

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

AWARD: 582

DATE :- 26.04.2023

**BASIC INFORMATION:-**

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Villages Sohana and Lakhnaur, Tehsil-Mohali of District S.A.S Nagar for the public purpose namely for "Acquisition of missing khasra numbers of 60 mts. Sector dividing road 90-91 in Village Sohana and Lakhnaur Tehsil Mohali, District S.A.S Nagar Drawing No. DTP(S) 2009/09, dated 03.06.2009 in the area of Tehsil Mohali District S.A.S Nagar. by issuing Notification No. 6/21/2018-6HG1/1495648/1 dated 03.06.2019 under Section 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 newspapers, i.e. "The Tribune" (English Version) and "Rojana Ajit" (Punjabi Version) dated 11.06.2019. Social Impact Assessment (SIA) study was conducted by the State Social Impact Assessment Authority Guru Nanak Dev University (Amritsar), who submitted their report in 02.12.2019, 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 Experts 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 18.06.2020. 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 06/21/2018-6HG1/1536, dated 14.10.2020 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 14.10.2020 and was published in the two daily newspapers "The Tribune" (English version) dated 29.10.2020 and "Jag Bani" (Punjabi version) dated 29.10.2020. The Public Notice regarding the substance of this notification in local language (Punjabi) was got published in the locality as per Rapat No. 121 (Village Sohana dated 18.11.2020) and Rapat No. 144 (Village Lakhnaur dated 01.01.2021) 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 16.10.2020 of GMADA, Sahibzada Ajit Singh Nagar.

Against this notification the land owners of Villages Sohana, Lakhnaur and others had filed only Two (2) objections under section 15(1) of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013" personal hearing of land owners qua objections was conducted by the Land Acquisition Collector, Urban Development on 12.11.2021 at 12:30 P.M in the presence of land owners as well as Sarpanches. The report as well as recommendations regarding these objections were sent by the Land Acquisition Collector, Urban Development to the Government vide memo no. 972 dated 03.12.2021, which were accepted by the Government of Punjab, Department of Housing and Urban Development vide memo no. 432 dated 17.02.2022.

Subsequently, declaration under Section 19 of "The Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013", was issued by the Government of Punjab, Department of Housing and Urban Development vide notification no. 06/21/2018-6HG1/953, dated 27.04.2022, which was published in official gazette dated 27.04.2022. The substance of this declaration was also published in two daily newspapers, "The Tribune" (English Version) dated 02.06.2022 and "Rozana Ajit" (Punjabi Version) dated 02.06.2022. In this regard, the rapat was got entered in "Rapat Roznamcha" of "Patwari Halka" of Village Sohana vide Rapat No. 341 dated 12.07.2022, Village Lakhnaur vide Rapat No. 407 dated 21.07.2022. Under this declaration, total 0.9625 acres of land of these two villages was notified for acquisition.

#### TYPE OF LAND:-

According to report of field staff, as per Jamabandi of Village Sohana for the year 2015-16, Lakhnaur for the year 2013-14, type of land is mostly "Chahi" 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

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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". 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 thirteen (13) numbers of Land owners came present at the time of hearing on 26.07.2022 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, these objections raised by the land owners are not tenable and hence the same are kept on record.

### **DETERMINATION OF MARKET RATE**

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

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

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

*Whichever is higher:-*

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

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

*J. Sandhu*

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

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

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

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

- (1) a) Calculation of rates for Village Sohana (Total 81 Sales Deeds) for the period from (14-10-2017 to 14-10-2020).
- b) The vicinity villages considered:- Baliyali, Chappar Chiri Kalan, Balongi, Manak Majra, Bairampur, Mauli Baidwan, Nanu Majra and Lakhnour.

