

LAND ACQUISITION COLLECTOR
URBAN DEVELOPMENT DEPARTMENT, SAHIBZADA AJIT SINGH NAGAR

AWARD- 584

DATE :- 15.05.2023

BASIC INFORMATION:-

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Villages Devi Nagar, Salamatpur, Rasulpur, Dode Majra and Saini Majra of Sub-Tehsil Majri, Tehsil- Kharar, District S.A.S Nagar for the public purpose namely "**Acquisition of land for the public purpose namely " 200 feet wide Road VR-5 in New Chandigarh as per approved Master Plan vide drawing No.1992/2008 DTP(S)2013/09, dated 21.06.2013 in the area villages Devi Nagar , Salamatpur , Rasulpur , Dode Majra and Saini Majra of Sub-Tehsil Majri, Tehsil-Kharar, District Sahibzada Ajit Singh Nagar"**" by issuing Notification No. 06/16/2020/-6HIG1/193 Dated: 29.01.2021 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 "**Jag Bani**" (Punjabi Version) dated 24.02.2021. Social Impact Assessment (SIA) study was conducted by the State Social Impact Assessment Authority Guru Nanak Dev University who submitted their report in 03.06.2021, the SIA report was further evaluated by the Expert Group comprising of Two non-official Social Scientists (Prof. Rajesh Gill and Prof. Ramanjit Kaur Johal), Two Expert on Rehabilitation,(Sh. Sudesh Kaul and Sh. K.S Sidhu) representatives of Panchayats of concerned villages and one Technical Expert (Sh. Tarlochan Singh Chief Engineer (Retd.)). The Expert Group submitted its report to the Government on 02.07.2021. The Expert Group in its report submitted that it is of the opinion that the proposed Urban Development has been delineated in section 2(i)(e) of "*The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013*", hence, it serves the public purpose. While doing appraisal on Social Impact Assessment Report, the Committee has found that the project is going to be implemented according to the Master Plan. Hence, under this planned development there are no possible alternatives and the land proposed for acquisition is the bare minimum. The Social Impact Assessment report ascertains that the potential benefits of the project outweigh the social cost and adverse social impact. In the light of above mentioned facts, the Expert Group recommended to the Government to proceed for acquisition of land for

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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 06/16/2020-6HG1/1463, dated 28.09.2021 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 28.09.2021 and was published in the two daily newspapers "**The Tribune**" (English version) dated 07.10.2021 and "**Jag Bani**" (Punjabi version) dated 07.10.2021. The Public Notice regarding the substance of this notification in local language (Punjabi) was got published in the locality as per Rapat No. 89 (Village Rasulpur, Dhode Majra and Saini Majra dated 15.11.2021) and Rapat No. 86 (Village Devi Nagar and Salamatpur dated 18.11.2021) of the Roznameha Waqiat of the Patwar Circle, in the office of Tehsil Kharar Sub Tehsil Majri in the office of District Collector S.A.S Nagar. This notification was also uploaded on the website on 28.09.2021 of GMADA, Sahibzada Ajit Singh Nagar.

Against this notification the land owners of Village Devi Nagar, Salamatpur, Rasulpur, Dode Majra and Saini Majra and others have filed only three (3) 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 10.01.2022, in the presence of land owners. The report as well as recommendations regarding these objections was sent by the Land Acquisition Collector, Urban Development to the Government vide no. 81 dated 21.01.2022, which was accepted by the Government of Punjab, Department of Housing and Urban Development vide memo no. 06/16/2020-6HG1/582 dated 07.03.2022.

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. 06/16/2020-6HG1/1677 dated 28.07.2022, which was published in official gazette dated 28.07.2022. The substance of this declaration was also published in two daily newspapers, "**The Tribune**" (English Version) dated 11.08.2022 and "**Jag Bani**" (Punjabi Version) dated 11.08.2022. In this regard, the rapat was got entered in "Rapat Roznamcha" of "Patwari Halka" of Rapat No. 17 (Village Rasulpur, Dhode Majra and Saini Majra dated 12.09.2022) and Rapat No. 7 (Village Devi Nagar and Salamatpur dated 06.09.2022). Under this declaration, total **8.8310** acres of land of these five villages was notified for acquisition.

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TYPE OF LAND:-

According to report of field staff, as per Jamabandi of Village Salamatpur for the year 2020-21, Saini Majra for the year 2017-18, Rasulpur for the year 2019-20, Devi Nagar for the year 2016-17 and Dhode Majra for the year 2018-19 type of land is mostly "Chahi" but few parcels of land where some construction has done is "Gairmumkin" and ownership of this land is vested with private persons as well as private developers. The compensation of land is determined under section 26 of "*The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013*".

Hearing of Claims U/S 20-21:-

Individual notices were also issued to the land owners to get claims to compensations and rehabilitation and resettlement for all interests in such land under Section 21 of "*the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013*" and public notices for hearing were got affixed at prominent places in the concerned villages for the knowledge of land owners on 30.09.2022 and also published the said notice on the website of GMADA Authority. Through this public notice the land owners were asked to submit their claims themselves or through their nominated persons in the office of Land Acquisition Collector, Urban Development at PUDA Bhawan, Sector 62, S.A.S Nagar. About twenty two (22) numbers of Land owners came present at the time of hearing on 18.10.2022 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, the objections raised by the land owners are not tenable and hence the same are kept on record.

DETERMINATION OF MARKET RATE

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

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

- (a) *The market value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or*
- (b) *The average sale price for similar type of land situated in the nearest village or nearest vicinity area; or*

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(c) *Consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies or for public private partnership projects,*
Whichever is higher:-

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

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

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

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

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

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

- (1) a) Calculation of rates for Village Devi Nagar (Total 49 Sales Deed) for the period from (28.09.2018 to 28.09.2021).
 b) The vicinity villages considered:- Bharonjiya, Mullanpur Garibdas, Salamatpur, Ratwara and Ferozpur Bangar.

