

**LAND ACQUISITION COLLECTOR
URBAN DEVELOPMENT DEPARTMENT, SAHIBZADA AJIT SINGH NAGAR**

AWARD: 596

DATE :- 31.12.2025

BASIC INFORMATION:-

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Villages Bhago Majra and Manak Majra, Tehsil-Mohali of District S.A.S Nagar for the public purpose namely for 200 feet wide road dividing Sector 96/97, 106/107 and 109/110 dividing as per approved Master Plan vide drawing No. DTP(S) 2009/09, dated 03.06.2009 in the area of Tehsil Mohali and Kharar, District S.A.S Nagar by issuing Notification No. 06/05/2021/-6HG1/454 Dated: 08.03.2021 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. The substance of this notification was published in the daily newspaper, i.e. "**Rozana Ajit**" (**Punjabi Version**) dated 30.04.2021. Social Impact Assessment (SIA) study was conducted by the State Social Impact Assessment Authority Guru Nanak Dev University (Amritsar), who submitted their report in 14.10.2021, 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 26.10.2021. 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. Hence, 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 06/05/2021-6HG1/110, dated 08.01.2022 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 08.01.2022 and was published in the two daily newspapers "The Tribune" (English version) dated 03.02.2022 and "Rozana Ajit" (Punjabi version) dated 03.02.2022. The Public Notice regarding the substance of this notification in local language (Punjabi) was got published in the locality as per Rapat No. 246 (Village Bhago Majra and Manak Majra dated 12.04.2022) 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 08.01.2022 of GMADA, Sahibzada Ajit Singh Nagar.

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. 06/05/2021-6HG1/117 dated 06.01.2023, which was published in official gazette dated 06.01.2023. The substance of this declaration was also published in two daily newspapers, "Hindustan Times" (English Version) dated 22.01.2023 and "Jag Bani" (Punjabi Version) dated 22.01.2023. In this regard, the rapat was got entered in "Rapat Roznamcha" of "Patwari Halka" of Rapat No. 251. (dated 10.04.2023). Under this declaration, total 15.6250 acres of land of Village Bhago Majra (7.1625 acres) and Manak Majra (8.4625 acres) was notified for acquisition.

Against notification issued under Section 11, Objections filed under section 15 of the Act could not be heard before issuance of Section 19 notification as the objections were not traceable. Later on the objectors were heard in person by the Land Acquisition Collector on 14.09.2023. After hearing objectors, the report was sent to government and as intimated by the government vide memo no.6/12/2021-6HG1/295 dated 04.03.2025, the objections have been considered and rejected as well as filed.

TYPE OF LAND:-

According to report of field staff, as per Jamabandi of Village Bhago Majra for the year 2016-17 and Manak Majra for the year 2018-19 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 villages for the knowledge of land owners on 03.05.2023 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 forty four (44) numbers of Land owners came present at the time of hearing on 25.05.2023 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 or 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 Manak Majra (Total 70 Sales Deeds) for the period from (08.01.2019 to 08.01.2022).

b) The vicinity villages considered Bairampur, Sohana, Bhago Majra, Landran, Sambhalki and Nanu Majra.