Average Rate of Sale Deed during Last 3 Years											
Village Name --Sohana - and its surrounding						Tehsil - Mohali				District - S.A.S Nagar	
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Kanal	Marla	Sarsahi			
1	Baliyali	9000000	4223	01-10-2020	1648	21	7	0	2 6688	141100000	52870204
2	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5 7500	106375000	18500000
3	Balongi	9000000	9071	24-12-2019	8494	60	2	5	7 5160	102600000	13650878
4	Baliyali	9000000	7034	24-10-2019	1612	93	8 1/2	0	11.6781	94592900	8100025
5	Chappar Chiri Kalan	8550000	10160	30-01-2020	1967	38	0	0	4.7500	71250000	15000000
6	Balongi	9000000	9072	24-12-2019	8489	49	0	0	6 1250	60000000	9795918
7	Chappar Chiri Kalan	8550000	10280	04-02-2020	1971	28	2	0	3.5125	45662500	13000000
8	Baliyali	9000000	4191	16/10/2017	1474	42	17	0	5 3563	43386000	8099994
9	Baliyali	9000000	8405	05-12-2019	1631	16	0	0	2 0000	40000000	20000000
10	Chappar Chiri Kalan	8550000	8417	11-12-2019	1968	21	7 1/2	0	2 6719	34734373	12999878
11	Baliyali	9000000	9733	17-01-2020		30	8	0	3.8000	30780000	8100000
12	Chappar Chiri Kalan	8550000	7614	14-11-2019	1960	16	0	0	2 0000	25000000	12500000
13	Manak Majra	8100000	7330	29-03-2019	1428	11	14	0	1.4625	21489000	14693333
14	Bairampur	8100000	6628	19-03-2019	2592	20	0	0	2 5000	20650000	8260000
15	Chappar Chiri Kalan	8550000	9372	06-01-2020	1966	12	13	0	1 5813	20556250	12999589
16	Mouli Baidwan	8550000	4357	06-02-2018	5356	8	2	0	1 0125	17500000	17283951
17	Baliyali	9000000	8411	05-12-2019		8	0	0	1 0000	14000000	14000000
18	Nanu Majra	7200000	1253	17-09-2018	962	8	0	0	1 0000	12500000	12500000