Average Rate of Sale Deed during Last 3 Years						Tehsil - Majri			District - SAS Nagar		
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Bigha/Kanal	Biswa/Marla	Biswansi/Sarsahi			
1	Bharonjiya	5200000	2637	21-09-2021	2179	21	0.5	0	4.3802	74898000	17099219
2	Bharonjiya	5200000	1889	29-07-2021	2175	9	1	0	1.8854	37708333	20000177
3	Mullanpur Garibdas	6000000	4201	27-01-2020	8549	18	16	0	3.9167	30000000	7659509
4	Mullanpur Garibdas	6000000	4202	27-01-2020	8550	18	16	0	3.9167	30000000	7659509
5	Devinagar	5500000	3908	10-02-2021	971	9	1	0	1.8854	28750000	15248751
6	Bharonjiya	5200000	2552	24-10-2019	2149	5	6.57	0	1.1101	24200191	21800010
7	Salamatpur	5200000	833	10/22/2018	1412	11	11.71	0	1.4482	18181282	12554100
8	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
9	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0.9063	13593750	14999172
10	Mullanpur Garibdas	6000000	3764	1/6/2020	8511	3	13	0	0.7604	13300000	17490794
11	Mullanpur Garibdas	6000000	1343	11-09-2020	8573	5	19	0	1.2396	10000000	8067118
12	Mullanpur Garibdas	6000000	977	16-6-2021	8696	4	3.43	0	0.8691	10000000	11506156
13	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285711
14	Bharonjiya	5200000	171	09-04-2021	2174	2	15.25	0	0.5755	8675781	15075206
15	Mullanpur Garibdas	6000000	5114	18-03-2020	8544	1	5 3/4	0	0.2682	8000000	29828486

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16	Mullanpur Garibdas	6000000	3930	14-01-2020	8515	2	7 85	0	0 4984	6100000	12239165
17	Mullanpur Garibdas	6000000	681	14-01-2020	8683	4	16	0	1 0000	6000000	6000000
18	Mullanpur Garibdas	6000000	4625	24-02-2020	8528	5	1 1/2	0	1 0573	5760000	5447839
19	Mullanpur Garibdas	6000000	3250	1/6/2021	8634	4	16	0	1 0000	5440000	5440000
20	Mullanpur Garibdas	6000000	92	07-04-2021	8690	4	9	0	0 9271	5100000	5501025
21	Mullanpur Garibdas	6000000	2490	20-11-2020	8598	4	9	0	0 9271	5050000	5447093
22	Salamatpur	5200000	2424	3/14/2019	1413	2	6	0	0 2875	4887500	17000000
23	Mullanpur Garibdas	6000000	3321	1/11/2021	8631	4	4 2/3	0	0 8819	4800000	5442794
24	Salamatpur	5200000	832	10/22/2018	1411	3	1.12	0	0 3820	4795751	12554322
25	Ratwara	5500000	1177	22-06-2021	543	2	1	0	0 2563	4430600	17286773
26	Ratwara	5500000	2019-2016/1 /1755	25-08-2019	525	3	4 1/4	0	0 4016	4250000	10582669
27	Mullanpur Garibdas	6000000	135	09-04-2021	8676	3	12	0	0.7500	4200000	5600000
28	Mullanpur Garibdas	6000000	168	6/1/2020	8653	2	8	0	0.5000	3750000	7500000
29	Mullanpur Garibdas	6000000	1705	8/21/2019	8727	2	17.1	0	0.5948	3235000	5438803
30	Mullanpur Garibdas	6000000	5115	18-3-2020	8542	1	6 2/3	0	0.2778	3049500	10977322
31	Mullanpur Garibdas	6000000	4760	23-03-2021	8675	2	8	0	0.5000	3000000	6000000
32	Mullanpur Garibdas	6000000	1645	8/14/2019	8459	2	8	0	0.5000	2720000	5440000
33	Mullanpur Garibdas	6000000	1646	14-08-2019	8460	2	8	0	0.5000	2720000	5440000
34	Mullanpur Garibdas	6000000	2010	20-09-2019	8470	2	8	0	0.5000	2720000	5440000
35	Mullanpur Garibdas	6000000	3029	27-11-2019	8502	2	0	0	0.4167	2265000	5435565
36	Mullanpur Garibdas	6000000	2882	29-3-2019	8350	1	18 2/3	0	0.4028	2190000	5436941
37	Mullanpur Garibdas	6000000	2213	10/10/2019	8496	1	5	0	0.2604	2000000	7680492
38	Salamatpur	5200000	2070	12-02-2019	1415	2	0	0	0.2500	2000000	8000000
39	Mullanpur Garibdas	6000000	2667	04-11-2019	8498	1	13	0	0.3438	1875000	5453752
40	Mullanpur Garibdas	6000000	2018-19/16/1 /642	03-10-2018	8363	1	7	0	0.2813	1800000	6398862
41	Mullanpur Garibdas	6000000	645	03-10-2018	8403	1	8 6/7	0	0.3005	1760000	5856905
42	Mullanpur Garibdas	6000000	1349	11-12-2018	8357	1	5.56	0	0.2663	1750000	6571536
43	Mullanpur Garibdas	6000000	1656	14-08-2019	8518	1	7 3/4	0	0.2891	1600000	5534417
44	Ferozpur Bangar	5500000	3863	08-02-2021	1032	2	2	0	0.2625	1500000	5714286
45	Mullanpur Garibdas	6000000	1168	9/2/2020	8570	1	6	0	0.2708	1480000	5465288
46	Mullanpur Garibdas	6000000	1912	15-10-2020	8591	1	6	0	0.2708	1480000	5465288
47	Mullanpur Garibdas	6000000	2018-19/16/1 /1420	17-12-2018	8361	1	5 1/2	0	0.2656	1450000	5459337
48	Ferozpur Bangar	5500000	2803	11-12-2020	1031	2	2	0	0.2625	1450000	5523810
49	Mullanpur Garibdas	6000000	1339	10-12-2018	8393	1	4 1/2	0	0.2552	1390000	5446708

50% Higher Sale Deed Rate of the Preceding 3 years from (28-09-2018 to 28-09-2021)