Village Name -Manak Majra & Surrounding Village						Average Rate of Sale Deed during Last 3 Years					
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Tehsil - Mohali			Area (Acre)	Consideration Amount	Rate (Per Acre)
						K/B	M/B	S/B			
1	Bairampur	10000000	11975	27-12-2021	2837	72	14.75	0	9.0922	288000000	31675502
2	Sohana	15000000	3684	05-07-2021	16583	60	0	0	7.5000	150000000	20000000
3	Bhago Majra	10000000	7034	27-03-2019	2614	79	9	0	9.9313	80700000	8125824
4	Bhago Majra	10000000	1411	29-04-2021	2673	36	4	0	4.5250	45250000	10000000
5	Bhago Majra	10000000	4074	13-07-2021	2679	35	18	0	4.4875	44875000	10000000
6	Bairampur	10000000	11155	16-02-2021	2789	28	10	0	3.5625	37762500	10600000
7	Manak Majra	10000000	7330	29-03-2019	1428	11	14	0	1.4625	21489000	14693333
8	Bairampur	10000000	6628	19-03-2019	2592	20	0	0	2.5000	20650000	8260000
9	Sohana	15000000	102	05-04-2021	16558	4	18	0	0.6125	19500000	31836735
10	Landran	10000000	5639	11-08-2021	2966	4	14	0	0.9792	18235000	18622345
11	Bhago Majra	10000000	11156	16-02-2021	2668	10	15	0	1.3438	17415000	12959518
12	Sambhalki	9000000	4735	09-08-2019	1318	7	0	0	0.8750	16700000	19085714
13	Landran	10000000	1678	10-05-2021	2905	4	14	0	0.9792	16023250	16363613
14	Bhago Majra	10000000	2719	12-06-2019	2626	13	6	0	1.6625	15128750	9100000
15	Bhago Majra	10000000	9399	15-01-2021	2667	8	0	0	1.0000	15000000	15000000
16	Landran	10000000	3943	18-07-2019	2683	4	16	0	1.0000	15000000	15000000
17	Landran	10000000	6306	03-10-2019	2707	7	10	13	1.5693	13497521	8600982
18	Manak Majra	10000000	6208	23-08-2021	1475	8	0	0	1.0000	10000000	10000000
19	Bhago Majra	10000000	3760	22-9-2020	2661	9	10	0	1.1875	9618750	8100000
20	Bhago Majra	10000000	3761	22-9-2020	2662	9	10	0	1.1875	9618750	8100000
21	Bhago Majra	10000000	3762	22-9-2020	2663	9	10	0	1.1875	9618750	8100000
22	Nanu Majra	9000000	3496	05-07-2019	978	8	0	0	1.0000	9000000	9000000
23	Nanu Majra	9000000	4639	12-10-2020	1008	8	0	0	1.0000	9000000	9000000
24	Nanu Majra	9000000	1282	7/7/2020	1029	9	7	0	1.1688	9000000	7700205
25	Landran	10000000	227	06-04-2021	2895	4	13	3	0.9703	8296200	8550139
26	Nanu Majra	9000000	5284	31-01-2019	971	8	0	0	1.0000	8000000	8000000
27	Nanu Majra	9000000	1815	21-07-2020	998	8	15	5	1.0972	8000000	7291287
28	Sohana	15000000	8626	06-01-2021	16528	12	9	0	1.5563	7903125	5078150