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19	Baliyali	9000000	11829	13-03-2020	1651	4	7 1/3	0	0 5458	12000000	21986075
20	Chappar Chiri Kalan	8550000	2281	12-10-2018	1936	11	0	3	1 3771	11783000	8556387
21	Manak Majra	8100000	2269	12-10-2018	1418	5	17	0	0 7313	10714500	14692329
22	Baliyali	9000000	9224	30-12-2019	1625	3	0	0	0 3750	10000000	26666667
23	Nanu Majra	7200000	958	06-09-2018	967	8	0	0	1 0000	10000000	10000000
24	Nanu Majra	7200000	3496	05-07-2019	978	8	0	0	1 0000	9000000	9000000
25	Nanu Majra	7200000	4639	12-10-2020	1008	8	0	0	1 0000	9000000	9000000
26	Nanu Majra	7200000	1282	7/7/2020	1029	9	7	0	1 1688	9000000	7700205
27	Nanu Majra	7200000	20895	28-03-2018	958	8	0	0	1 0000	8500000	8500000
28	Bairampur	8100000	3777	06-12-2018	2570	8	6	0	1 0375	8500000	8192771
29	Nanu Majra	7200000	4325	25-10-2017	950	8	0	0	1 0000	8000000	8000000
30	Nanu Majra	7200000	4305	25-10-2017	945	8	0	0	1 0000	8000000	8000000
31	Nanu Majra	7200000	5284	31-01-2019	971	8	0	0	1 0000	8000000	8000000
32	Mouli Baidwan	8550000	205	09-04-2018	5268	8	0	0	1 0000	8000000	8000000
33	Nanu Majra	7200000	1815	21-07-2020	998	8	15	5	1 0972	8000000	7291287
34	Chappar Chiri Kalan	8550000	125	06-04-2018	1923	4	0	0	0 5000	7700000	15400000
35	Baliyali	9000000	8485	09-12-2019		7	8 5/8	0	0 9289	7525000	8100980
36	Sohana	10000000	1526	10-05-2019	16339	3	0	0	0 3750	6150000	16400000
37	Chappar Chiri Kalan	8550000	556	09-06-2020	1978	3	11	2	0 4451	5789063	13006208
38	Chappar Chiri Kalan	8550000	1414	09-07-2020	1977	3	17	5	0 4847	5300000	10934599
39	Nanu Majra	7200000	4711	15-01-2019	970	4	7	0	0 5438	4980000	9157779
40	Sohana	10000000	3572	2-7-2018		11	17	0	1 4813	4925000	3324782
41	Sohana	10000000	7276	29-03-2019	16303	4	12	0	0 5750	4920000	8556522
42	Nanu Majra	7200000	1824	16-05-2018	956	4	0	0	0 5000	4900000	9800000
43	Nanu Majra	7200000	3575	08-07-2019	979	4	0	0	0 5000	4900000	9800000
44	Sohana	10000000	12722	09-03-2018		4	8	1	0 5507	4900000	8897766
45	Sohana	10000000	4871	11/10/2017	16113	4	6	0	0 5375	4865000	9051163
46	Nanu Majra	7200000	2787	02-09-2020	1005	5	2 1/2	0	0 6406	4650000	7258820
47	Sohana	10000000	6650	19-03-2019	16302	4	5	0	0 5313	4583000	8626012
48	Sohana	10000000	3287	09-09-2020	16571	4	5 1/2	0	0 5344	4570000	8551647
49	Chappar Chiri Kalan	8550000	124	06-04-2018	1928	4	0	0	0 5000	4300000	8600000
50	Balongi	9000000	6284	03-10-2019	8417	4	2	0	0 5125	4151250	8100000
51	Manak Majra	8100000	4919	13-11-2017	1408	4	0	0	0 5000	4075000	8150000
52	Sohana	10000000	6576	3/18/2019	16301	3	15	0	0 4688	4043000	8624147
53	Mouli Baidwan	8550000	7565	13-11-2019	5369	3	14	4	0 4653	4008000	8613798
54	Baliyali	9000000	3453	27-11-2018		3	8	1 1/2	0 4281	3746250	8750876
55	Nanu Majra	7200000	6482	07-10-2019	988	4	0	0	0 5000	3600000	7200000
56	Baliyali	9000000	6940	23-10-2019	1609	3	11	0	0 4438	3594375	8099087
57	Sohana	10000000	11649	3/9/2020	16673	3	3	0	0 3938	3500000	8887760
58	Balongi	9000000	9073	24-12-2019	8488	2	15	8	0 3493	2826900	8093043
59	Chappar Chiri Kalan	8550000	2129	31-07-2020	1982	2	10	0	0 3125	2700000	8640000
60	Chappar Chiri Kalan	8550000	2126	31-07-2020	1983	2	10	0	0 3125	2700000	8640000