1	Bharoniya	5200000	2637	21-09-2021	2179	21	0 5	0	4 3802	74898000	17099219
2	Bharoniya	5200000	1889	29-07-2021	2175	9	1	0	1 8854	37708333	20000177
3	Mullanpur Garibdas	6000000	4201	27-01-2020	8549	18	16	0	3 9167	30000000	7659509
4	Mullanpur Garibdas	6000000	4202	27-01-2020	8550	18	16	0	3 9167	30000000	7659509
5	Devinagar	5500000	3908	10-02-2021	971	9	1	0	1 8854	28750000	15248754

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6	Bharonjiya	5200000	2552	24-10-2019	2149	5	6 57	0	1 1101	24200191	21800010
7	Salamatpur	5200000	833	10/22/2018	1412	11	11.71	0	1 4482	18181282	12554400
8	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1 0000	18000000	18000000
9	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0 9063	13593750	14999172
10	Mullanpur Garibdas	6000000	3764	1/6/2020	8511	3	13	0	0 7604	13300000	17490794
11	Mullanpur Garibdas	6000000	1343	11-09-2020	8573	5	19	0	1 2396	10000000	8067118
12	Mullanpur Garibdas	6000000	977	16-6-2021	8696	4	3 43	0	0 8691	10000000	11506156
13	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0 8750	9000000	10285714
14	Bharonjiya	5200000	171	09-04-2021	2174	2	15 25	0	0 5755	8675781	15075206
16	Mullanpur Garibdas	6000000	3930	14-01-2020	8515	2	7.85	0	0 4984	6100000	12239165
17	Mullanpur Garibdas	6000000	681	14-01-2020	8683	4	16	0	1.0000	6000000	6000000
18	Mullanpur Garibdas	6000000	4625	24-02-2020	8528	5	1 1/2	0	1.0573	5760000	5447839
19	Mullanpur Garibdas	6000000	3250	1/6/2021	8634	4	16	0	1.0000	5440000	5440000
20	Mullanpur Garibdas	6000000	92	07-04-2021	8690	4	9	0	0.9271	5100000	5501025
21	Mullanpur Garibdas	6000000	2490	20-11-2020	8598	4	9	0	0.9271	5050000	5447093
22	Salamatpur	5200000	2424	3/14/2019	1413	2	6	0	0.2875	4887500	17000000
23	Mullanpur Garibdas	6000000	3321	1/11/2021	8631	4	4 2/3	0	0.8819	4800000	5442794
24	Salamatpur	5200000	832	10/22/2018	1411	3	1.12	0	0.3820	4795751	12551322
25	Ratwara	5500000	1177	22-06-2021	543	2	1	0	0.2563	4430600	17286773
									31.9862	₹ 37,86,71,188	
Highest 50% Sale Deed Total.										₹ 1,18,38,580	
Average Rate of Preceding last Three Years (24 No. Highest Registry).											

Note-These sale Deeds 5114 are non indicative for Calculation, Hence not Taken for Consideration

(2) a) Calculation of rates for Village Salamatpur (Total 78 Sales Deeds) for the period from (28.09.2018 to 28.09.2021).

b) The vicinity villages considered:- Hoshiarpur, Takipur, Bharonjiya, Paintpur, Rasulpur, Devi Nagar and Ratwara.

Average Rate of Sale Deed during Last 3 Years						Tehsil - Majri			District - SAS Nagar		
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Kanal/ Bigha	Marla/ Biswa	Sarshahi/ Biswansi			
1	Hoshiarpur	5200000	716	21-07-2020	2325	21	14	0	2 7125	158600000	58470046
2	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6 8438	126580000	18495573
3	Bharonjiya	5200000	2637	21-09-2021	2179	21	0.5	0	4 3802	74898000	17099219
4	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3 4271	55395833	16164055
5	Takipur	5000000	1635	16-07-2021	1411	17	11.17	0	2 1948	40600000	18498269
6	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2 5223	38052000	15086231
7	Bharonjiya	5200000	1889	29-07-2021	2175	9	1	0	1 8854	37708333	20000177
8	Devi nagar	5500000	3908	10-02-2021	971	9	1	0	1 8854	28750000	15218754
9	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2 0000	27600000	13800000
10	Takipur	5000000	2703	01-12-2020	1362	14	11	0	1 8188	25650000	14102705
11	Bharonjiya	5200000	2552	24-10-2019	2149	5	6.57	0	1 1101	24200191	21800010
12	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1 2688	23852500	18799259
13	Rasulpur	5200000	883	05-08-2020	1094	8	0	0	1 0000	22200000	22200000
14	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1 2813	20575925	16058632
15	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0 9479	18768750	19800348
16	Salamatpur	5200000	833	10/22/2018	1412	11	11.71	0	1 4482	18181282	12554400
17	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1 0000	18000000	18000000
18	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1 5219	16740000	10999109
19	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	11100000
20	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2.7000	16400000	6074074
21	Paintpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0 7361	14722917	20001246
22	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0 9063	13593750	14999172
23	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0 5819	13000000	22340608
24	Hoshiarpur	5200000	4538	10-03-2021	2301	8	2	0	1 0125	11140000	11002169
25	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0 8750	9000000	10285714
26	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1 0000	8930000	8930000
27	Bharonjiya	5200000	171	09-04-2021	2171	2	15 25	0	0 5755	8675781	15075206
28	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0.4167	8191667	20378371

