

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

**AWARD NO. 578 (CHATT)**

**DATE :- 11.02.2021**

**BASIC INFORMATION:-**

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Village Matran, Beri, Kishanpura and Chatt (**POCKET-A**) for the public purpose namely for "setting up of Aerotropolis Residential Project near IT City and Aerocity in Sahibzada Ajit Singh Nagar" by issuing Notification No. 6/05/2017-6HG1/1118766/1 dated 05.12.2017 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 daily newspapers, i.e. "The Tribune" (English Version) and "Rojana Ajit" (Punjabi Version) dated 20.12.2017. Social Impact Assessment (SIA) study was conducted by the Department of Anthropology, Punjab University, Chandigarh, which submitted the Social Impact Assessment (SIA) Study Report on 04.07.2018, which 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) Two representative of Panchayats of Villages and One Technical Expert (Sh. Tarlochan Singh and Chief Engineer (Retd.)) submitted its report to the Government on 09.11.2018. 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 of Social Impact Assessment Report the committee has found that Aerocity Expansion Scheme 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 as also recommendations of Expert Group and decided to proceed with this acquisition.

Accordingly, Government of Punjab, Department of Housing and Urban Development issued Notification No. 6/05/2017/-6HG1/1412820/1, dated 06.02.2019 under Section-11 of "*The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013*", which was published in Official Gazette dated 06.02.2019. This notification was published in daily newspapers, i.e. "The Tribune" (English Version) and "Rojana Ajit" (Punjabi Version) dated 19.02.2019. The substance of this notification was entered in the Roznamcha Waqiyati of Village Bakarpur vide Rapat No 231 dated 11.03.2019, Village Rurka and Safipur vide Rapat No 182 dated 28.03.2019, Nariangarh and Chatt vide Rapat No 248 dated 28.03.2019 respectively as well as sent to the office of Tehsildar Mohali and District Collector, Sahibzada Ajit Singh Nagar for information of concerned land owners. This notification was also got uploaded on the website of GMADA, Sahibzada Ajit Singh Nagar on 06.02.2019.

The land owners of Village Bakarpur, Nariangarh, Chatt, Rurka and Safipur, (**POCKET-A**) had filed Two Hundred Fifty Six (256) out of which objections 60 objection were of Village Chatt under section 15(1) of "the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013" against the publication of this notification and hearing of land owners qua objections was conducted by the Land Acquisition Collector, Urban Development on 18.02.2020 at 11:00 A.M, in the presence of land owners as well as Sarpanchs of Village Bakarpur, Rurka, Safipur, Nariangarh and Chatt, (**POCKET-A**) jointly of all Villages which were part of notification under section 11. The report as well as recommendation regarding these objections was sent by the Land Acquisition Collector, Urban Development to the Government vide diary no. 70185 dated 28.11.2019. Thereafter vide diary no. 8787 dated 24.02.2020 and finally vide diary no. 1612 dated 03.08.2020, in which the land owners has been granted CLU by the competent authority was recommended to be exempting from the acquisition which was accepted by the Government of Punjab, Department of

Housing and Urban Development vide memo no. 06/05/2017-6HG1/1163 dated 24.08.2020.

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. 6/05/2017-6HG1/1186/A3 dated 28.08.2020 only for the Village Chatt. The notification of others Villages was published separately. This notification was published in official gazette dated 28.08.2020. The substance of this declaration was also published in two daily newspapers, "Hindustan Times" (English Version) dated 29.08.2020 and "Ajit" (Punjabi Version) dated 29.08.2020. In this regard, the rapat was got entered in "Rapat Roznamcha" of "Patwari Halka" of Chatt vide Rapat No. 26 dated 23.09.2020. Under this declaration, 60.4115 acres of land of this village was notified for acquisition. This notification was also uploaded on the website of GMADA, Sahibzada Ajit Singh Nagar. Therefore in Pocket A award of Village Chatt for 60.4115 acres is announced.

**TYPE OF LAND:-**

According to report of field staff, as per Jamabandi of Village Chatt for the year 2018-2019, (**POCKET-A**), type of total land is "Chahi" and ownership of this land is mostly vested with private persons. 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".

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 19.10.2020 and the notice was also uploaded 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, Sahibzada Ajit Singh Nagar. Due to Covid-19 very few Land owners were present at the time of hearing on 19.10.2020 but they have not marked their attendance due to

protest on acquisition. Few land owners who had filed a CWP in the Hon'ble Court had produced a copy of stay order granted by the Hon'ble Punjab and Haryana High Court. 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. Some of the land owners wanted to know the location of commercial pockets being earmarked for offering land pooling. Few of the land owners had submitted that they would accept the land pooling policy of the Government, which is benificairy to them.

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 Sahibzada Ajit Singh Nagar and both cash compensation as well as land pooling is being offered to the land owners as per policy of the State Government. The compensation of the land is being paid by determining market value of the land under section 26 of Act ibid and with the approval of the State Government. Therefore, these objections raised by the land owners are not tenable and hence the same are rejected. So far the exemption of land where the land owners had running illegal business, which is the without the permission of the competent authority have been directed to Act, under the rules and regulations, otherwise the competent authority will take necessary action. Since, the land is being acquired for Hormonious Planning, so un-planned construction has to be removed. After the planning of acquired land, the land owners are at liberty to approach the Chief Administrator, GMADA for any grievance on this issue.

#### **DETERMINATION OF MARKET VALUE**

The determination of market value is to be made under the provisions of section 26 of "the Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013", 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.*

**VILLAGE CHATT**

In order to work out market value of the land of Village Chatt as per criteria mentioned in clauses "a" and "b" of section 26(1) of the Act *ibid*, collector rates of this village fixed by District Collector, Sahibzada Ajit Singh Nagar at the relevant time as well as copies of all 319 sale deeds of land of Village Chatt and adjoining seven Villages Kishanpura, Naraingarh, Dyalpura, Beer Chatt, Nabha, Ramgarh Bhuda and Satabgarh (**POCKET-A**), which were executed immediately preceding three years prior to issuance of notification dated 06.02.2019 under section 11 of the Act *ibid* i.e. of period falling between 06-02-2016 to 06-02-2019) were collected from the office of the Tehsildar Zirakpur. Circle rate of Village Chatt is Rs. 59,35,125/- Per Acre. JJ

As per sub Section (1) (c) of this Section 26, 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 hence, not applicable. Details of all 319 sale deeds of lands of Village Chatt and adjoining seven Villages Kishanpura, Naraingarh, Dyalpura, Beer Chatt, Nabha, Ramgarh Bhuda and Satabgarh (**POCKET-A**), which were executed immediately preceeding three years prior to issuance of notification dated 06.02.2019 under section 11 of the Act ibid i.e. of period falling between 06-02-2016 to 06-02-2019) are mentioned in the **Table- I** below:-