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61	Nanu Majra	7200000	6405	04-10-2019	987	3	0	0	0 3750	2700000	7200000
62	Balongi	9000000	9075	24-12-2019	8486	2	10	6	0 3167	2567700	8107673
63	Sohana	10000000	8688	12-12-2019	16125	2	6 23/24	0	0 2935	2565000	8739353
64	Baliyali	9000000	6938	23-10-2019	1611	2	9	0	0 3063	2481000	8099902
65	Manak Majra	8100000	2207	11-10-2018	1419	2	8 1/6	0	0 3010	2440000	8106312
66	Chappar Chiri Kalan	8550000	9356	06-01-2020	1963	2	5	3	0 2833	2422500	8551006
67	Nanu Majra	7200000	3360	26-06-2018	960	2	12 1/2	0	0 3281	2400000	7314843
68	Balongi	9000000	9082	24-12-2019	8484	2	5	7	0 2861	2316600	8097169
69	Balongi	9000000	9074	24-12-2019	8487	2	5	7	0 2861	2316600	8097169
70	Sohana	10000000	5457	03-09-2019	16375	2	11/6	0	0 2573	2250000	8744656
71	Sohana	10000000	9142	27-12-2019	16431	2	2	0	0 2625	2245000	8552381
72	Sohana	10000000	11891	17-03-2020	16454	2	0	0	0 2500	2200000	8800000
73	Sohana	10000000	6800	22-10-2019	16397	2	1	0	0 2563	2200000	8583691
74	Chappar Chiri Kalan	8550000	6089	15-02-2018	1920	2	0	0	0 2500	2150000	8600000
75	Chappar Chiri Kalan	8550000	2328	25-05-2018	1933	2	0	0	0 2500	2150000	8600000
76	Chappar Chiri Kalan	8550000	849	05-09-2018	1934	2	0	0	0 2500	2150000	8600000
77	Balongi	9000000	4012	19-07-2019	8359	6	7	0	0 7938	2017875	2579837
78	Bairampur	8100000	2670	11-06-2019	2617	2	0	0	0 2500	2025000	8100000
79	Balongi	9000000	1908	17-5-2018	8087	2	3	0	0 2688	1040000	3869048
80	Balongi	9000000	4670	08-08-2019	8358	2	0	0	0 2500	1000000	4000000
81	Lakhnour	8500000	4700	13-10-2020	2071	3	5	0	0 4063	282610	695570
50% Higher Sale Deed Rate of the Preceding 3 years from ( 14-10-2017 to 14-10-2020)											
2	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5 7500	106375000	18500000
3	Balongi	9000000	9071	24-12-2019	8494	60	2	5	7 5160	102600000	13650878
4	Baliyali	9000000	7034	24-10-2019	1612	93	8 1/2	0	11 6781	94592900	8100025
5	Chappar Chiri Kalan	8550000	10160	30-01-2020	1967	38	0	0	4 7500	71250000	15000000
6	Balongi	9000000	9072	24-12-2019	8489	49	0	0	6 1250	60000000	9795918
7	Chappar Chiri Kalan	8550000	10280	04-02-2020	1971	28	2	0	3 5125	45662500	13000000
8	Baliyali	9000000	4191	16-10-2017	1474	42	17	0	5 3563	43386000	8099991
9	Baliyali	9000000	8405	05-12-2019	1631	16	0	0	2 0000	40000000	20000000
10	Chappar Chiri Kalan	8550000	8417	11-12-2019	1968	21	7 1/2	0	2 6719	34734373	12999878
11	Baliyali	9000000	9733	17-01-2020		30	8	0	3 8000	30780000	8100000
12	Chappar Chiri Kalan	8550000	7614	14-11-2019	1960	16	0	0	2 0000	25000000	12500000
13	Manak Majra	8100000	7330	29-03-2019	1428	11	14	0	1 4625	21489000	14693333
14	Bairampur	8100000	6628	19-03-2019	2592	20	0	0	2 5000	20650000	8260000
15	Chappar Chiri Kalan	8550000	9372	06-01-2020	1966	12	13	0	1 5813	20556250	12999589
16	Mouli Bairdwan	8550000	4357	06-02-2018	5356	8	2	0	1 0125	17500000	17283951
17	Baliyali	9000000	8411	05-12-2019		8	0	0	1 0000	14000000	14000000
18	Nanu Majra	7200000	1253	17-09-2018	962	8	0	0	1 0000	12500000	12500000
19	Baliyali	9000000	11829	13-03-2020	1651	4	7 1/3	0	0 5458	12000000	21986075
20	Chappar Chiri Kalan	8550000	2281	12-10-2018	1936	11	0	3	1 3771	11781000	8556387
21	Manak Majra	8100000	2269	12-10-2018	1418	5	17	0	0 7313	10744500	14692329
23	Nanu Majra	7200000	958	06-09-2018	967	8	0	0	1 0000	10000000	10000000