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29	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0 5500	8000000	14545455
30	Takipur	5000000	1052	14-11-2018	1297	13	1	0	1 6313	7950000	4873414
31	Paintpur	5500000	1102	01-07-2019	1257	2	3 78	0	0 4560	7749390	16994276
32	Hoshiarpur	5200000	1636	16-07-2021	2316	3	0	0	0 3750	6940000	18506667
33	Hoshiarpur	5200000	2167	19-08-2021	2331	3	5	0	0 4063	6900000	16982525
34	Takipur	5000000	1025	27-06-2019	1312	8	19 92	0	1 1245	6500000	5780347
35	Hoshiarpur	5200000	1125	22-06-2021	2317	4	9 99	0	0 5624	6250000	11113087
36	Takipur	5000000	2190	27-02-2019	1308	8	11 3	0	1 0083	6040000	5990281
37	Hoshiarpur	5200000	4802	25-03-2021	2308	3	16 23	0	0 4792	5535000	11550501
38	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0 2500	5125000	20500000
39	Rasulpur	5200000	341	20-04-2021	1111	7	17 23	0	0 9851	5125000	5200934
40	Paintpur	5500000	3864	08-02-2021	1299	1	11 22	0	0 3252	4899132	15342657
41	Paintpur	5500000	3159	30-12-2020	1298	4	7	0	0 9063	4930000	5439700
42	Salamatpur	5200000	2424	3-14-2019	1413	2	6	0	0 2875	4887500	17000000
43	Hoshiarpur	5200000	3415	15-01-2021	2297	2	0	0	0 2500	4820000	19280000
44	Salamatpur	5200000	832	10-22-2018	1411	3	11 2	0	0 3820	4795751	12554322
45	Takipur	5000000	2767	09-12-2020	1361	4	2	0	0 5125	4570000	8917073
46	Ratwara	5500000	1177	22-06-2021	543	2	1	0	0 2563	4130600	17286773
47	Ratwara	5500000	2019-20/16/1/1755	25-08-2019	525	3	4 1/4	0	0 4016	4250000	10582669
48	Paintpur	5500000	4592	20-02-2020	1278	1	11 22	0	0 3252	4189431	12882629
49	Takipur	5000000	2529	14-09-2021	1431	5	8	0	0 6750	4000000	5925926
50	Takipur	5000000	4795	02-03-2020	1332	4	19	0	0 6188	3850000	6221719
51	Hoshiarpur	5200000	3883	09-02-2021	2302	5	14 52	0	0 7158	3800000	5308715
52	Takipur	5000000	4219	25-02-2021	1370	4	19 74	0	0 6231	3750000	6015399
53	Takipur	5000000	1594	08-08-2019	1320	4	0	0	0 5000	3600000	7200000
54	Takipur	5000000	4833	25-03-2021	1374	5	3	0	0 6138	3250000	5018152
55	Takipur	5000000	2103	22-02-2019	1303	3	14 25	0	0 4611	2785000	6000862
56	Paintpur	5500000	1852	24-01-2019	1249	1	6	0	0 2708	2760000	10192021
57	Takipur	5000000	1122	22-06-2021	1421	2	0	0	0 2500	2750000	11000000
58	Takipur	5000000	679	05-10-2018	1318	4	2	0	0 5125	2512000	4901463
59	Takipur	5000000	1053	14-11-2018	1296	4	0	0	0 5000	2410000	4880000
60	Takipur	5000000	1304	09-09-2020	1345	4	0	0	0 5000	2430000	4860000
61	Takipur	5000000	477	28-04-2021	1386	3	12 1/4	0	0 4516	2258000	5000000
62	Takipur	5000000	479	28-04-2021	1423	3	12 1/4	0	0 4516	2258000	5000000
63	Takipur	5000000	3377	13-01-2021	1367	3	8 31	0	0 4269	2140000	5012881
64	Takipur	5000000	1836	23-01-2019	1302	3	10	0	0 4375	2130000	4868571
65	Salamatpur	5200000	2070	12-02-2019	1415	2	0	0	0 2500	2000000	8000000
66	Takipur	5000000	179	12-04-2021	1381	2	2	0	0 2625	2000000	7619018
67	Takipur	5000000	154	12-04-2019	1305	2	3 83	0	0 2739	2000000	7301935
68	Takipur	5000000	2417	14-03-2019	1304	3	0	0	0 3750	2000000	5333333
69	Takipur	5000000	2264	26-08-2021	1403	3	1 81	0	0 3863	1950000	5047890
70	Paintpur	5500000	1792	08-10-2020	1286	1	6	0	0 2708	1820000	6720827
71	Hoshiarpur	5200000	4807	25-03-2021	2309	2	6 9 10	0	0 2931	1800000	6111219
72	Takipur	5000000	2616	01-12-2020	1359	2	16 79	0	0 3549	1740000	4902790
73	Takipur	5000000	472	09-05-2019	1309	2	1	0	0 2563	1132140	5588919
74	Takipur	5000000	1248	30-11-2018	1299	2	5	0	0 2813	1400000	4976893
75	Hoshiarpur	5200000	1685	20-07-2021	2339	2	1 3 4	0	0 2609	1360000	5212725
76	Hoshiarpur	5200000	4348	03-03-2021	2305	2	1 3 4	0	0 2609	1360000	5212725
77	Rasulpur	5200000	1491	01-08-2019	1084	2	2	0	0 2625	1360000	5180952
78	Takipur	5000000	478	28-04-2021	1387	2	11 96	0	0 3248	1315000	4048645

50% Higher Sale Deed Rate of the Preceding 3 years from (28-09-2018 to 28-09-2021)

2	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6 8438	126580000	18495573
3	Bharonjiya	5200000	2637	21-09-2021	2179	21	0 5	0	4 3802	71898000	17099219
4	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3 4271	55395833	16161055
5	Takipur	5000000	1635	16-07-2021	1411	17	11.17	0	2 1948	40600000	18498269
6	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2 5223	38052000	15086231
7	Bharonjiya	5200000	1889	29-07-2021	2175	9	1	0	1 8851	37708333	20000177
8	Devi nagar	5500000	3908	10-02-2021	971	9	1	0	1 8851	28750000	15218751
9	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2 0000	27600000	13800000
10	Takipur	5000000	2703	04-12-2020	1362	14	11	0	1 8188	25650000	14102705
11	Bharonjiya	5200000	2552	24-10-2019	2149	5	6 57	0	1 1101	21200191	21800010
12	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1 2688	23852500	18799259
13	Rasulpur	5200000	883	05-08-2020	1091	8	0	0	1 0000	22200000	22200000
14	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1 2813	20575925	16058632
15	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0 9479	18768750	19800318
16	Salamatpur	5200000	833	10-22-2018	1112	11	11 71	0	1 4482	18181282	12551400
17	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1 0000	18000000	18000000
18	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1 5219	16710000	10999409
19	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1 1750	16567500	11100000
20	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2 7000	16400000	6074074