**Table-I**

Average Rate of Sale Deed during Last 3 Years									
Village Name -- Chatt and its surrounding					Teshil- Mohali/Derabasi			Distt. S.A.S Nagar	
Sr. No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Area			Area (Acre)	Consideration Amount
					K/B	M/B	S/B		
1	Chhat	5935125	7638	21-03-2016	15	10	0	3.2292	150000000
2	Chhat	5935125	1463	26-05-2016	12	0	0	2.5000	102000000
3	Ramgarh Bhuda	3108875	7842	27-12-2017	13	19	0	2.9063	100841000
4	Ramgarh Bhuda	3108875	888	08-05-2017	16	0	0	3.3333	98000000
5	Ramgarh Bhuda	3108875	3465	10-07-2018	12	0	0	2.5000	81108000
6	Chhat	5935125	4275	18-09-2017	20	0	0	4.1667	80000000
7	Chhat	5935125	7337	07-03-2017	11	18	0	2.3750	74375000
8	Ramgarh Bhuda	3108875	8123	04-01-2018	8	0	0	1.6667	69600000
9	Chhat	5935125	1500	27-05-2016	8	0	0	1.6667	68000000
10	Chhat	5935125	5602	24-10-2017	9	0	16.5	1.8836	58238894
11	Chhat	5935125	2018-19/13/2097	05-06-2018	4	0	0	0.8333	55100000
12	Chhat	5935125	540	22-04-2016	8	16	0	1.8333	55000000
13	Ramgarh Bhuda	3108875	3538	17-08-2016	8	14	0	1.8125	54907828
14	Chhat	5935125	8312	22-03-2018	5	6	13.33	1.1111	53333250
15	Chhat	5935125	2018-19/13/1142	03-05-2018	3	9	0	0.7188	53200000
16	Chhat	5935125	538	22-04-2016	7	0	0	1.4583	52500000
17	Kishanpura	2945250	3684	01-09-2017	75	11	10	15.7448	51525000
18	Ramgarh Bhuda	3108875	533	19-04-2018	8	0	0	1.6667	50000000
19	Nabha	8075000	3871	19-07-2018	2	12	0	0.5417	47580000
20	Chhat	5935125	120	05-04-2016	3	16	10	0.7969	45421875
21	Chhat	5935125	134	07-04-2017	4	8	12 1/2	0.9232	45000000
22	Chhat	5935125	1579	30-05-2017	6	4	7.5	1.2956	43303031

23	Chhat	5935125	15840	16-03-2018	8	0	0	1.6667	42500000
24	Chhat	5935125	1260	19-05-2017	6	8	1	1.3339	41313132
25	Ramgarh Bhuda	3108875	3466	10-07-2018	6	1	0	1.2604	40892000
26	Chhat	5935125	2533	05-10-2018	5	6	13 1/3	1.1109	38866578
27	Chhat	5935125	135	07-04-2017	3	0	0	0.6250	35000000
28	Chhat	5935125	3362	11-08-2017	6	1	0	1.2604	33275000
29	Chhat	5935125	687	10-08-2018	5	0	0	1.0417	33000000
30	Dyalpura	2664750	5837	09-01-2019	8	0	0	1.6667	31800000
31	Chhat	5935125	7570	20-12-2017	3	4	2 1/2	0.6680	30000000
32	Nabha	8075000	5880	11-01-2019	11	19	11	2.4953	29943750
33	Chhat	5935125	6733	27-11-2017	4	18	10	1.0260	29696465
34	Nabha	8075000	3994	23-07-2018	11	15	14	2.4552	29462500
35	Ramgarh Bhuda	3108875	2904	16-10-2018	4	17	5	1.0130	29175000
36	Nabha	8075000	2071	02-06-2018	3	4	12	0.6729	28220000
37	Kishanpura	2945250	3424	16-08-2017	40	0	0	8.3333	27300000
38	Chhat	5935125	1573	31-05-2016	3	1	0	0.6354	25925000
39	Ramgarh Bhuda	3108875	2895	16-10-2018	2	10	16	0.5292	25400000
40	Chhat	5935125	7898	28-12-2017	5	1	0	1.0521	25311430
41	Chhat	5935125	2352	27-09-2018	3	12	10	0.7552	25269191
42	Stabgarh	2677500	328	17-04-2017	14	15	0	3.0729	25100000
43	Chhat	5935125	539	22-04-2016	4	0	0	0.8333	25000000
44	Chhat	5935125	8056	30-03-2017	4	0	0	0.8333	25000000
45	Nabha	8075000	2762	19-06-2018	4	19	15	1.0391	25000000
46	Ramgarh Bhuda	3108875	1165	31-08-2018	2	13	18	0.5615	25000000
47	Nabha	8075000	4803	11-12-2018	4	11	#####	0.9542	24950000
48	Dyalpura	2664750	3882	15-11-2018	6	0	0	1.2500	24925000
49	Dyalpura	2664750	3880	15-11-2018	4	14	10	0.9844	24921875
50	Nabha	8075000	3050	18-10-2018	3	10	17	0.7380	24808000
51	Kishanpura	2945250	764	03-05-2017	34	11	15	7.2057	24031000
52	Chhat	5935125	3066	22-10-2018	2	13	6 2/3	0.5556	23631315
53	Chhat	5935125	479	18-04-2018	4	15	0	0.9896	23598232
54	Chhat	5935125	5330	22-11-2016	3	0	0	0.6250	22500000
55	Chhat	5935125	7874	28-12-2017	10	12	10	2.2135	22312407
56	Chhat	5935125	3368	11-08-2017	4	9	0	0.9271	22250000
57	Dyalpura	2664750	3816	14-11-2018	6	9	19 1/2	1.3539	22000000
58	Chhat	5935125	1596	31-05-2017	3	7	0	0.6979	21111112
59	Nabha	8075000	5338	26-12-2018	3	2	5 2/15	0.6485	20450000
60	Chhat	5935125	1309	22-05-2017	3	1	0	0.6354	20328283
61	Dyalpura	2664750	3823	14-11-2018	15	12	0	3.2500	20000000
62	Dyalpura	2664750	5161	21-12-2018	8	11	5 2/5	1.7841	20000000
63	Nabha	8075000	13/2017- 18/1/2871	24-01-2018	8	0	0	1.6667	20000000
64	Nabha	8075000	17913	22-02-2018	8	0	0	1.6667	20000000
65	Nabha	8075000	2763	19-06-2018	10	3	5	2.1172	20000000
66	Ramgarh Bhuda	3108875	4431	22-09-2017	4	2	3	0.8557	20000000