29	Sohana	15000000	5514	09-08-2021	16603	4	0	0	0.5000	7500000	15000000
30	Manak Majra	10000000	5915	17-08-2021	1470	5	7 1/2	0	0.6719	6750000	10046138
31	Nanu Majra	9000000	3727	7/6/2021	1033	4	3	0	0.5188	6225000	11998843
32	Sohana	15000000	1526	10-05-2019	16339	3	0	0	0.3750	6150000	16400000
33	Bhago Majra	10000000	3759	22-9-2020	2660	5	3	6	0.6479	5248200	8100324
34	Landran	10000000	11205	20-12-2021	2994	1	7	0	0.2813	5180000	18414504
35	Nanu Majra	9000000	4711	15-01-2019	970	4	7	0	0.5438	4980000	9157779
36	Sohana	15000000	7276	29-03-2019	16303	4	12	0	0.5750	4920000	8556522
37	Nanu Majra	9000000	6675	23-11-2020	1019	2	1	0	0.2563	4900000	19118221
38	Nanu Majra	9000000	3575	08-07-2019	979	4	0	0	0.5000	4900000	9800000
39	Sambhalki	9000000	7085	25-10-2019	1321	4	12	0	0.5750	4887500	8500000
40	Nanu Majra	9000000	2787	02-09-2020	1005	5	2 1/2	0	0.6406	4650000	7258820
41	Sohana	15000000	6650	19-03-2019	16302	4	5	0	0.5313	4583000	8626012
42	Sohana	15000000	3287	09-09-2020	16571	4	5 1/2	0	0.5344	4570000	8551647
43	Landran	10000000	7582	20-09-2021	2980	2	0	0	0.4167	4170000	10007199
44	Bhago Majra	10000000	7943	30-09-2021	2685	2	10	0	0.3125	4050000	12960000
45	Sohana	15000000	6576	3/18/2019	16301	3	15	0	0.4688	4043000	8624147
46	Nanu Majra	9000000	6482	07-10-2019	988	4	0	0	0.5000	3600000	7200000
47	Nanu Majra	9000000	1027	4/23/2021	1027	2	2	0	0.2625	3500000	13333333
48	Sohana	15000000	11649	3/9/2020	16673	3	3	0	0.3938	3500000	8887760
49	Nanu Majra	9000000	5389	27-10-2020	1011	2	19	7	0.3736	3375000	9033726
50	Bairampur	10000000	64	01-04-2021	2801	3	2	1 1/2	0.3885	3150000	8108108
51	Bairampur	10000000	65	01-04-2021	2803	3	2	1 1/2	0.3885	3150000	8108108
52	Landran	10000000	8714	14-10-2021	2982	1	10	0	0.3125	3125000	10000000
53	Landran	10000000	6994	08-09-2021	2958	1	4	0	0.2500	3000000	12000000
54	Bairampur	10000000	11072	15-02-2021	2786	2	13	0	0.3313	3000000	9055237
55	Landran	10000000	5812	13-08-2021	2949	1	5	15	0.2682	2700000	10067114
56	Nanu Majra	9000000	6405	04-10-2019	987	3	0	0	0.3750	2700000	7200000
57	Sohana	15000000	6352	17-11-2020	16512	2	1	3	0.2583	2625000	10162602
58	Nanu Majra	9000000	7101	12/2/2020	1038	2	17	8	0.3618	2600000	7186291
59	Sohana	15000000	8688	12-12-2019	16425	2	6	23/24	0	0.2935	2565000
60	Sambhalki	9000000	2142	27-05-2019	1313	2	8.09	0	0.3006	2525736	8402315
61	Nanu Majra	9000000	7747	16-12-2020	1020	2	13	6	0.3354	2430000	7245081
62	Nanu Majra	9000000	4567	7/20/2021	1031	2	2	0	0.2625	2362500	9000000
63	Sohana	15000000	5457	03-09-2019	16375	2	1 1/6	0	0.2573	2250000	8744656
64	Sohana	15000000	9142	27-12-2019	16431	2	2	0	0.2625	2245000	8552381
65	Sohana	15000000	11891	17-03-2020	16454	2	0	0	0.2500	2200000	8800000
66	Sohana	15000000	6800	22-10-2019	16397	2	1	0	0.2563	2200000	8583691
67	Bairampur	10000000	2670	11-06-2019	2617	2	0	0	0.2500	2025000	8100000
68	Nanu Majra	9000000	5545	9/5/2019		2	0	0	0.2500	1800000	7200000
69	Nanu Majra	9000000	5546	9/5/2019		2	0	0	0.2500	1800000	7200000
70	Landran	10000000	6926	23-10-2019	2718	6	8	0	1.3333	1150000	862522
50% Higher Sale Deed Rate of the Preceding 3 years from (08-01-2019 TO 08-01-2022)											
2	Sohana	15000000	3684	05-07-2021	16583	60	0	0	7.5000	150000000	20000000
3	Bhago Majra	10000000	7034	27-03-2019	2614	79	9	0	9.9313	80700000	8125824
4	Bhago Majra	10000000	1411	29-04-2021	2673	36	4	0	4.5250	45250000	10000000
5	Bhago Majra	10000000	4074	13-07-2021	2679	35	18	0	4.4875	44875000	10000000
6	Bairampur	10000000	11155	16-02-2021	2789	28	10	0	3.5625	37762500	10600000
7	Manak Majra	10000000	7330	29-03-2019	1428	11	14	0	1.4625	21489000	14693333
8	Bairampur	10000000	6628	19-03-2019	2592	20	0	0	2.5000	20650000	8260000
10	Landran	10000000	5639	11-08-2021	2966	4	14	0	0.9792	18235000	18622345
11	Bhago	10000000	11156	16-02-2021	2668	10	15	0	1.3438	17415000	12959518