Janardan

21	Paintpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0 7361	14722917	20001246
22	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0 9063	13593750	14999172
23	Rasulpur	5200000	2703	26-03-2019	1077	4	13 10	0	0 5819	13000000	22340608
24	Hoshiyarpur	5200000	4538	10-03-2021	2301	8	2	0	0 10125	11140000	11002469
25	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0 8750	9000000	10285714
26	Takipur	5000000	2766	09-12-2020	1360	8	0	0	0 10000	8930000	8930000
27	Bharoniya	5200000	171	09-04-2021	2174	2	15 25	0	0 05755	8675781	15075206
28	Paintpur	5500000	1918	20-10-2020	1293	2	0	0	0 4167	8491667	20378371
29	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0 5500	8000000	14515155
30	Takipur	5000000	1052	14-11-2018	1297	13	1	0	0 16313	7950000	4873414
31	Paintpur	5500000	1102	01-07-2019	1257	2	3 78	0	0 4560	7749390	16994276
32	Hoshiyarpur	5200000	1636	16-07-2021	2316	3	0	0	0 3750	6940000	18506667
33	Hoshiyarpur	5200000	2167	19-08-2021	2331	3	5	0	0 4063	6900000	16982525
34	Takipur	5000000	1025	27-06-2019	1312	8	19 92	0	0 11245	6500000	5780347
35	Hoshiyarpur	5200000	1125	22-06-2021	2317	4	9 99	0	0 05624	6250000	11113087
36	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	0 10083	6040000	5990281
37	Hoshiyarpur	5200000	4802	25-03-2021	2308	3	16 2/3	0	0 4792	5535000	11550501
38	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0 2500	5125000	20500000
39	Rasulpur	5200000	341	20-04-2021	1111	7	17 2/3	0	0 9854	5125000	5200934
40	Paintpur	5500000	3864	08-02-2021	1299	1	11 22	0	0 3252	4989132	15342657
Highest 50% Sale Deed Total.											54.6686 ₹ 81,53,78,251
Average Rate of Preceding last Three Years (39 No. Highest Registry).											₹ 1,49,14,928

Average Rate of Preceding last Three Years (39 No. Highest Registry).

Note-These sale Deeds 716 are non indicative for Calculation, Hence not Taken for Consideration.

(3) a) Calculation of rates for Village Rasulpur (Total 91 Sales Deeds) for the period from (28.09.2018 to 28.09.2021).

b) The vicinity villages considered:- Takipur, Kansala, Paintpur, Dhode Majra and Salamatpur.

Village Name -Rasulpur & its Surrounding (163)					Tehsil - Majri				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	M	S			
1	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6.8438	126580000	18495573
2	Kansala	5200000	4672	25-02-2020	1833	27	13	0	3.4563	86406250	24999638
3	Kansala	5200000	829	22-10-2018	1777	26	18	0	3.3625	75656250	22500000
4	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
5	Kansala	5200000	4673	25-02-2020	1832	16	8	0	2.0500	51250000	25000000
6	Kansala	5200000	3297	08-01-2021	1858	17	10 45	0	2.1903	45996563	21000120
7	Takipur	5000000	1635	16-07-2021	1411	17	11 17	0	2.1918	40600000	18498269
8	Kansala	5200000	1488	13-07-2021	1890	28	4	7	3.5299	40500000	11473413
9	Kansala	5200000	3872	09-02-2021	1862	22	16 9	0	2.8556	10000000	14007564
10	Rasulpur	5200000	2134	25-02-2019	1083	20	3 56	0	2.5223	38052000	15086530
11	Dhode Majra	5200000	2674	24-09-2021	1231	7	0	0	0.8750	26250000	30000000
12	Takipur	5000000	2703	04-12-2020	1362	14	11	0	1.8188	25650000	14102705
13	Kansala	5200000	340	20-04-2021	1883	23	19 2/3	0	2.9979	25000000	8339171
14	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1.2688	23852500	18800000
15	Rasulpur	5200000	883	05-08-2020	1091	8	0	0	1.0000	22200000	22200000
16	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
17	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800318
18	Salamatpur	5200000	833	10/22/2018	1412	11	11.71	0	1.4482	18181282	12554400
19	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
20	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	14100000
21	Dhode Majra	5200000	1878	05-09-2019	1201	6	7	0	0.7938	15875000	19998740
22	Paintpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.7361	14722917	20001246
23	Dhode Majra	5200000	1239	12-07-2019	1197	7	5	0	0.9063	11241218	15713614
24	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0.5819	13000000	22341568
25	Dhode Majra	5200000	573	10-07-2020	1217	4	0.73	0	0.5046	11100375	21998365
26	Kansala	5200000	1039	25-08-2020	1880	7	0	0	0.8750	11000000	12571129
27	Kansala	5200000	828	22-10-2018	1776	3	12	0	0.4500	10125000	22500000
28	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
29	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1.0000	8930000	8930000
30	Kansala	5200000	110	10-04-2019	1791	3	2	0	0.3875	8718750	22500000
31	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0.4167	8491667	20378371
32	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0.5500	8000000	14515155
33	Takipur	5000000	1052	14-11-2018	1297	13	1	0	0.16313	7950000	4873414
34	Paintpur	5500000	1102	01-07-2019	1257	2	3.78	0	0.4560	7749390	16994276

Jawaid.