67	Ramgarh Bhuda	3108875	2897	16-10-2018	4	0	0	0.8333	20000000
68	Nabha	8075000	235	31-07-2018	7	14	0	1.6042	17500000
69	Chhat	5935125	1791	14-09-2018	2	10	0	0.5208	16500000
70	Chhat	5935125	5146	20-12-2018	2	9	0	0.5104	16170000
71	Nabha	8075000	6365	22-01-2019	4	7	$\frac{5}{2/15}$	0.9089	16000000
72	Chhat	5935125	1627	11-09-2018	5	3	0	1.0729	15100000
73	Chhat	5935125	4825	13-10-2016	3	0	0	0.6250	15000000
74	Chhat	5935125	1212	05-09-2018	3	0	0	0.6250	14850000
75	Dyalpura	2664750	3818	14-11-2018	3	16	0	0.7917	14000000
76	Kishanpura	2945250	4464	03-10-2016	19	12	0	4.0833	13255000
77	Kishanpura	2945250	2018-19/13/2248	07-06-2018	4	16	0	1.0000	13000000
78	Chhat	5935125	8311	22-03-2018	1	6	13.33	0.2778	12658750
79	Chhat	5935125	5866	16-12-2016	2	0	2 1/2	0.4180	12500000
80	Dyalpura	2664750	3881	15-11-2018	3	11	10	0.7448	12000000
81	Chhat	5935125	75	26-07-2018	4	15	2 1/2	0.9909	11850000
82	Chhat	5935125	242	31-07-2018	4	15	2 1/2	0.9909	11850000
83	Nabha	8075000	1629	11-09-2018	2	11	13	0.5380	11621250
84	Dyalpura	2664750	3740	13-11-2018	5	1	1 1/2	1.0529	11000000
85	Nabha	8075000	7753	22-12-2017	6	7	14	1.3302	10800000
86	Kishanpura	2945250	7480	15-03-2016	13	0	0	2.7083	10430000
87	Chhat	5935125	2538	11-07-2016	3	9	0	0.7188	10000000
88	Chhat	5935125	1123	03-05-2018	6	16	0	1.4167	10000000
89	Dyalpura	2664750	6537	25-01-2019	4	10	13	0.9443	10000000
90	Dyalpura	2664750	6507	25-01-2019	3	11	0	0.7396	10000000
91	Ramgarh Bhuda	3108875	3739	30-01-2018	4	0	0	0.8333	10000000
92	Kishanpura	2945250	13/2017-18/1/12599	08-03-2018	12	0	0	2.5000	9162500
93	Ramgarh Bhuda	3108875	15268	15-03-2018	5	2	12	1.0688	9000000
94	Chhat	5935125	2724	12-07-2017	1	6	13	0.2776	8937750
95	Dyalpura	2664750	3820	14-11-2018	1	9	6 2/3	0.3056	8751250
96	Chhat	5935125	2018-19/13/3746	17-07-2018	7	0	0	1.4583	8656000
97	Chhat	5935125	5885	01-11-2017	1	5	0	0.2604	8080808
98	Nabha	8075000	3876	15-11-2018	4	2	15	0.8620	8000000
99	Stabgarh	2677500	3609	12-07-2018	2	13	10	0.5573	8000000
100	Nabha	8075000	160	09-04-2018	3	3	5	0.6589	7700000
101	Nabha	8075000	6113	08-11-2017	2	1	5 1/3	0.4299	7500000
102	Nabha	8075000	6123	08-11-2017	2	1	5 1/3	0.4299	7500000
103	Nabha	8075000	6463	18-02-2018	2	1	5 1/3	0.4299	7500000
104	Chhat	5935125	5981	21-12-2016	5	13	10	1.1823	7400000
105	Kishanpura	2945250	3906	19-07-2018	4	16	0	1.0000	7000000
106	Chhat	5935125	7902	28-03-2017	2	15	0	0.5729	6925000
107	Chhat	5935125	13/2017-18/1/3080	09-03-2018	1	10	3	0.3141	6675000
108	Kishanpura	2945250	2018-19/13/2005	25-05-2018	4	16	0	1.0000	6500000
109	Kishanpura	2945250	2018-19/13/2587	14-06-2018	4	16	0	1.0000	6500000

110	Kishanpura	2945250	4498	04-12-2018	4	16	0	1.0000	6500000
111	Nabha	8075000	3071	22-10-2018	3	15	16 1/2	0.7898	6400000
112	Kishanpura	2945250	2170	24-09-2018	2	8	0	0.5000	6000000
113	Dyalpura	2664750	5148	20-12-2018	4	10	18	0.9469	6000000
114	Stabgarh	2677500	5645	04-01-2019	7	3	0	1.4896	5015000
115	Kishanpura	2945250	7036	06-12-2017	4	7	0	0.9063	5000000
116	Chhat	5935125	3910	16-11-2018	4	0	0	0.8333	4990000
117	Kishanpura	2945250	1211	07-05-2018	7	18	0	1.6458	4980000
118	Chhat	5935125	6863	13-02-2017	3	0	0	0.6250	4972000
119	Kishanpura	2945250	3852	19-07-2018	4	7	0	0.9063	4950000
120	Kishanpura	2945250	2018- 19/13/2244	07-06-2018	4	16	0	1.0000	4900000
121	Dyalpura	2664750	3625	13-07-2018	2	6	0	0.4792	4895000
122	Dyalpura	2664750	3623	13-07-2018	2	4	0	0.4583	4880000
123	Kishanpura	2945250	2018- 19/13/972	01-05-2018	4	16	0	1.0000	4800000
124	Kishanpura	2945250	2018- 19/13/903	27-04-2018	4	16	0	1.0000	4800000
125	Kishanpura	2945250	1166	04-05-2018	4	16	0	1.0000	4800000
126	Kishanpura	2945250	1807	14-09-2018	4	16	0	1.0000	4800000
127	Kishanpura	2945250	3787	14-11-2018	2	8	0	0.5000	4800000
128	Dyalpura	2664750	2702	11-07-2017	2	19	0	0.6146	4800000
129	Dyalpura	2664750	4858	13-12-2018	2	0	10	0.4219	4800000
130	Stabgarh	2677500	831	16-08-2018	2	18	0	0.6042	4800000
131	Dyalpura	2664750	3748	13-11-2018	2	7	8.75	0.4941	4700000
132	Stabgarh	2677500	2053	24-06-2016	4	12	8	0.9625	4650000
133	Dyalpura	2664750	4221	15-09-2017	1	8	8	0.2958	4600800
134	Chhat	5935125	7750	22-03-2017	1	16	0	0.3750	4500000
135	Chhat	5935125	1886	17-09-2018	1	16	0	0.3750	4500000
136	Kishanpura	2945250	2018- 19/13/703	24-04-2018	4	16	0	1.0000	4500000
137	Dyalpura	2664750	4936	03-10-2017	1	19	12	0.4125	4500000
138	Dyalpura	2664750	4663	06-12-2018	2	7	5	0.4922	4500000
139	Dyalpura	2664750	5368	27-12-2018	1	15	10	0.3698	4500000
140	Nabha	8075000	53	05-04-2018	1	5	0	0.2604	4500000
141	Ramgarh Bhuda	3108875	3157	23-10-2018	5	0	0	1.0417	4500000
142	Ramgarh Bhuda	3108875	3157	23-10-2018	5	0	0	1.0417	4500000
143	Chhat	5935125	1603	11-09-2018	2	0	0	0.4167	4250000
144	Chhat	5935125	8059	02-01-2018	3	0	13	0.6318	4200000
145	Dyalpura	2664750	4904	14-12-2018	1	13	15	0.3516	4200000
146	Nabha	8075000	815	26-04-2018	1	14	0	0.3542	4200000
147	Chhat	5935125	4810	11-12-2018	1	14	0	0.3542	4000000
148	Kishanpura	2945250	13/2017- 18/1/3872	05-02-2018	4	16	0	1.0000	4000000
149	Kishanpura	2945250	2018- 19/13/701	24-04-2018	4	16	0	1.0000	4000000
150	Kishanpura	2945250	2018- 19/13/700	24-04-2018	4	16	0	1.0000	4000000
151	Kishanpura	2945250	2018- 19/13/702	24-04-2018	4	16	0	1.0000	4000000