12	Sambhalki	9000000	4735	09-08-2019	1318	7	0	0	0.8750	16700000	19085714
13	Landran	10000000	1678	10-05-2021	2905	4	14	0	0.9792	16023250	16363613
14	Bhago Majra	10000000	2719	12-06-2019	2626	13	6	0	1.6625	15128750	9100000
15	Bhago Majra	10000000	9399	15-01-2021	2667	8	0	0	1.0000	15000000	15000000
16	Landran	10000000	3943	18-07-2019	2683	4	16	0	1.0000	15000000	15000000
17	Landran	10000000	6306	03-10-2019	2707	7	10	13	1.5693	13497521	8600982
18	Manak Majra	10000000	6208	23-08-2021	1475	8	0	0	1.0000	10000000	10000000
19	Bhago Majra	10000000	3760	22-9-2020	2661	9	10	0	1.1875	9618750	8100000
20	Bhago Majra	10000000	3761	22-9-2020	2662	9	10	0	1.1875	9618750	8100000
21	Bhago Majra	10000000	3762	22-9-2020	2663	9	10	0	1.1875	9618750	8100000
22	Nanu Majra	9000000	3496	05-07-2019	978	8	0	0	1.0000	9000000	9000000
23	Nanu Majra	9000000	4639	12-10-2020	1008	8	0	0	1.0000	9000000	9000000
24	Nanu Majra	9000000	1282	7/7/2020	1029	9	7	0	1.1688	9000000	7700205
25	Landran	10000000	227	06-04-2021	2895	4	13	3	0.9703	8296200	8550139
26	Nanu Majra	9000000	5284	31-01-2019	971	8	0	0	1.0000	8000000	8000000
27	Nanu Majra	9000000	1815	21-07-2020	998	8	15	5	1.0972	8000000	7291287
28	Sohana	15000000	8626	06-01-2021	16528	12	9	0	1.5563	7903125	5078150
29	Sohana	15000000	5514	09-08-2021	16603	4	0	0	0.5000	7500000	15000000
30	Manak Majra	10000000	5915	17-08-2021	1470	5	7 1/2	0	0.6719	6750000	10046138
31	Nanu Majra	9000000	3727	7/6/2021	1033	4	3	0	0.5188	6225000	11998843
32	Sohana	15000000	1526	10-05-2019	16339	3	0	0	0.3750	6150000	16400000
33	Bhago Majra	10000000	3759	22-9-2020	2660	5	3	6	0.6479	5248200	8100324
34	Landran	10000000	11205	20-12-2021	2994	1	7	0	0.2813	5180000	18414504
35	Nanu Majra	9000000	4711	15-01-2019	970	4	7	0	0.5438	4980000	9157779
36	Sohana	15000000	7276	29-03-2019	16303	4	12	0	0.5750	4920000	8556522
									₹ 59,8466	₹ 67,27,34,796	
									₹	₹ 1,12,40,986	

Note-These sale Deeds 11975,102 are non indicative for Calculation, Hence not Taken for Consideration

2. a) Calculation of rates for Village Bhago Majra (Total 62 Sales Deeds) for the period from (08.01.2019 to 08.01.2022).

b) The vicinity villages considered Bairampur, Raipur Kalan, Ledi, Manak Majra, Mojpur and Sambhalki.

Average Rate of Sale Deed during Last 3 Years											
Village Name - Bhago Majra & Surrounding Village						Tehsil - Mohali				District - SAS Nagar	
Sl No.	Collector Rate	Village Name	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Kanal	Marla	Sarsahi			
1	10000000	Bairampur	11975	27-12-2021	2837	72	14.75	0	9.0922	28800000	31675502
2	10000000	Bhago Majra	7034	27-03-2019	2614	79	9	0	9.9313	80700000	8125824
3	8100000	Raipur Kalan	5354	27-10-2020	2870	23	13 2/3	0	2.9606	76985313	26003281
4	10000000	Bhago Majra	1411	29-04-2021	2673	36	4	0	4.5250	45250000	10000000
5	10000000	Bhago Majra	4074	13-07-2021	2679	35	18	0	4.4875	44875000	10000000
6	10000000	Bairampur	11155	16-02-2021	2789	28	10	0	3.5625	37762500	10600000
7	3150000	Ledi	4252	01-10-2020	535	13	1	0	1.6313	34000000	20842273
8	8100000	Raipur Kalan	6235	23-08-2021	2902	7	19 2/5	0	0.9963	27197625	27298630