35	Dhode Majra	5200000	2130	04-10-2019	1216	2	16	0	0.3500	7700000	22000000
36	Dhode Majra	5200000	1380	23-07-2019	1198	3	17 66	0	0.4854	7678147	15818185
37	Kansala	5200000	900	29-10-2018	1779	5	0	0	0.6250	7500000	12000000
38	Kansala	5200000	2535	21-11-2020	1851	7	18	0	0.9875	7500000	7591937
39	Kansala	5200000	1302	17-7-2019	1805	4	0	0	0.5000	7000000	14000000
40	Takipur	5000000	1025	27-06-2019	1312	8	19 92	0	1 1215	6500000	5780317
41	Takipur	5000000	2190	27-02-2019	1308	8	11 3	0	1 0083	6010000	5990281
42	Kansala	5200000	1971	04-02-2019	1781	7	0	0	0.8750	5700000	6514286
43	Dhode Majra	5200000	3110	03-12-2019	1205	8	11 1/3	0	1 0708	5550000	5183041
44	Kansala	5200000	3116	03-12-2019	1818	8	0	0	1 0000	5500000	5500000
45	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0.2500	5125000	20500000
46	Rasulpur	5200000	311	20-01-2021	1111	7	17 2/3	0	0.9851	5125000	5201066
47	Paintpur	5500000	3861	08-02-2021	1299	1	11 22	0	0.3252	4989132	15342657
48	Paintpur	5500000	3159	30-12-2020	1298	4	7	0	0.9063	4930000	5139700
49	Dhode Majra	5200000	2711	28-09-2021	1232	4	5 2 3	0	0.5351	4900000	9152036
50	Salamatpur	5200000	2124	3/14/2019	1113	2	6	0	0.2875	4887500	17000000
51	Salamatpur	5200000	832	10/22/2018	1111	3	11 12	0	0.3820	4795751	12551322
52	Takipur	5000000	2767	09-12-2020	1361	4	2	0	0.5125	4570000	8917073
53	Paintpur	5500000	4592	20-02-2020	1278	1	11 22	0	0.3252	4189131	12882629
54	Takipur	5000000	2529	14-09-2021	1131	5	8	0	0.6750	4000000	5925926
55	Kansala	5200000	3512	21-12-2019	1821	6	0	0	0.7500	3870000	5160000
56	Takipur	5000000	4795	02-03-2020	1332	4	19	0	0.6188	3850000	6221719
57	Takipur	5000000	4219	25-02-2021	1370	4	19 74	0	0.6231	3750000	6015399
58	Takipur	5000000	1594	08-08-2019	1320	4	0	0	0.5000	3600000	7200000
59	Kansala	5200000	219	10-06-2020	1838	4	1	0	0.5063	3500000	6912897
60	Takipur	5000000	4833	25-03-2021	1374	5	3	0	0.6438	3250000	5018152
61	Kansala	5200000	1128	01-09-2020	1845	4	1/2	0	0.5031	3220000	6100318
62	Kansala	5200000	4323	02-03-2021	1869	3	1	0	0.3813	3000000	7867821
63	Kansala	5200000	263	11-06-2020	1845	4	0	0	0.5000	3000000	6000000
64	Takipur	5000000	2103	22-02-2019	1303	3	14 25	0	0.4611	2785000	6000862
65	Paintpur	5500000	1852	24-01-2019	1249	1	6	0	0.2708	2760000	10192021
66	Takipur	5000000	1122	22-06-2021	1121	2	0	0	0.2500	2750000	11000000
67	Kansala	5200000	1344	19-07-2019	1807	1	2	0	0.5125	2660000	5190211
68	Takipur	5000000	679	05-10-2018	1318	4	2	0	0.5125	2512000	1901463
69	Takipur	5000000	1053	14-11-2018	1296	4	0	0	0.5000	2440000	4880000
70	Takipur	5000000	1304	09-09-2020	1345	4	0	0	0.5000	2430000	4860000
71	Dhode Majra	5200000	1359	06-07-2021	1228	3	10	0	0.4375	2412000	5513143
72	Takipur	5000000	477	28-01-2021	1386	3	12 1/4	0	0.4516	2258000	5000000
73	Takipur	5000000	479	28-01-2021	1123	3	12 1/4	0	0.4516	2258000	5000000
74	Takipur	5000000	3377	13-01-2021	1367	3	8 31	0	0.4269	2140000	5012884
75	Takipur	5000000	1836	23-01-2019	1302	3	10	0	0.4375	2130000	4868571
76	Kansala	5200000	423	29-06-2020	1863	3	5 1/2	0	0.4091	2110000	5153884
77	Salamatpur	5200000	2070	12-02-2019	1415	2	0	0	0.2500	2000000	8000000
78	Takipur	5000000	179	12-04-2021	1381	2	2	0	0.2625	2000000	7619048
79	Takipur	5000000	154	12-04-2019	1305	2	3 83	0	0.2739	2000000	7301935
80	Takipur	5000000	2117	14-03-2019	1301	3	0	0	0.3750	2000000	5333333
81	Takipur	5000000	2264	26-08-2021	1103	3	1 81	0	0.3863	1950000	5017890
82	Kansala	5200000	1724	21-08-2019	1819	2	19 01	0	0.3690	1905000	5162602
83	Paintpur	5500000	1792	08-10-2020	1286	1	6	0	0.2708	1820000	6720827
84	Takipur	5000000	2616	01-12-2020	1359	2	16 79	0	0.3549	1740000	1902790
85	Kansala	5200000	4094	22-02-2021	1866	2	5 1/3	0	0.2833	1700000	6000706
86	Takipur	5000000	472	09-05-2019	1309	2	1	0	0.2563	1432440	5588919
87	Takipur	5000000	1248	30-11-2018	1299	2	5	0	0.2813	1400000	4976893
88	Rasulpur	5200000	1491	01-08-2019	1081	2	2	0	0.2625	1360000	5180952
89	Kansala	5200000	4786	02-03-2020	1857	2	1 57	0	0.2598	1340000	5157814
90	Takipur	5000000	478	28-04-2021	1387	2	11 96	0	0.3248	1315000	4048645
91	Kansala	5200000	5040	16-03-2020	1900	2	0	0	0.2500	1300000	5200000

50% Higher Sale Deed Rate of the Preceding 3 years from (28-09-2018 to 28-09-2021)

1	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6 8138	126580000	18195573
2	Kansala	5200000	4672	25-02-2020	1833	27	13	0	3 4563	86406250	24999638
3	Kansala	5200000	829	22-10-2018	1777	26	18	0	3 3625	75656250	22500000
4	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3 4271	55395833	16161055
5	Kansala	5200000	4673	25-02-2020	1832	16	8	0	2 0500	51250000	25000000
6	Kansala	5200000	3297	08-01-2021	1858	17	10 45	0	2 1903	45996563	21000120
7	Takipur	5000000	1635	16-07-2021	1411	17	11 17	0	2 1948	40600000	18498269
8	Kansala	5200000	1488	13-07-2021	1890	28	4	7	3 5299	40500000	11473113
9	Kansala	5200000	3872	09-02-2021	1862	22	16 9	0	2 8556	10000000	14007564

for owner.

