' plus 7'3" corridor. Basement is allowed in all cases.								
*	Land owners can opt for bigger plot sizes wherever possible.								

STRUCTURES ETC:-

There are no Fruit bearing trees, Non Fruit bearing trees, Structures/Tubewells/Pipelines/Kothas/Houdis in the acquired land.

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ADDITIONAL BENEFITS TO BE GIVEN TO THE LAND OWNERS

Apart from compensation and benefits under the Act, ^{will also be} the land owner issued Sahuliyat Certificate of the following benefits. The validity of Sahuliyat ^{certificate shall} be counted two years from the date of acceptance of the cash compensation.

1. The Stamp duty and registration fees payable for registration of the land purchased by the land owner will be exempted in any other area of Punjab ^{against the amount of} compensation received by the land owner.
2. The land owner will be eligible for one Electric Connection for T^hwell on priority basis.
3. The land owners, whose land has been acquired under this law and who have opted for cash compensation, will also be entitled to take benefit of Residential Plot under the Oustee Policy dated 08.05.2013 of the Government of Punjab, Department of Housing and Urban Development as per their eligibility under the said policy. However, the land owner, who has opted for Land Pooling, the quantum of their land acquire under Land Pooling Scheme will not be included for determining the eligibility for allotment of a plot under the Oustee Policy.
4. The Land Owners, whose houses fall within the acquired land, will also be entitled for allotment of plot at a suitable place under the Relocation Policy dated 18.02.2014 of the Government of Punjab, Department of Housing and Urban Development, as per their eligibility under the said policy. However, the said land owner will not be entitled for allotment of plot under the Oustee Policy.
5. **Subsistence Allowance:-** The land owners shall be given subsistence allowance @ Rs. 25000/- per acre per annum upto maximum three years or till the possession of developed share of land is not handed over to him/her, whichever is earlier.

PROCESS OF PAYMENT OF COMPENSATION:-

The land owner will get the compensation as per their share of land in Mutation and in Jamabandi. If there is any loan on the acquired land, the compensation amount will be paid to the land owner only after deducting the standing amount of loan. If there is any dispute against the title of land or compensation of acquired land, then the case will be referred to the Land Acquisition and Rehabilitation and Resettlement Authority for adjudication of dispute under Section 76 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. Any unpaid compensation amount will be deposited in the account of the Land Acquisition and Rehabilitation and Resettlement Authority under section 77 (2) of the Right to Fair Compensation and Transparency in Land

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Acquisition, Rehabilitation and Resettlement Act, 2013 and no interest will be paid on the said amount.

APPROVAL OF DRAFT AWARD:-

The draft award of this acquisition has been approved by the Government of Punjab, Department of Housing and Urban Development on 11.07.2024.

NECESSARY LAND ACQUISITION BENEFITS:-

The land owners will get the necessary benefits and compensation of land as per the provisions of "the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation & Resettlement Act 2013", the nut-shell compensation of acquired land is as under:-

88-89 Missing Khasra No.								
Sr. No.	Village Name	Area in acres	Market Value per acre	Rate After Multiplying Factor 1.5	Solatium 100%	L.P @ 12% from 22.12.2021 to 13.07.2024) 934 days	Total Compensation Per Acre (5+6+7)	Gross Amount for area as per column no. 3
1	2	3	4	5	6	7	8	9
1	Sohana	0.275	₹ 1,80,00,000	₹ 2,70,00,000	₹ 2,70,00,000	₹ 82,90,849	₹ 6,22,90,849	₹ 1,71,29,984
Grand Total								₹ 1,71,29,984

In case any land owner/developer/promoter have sold any part of their land to any person after the issuance of notification U/S11 of The Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013, that transaction will not be considered under the proviso 11(4) Act ibid.

AWARD OF REHABILITATION AND RESETTLEMENT

Award of Rehabilitation and Resettlement is also announced under section 31 of "The Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013". The land owners/affected families will get the benefit of one time Rehabilitation and Resettlement allowance. This amount will be paid only to the land owners covered under section 31 of "The Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013". The details are already mentioned in para 3 of Notification under Section 19 of "The Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013". It is reproduced as under:-

"Whereas, Commissioner, Rehabilitation and Resettlement has approved the Rehabilitation and Resettlement Scheme on 26.05.2023 and forwarded the said report to be made available to the Public & uploaded on the website of Punjab Government as per Section 18 of the said Act. The summary of Rehabilitation and Resettlement Scheme included benefits such as choice of annuity at the lump sum rate of Rs. 5,00,000/- along with Resettlement Allowance of Rs. 50,000/- to each affected family as per their share in the Khewats. The stamp duty and the

other fees payable for registration of land or house allotted to affected family, if any, shall be borne by requiring body. Besides above, the plan also contains scheme to map affected family's skill and education competency and the gap also identified to be filled by suitable training modules. Thus, the affected family members will beir skill or education recapitalized so that they will get gainful employment."

NON APPLICABILITY OF R & R SCHEME:-

The land owners who will opt for land pooling under Land Pooling Policy, which is more lucrative and beneficial, the benefit of cash compensation of Rehabilitation and Resettlement, will not be applicable to them in view of Section 108 of the Act, ibid which is reproduced here under:-

"Option to affected families to avail better compensation and rehabilitation and resettlement.-(1) Where a State law or a policy framed by the Government of a State provides for a higher compensation than calculated under this Act for the acquisition of land, the affected persons or his family or member of his family may at their option opt to avail such higher compensation and rehabilitation and resettlement under such State law or such policy of the State.

(2) Where a State law or a policy framed by the Government of a State offers more beneficial rehabilitation and resettlement provisions under that Act or policy than under this Act, the affected persons or his family or member of his family may at his option opt to avail such rehabilitation and resettlement provisions under such State law or such policy of the State instead of under this Act."

DATE OF POSSESSION:-

I, hereby tender compensation of land to the land owners determined under section 26 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and order to take the possession of the land notified in the declaration under section 19. From today onwards, the ownership of the land vests with the Department of Housing and Urban Development and Greater Mohali Area Development Authority (GMADA) free from all encumbrances.

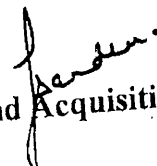
LAND REVENUE ON THE LAND:-

The land which has been acquired is free from land revenue. From today onwards the ownership of the land measuring 0.2750 acres falling in Village Sohana vests with the Department of Housing and Urban Development and Greater Mohali Area Development Authority (GMADA) free from all encumbrances.

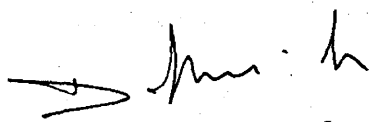
The Land Owners were invited through Mushtari Munadi vide notice no. 2630 dated 12.07.2024 to be present at the time of announcement of award on 13.07.2024 at PUDA Bhawan, Sector- 62, S.A.S Nagar. The landowners, who were not present during the announcement of award and individual notices will also be issued to them under section 37(2) of "The Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013" to receive the amount of compensation. Thereafter, any unpaid


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compensation amount will be deposited with the Land Acquisition, Rehabilitation and Rehabilitation Authority (District Judge, S.A.S Nagar) or section 77 (2) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and no interest will be paid on the said amount


Land Acquisition Collector

Mallik Singh
9815023570


9872008485

Kunjyoti

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