9	10000000	Manak Majra	7330	29-03-2019	1428	11	14	0	1.4625	21489000	14693333
10	10000000	Bairampur	6628	19-03-2019	2592	20	0	0	2.5000	20650000	8260000
11	10000000	Bhingo Majra	11156	16-02-2021	2668	10	15	0	1.3438	17415000	12959518
12	9000000	Sambhalki	4735	09-08-2019	1318	7	0	0	0.8750	16700000	19085714
13	10000000	Bhingo Majra	2719	12-06-2019	2626	13	6	0	1.6625	15128750	9100000
14	10000000	Bhingo Majra	9399	15-01-2021	2667	8	0	0	1.0000	15000000	15000000
15	8100000	Raipur Kalan	3678	05-07-2021	2910	16	0	0	2.0000	14580000	7290000
16	8100000	Raipur Kalan	5621	10-08-2021	2903	4	9	0	0.5562	14405525	25899901
17	10000000	Manak Majra	6208	23-08-2021	1475	8	0	0	1.0000	10000000	10000000
18	8100000	Raipur Kalan	9873	22-01-2020	2860	72	6	6	9.0417	10000000	1105987
19	10000000	Bhingo Majra	3760	22-9-2020	2661	9	10	0	1.1875	9618750	8100000
20	10000000	Bhingo Majra	3761	22-9-2020	2662	9	10	0	1.1875	9618750	8100000
21	10000000	Bhago Majra	3762	22-9-2020	2663	9	10	0	1.1875	9618750	8100000
22	8100000	Raipur Kalan	10325	18-11-2021	2929	8	0	0	1.0000	9000000	9000000
23	8100000	Raipur Kalan	6915	07-09-2021	2927	8	0	0	1.0000	8100000	8100000
24	8100000	Raipur Kalan	2508	10-06-2021	2905	8	0	0	1.0000	7300000	7300000
25	8100000	Raipur Kalan	2517	10-06-2021	2906	8	0	0	1.0000	7290000	7290000
26	8100000	Raipur Kalan	10272	17-11-2021	2930	8	0	0	1.0000	7000000	7000000
27	10000000	Manak Majra	5915	17-08-2021	1470	5	7 1/2	0	0.6719	6750000	10046138
28	8100000	Raipur Kalan	3675	05-07-2021	2907	8	0	0	1.0000	6400000	6400000
29	10000000	Bhago Majra	3759	22-9-2020	2660	5	3	6	0.6479	5248200	8100324
30	9000000	Sambhalki	7085	25-10-2019	1321	4	12	0	0.5750	4887500	8500000
31	8100000	Raipur Kalan	6170	20-08-2021	2916	4	0	0	0.5000	4100000	8200000
32	10000000	Bhago Majra	7943	30-09-2021	2685	2	10	0	0.3125	4050000	12960000
33	8100000	Raipur Kalan	1190	27-04-2021	2921	4	0	0	0.5000	4050000	8100000
34	8100000	Raipur Kalan	3154	07-09-2020	2867	16	0	0	2.0000	4000000	2000000
35	3150000	Mojpur	2746	28-08-2020	1035	10	0	0	1.2500	3950000	3160000
36	3150000	Mojpur	12209	03-01-2022	1087	9	0	0	1.1250	3543750	3150000
37	8100000	Raipur Kalan	10701	14-12-2021	2928	8	0	0	1.0000	3500000	3500000
38	10000000	Bairampur	64	01-04-2021	2801	3	2	1 1/2	0.3885	3150000	8108108
39	10000000	Bairampur	65	01-04-2021	2803	3	2	1 1/2	0.3885	3150000	8108108
40	3150000	Ledi	3792	12-07-2019	530	8	0	0	1.0000	3150000	3150000
41	3150000	Ledi	3793	12-07-2019	531	8	0	0	1.0000	3150000	3150000
42	3150000	Ledi	3795	12-07-2019	532	8	0	0	1.0000	3150000	3150000
43	3150000	Ledi	3797	12-07-2019	533	8	0	0	1.0000	3150000	3150000
44	8100000	Raipur Kalan	5801	13-08-2021	2915	3	0	0	0.3750	3037500	8100000
45	10000000	Bairampur	11072	15-02-2021	2786	2	13	0	0.3313	3000000	9055237
46	3150000	Mojpur	4752	26-7-2021	1045	7	6	7	0.9174	2935000	3199259
47	8100000	Raipur Kalan	2692	27-08-2020	2866	11	10	0	1.4375	2875000	2000000
48	3150000	Mojpur	4751	26-7-2021	1046	7	1	6	0.8854	2836000	3203072
49	8100000	Raipur Kalan	451	09-04-2021	2898	2	12	0	0.3250	2632500	8100000
50	9000000	Sambhalki	2142	27-05-2019	1313	2	8.09	0	0.3006	2525736	8402315
51	3150000	Ledi	3798	12-07-2019	534	6	0	0	0.7500	2362500	3150000
52	10000000	Bairampur	2670	11-06-2019	2617	2	0	0	0.2500	2025000	8100000
53	8100000	Raipur Kalan	1185	27-4-2021	2913	2	0	0	0.2500	2025000	8100000
54	8100000	Raipur Kalan	1191	27-04-2021	2901	2	0	0	0.2500	2025000	8100000