152	Kishanpura	2945250	2018-19/13/706	24-04-2018	4	16	0	1.0000	4000000
153	Kishanpura	2945250	2018-19/13/2676	15-06-2018	4	16	0	1.0000	4000000
154	Kishanpura	2945250	4011	23-07-2018	3	12	0	0.7500	4000000
155	Kishanpura	2945250	1019	23-08-2018	4	16	0	1.0000	4000000
156	Kishanpura	2945250	5858	10-01-2019	4	16	0	1.0000	4000000
157	Dyalpura	2664750	3741	13-11-2018	2	17	15	0.6016	4000000
158	Dyalpura	2664750	3742	13-11-2018	1	18	15	0.4036	4000000
159	Dyalpura	2664750	4371	29-11-2018	2	0	10	0.4219	4000000
160	Nabha	8075000	2140	21-09-2018	1	5	0	0.2604	4000000
161	Dyalpura	2664750	4207	14-09-2017	3	6	0	0.6875	3960000
162	Chhat	5935125	515	24-04-2017	2	0	0	0.4167	3900000
163	Kishanpura	2945250	2356	27-09-2018	2	8	0	0.5000	3900000
164	Nabha	8075000	3014	26-06-2018	1	5	0	0.2604	3890000
165	Kishanpura	2945250	593	09-08-2018	4	16	0	1.0000	3840000
166	Kishanpura	2945250	594	09-08-2018	4	16	0	1.0000	3840000
167	Kishanpura	2945250	595	09-08-2018	4	16	0	1.0000	3840000
168	Kishanpura	2945250	596	09-08-2018	4	16	0	1.0000	3840000
169	Kishanpura	2945250	960	21-08-2018	4	16	0	1.0000	3800000
170	Ramgarh Bhuda	3108875	3935	20-07-2018	1	8	12	0.2979	3800000
171	Nabha	8075000	1917	24-05-2018	2	5	0	0.4688	3790000
172	Dyalpura	2664750	2087	05-06-2018	2	18	0	0.6042	3731000
173	Chhat	5935125	6873	14-02-2017	2	5	0	0.4688	3728000
174	Nabha	8075000	2259	07-06-2018	1	10	0	0.3125	3700000
175	Chhat	5935125	5206	21-12-2018	2	15	2 1/2	0.5742	3600000
176	Dyalpura	2664750	3951	19-11-2018	2	1	1 1/2	0.4279	3600000
177	Dyalpura	2664750	692	02-05-2017	1	19	12	0.4125	3550000
178	Dyalpura	2664750	693	02-05-2017	1	19	12	0.4125	3550000
179	Kishanpura	2945250	2018-19/13/688	24-04-2018	4	16	0	1.0000	3500000
180	Kishanpura	2945250	2018-19/13/2586	14-06-2018	2	8	0	0.5000	3500000
181	Kishanpura	2945250	4497	04-12-2018	2	7	14	0.4969	3500000
182	Kishanpura	2945250	389	10-04-2019	4	19	0	1.0313	3500000
183	Dyalpura	2664750	4263	27-11-2018	2	14	0	0.5625	3500000
184	Nabha	8075000	178	10-04-2017	1	19	2 1/2	0.4076	3500000
185	Dyalpura	2664750	4179	13-09-2017	1	8	8	0.2958	3456000
186	Ramgarh Bhuda	3108875	20891	03-04-2018	5	5	0	1.0938	3400500
187	Chhat	5935125	446	20-04-2016	2	2	18	0.4469	3400000
188	Dyalpura	2664750	3635	30-01-2018	2	0	0	0.4167	3400000
189	Chhat	5935125	4699	27-09-2017	1	13	6 1/2	0.3471	3302576
190	Chhat	5935125	4700	27-09-2017	1	13	6 1/2	0.3471	3302576
191	Chhat	5935125	4703	27-09-2017	1	13	7	0.3474	3302576
192	Ramgarh Bhuda	3108875	6736	31-01-2019	3	11	13 1/2	0.7466	3300000
193	Kishanpura	2945250	3938	01-09-2016	3	8	0	0.7083	3270000
194	Dyalpura	2664750	3508	11-07-2018	2	5	0	0.4688	3230500
195	Kishanpura	2945250	2018-19/13/1621	16-05-2018	5	0	0	1.0417	3200000

196	Chhat	5935125	447	20-04-2016	2	0	0	0.4167	3167000
197	Chhat	5935125	4732	07-10-2016	1	17	9	0.3901	3100000
198	Dyalpura	2664750	5025	24-10-2016	3	4	19 3/4	0.6770	3050000
199	Dyalpura	2664750	5027	24-10-2016	3	4	19 3/4	0.6770	3050000
200	Nabha	8075000	4524	04-12-2018	1	5	0	0.2604	3050000
201	Nabha	8075000	6221	18-01-2019	1	5	0	0.2604	3050000
202	Chhat	5935125	4701	27-09-2017	1	10	14 3/4	0.3202	3046136
203	Chhat	5935125	4702	27-09-2017	1	10	14 3/4	0.3202	3046136
204	Kishanpura	2945250	13/2017- 18/1/3900	05-02-2018	4	16	0	1.0000	3000000
205	Kishanpura	2945250	13/2017- 18/1/3907	05-02-2018	4	16	0	1.0000	3000000
206	Dyalpura	2664750	5029	24-10-2016	2	10	10 3/4	0.5264	3000000
207	Dyalpura	2664750	5030	24-10-2016	2	10	10 3/4	0.5264	3000000
208	Dyalpura	2664750	3079	27-07-2017	2	0	0	0.4167	3000000
209	Dyalpura	2664750	4784	27-09-2017	2	0	0	0.4167	3000000
210	Ramgarh Bhuda	3108875	981	21-08-2018	2	12	2	0.5427	3000000
211	Chhat	5935125	7652	20-03-2017	1	16	0	0.3750	2950000
212	Kishanpura	2945250	588	26-04-2017	4	6	10	0.9010	2950000
213	Kishanpura	2945250	699	02-05-2017	4	6	10	0.9010	2950000
214	Ramgarh Bhuda	3108875	4270	16-09-2016	2	7	0	0.4896	2914000
215	Nabha	8075000	5157	20-12-2018	1	14	9	0.3589	2905000
216	Chhat	5935125	7873	28-12-2017	1	9	18	0.3115	2854850
217	Kishanpura	2945250	2018- 19/13/1829	22-05-2018	4	10	0	0.9375	2770000
218	Nabha	8075000	4608	05-12-2018	1	12	6.875	0.3369	2750000
219	Dyalpura	2664750	8099	31-03-2017	2	9	2.5	0.5117	2712500
220	Dyalpura	2664750	5026	24-10-2016	2	17	15	0.6016	2710000
221	Dyalpura	2664750	3464	10-07-2018	2	4	0	0.4583	2700000
222	Nabha	8075000	495	20-04-2016	1	6	0	0.2708	2688000
223	Kishanpura	2945250	5909	02-11-2017	4	5	11	0.8911	2625000
224	Chhat	5935125	1159	16-05-2017	2	0	0	0.4167	2605000
225	Kishanpura	2945250	2018- 19/13/1618	16-05-2018	4	4	0	0.8750	2600000
226	Ramgarh Bhuda	3108875	7633	17-03-2017	2	2	0	0.4375	2600000
227	Dyalpura	2664750	5290	21-11-2016	4	8	0	0.9167	2572000
228	Dyalpura	2664750	4671	27-09-2017	1	8	8	0.2958	2556000
229	Dyalpura	2664750	5087	09-10-2017	1	8	8	0.2958	2556000
230	Kishanpura	2945250	2018- 19/13/3591	12-07-2018	2	8	0	0.5000	2500000
231	Kishanpura	2945250	1018	23-08-2018	2	8	0	0.5000	2500000
232	Kishanpura	2945250	1217	05-09-2018	2	8	0	0.5000	2500000
233	Kishanpura	2945250	1218	05-09-2018	2	8	0	0.5000	2500000
234	Kishanpura	2945250	8597	25-03-2019	2	8	0	0.5000	2500000
235	Dyalpura	2664750	4367	22-09-2017	2	2	0	0.4375	2500000
236	Ramgarh Bhuda	3108875	3541	11-07-2018	1	16	0	0.3750	2500000