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24	Nanu Majra	7200000	3496	05-07-2019	978	8	0	0	1 0000	9000000	9000000
25	Nanu Majra	7200000	4639	12-10-2020	1008	8	0	0	1 0000	9000000	9000000
26	Nanu Majra	7200000	1282	7/7/2020	1029	9	7	0	1 1688	9000000	7700205
27	Nanu Majra	7200000	20895	28-03-2018	958	8	0	0	1 0000	8500000	8500000
28	Bairampur	8100000	3777	06-12-2018	2570	8	6	0	1 0375	8500000	8192771
29	Nanu Majra	7200000	4325	25-10-2017	950	8	0	0	1 0000	8000000	8000000
30	Nanu Majra	7200000	4305	25-10-2017	945	8	0	0	1 0000	8000000	8000000
31	Nanu Majra	7200000	5284	31-01-2019	971	8	0	0	1 0000	8000000	8000000
32	Mouli Baidwan	8550000	205	09-04-2018	5268	8	0	0	1 0000	8000000	8000000
33	Nanu Majra	7200000	1815	21-07-2020	998	8	15	5	1 0972	8000000	7291287
34	Chappar Chiri Kalan	8550000	125	06-04-2018	1923	4	0	0	0 5000	7700000	15400000
35	Baliyali	9000000	8485	09-12-2019		7	8 5/8	0	0 9289	7525000	8100980
36	Sohana	10000000	1526	10-05-2019	16339	3	0	0	0 3750	6150000	16400000
37	Chappar Chiri Kalan	8550000	556	09-06-2020	1978	3	11	2	0 4451	5789063	13006208
38	Chappar Chiri Kalan	8550000	1414	09-07-2020	1977	3	17	5	0 4847	5300000	10934599
39	Nanu Majra	7200000	4711	15-01-2019	970	4	7	0	0 5438	4980000	9157779
40	Sohana	10000000	3572	2-7-2018		11	17	0	1 4813	4925000	3324782
41	Sohana	10000000	7276	29-03-2019	16303	4	12	0	0 5750	4920000	8556522
42	Nanu Majra	7200000	1824	16-05-2018	956	4	0	0	0 5000	4900000	9800000
Highest 50% Sale Deed Total.									83.5076	₹ 94,17,92,586	
Average Rate of Preceding last Three Years ( 40 No. Highest Registry).										₹ 1,12,77,927	
Note-These sale Deeds 4223, 9224 are non indicative for Calculation, Hence not Taken for Consideration.											

- (2) a) Calculation of rates for Village Lakhnour (Total 49 Sales Deed) for the period from (14-10-2017 to 14-10-2020).
- b) The vicinity villages considered:- Chappar Chiri Kalan, Chappar Chiri Khurd, Landran, Bairampur and Sohana.

Average Rate of Sale Deed during Last 3 Years											
Village Name --Lakhnour -and its surrounding					Tehsil - Mohali					District - S.A.S Nagar	
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						K/B	M/B	S/B			
1	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5 7500	106375000	18500000
2	Chappar Chiri Kalan	8550000	10160	30-01-2020	1967	38	0	0	4 7500	71250000	15000000
3	Chappar Chiri Khurd	8100000	8192	29-11-2019	2715	30	5	0	6.3021	51700000	8203615
4	Chappar Chiri Khurd	8100000	10289	04-02-2020	2739	30	5	0	6.3021	51700000	8203615
5	Chappar Chiri Kalan	8550000	10280	04-02-2020	1971	28	2	0	3.5125	45662500	13000000