55	8100000	Raipur Kalan	3676	05-07-2021	2908	2	0	0	0.2500	2025000	8100000
56	8100000	Raipur Kalan	11768	26-02-2021	2893	2	0	2	0.2514	1600000	6364360
57	3150000	Mojpur	3779	22-09-2020	1036	3	17 1/2	0	0.4844	1540000	3179191
58	3150000	Mojpur	12144	04-03-2021	1084	3	18	0	0.4875	1540000	3158974
59	3150000	Mojpur	10440	04-02-2021	1038	3	0	0	0.3750	1200000	3200000
60	3150000	Mojpur	10520	05-02-2021	1039	2	10	0	0.3125	1030000	3296000
61	3150000	Mojpur	5446	9-8-2021	1047	2	10	0	0.3125	990000	3168000
62	3150000	Mojpur	4455	01-08-2019	1017	2	0	0	0.2500	800000	3200000

50% Higher Sale Deed Rate of the Preceding 3 years from (08-01-2019 TO 08-01-2022)

2	10000000	Bhago Majra	7034	27-03-2019	2614	79	9	0	9.9313	80700000	8125824
4	10000000	Bhago Majra	1411	29-04-2021	2673	36	4	0	4.5250	45250000	10000000
5	10000000	Bhago Majra	4074	13-07-2021	2679	35	18	0	4.4875	44875000	10000000
6	10000000	Bairampur	11155	16-02-2021	2789	28	10	0	3.5625	37762500	10600000
7	3150000	Ledi	4252	01-10-2020	535	13	1	0	1.6313	34000000	20842273
9	10000000	Manak Majra	7330	29-03-2019	1428	11	14	0	1.4625	21489000	14693333
10	10000000	Bairampur	6628	19-03-2019	2592	20	0	0	2.5000	20650000	8260000
11	10000000	Bhago Majra	11156	16-02-2021	2668	10	15	0	1.3438	17415000	12959518
12	9000000	Sambhalki	4735	09-08-2019	1318	7	0	0	0.8750	16700000	19085714
13	10000000	Bhago Majra	2719	12-06-2019	2626	13	6	0	1.6625	15128750	9100000
14	10000000	Bhago Majra	9399	15-01-2021	2667	8	0	0	1.0000	15000000	15000000
15	8100000	Raipur Kalan	3678	05-07-2021	2910	16	0	0	2.0000	14580000	7290000
17	10000000	Manak Majra	6208	23-08-2021	1475	8	0	0	1.0000	10000000	10000000
18	8100000	Raipur Kalan	9873	22-01-2020	2860	72	6	6	9.0417	10000000	1105987
19	10000000	Bhago Majra	3760	22-9-2020	2661	9	10	0	1.1875	9618750	8100000
20	10000000	Bhago Majra	3761	22-9-2020	2662	9	10	0	1.1875	9618750	8100000
21	10000000	Bhago Majra	3762	22-9-2020	2663	9	10	0	1.1875	9618750	8100000
22	8100000	Raipur Kalan	10325	18-11-2021	2929	8	0	0	1.0000	9000000	9000000
23	8100000	Raipur Kalan	6915	07-09-2021	2927	8	0	0	1.0000	8100000	8100000
24	8100000	Raipur Kalan	2508	10-06-2021	2905	8	0	0	1.0000	7300000	7300000
25	8100000	Raipur Kalan	2517	10-06-2021	2906	8	0	0	1.0000	7290000	7290000
26	8100000	Raipur Kalan	10272	17-11-2021	2930	8	0	0	1.0000	7000000	7000000
27	10000000	Manak Majra	5915	17-08-2021	1470	5	7 1/2	0	0.6719	6750000	10046138
28	8100000	Raipur Kalan	3675	05-07-2021	2907	8	0	0	1.0000	6400000	6400000
29	10000000	Bhago Majra	3759	22-9-2020	2660	5	3	6	0.6479	5248200	8100324
30	9000000	Sambhalki	7085	25-10-2019	1321	4	12	0	0.5750	4887500	8500000
31	8100000	Raipur Kalan	6170	20-08-2021	2916	4	0	0	0.5000	4100000	8200000
32	10000000	Bhago Majra	7943	30-09-2021	2685	2	10	0	0.3125	4050000	12960000
33	8100000	Raipur Kalan	1190	27-04-2021	2921	4	0	0	0.5000	4050000	8100000

Highest 50% Sale Deed Total.

₹ 48,65,82,200

Average Rate of Preceding last Three Years 29 No. Highest Registry).