237	Kishanpura	2945250	4526	25-09-2017	4	0	0	0.8333	2454500
238	Ramgarh Bhuda	3108875	1653	31-05-2017	2	11	6	0.5344	2410000
239	Kishanpura	2945250	1381	06-09-2018	2	8	0	0.5000	2400000
240	Stabgarh	2677500	2054	24-06-2016	1	19	12	0.4125	2350000
241	Dyalpura	2664750	5666	26-10-2017	2	2	10	0.4427	2340000
242	Dyalpura	2664750	3095	27-07-2017	2	10	0	0.5208	2303000
243	Nabha	8075000	5469	25-11-2016	1	5	4	0.2625	2231250
244	Kishanpura	2945250	345	02-08-2018	2	8	0	0.5000	2200000
245	Dyalpura	2664750	4005	23-07-2018	2	0	4	0.4188	2200000
246	Kishanpura	2945250	8345	19-03-2019	3	10	1	0.7297	2150000
247	Ramgarh Bhuda	3108875	6778	17-02-2016	1	10	10	0.3177	2150000
248	Kishanpura	2945250	5963	03-11-2017	3	9	15	0.7266	2140000
249	Dyalpura	2664750	4814	29-09-2017	2	0	0	0.4167	2120000
250	Chhat	5935125	448	20-04-2016	1	6	13	0.2776	2115000
251	Kishanpura	2945250	473	21-04-2017	3	2	0	0.6458	2115000
252	Chhat	5935125	445	20-04-2016	1	6	13	0.2776	2110059
253	Chhat	5935125	13/2017-18/1/11471	06-03-2018	1	10	3	0.3141	2100000
254	Chhat	5935125	983	21-08-2018	1	6	16	0.2792	2100000
255	Dyalpura	2664750	372	03-08-2018	1	19	0	0.4063	2100000
256	Dyalpura	2664750	4657	26-09-2017	1	14	0	0.3542	2060000
257	Dyalpura	2664750	6011	06-11-2017	1	17	10	0.3906	2060000
258	Chhat	5935125	3842	18-07-2018	1	6	0	0.2708	2050000
259	Kishanpura	2945250	3997	19-11-2018	2	9	0	0.5104	2041500
260	Kishanpura	2945250	2018-19/13/3595	12-07-2018	2	8	0	0.5000	2000000
261	Kishanpura	2945250	2574	08-10-2018	1	7	0	0.2813	2000000
262	Kishanpura	2945250	3704	12-11-2018	2	12	0	0.5417	2000000
263	Kishanpura	2945250	3998	19-11-2018	2	8	0	0.5000	2000000
264	Dyalpura	2664750	6005	15-01-2019	2	0	0	0.4167	2000000
265	Kishanpura	2945250	1215	05-09-2018	2	8	0	0.5000	1900000
266	Kishanpura	2945250	1216	05-09-2018	2	8	0	0.5000	1900000
267	Kishanpura	2945250	2018-19/13/2370	08-06-2018	2	8	0	0.5000	1800000
268	Kishanpura	2945250	13/3654	13-07-2018	2	10	0	0.5208	1800000
269	Kishanpura	2945250	2018-19/13/3707	16-07-2018	1	16	0	0.3750	1800000
270	Dyalpura	2664750	7711	22-12-2017	2	0	4	0.4188	1800000
271	Ramgarh Bhuda	3108875	2091	05-06-2018	2	1	6	0.4302	1770000
272	Chhat	5935125	2126	16-06-2017	1	6	18	0.2802	1752000
273	Kishanpura	2945250	2018-19/13/2055	02-06-2018	2	17	11	0.5995	1750000
274	Kishanpura	2945250	1421	06-09-2018	2	8	0	0.5000	1750000
275	Kishanpura	2945250	1422	06-09-2018	2	8	0	0.5000	1750000
276	Chhat	5935125	13/2017-18/1/3656	30-01-2018	1	8	0	0.2917	1733000
277	Dyalpura	2664750	299	01-08-2018	3	2	0	0.6458	1725000
278	Ramgarh Bhuda	3108875	2807	20-06-2018	2	0	0	0.4167	1720000
279	Stabgarh	2677500	177	10-04-2018	1	17	10	0.3906	1700000

280	Ramgarh Bhuda	3108875	3160	02-07-2018	1	18	17	0.4047	1680000
281	Dyalpura	2664750	4089	21-11-2018	1	18	0	0.3958	1663000
282	Kishanpura	2945250	2018-19/13/687	24-04-2018	2	10	0	0.5208	1625000
283	Dyalpura	2664750	1262	19-05-2017	1	5	0	0.2604	1600000
284	Dyalpura	2664750	344	02-08-2018	3	2	0	0.6458	1600000
285	Chhat	5935125	13/2017-18/1/6502	16-02-2018	1	5	2	0.2615	1560000
286	Kishanpura	2945250	13/2017-18/1/1212	09-01-2018	2	10	0	0.5208	1535000
287	Kishanpura	2945250	1189	04-05-2018	1	16	0	0.3750	1500000
288	Kishanpura	2945250	2018-19/13/1603	16-05-2018	2	8	0	0.5000	1475000
289	Kishanpura	2945250	2018-19/13/1711	18-05-2018	2	8	0	0.5000	1475000
290	Stabgarh	2677500	5930	19-12-2016	1	17	10	0.3906	1461000
291	Kishanpura	2945250	6376	22-01-2019	1	10	0	0.3125	1426000
292	Naraigarh	3876000	11883	07-03-2018	1	7	0	0.2813	1420000
293	Ramgarh Bhuda	3108875	2856	18-07-2017	2	1	6	0.4302	1410000
294	Dyalpura	2664750	139	05-04-2016	2	1	0	0.4271	1409022
295	Kishanpura	2945250	7160	23-02-2017	2	0	0	0.4167	1400000
296	Dyalpura	2664750	290	11-04-2016	1	10	0	0.3125	1400000
297	Dyalpura	2664750	948	06-05-2016	2	0	0	0.4167	1375000
298	Dyalpura	2664750	188	10-04-2018	2	9	6	0.5135	1375000
299	Kishanpura	2945250	2819	21-07-2016	2	0	0	0.4167	1365000
300	Kishanpura	2945250	3464	12-08-2016	2	0	0	0.4167	1365000
301	Ramgarh Bhuda	3108875	5587	03-01-2019	1	10	0	0.3125	1350000
302	Kishanpura	2945250	6649	31-01-2017	1	16	12	0.3813	1260000
303	Dyalpura	2664750	914	20-08-2018	1	10	0	0.3125	1237500
304	Dyalpura	2664750	1528	11-09-2018	1	19	13	0.4130	1200000
305	Kishanpura	2945250	5964	03-11-2017	1	18	6	0.3990	1176000
306	Stabgarh	2677500	1752	06-06-2016	1	17	3	0.3870	1152000
307	Kishanpura	2945250	152	27-07-2018	1	15	5	0.3672	1106000
308	Kishanpura	2945250	1660	17-05-2018	2	10	17	0.5297	1100000
309	Kishanpura	2945250	1553	15-05-2018	2	10	0	0.5208	1100000
310	Dyalpura	2664750	354	13-04-2018	1	5	0	0.2604	1095000
311	Kishanpura	2945250	3994	19-11-2018	1	5	0	0.2604	1041500
312	Kishanpura	2945250	2018-19/13/1830	22-05-2018	1	13	2	0.3448	1025000
313	Kishanpura	2945250	2226	24-09-2018	1	4	4	0.2521	1000000
314	Ramgarh Bhuda	3108875	207	10-04-2018	1	5	0	0.2604	1000000
315	Kishanpura	2945250	4045	07-09-2017	1	8	5 1/2	0.2945	990000
316	Dyalpura	2664750	4329	19-09-2017	1	6	0	0.2708	931000
317	Dyalpura	2664750	3652	13-07-2018	1	5	0	0.2604	900000
318	Kishanpura	2945250	804	04-05-2017	1	1	12 3/4	0.2254	800000
319	Stabgarh	2677500	696	28-04-2016	1	18	4	0.3979	210000