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6	Chappat Kalan	8550000	8417	11-12-2019	1968	21	7 1/2	0	2 679	34734373	1299878
7	Chappat Kalan	8550000	7614	14-11-2019	1960	16	0	0	2 000	25000000	12500000
8	Landran	8550000	1844	16-5-2018	2512	13	3	10	2 7418	23470000	8550714
9	Baranpur	8100000	6628	19-03-2019	2592	20	0	0	2 500	20650000	8260000
10	Chappat Kalan	8550000	9372	06-01-2020	1966	12	13	0	1 5813	20556250	12999589
11	Chappat Khurd	8100000	2380	24-08-2020	2770	8	19	0	1 8646	15103125	8099928
12	Landran	8550000	3943	18-07-2019	2683	4	16	0	1 000	15000000	15000000
13	Landran	8550000	6306	03-10-2019	2707	7	10	13	1 5693	13497521	8600982
14	Chappat Kalan	8550000	2281	12-10-2018	1936	11	0	3	1 3771	11783000	8556387
15	Chappat Khurd	8100000	9513	28-02-2018	2608	6	1	4	1 2625	10240000	8110891
16	Baranpur	8100000	3777	06-12-2018	2570	8	6	0	1 0375	8500000	8192771
17	Chappat Kalan	8550000	125	06-04-2018	1923	4	0	0	0 5000	7700000	15400000
18	Chappat Khurd	8100000	5376	01-02-2019	2650	4	3	6 67	0 8681	7050000	8121184
19	Sohana	10000000	1526	10-05-2019	16339	3	0	0	0 3750	6150000	16400000
20	Landran	8550000	11044	05-03-2018	2510	2	18 1/4	0	0 6068	5800000	9558339
21	Chappat Kalan	8550000	556	09-06-2020	1978	3	11	2	0 4451	5789063	1306208
22	Chappat Kalan	8550000	1414	09-07-2020	1977	3	17	5	0 4817	5300000	10934599
23	Sohana	10000000	3572	2-7-2018		11	17	0	1 4813	4925000	3324782
24	Sohana	10000000	7276	29-03-2019	16303	4	12	0	0 5750	4920000	8556522
25	Sohana	10000000	12722	09-03-2018		4	8	1	0 5507	4900000	8897766
26	Sohana	10000000	4871	11/10/2017	16113	4	6	0	0 5375	4865000	9051163
27	Sohana	10000000	6650	19-03-2019	16302	4	5	0	0 5313	4583000	8626012
28	Sohana	10000000	3287	09-09-2020	16571	4	5 1/2	0	0 5344	4570000	8551647
29	Chappat Kalan	8550000	124	06-04-2018	1928	4	0	0	0 5000	4300000	8600000
30	Chappat Khurd	8100000	6167	29/12/2017	2601	2	3 10	0	0 5031	4100000	8149473
31	Sohana	10000000	6576	18-03-2019	16031	3	15	0	0 4688	4043000	8624147
32	Landran	8550000	5176	21-11-2017	2490	2	1	0	0 4271	3860000	9037696
33	Landran	8550000	1603	1/12/2018	2498	1	16 4/5	0	0 3833	3700000	9653013
34	Chappat Khurd	8100000	3329	10-09-2020	2767	2	3	0	0 4479	3650000	8149140
35	Sohana	10000000	11649	3/9/2020	16673	3	3	0	0 3938	3500000	8887760
36	Chappat Kalan	8550000	2129	31-07-2020	1982	2	10	0	0 3125	2700000	8640000
37	Chappat Kalan	8550000	2126	31-07-2020	1983	2	10	0	0 3125	2700000	8640000
38	Sohana	10000000	8688	12-12-2019	16425	2	23/24	0	0 2935	2565000	8739353
39	Chappat Kalan	8550000	9356	06-01-2020	1963	2	5	3	0 2833	2422500	8551006
40	Sohana	10000000	5457	03-09-2019	16375	2	1 1/6	0	0 2573	2250000	8744656
41	Sohana	10000000	9142	27-12-2019	16431	2	2	0	0 2625	2245000	8552381
42	Sohana	10000000	11891	17-03-2020	16454	2	0	0	0 2500	2200000	8800000
43	Sohana	10000000	6800	22-10-2019	16397	2	1	0	0 2563	2200000	8583691
44	Chappat Kalan	8550000	6089	15-02-2018	1920	2	0	0	0 2500	2150000	8600000