₹ 84,19,411

Note-These sale Deeds 11975, 6235, 5354, 5621 are non indicative for Calculation, Hence not Taken for Consideration.

- From the above table, it is ascertained that circle rate of Village Manak Majra is 1,00,00,000/- Per Acre and Bhago Majra is 1,00,00,000/- 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.

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 are 5 in numbers of the under mentioned villages:-

Sr. No	Village	Vasika No	Land	Consideration amount	Per acre rate
1.	Bhago Majra	11975 dated 27.12.2021	72 Kanal 14.75 Marla	28,80,00,000/-	3,16,75,502/-
2.	Sohana	102 dated 05.04.2021	4 Kanal 18 Marla	1,95,00,000/-	3,18,36,735/-
3.	Raipur Kalan	6235 dated 23.08.2021	7 Kanal 19 2/5 Marla	2,71,97,625/-	2,72,98,630/-
4.	Raipur Kalan	5354 dated 27.10.2020	23 Kanal 13 2/3 Marla	7,69,85,313/-	2,60,03,281/-
5.	Raipur Kalan	5621 dated 10.08.2021	4 Kanal 9 Marla	1,44,05,525/-	2,58,99,901/-


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 deed following rates shall be considered as market rate:-

Sr. No.	Name of Villages	Average Sale Price Calculated for Chahi Land (Per Acre)
(1)	Manak Majra and its surrounding villages	Rs. 1,12,40,986/-
(2)	Bhago Majra and its surrounding villages	Rs. 84,19,411/-

Since, the average rate of village Bhago Majra is lower than the circle rate i.e. Rs. 1,00,00,000/- hence circle rate of village Bhago Majra have been considered as market rate.

Considering the above, the market rate of Manak Majra and Bhago Majra will be as under:-

Sr. No.	Name of Villages	Market Rate for Chahi Land (Per Acre)
(1)	Manak Majra and its surrounding villages	Rs. 1,12,40,986/-
(2)	Bhago Majra and its surrounding villages	Rs. 1,00,00,000/-

As per the notification no. 24/84/2013-LR-1/16196 dated 30.10.2014 and further amended vide notification number 30/3/2016-LR-1(1)/3614 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 Principal Secretary to Government of Punjab, Housing and Urban Development on 28.12.2025.

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.

STRUCTURES ETC:-

There are Fruit bearing trees, Non Fruit bearing trees, Structures/Tubewells/Pipelines/Kothas/Houdis in the acquired land. The survey reports of these have been sent to the Concerned Technical Departments of the State Government for valuation/assessment. The payment of compensation of these Fruit bearing trees, Non Fruit bearing trees, Structures/Tubewells/Pipelines/Kothas/Houdis will be made to the concerned land owners as per valuation/assessment made by the Concerned Technical Departments and as per the provisions of "the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013. The value of the assessed amount is added in the award.

CROPS:-

The land owners can harvest the Paddy crops of year 2023 and no compensation for the same will be paid to the land owners.

LAND POOLING OPTION:-

The land owners of these villages 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.H-U-HII/45/2025-6HII/1445 dated 21-

11-2025. Land owners whose land is being acquired will be offered land pooling in lieu of their acquired land as under:-

Entitlement <u>(Per acre)</u>	Alternative available <u>(Per acre)</u>
1000 Sq.yd residential & 200 Sq.yd Commercial area (sco)	1600 sq.yd.residential area

Note: 1. The Chief Administrator, GMADA will decide the size of plots to be allotted in accordance with the Master Plan/Layout Plan/Planning of the concerned area and availability of plots.

2. The remaining provisions contained in the policy notified with No. 10/24/2020-6HG1/26 dated 05.01.2021 for the area falling under the jurisdiction of GMADA shall remain intact.

The cut off date for submission of Land Pooling application forms will be 120 days from the date of announcement of award.