10	Rasulpur	5200000	2134	25-02-2019	1083	20	3 56	0	2 5223	38052000	15086530			
12	Lakipur	5000000	2703	04-12-2020	1362	14	11	0	1 8188	25650000	14102705			
13	Kansala	5200000	340	20-04-2021	1883	23	19 2 3	0	2 9979	25000000	8339171			
14	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1 2688	23852500	18800000			
15	Rasulpur	5200000	883	05-08-2020	1091	8	0	0	1 0000	22200000	22200000			
16	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1 2813	20575925	16058632			
17	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0 9479	18768750	19800348			
18	Salamatpur	5200000	833	10-22-2018	1412	11	11 71	0	1 4482	18181282	12554400			
19	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1 0000	18000000	18000000			
20	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1 1750	16567500	14100000			
21	Dhode Majra	5200000	1878	05-09-2019	1201	6	7	0	0 7938	15875000	19998740			
22	Paintpur	5500000	791	21-05-2021	1314	3	10 2 3	0	0 7361	11722917	20001246			
23	Dhode Majra	5200000	1239	12-07-2019	1197	7	5	0	0 9063	14241218	15713614			
24	Rasulpur	5200000	2703	26-03-2019	1077	4	13 10	0	0 5819	13000000	22341568			
25	Dhode Majra	5200000	573	10-07-2020	1217	4	0 73	0	0 5016	11100375	21998365			
26	Kansala	5200000	1039	25-08-2020	1880	7	0	0	0 8750	11000000	12571129			
27	Kansala	5200000	828	22-10-2018	1776	3	12	0	0 4500	10125000	22500000			
28	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0 8750	9000000	10285714			
29	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1 0000	8930000	8930000			
30	Kansala	5200000	110	10-04-2019	1791	3	2	0	0 3875	8718750	22500000			
31	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0 4167	8491667	20378371			
32	Takipur	5000000	2197	20-08-2021	1401	4	8	0	0 5500	8000000	14545455			
33	Takipur	5000000	1052	14-11-2018	1297	13	1	0	1 6313	7950000	4873414			
34	Paintpur	5500000	1102	01-07-2019	1257	2	3 78	0	0 4560	7749390	16991276			
35	Dhode Majra	5200000	2130	04-10-2019	1216	2	16	0	0 3500	7700000	22000000			
36	Dhode Majra	5200000	1380	23-07-2019	1198	3	17 66	0	0 4851	7678117	15818185			
37	Kansala	5200000	2535	21-11-2020	1851	7	18	0	0 9875	7500000	7591937			
38	Kansala	5200000	900	29-10-2018	1779	5	0	0	0 6250	7500000	12000000			
39	Kansala	5200000	1302	17-7-2019	1805	4	0	0	0 5000	7000000	14000000			
40	Takipur	5000000	1025	27-06-2019	1312	8	19 92	0	1 1245	6500000	5780317			
41	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	1 0083	6040000	5990281			
42	Kansala	5200000	1971	04-02-2019	1781	7	0	0	0 8750	5700000	6514286			
43	Dhode Majra	5200000	3110	03-12-2019	1205	8	11 1/3	0	1 0708	5550000	5183011			
44	Kansala	5200000	3116	03-12-2019	1818	8	0	0	1 0000	5500000	5500000			
45	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0 2500	5125000	20500000			
46	Rasulpur	5200000	341	20-04-2021	1111	7	17 2 3	0	0 9854	5125000	5201066			
Highest 50% Sale Deed Total.										64,7965	₹ 1,01,50,55,347			
Average Rate of Preceding last Three Years (45 No. Highest Registry).										₹ 1,56,65,293				

Highest 50% Sale Deed Total.

₹ 1,01,50,55,34/-

Average Rate of Preceding last Three Years (45 No. Highest Registry). ₹ 1,56,65,293

Note-These sale Deeds 2674, are non indicative for Calculation, Hence not Taken for Consideration

- (4) a) Calculation of rates for Village Dhode Majra (Total 107 Sales Deeds) for the period from (28.09.2018 to 28.09.2021).
 b) The vicinity villages considered:- Kansala, Paintpur, Rani Majra, Saini Majra and Rasulpur.

Average Rate of Sale Deed during Last 3 Years

Average Rate of Sale Deed during Last 3 Years											
Village Name - Dhode Majra and its surrounding					Tehsil - (Majri)					District - SAS Nagar	
S.no	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Kanal/ Bigha	Marla / Biswa	Sarshahi/ Biswansi			
1	Kansala	5200000	4672	25-02-2020	1833	27	13	0	3.1563	86106250	24999638
2	Kansala	5200000	829	22-10-2018	1777	26	18	0	3.3625	75656250	22500000
3	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
4	Kansala	5200000	4673	25-02-2020	1832	16	8	0	2.0500	51250000	25000000
5	Kansala	5200000	3297	08-01-2021	1858	17	10.45	0	2.1903	45996563	21000120
6	Rani Majra	5200000	806	10-06-2021	2191	18	14	0	2.3375	41000000	17510107
7	Kansala	5200000	1488	13-07-2021	1890	28	4	7	3.5299	40500000	11173413
8	Kansala	5200000	3872	09-02-2021	1862	22	16.9	0	2.8556	40000000	14007564