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45	Chappar Chiri Kalan	8550000	2328	25-05-2018	1933	2	0	0	0.2500	2150000	8600000
46	Chappar Chiri Kalan	8550000	849	05-09-2018	1934	2	0	0	0.2500	2150000	8600000
47	Bairampur	8100000	2670	11-06-2019	2617	2	0	0	0.2500	2025000	8100000
48	Landran	8550000	6926	23-10-2019	2718	6	8	0	1.3333	1150000	862522
49	Lakhnour	8500000	4700	13-10-2020	2071	3	5	0	0.4063	282610	695570
50% Higher Sale Deed Rate of the Preceding 3 years from (14-10-2017 to 14-10-2020)											
1	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5.7500	106375000	18500000
2	Chappar Chiri Kalan	8550000	10160	30-01-2020	1967	38	0	0	4.7500	71250000	15000000
3	Chappar Chiri Khurd	8100000	8192	29-11-2019	2715	30	5	0	6.3021	51700000	8203615
4	Chappar Chiri Khurd	8100000	10289	04-02-2020	2739	30	5	0	6.3021	51700000	8203615
5	Chappar Chiri Kalan	8550000	10280	04-02-2020	1971	28	2	0	3.5125	45662500	13000000
6	Chappar Chiri Kalan	8550000	8417	11-12-2019	1968	21	7 1/2	0	2.6719	34734373	12999878
7	Chappar Chiri Kalan	8550000	7614	14-11-2019	1960	16	0	0	2.0000	25000000	12500000
8	Landran	8550000	1844	16-5-2018	2512	13	3	10	2.7448	23470000	8550714
9	Bairampur	8100000	6628	19-03-2019	2592	20	0	0	2.5000	20650000	8260000
10	Chappar Chiri Kalan	8550000	9372	06-01-2020	1966	12	13	0	1.5813	20556250	12999589
11	Chappar Chiri Khurd	8100000	2380	24-08-2020	2770	8	19	0	1.8646	15103125	8099928
12	Landran	8550000	3943	18-07-2019	2683	4	16	0	1.0000	15000000	15000000
13	Landran	8550000	6306	03-10-2019	2707	7	10	13	1.5693	13497521	8600982
14	Chappar Chiri Kalan	8550000	2281	12-10-2018	1936	11	0	3	1.3771	11783000	8556387
15	Chappar Chiri Khurd	8100000	9513	28-02-2018	2608	6	1	4	1.2625	10240000	8110891
16	Bairampur	8100000	3777	06-12-2018	2570	8	6	0	1.0375	8500000	8192771
17	Chappar Chiri Kalan	8550000	125	06-04-2018	1923	4	0	0	0.5000	7700000	15400000
18	Chappar Chiri Khurd	8100000	5376	01-02-2019	2650	4	3	6 67	0.8681	7050000	8121184
19	Sohana	10000000	1526	10-05-2019	16339	3	0	0	0.3750	6150000	16400000
20	Landran	8550000	11044	05-03-2018	2510	2	18 1/4	0	0.6068	5800000	9558339
21	Chappar Chiri Kalan	8550000	556	09-06-2020	1978	3	11	2	0.4451	5789063	13006208
22	Chappar Chiri Kalan	8550000	1414	09-07-2020	1977	3	17	5	0.4847	5300000	10934599
23	Sohana	10000000	3572	2-7-2018		11	17	0	1.4813	4925000	3324782
24	Sohana	10000000	7276	29-03-2019	16303	4	12	0	0.5750	4920000	8556522
25	Sohana	10000000	12722	09-03-2018		4	8	1	0.5507	4900000	8897706
Highest 50% Sale Deed Total.									52,1124	57,77,55,832	
Average Rate of Preceding last Three Years (25 No. Highest Registry).										1,10,86,725	

*Landran*

1. From the above table, it is ascertained that circle rate of Village Sohana 1,00,00,000/- Per Acre and Village Lakhnaur is Rs. 85,00,000/- Per Acre.
2. As per section (1) (c) consented amount of compensation as agreed under sub section (2) of section 2 in case of acquisition of land for private companies or for public private partnership project is Not Available.
3. However, it is decided that the average of higher 50% registries of the adjoining villages of village Lakhnaur and Sohana is higher than circle rate, and hence shall be considered as market rate.