Note:- *In case any land owner after the issuance of notification U/S11 of the Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013 has made any transaction or caused any encumbrances on such land that will not be considered under the provisions of section 11(4) of the ibid Act. The relevant section is reproduced as under:-*

Section 11(4)

“No person shall make any transaction or cause any transaction of land specified in the preliminary notification or create any encumbrances on such land from the date of publication of such 15 notification till such time as the proceedings under this Chapter are completed”

ADDITIONAL BENEFITS TO BE GIVEN TO THE LAND OWNERS:-

Apart from compensation and benefits under the Act, ibid, the land owners will also be issued Sahuliyat Certificate of the following benefits. The validity of Sahuliyat Certificate shall be counted two years from the date of allotment of developed plot/site or the acceptance of the cash compensation:-

1. The Stamp duty and registration fees payable for registration of the agriculture land purchased by the land owner will be exempted in any other area of Punjab against;-
 - (a) The amount of compensation received by the land owner and
 - (b) The value of LOI's (Letter of Intent) in respect of residential area sold or the Collector Rate of the plot fixed by the concerned collector, whichever is less.
2. The land owner will be eligible for one Electric Connection for Tubewell on priority basis.
3. The land owners will be eligible for subsistence allowance @ of 25,000 per acre, per annum from the date of release of possession in favour of GMADA. Land owners who will sell their L.O.I are not eligible for subsistence allowance for that portion of land

which has been sold. The subsistence allowance will only be given against the submission/showing of original L.O.I copy in the office.

ADDITIONAL BENEFITS TO BE GIVEN TO THE LAND OWNERS:-

Apart from compensation and benefits under the Act, ibid, the land owners will also be 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:-

4. 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.

The land owner will be eligible for one Electric Connection for Tubewell on priority basis.

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 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 28.12.2025.

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:-

200 ft. 95/96											
Sr. No.	Village Name	Area in acres	Area Under Developers	Balance Area	Market Value per acre	Rate After Multiplying Factor 1.5	Solatium 100%	A.P @ 12% from (08.03.2021 to 31.12.2025) 1759 days	Total Compensation Per Acre (7+8+9)	Gross Amount for area as per column no. 5	
1	2	3	4	5	6	7	8	9	10	11	
1	Bhago Majra	7.1625	0.4844	6.6781	₹ 1,00,00,000	₹ 1,50,00,000	₹ 1,50,00,000	₹ 86,74,521	₹ 3,86,74,521	₹ 25,82,72,316	
2	Manak Majra	8.4625	2.7519	5.7106	₹ 1,12,40,986	₹ 1,68,61,479	₹ 1,68,61,479	₹ 97,51,016	₹ 4,34,73,974	₹ 24,82,62,478	
Grand Total											
₹ 50,65,34,794											

Note 1: In this Scheme certain Developers and Promoters have ownership in their names. Therefore, these Developers and Promoters will be compensated as per policy issued by the Government of Punjab, Housing and Urban Department, vide no. 17/17/01-5HG2/P.F/408991/1-8 Dated. 06.02.2015 and not on award rates as calculated above.

2. In case any land owner/developer/promoter have transferred any part of their land by sale or otherwise 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.

Value of Assets (Structures/Tubewell Kotha/Fruit Bearing Trees/Non Fruit Bearing Trees)

1. Tubewell Kotha etc. assessed by Public Health Department is pending and will be released on receipt of assessment.
2. Fruit Bearing Trees assessed by Horticulture Department is pending will be released on receipt of assessment.
3. Non Fruit Bearing Trees assessed by Forest Department is pending will be released on receipt of assessment.

Additional Award of Solatium and A.P. U/S 30 of the LARRA Act 2013 in the above assets amounts is to be added.

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 14.11.2022 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 the 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 get their skill or education recapitalized so that they will get gainful employment."

The total compensation for Rehabilitation and Resettlement as approved by the Commissioner R & R is for 40 families @ of Rs. 5.5 Lakhs per family as per their share in the Khewats is amounting Rs 2,19,99,990/- which is as per Annexure.

NON APPLICABILITY OF R & R SCHEME:-

The land owner can either opt for cash compensation or land pooling. 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 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.

 Few of the land owners who have filed C.W.P in the Hon'ble Court Punjab and Haryana and which are pending for adjudication before the court has granted dispossession stay, so their possession of the land will only be taken after the final disposal of the writ. The detail of the C.W.P No. is as under: -

Sr. No.	CWP Number and Date	Petitioners Name	Area Affected	Remarks
1.	11131 of 2023	Jagtar Singh and others v/s State of Punjab	6 Kanal 10 Marla	Status quo with regard to the possession of the land be maintained till the next date of hearing.

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 **15.6250** acres falling in Villages Bhago Majra and Manak Majra 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. 9187-9192 dated 26.12.2025 to be present at the time of announcement of award on 31.12.2025 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 compensation amount will be deposited with the Land Acquisition, Rehabilitation and Rehabilitation Authority (District Judge, S.A.S Nagar) under 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