Out of all these 319 number of sale deeds, 160 sale deeds of Village Chatt and adjoining seven Villages Kishanpura, Naraingarh, Dyalpura, Beer Chatt, Nabha, Ramgarh Bhuda and Satabgarh (**POCKET-A**) i.e. one half of total sale deeds) of highest sale price as are mentioned in the **Table-II** given below, have been taken into account for the purpose of calculation of market value of the land of Village Chatt.

**Table-II**

50% Higher Sale Deed Rate of the Preceding 3 years from ( 06-02-2016 To 06-02-2019)									
1	Chhat	5935125	7638	21-03-2016	15	10	0	3.2292	150000000
2	Chhat	5935125	1463	26-05-2016	12	0	0	2.5000	102000000
3	Ramgarh Bhuda	3108875	7842	27-12-2017	13	19	0	2.9063	100841000
4	Ramgarh Bhuda	3108875	888	08-05-2017	16	0	0	3.3333	98000000
5	Ramgarh Bhuda	3108875	3465	10-07-2018	12	0	0	2.5000	81108000
6	Chhat	5935125	4275	18-09-2017	20	0	0	4.1667	80000000
7	Chhat	5935125	7337	07-03-2017	11	18	0	2.3750	74375000
8	Ramgarh Bhuda	3108875	8123	04-01-2018	8	0	0	1.6667	69600000
9	Chhat	5935125	1500	27-05-2016	8	0	0	1.6667	68000000
10	Chhat	5935125	5602	24-10-2017	9	0	16.5	1.8836	58238894
11	Chhat	5935125	2018-19/13/2097	05-06-2018	4	0	0	0.8333	55100000
12	Chhat	5935125	540	22-04-2016	8	16	0	1.8333	55000000
13	Ramgarh Bhuda	3108875	3538	17-08-2016	8	14	0	1.8125	54907828
14	Chhat	5935125	8312	22-03-2018	5	6	13.33	1.1111	53333250
15	Chhat	5935125	2018-19/13/1142	03-05-2018	3	9	0	0.7188	53200000
16	Chhat	5935125	538	22-04-2016	7	0	0	1.4583	52500000
17	Kishanpura	2945250	3684	01-09-2017	75	11	10	15.7448	51525000
18	Ramgarh Bhuda	3108875	533	19-04-2018	8	0	0	1.6667	50000000
19	Nabha	8075000	3871	19-07-2018	2	12	0	0.5417	47580000
20	Chhat	5935125	120	05-04-2016	3	16	10	0.7969	45421875
21	Chhat	5935125	134	07-04-2017	4	8	12 1/2	0.9232	45000000
22	Chhat	5935125	1579	30-05-2017	6	4	7.5	1.2956	43303031
23	Chhat	5935125	15840	16-03-2018	8	0	0	1.6667	42500000
24	Chhat	5935125	1260	19-05-2017	6	8	1	1.3339	41313132
25	Ramgarh Bhuda	3108875	3466	10-07-2018	6	1	0	1.2604	40892000

26	Chhat	5935125	2533	05-10-2018	5	6	13 1/3	1.1109	38866578
27	Chhat	5935125	135	07-04-2017	3	0	0	0.6250	35000000
28	Chhat	5935125	3362	11-08-2017	6	1	0	1.2604	33275000
29	Chhat	5935125	687	10-08-2018	5	0	0	1.0417	33000000
30	Dyalpura	2664750	5837	09-01-2019	8	0	0	1.6667	31800000
31	Chhat	5935125	7570	20-12-2017	3	4	2 1/2	0.6680	30000000
32	Nabha	8075000	5880	11-01-2019	11	19	11	2.4953	29943750
33	Chhat	5935125	6733	27-11-2017	4	18	10	1.0260	29696465
34	Nabha	8075000	3994	23-07-2018	11	15	14	2.4552	29462500
35	Ramgarh Bhuda	3108875	2904	16-10-2018	4	17	5	1.0130	29175000
36	Nabha	8075000	2071	02-06-2018	3	4	12	0.6729	28220000
37	Kishanpura	2945250	3424	16-08-2017	40	0	0	8.3333	27300000
38	Chhat	5935125	1573	31-05-2016	3	1	0	0.6354	25925000
39	Ramgarh Bhuda	3108875	2895	16-10-2018	2	10	16	0.5292	25400000
40	Chhat	5935125	7898	28-12-2017	5	1	0	1.0521	25311430
41	Chhat	5935125	2352	27-09-2018	3	12	10	0.7552	25269191
42	Stabgarh	2677500	328	17-04-2017	14	15	0	3.0729	25100000
43	Chhat	5935125	539	22-04-2016	4	0	0	0.8333	25000000
44	Chhat	5935125	8056	30-03-2017	4	0	0	0.8333	25000000
45	Nabha	8075000	2762	19-06-2018	4	19	15	1.0391	25000000
46	Ramgarh Bhuda	3108875	1165	31-08-2018	2	13	18	0.5615	25000000
47	Nabha	8075000	4803	11-12-2018	4	11	#####	0.9542	24950000
48	Dyalpura	2664750	3882	15-11-2018	6	0	0	1.2500	24925000
49	Dyalpura	2664750	3880	15-11-2018	4	14	10	0.9844	24921875
50	Nabha	8075000	3050	18-10-2018	3	10	17	0.7380	24808000
51	Kishanpura	2945250	764	03-05-2017	34	11	15	7.2057	24031000
52	Chhat	5935125	3066	22-10-2018	2	13	6 2/3	0.5556	23631315
53	Chhat	5935125	479	18-04-2018	4	15	0	0.9896	23598232
54	Chhat	5935125	5330	22-11-2016	3	0	0	0.6250	22500000
55	Chhat	5935125	7874	28-12-2017	10	12	10	2.2135	22312407
56	Chhat	5935125	3368	11-08-2017	4	9	0	0.9271	22250000
57	Dyalpura	2664750	3816	14-11-2018	6	9	19 1/2	1.3539	22000000
58	Chhat	5935125	1596	31-05-2017	3	7	0	0.6979	21111112
59	Nabha	8075000	5338	26-12-2018	3	2	5 2/15	0.6485	20450000
60	Chhat	5935125	1309	22-05-2017	3	1	0	0.6354	20328283
61	Dyalpura	2664750	3823	14-11-2018	15	12	0	3.2500	20000000
62	Dyalpura	2664750	5161	21-12-2018	8	11	5 2/5	1.7841	20000000
63	Nabha	8075000	13/2017- 18/1/2871	24-01-2018	8	0	0	1.6667	20000000