To arrive at Market Rate of the award, sale deeds for the last 3 years of the concerned village and surrounding villages were obtained from the Tehsil Office Mohali and Kharar. 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 2 in numbers of the under mentioned village:-

Sr. No	Village	Vasika No	Land	Consideration amount	Per acre rate
1.	Baliyali	4223 dated 01.10.2020	21 Kanal, 7 Marla	14,11,00,000/-	5,28,70,204/-
2.		9224 dated 30.12.2019	3 Kanal, 0 Marla	1,00,00,000/-	2,66,66,667/-

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

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

*[Signature]*

Sr. No.	Name of Villages	Market Rate for Chahi Land (Per Acre)
(1)	Sohana and its surrounding villages	Rs. 1,12,77,927/-
(2)	Lakhnaur and its surrounding villages	Rs. 1,10,86,725/-

As per notification no. 24/84/2013-LR-1/16196 dated 30.10.2014, 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 21.04.2023.

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 due benefits as per provisions of section 64 and 69 of the Act. *ibid*.

#### **STRUCTURES ETC:-**

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

#### **CROPS:-**

The land owners can harvest the Kharif/ Paddy crops of year 2023-2024 and no compensation for the same will be paid to the land owners.

#### **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:-

1. The Stamp duty and registration fees payable for registration of the land purchased by the land owner will be exempted in any other area of Punjab against the amount of compensation received by the land owner.
2. The land owner will be eligible for one Electric Connection for Tubewell on priority basis.

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### 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 21.04.2023.

### 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	Area Under Developers	Balance Area	Market Value per acre	Rate After Multiplying Factor 1.5	Solatium 100%	A.P @ 12% from (03.06.2019 to 26.04.2023) 1423 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	Sohana	0.8313	0.1490	0.6823	₹ 1,12,77,927	₹ 1,69,16,891	₹ 1,69,16,891	₹ 79,14,324	₹ 4,17,48,106	₹ 2,84,84,732
2	Lakhnaur	0.1313	0	0.1313	₹ 1,10,86,725	₹ 1,66,30,088	₹ 1,66,30,088	₹ 77,80,147	₹ 4,10,40,323	₹ 53,88,591
Grand Total										₹ 3,38,73,326

**Note:** In this Scheme certain Developers and Promoters have their ownership in their name. These Developers and Promoters will be compensated as per the policy issued by the Govt. no. 17/17/01-5HG2/P.F/408991/1-8 Dated. 06.02.2015 and not on award rates as calculated above. The detail of Developer/Promoter wise land is given as under:

Village	Developer/Promoter	Area	Acre
Sohana	Group Housing Site No. 1 Janta Residential Township	1 Kanal 3.85 Marla	0.1490 Acres

*Signature*

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

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

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

*"Whereas, Commissioner, Rehabilitation and Resettlement has approved the Rehabilitation and Resettlement Scheme on 20.05.2021 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 3 families @ of Rs. 5.5 Lakhs per family as per their share in the Khewats is amounting Rs 16,50,000/- which is as per Annexure.

### **DATE OF POSSESSION:-**

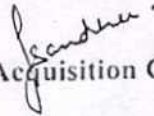
I, hereby tender compensation of land to the land owners determined under section 26 of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and order to take the possession of the land notified in the declaration under section 19. From today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

### **LAND REVENUE ON THE LAND:-**

The land which has been acquired is free from land revenue. From today onwards the ownership of the land measuring 0.9625 acres falling in Villages Sohana and Lakhnaur vests with the Department of Housing and Urban Development and Greater Mohali Area Development Authority (GMADA) free from all encumbrances.

*J. Sandhu*

The Land Owners were invited through Mushtari Munadi vide notice no. 72522-72525 dated 26.04.2023 to be present at the time of announcement of award on 26.04.2023 at PUDA Bhawan, Sector- 62, S.A.S Nagar. The land owners, who were not present during the announcement of award, individual notices will 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 their amount of compensation. Thereafter, any unpaid compensation amount will be deposited with the Land Acquisition, Rehabilitation and Resettlement 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