64	Nabha	8075000	17913	22-02-2018	8	0	0	1.6667	20000000
65	Nabha	8075000	2763	19-06-2018	10	3	5	2.1172	20000000
66	Ramgarh Bhuda	3108875	4431	22-09-2017	4	2	3	0.8557	20000000
67	Ramgarh Bhuda	3108875	2897	16-10-2018	4	0	0	0.8333	20000000
68	Nabha	8075000	235	31-07-2018	7	14	0	1.6042	17500000
69	Chhat	5935125	1791	14-09-2018	2	10	0	0.5208	16500000
70	Chhat	5935125	5146	20-12-2018	2	9	0	0.5104	16170000
71	Nabha	8075000	6365	22-01-2019	4	7	5 2/15	0.9089	16000000
72	Chhat	5935125	1627	11-09-2018	5	3	0	1.0729	15100000
73	Chhat	5935125	4825	13-10-2016	3	0	0	0.6250	15000000
74	Chhat	5935125	1212	05-09-2018	3	0	0	0.6250	14850000
75	Dyalpura	2664750	3818	14-11-2018	3	16	0	0.7917	14000000
76	Kishanpura	2945250	4464	03-10-2016	19	12	0	4.0833	13255000
77	Kishanpura	2945250	2018- 19/13/2248	07-06-2018	4	16	0	1.0000	13000000
78	Chhat	5935125	8311	22-03-2018	1	6	13.33	0.2778	12658750
79	Chhat	5935125	5866	16-12-2016	2	0	2 1/2	0.4180	12500000
80	Dyalpura	2664750	3881	15-11-2018	3	11	10	0.7448	12000000
81	Chhat	5935125	75	26-07-2018	4	15	2 1/2	0.9909	11850000
82	Chhat	5935125	242	31-07-2018	4	15	2 1/2	0.9909	11850000
83	Nabha	8075000	1629	11-09-2018	2	11	13	0.5380	11621250
84	Dyalpura	2664750	3740	13-11-2018	5	1	1 1/2	1.0529	11000000
85	Nabha	8075000	7753	22-12-2017	6	7	14	1.3302	10800000
86	Kishanpura	2945250	7480	15-03-2016	13	0	0	2.7083	10430000
87	Chhat	5935125	2538	11-07-2016	3	9	0	0.7188	10000000
88	Chhat	5935125	1123	03-05-2018	6	16	0	1.4167	10000000
89	Dyalpura	2664750	6537	25-01-2019	4	10	13	0.9443	10000000
90	Dyalpura	2664750	6507	25-01-2019	3	11	0	0.7396	10000000
91	Ramgarh Bhuda	3108875	3739	30-01-2018	4	0	0	0.8333	10000000
92	Kishanpura	2945250	13/2017- 18/1/12599	08-03-2018	12	0	0	2.5000	9162500
93	Ramgarh Bhuda	3108875	15268	15-03-2018	5	2	12	1.0688	9000000
94	Chhat	5935125	2724	12-07-2017	1	6	13	0.2776	8937750
95	Dyalpura	2664750	3820	14-11-2018	1	9	6 2/3	0.3056	8751250
96	Chhat	5935125	2018- 19/13/3746	17-07-2018	7	0	0	1.4583	8656000
97	Chhat	5935125	5885	01-11-2017	1	5	0	0.2604	8080808
98	Nabha	8075000	3876	15-11-2018	4	2	15	0.8620	8000000
99	Stabgarh	2677500	3609	12-07-2018	2	13	10	0.5573	8000000
100	Nabha	8075000	160	09-04-2018	3	3	5	0.6589	7700000

101	Nabha	8075000	6113	08-11-2017	2	1	5 1/3	0.4299	7500000
102	Nabha	8075000	6123	08-11-2017	2	1	5 1/3	0.4299	7500000
103	Nabha	8075000	6463	18-02-2018	2	1	5 1/3	0.4299	7500000
104	Chhat	5935125	5981	21-12-2016	5	13	10	1.1823	7400000
105	Kishanpura	2945250	3906	19-07-2018	4	16	0	1.0000	7000000
106	Chhat	5935125	7902	28-03-2017	2	15	0	0.5729	6925000
107	Chhat	5935125	13/2017- 18/1/3080	09-03-2018	1	10	3	0.3141	6675000
108	Kishanpura	2945250	2018- 19/13/2005	25-05-2018	4	16	0	1.0000	6500000
109	Kishanpura	2945250	2018- 19/13/2587	14-06-2018	4	16	0	1.0000	6500000
110	Kishanpura	2945250	4498	04-12-2018	4	16	0	1.0000	6500000
111	Nabha	8075000	3071	22-10-2018	3	15	16 1/2	0.7898	6400000
112	Kishanpura	2945250	2170	24-09-2018	2	8	0	0.5000	6000000
113	Dyalpura	2664750	5148	20-12-2018	4	10	18	0.9469	6000000
114	Stabgarh	2677500	5645	04-01-2019	7	3	0	1.4896	5015000
115	Kishanpura	2945250	7036	06-12-2017	4	7	0	0.9063	5000000
116	Chhat	5935125	3910	16-11-2018	4	0	0	0.8333	4990000
117	Kishanpura	2945250	1211	07-05-2018	7	18	0	1.6458	4980000
118	Chhat	5935125	6863	13-02-2017	3	0	0	0.6250	4972000
119	Kishanpura	2945250	3852	19-07-2018	4	7	0	0.9063	4950000
120	Kishanpura	2945250	2018- 19/13/2244	07-06-2018	4	16	0	1.0000	4900000
121	Dyalpura	2664750	3625	13-07-2018	2	6	0	0.4792	4895000
122	Dyalpura	2664750	3623	13-07-2018	2	4	0	0.4583	4880000
123	Kishanpura	2945250	2018- 19/13/972	01-05-2018	4	16	0	1.0000	4800000
124	Kishanpura	2945250	2018- 19/13/903	27-04-2018	4	16	0	1.0000	4800000
125	Kishanpura	2945250	1166	04-05-2018	4	16	0	1.0000	4800000
126	Kishanpura	2945250	1807	14-09-2018	4	16	0	1.0000	4800000
127	Kishanpura	2945250	3787	14-11-2018	2	8	0	0.5000	4800000
128	Dyalpura	2664750	2702	11-07-2017	2	19	0	0.6146	4800000
129	Dyalpura	2664750	4858	13-12-2018	2	0	10	0.4219	4800000
130	Stabgarh	2677500	831	16-08-2018	2	18	0	0.6042	4800000
131	Dyalpura	2664750	3748	13-11-2018	2	7	8.75	0.4941	4700000
132	Stabgarh	2677500	2053	24-06-2016	4	12	8	0.9625	4650000
133	Dyalpura	2664750	4221	15-09-2017	1	8	8	0.2958	4600800
134	Chhat	5935125	7750	22-03-2017	1	16	0	0.3750	4500000
135	Chhat	5935125	1886	17-09-2018	1	16	0	0.3750	4500000
136	Kishanpura	2945250	2018- 19/13/703	24-04-2018	4	16	0	1.0000	4500000
137	Dyalpura	2664750	4936	03-10-2017	1	19	12	0.4125	4500000

138	Dyalpura	2664750	4663	06-12-2018	2	7	5	0.4922	4500000
139	Dyalpura	2664750	5368	27-12-2018	1	15	10	0.3698	4500000
140	Nabha	8075000	53	05-04-2018	1	5	0	0.2604	4500000
141	Ramgarh Bhuda	3108875	3157	23-10-2018	5	0	0	1.0417	4500000
142	Ramgarh Bhuda	3108875	3157	23-10-2018	5	0	0	1.0417	4500000
143	Chhat	5935125	1603	11-09-2018	2	0	0	0.4167	4250000
144	Chhat	5935125	8059	02-01-2018	3	0	13	0.6318	4200000
145	Dyalpura	2664750	4904	14-12-2018	1	13	15	0.3516	4200000
146	Nabha	8075000	815	26-04-2018	1	14	0	0.3542	4200000
147	Chhat	5935125	4810	11-12-2018	1	14	0	0.3542	4000000
148	Kishanpura	2945250	13/2017- 18/1/3872	05-02-2018	4	16	0	1.0000	4000000
149	Kishanpura	2945250	2018- 19/13/701	24-04-2018	4	16	0	1.0000	4000000
150	Kishanpura	2945250	2018- 19/13/700	24-04-2018	4	16	0	1.0000	4000000
151	Kishanpura	2945250	2018- 19/13/702	24-04-2018	4	16	0	1.0000	4000000
152	Kishanpura	2945250	2018- 19/13/706	24-04-2018	4	16	0	1.0000	4000000
153	Kishanpura	2945250	2018- 19/13/2676	15-06-2018	4	16	0	1.0000	4000000
154	Kishanpura	2945250	4011	23-07-2018	3	12	0	0.7500	4000000
155	Kishanpura	2945250	1019	23-08-2018	4	16	0	1.0000	4000000
156	Kishanpura	2945250	5858	10-01-2019	4	16	0	1.0000	4000000
157	Dyalpura	2664750	3741	13-11-2018	2	17	15	0.6016	4000000
158	Dyalpura	2664750	3742	13-11-2018	1	18	15	0.4036	4000000
159	Dyalpura	2664750	4371	29-11-2018	2	0	10	0.4219	4000000
160	Nabha	8075000	2140	21-09-2018	1	5	0	0.2604	4000000
Highest 50% Sale Deed Total.								200.0001	3359357256
Average Rate of Preceding last Three Years (160 No. Highest Registry).									16796778
Existing Circle rate of the time of Section-11 Notification Rs./Acres.									5935125
Rate to be adopted for award.									16796778

Average rate of 160 number sale deeds of highest sale price mentioned in the above Table-II, works out to Rs. 1,67,96,778/- of Village Chatt. At the time of filing objections/claims before this office, some of the land owners had claimed that the compensation of the adjoining land of this village is being sold @ more the Rs. 10 CRORE, so this rate be considred. However, none of the land owners submitted a copy of any sale deed or any other registered document to substantiate their claim for compensation at these rates. Hence these claims of land owners, being without any basis, are

hereby rejected. Therefore, on the basis of average rate of one half of total sale deeds of highest value i.e. 160 sale deeds mentioned in above Table-II as per parameters of Section 26 (1) of the Act, *ibid*, the market value of land of Village Chatt is determined @ Rs. 1,67,96,778/- per acre. Apart from this rate, they would also be entitled for 100% solatium and 12% A.P as per provisions of the Act, *ibid*.

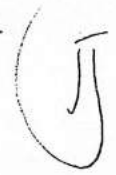
As per the notification no. 24/84/2013-LR-1/16196 dated 30.10.2014 issued by the Financial Commissioner, Revenue, Punjab, in addition to the market value, Multiplier Factor for considering the distance from Urban Locality is to be taken into account. The land of these villages is within the radius of 10 K.M. of Urban Locality, hence multiplier factor for considering distance from Urban Locality by 1.25%, is not applicable.

The proposed rates were sent to the Government which were considered and have been approved on 30.12.2020 vide memo no. 6/5/2017-6HG1/1980.

In case, any land owner, 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 their due benefits as per provisions of section 64 and 69 of the Act, *ibid*.

**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. 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)	X	X	X	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 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.

### **CROPS:-**

The land owners can harvest the Khrif crops of year 2020-2021 and no compensation for the same will be paid to the land owners.

### **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 loan amount. 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 vide memo no. 6/5/2017-6HG1/299 dated 10.02.2021.

**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 compensation of acquired land is as under:-

Sr. No.	Village Name	Area in acres	Market Value per acre	Solatium 100%	A.P 12% from (06.12.2017 to 11.02.2021) (1163 Days)	Total Per Acre	Gross Amount
			Rs.	Rs.	Rs.	Rs.	Rs.
(1)	Chatt	60.4115	1,67,96,778/-	1,67,96,778/-	64,22,352/-	4,00,15,908/-	241,74,21,003/-
			Grand Total				Rs. 241,74,21,003/-


**ADDITIONAL BENEFITS TO BE GIVEN TO THE LAND OWNERS:-**

1. 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:-
  - i. 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;-
    - (a) The amount of compensation received by the land owner and

- (b) The value of LOI's (Letter of Intent) in respect of Residential as well as Commercial area sold or the collector rate of the plot fixed by the concerned collector, whichever is less.
- ii. The land owner will be eligible for one Electric Connection for Tubewell on priority basis.
2. The land owners, whose land has been acquired under this award 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 acquired under Land Pooling Scheme will not be included for determining the eligibility for allotment of a plot under the Oustee Policy.
3. 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.

#### **AWARD OF REHABILITATION AND RESETTLEMENT**

Award of Rehabilitation and Resettlement will be announced separately under section 31 of *"the Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013"* after the formation of Rehabilitation and Resettlement Committee under section 45 of the Act, *ibid*. The land owners/affected families will get the benefit of one time Rehabilitation and Resettlement allowance and same will be kept on hold. 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 under Notification of 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 04.10.2019 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/- to each affected family. Resettlement Allowance of Rs. 50,000/- 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."*

**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.

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 Numbers & Date	Petitioners Name	Area Affected	Remarks
(1)	17363 of 2020	Ranjit Singh Dhawan and other's V/s State of Punjab	106 Bigha- 11 Biswa	Status quo with regard to the possession of the land be maintained till the next date of hearing.
(2)	18107 of 2020	Precto Pipes Ltd. V/s State of Punjab	16 Bigha - 7 Biswa	Status quo with regard to the possession of the land be maintained till the next date of hearing
(3)	18424 of 2020	Pankaj Tewari and other's V/s State of Punjab	48 Bigha - 2 Biswa	Status quo with regard to the possession of the land be maintained till the next date of hearing
(4)	18469 of 2020	Gurdeep Singh and 32 other's V/s State of Punjab (Area affected in village Naraingarh)	4 Bigha - 12 Biswa	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 **60.4115** acres falling in

Village Chatt (**POCKET-A**) except the area under litigation shown in the above writ petitions 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. 6976-6985 dated 09.02.2021 to be present at the time of announcement of award on 11.02.2021 at 10:30 AM at PUDA Bhawan, Sector- 62, Sahibzada Ajit Singh Nagar. The land owner who were not present during the announcement of award an 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 or to submit their land pooling form within two months. Thereafter, any unpaid compensation amount will be deposited with the Land Acquisition, Rehabilitation and Rehabilitation Authority (District Judge, Sahibzada Ajit Singh 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.



**Jagdeep Saigal (P.C.S),  
Land Acquisition Collector.**