9	Saini Majra	5200000	1756	26-07-2021	2265	20	4.33	0	2,5271	38158958	15099900
10	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2,5223	38052000	15086231
11	Rani Majra	5200000	2399	13-03-2019	2137	16	0	0	2,0000	33850000	16925000
12	Rani Majra	5200000	2623	20-09-2021	2200	48	6	0	6,0375	31400000	5200828
13	Rani Majra	5200000	4215	25-02-2021	2183	10	7	0	1,2938	27715625	21421877
14	Dhode Majra	5200000	2674	24-09-2021	1231	7	0	0	0,8750	26250000	30000000
15	Kansala	5200000	340	20-04-2021	1883	23	19 2/3	0	2,9979	25000000	8339171
16	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1,2688	23852500	18799259
17	Rasulpur	5200000	883	05-08-2020	1094	8	0	0	1,0000	22200000	22200000
18	Saini Majra	5200000	2329	11-03-2019	2147	8	0	0	1,0000	21500000	21500000
19	Saini Majra	5200000	1241	12-07-2019	2170	8	0	0	1,2813	20575925	16058632
20	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1,0125	19905750	19660000
21	Saini Majra	5200000	351	30-04-2019	2155	8	2	0	0,9313	19370000	20798883
22	Saini Majra	5200000	362	22-04-2021	2250	7	9	0	0,9179	18768750	19800348
23	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0,8363	18211982	21776853
24	Saini Majra	5200000	1172	8-07-2019	2169	6	13 4/5	0	1,0125	17750000	17530861
25	Saini Majra	5200000	1900	15-10-2020	2221	8	2	0	0,7938	15875000	19998740
26	Dhode Majra	5200000	1878	05-09-2019	1201	6	7	0	1,0000	15725000	15725000
27	Rani Majra	5200000	1946	01-02-0219	2134	8	0	0	1,0250	15371375	14999390
28	Rani Majra	5200000	1730	05-10-2020	2156	8	4	0	0,6919	15221250	21999205
29	Saini Majra	5200000	2812	28-03-2019	2180	5	10.70	0	0,7361	14722917	20001246
30	Paintpur	5500000	791	21-05-2021	1314	3	10 2/3	0			20760743
31	Saini Majra	5200000	188	15-04-2019	2156	5	10 1/5	0	0,6888	14300000	15713614
32	Dhode Majra	5200000	1239	12-07-2019	1197	7	5	0	0,9063	11241248	19679311
33	Saini Majra	5200000	749	30-05-2019	2162	5	13 1/3	0	0,7083	13938856	21280052
34	Saini Majra	5200000	2704	26-03-2019	2149	4	18 1/2	0	0,6156	13100000	22310608
35	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0,5819	13000000	18023585
36	Saini Majra	5200000	1594	24-09-2020	2218	5	0.78	0	0,6299	11353056	20800483
37	Saini Majra	5200000	4218	27-01-2020	2198	4	6.05	0	0,5378	11186500	21998365
38	Dhode Majra	5200000	573	10-07-2020	1217	4	0.73	0	0,5016	11100375	12571429
39	Kansala	5200000	1039	25-08-2020	1880	7	0	0	0,8750	10812017	16680072
40	Saini Majra	5200000	1672	16-08-2019	2171	5	4	0	0,6500	10125000	22500000
41	Kansala	5200000	828	22-10-2018	1776	3	12	0	0,1500		
42	Saini Majra	5200000	294	25-01-2019	2151	4	0	0	0,5000	9830000	19660000
43	Rani Majra	5200000	2163	30-10-2020	2170	4	15.16	0	0,5918	9516489	15999177
44	Rani Majra	5200000	3151	30-12-2020	2175	12	0	0	1,5000	9100000	6066667
45	Rani Majra	5200000	1215	28-11-2018	2128	9	9	0	1,1813	9000000	7618725
46	Rani Majra	5200000	2154	30-10-2020	2178	5	19	0	0,7438	8801094	11832608

for further

47	Kansala	5200000	110	10-04-2019	1794	3	2	0	0.3875	8718750	22500000
48	Rani Majra	5200000	645	12-05-2021	2193	4	16.25	0	0.6016	8632813	14349756
49	Saini Majra	5200000	540	30-04-2021	2251	4	0	0	0.5000	8600000	17200000
50	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0.4167	8491667	20378371
51	Paintpur	5500000	1102	01-07-2019	1257	2	3.78	0	0.4560	7749390	16994276
52	Dhode Majra	5200000	2130	04-10-2019	1216	2	16	0	0.3500	7700000	22000000
53	Dhode Majra	5200000	1380	23-07-2019	1198	3	17.66	0	0.4854	7678147	15818185
54	Kansala	5200000	900	29-10-2018	1779	5	0	0	0.6250	7500000	12000000
55	Kansala	5200000	2535	24-11-2020	1851	7	18	0	0.9875	7500000	7594937
56	Saini Majra	5200000	2152	7-10-2019	2176	3	9.20	0	0.4325	7212250	16675723
57	Kansala	5200000	1302	17-7-2019	1805	4	0	0	0.5000	7000000	14000000
58	Saini Majra	5200000	1471	13-07-2021	2263	2	4.81	0	0.2801	5800000	6514286
59	Kansala	5200000	1971	04-02-2019	1781	7	0	0	0.8750	5700000	5183041
60	Dhode Majra	5200000	3110	03-12-2019	1205	8	11 1/3	0	1.0708	5550000	17919938
61	Saini Majra	5200000	606	28-09-2018	2135	2	9.33	0	0.3083	5524717	15342657
62	Kansala	5200000	3116	03-12-2019	1818	8	0	0	1.0000	5500000	5500000
63	Rani Majra	5200000	1206	04-09-2020	2159	2	5.31	0	0.2832	5440806	19211886
64	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0.2500	5125000	20500000
65	Rasulpur	5200000	341	20-04-2021	1111	7	17 2/3	0	0.9854	5125000	5200934
66	Paintpur	5500000	3864	08-02-2021	1299	1	11.22	0	0.3252	4989432	15342657
67	Paintpur	5500000	3159	30-12-2020	1298	4	7	0	0.9063	4930000	5439700
68	Dhode Majra	5200000	2711	28-09-2021	1232	4	5 2/3	0	0.5354	4900000	9152036
69	Saini Majra	5200000	82	4-6-2021	2246	3	0	0	0.3750	4875000	13000000
70	Saini Majra	5200000	2049	23-10-2020	2224	6	13.88	0	0.8368	4600000	5497132
71	Saini Majra	5200000	1218	7-2-2021	2261	3	10	0	0.4375	4500000	10285714
72	Saini Majra	5200000	929	16-06-2021	2255	5	0	0	0.6250	4500000	7200000
73	Rani Majra	5200000	2164	30-10-2020	2169	2	2 2/3	0	0.2667	4266667	15998001
74	Saini Majra	5200000	1559	14-07-2021	2264	2	1.83	0	0.2614	4252083	16266576
75	Paintpur	5500000	4592	20-02-2020	1278	1	11.22	0	0.3252	4189431	12882629
76	Saini Majra	5200000	4856	3/30/2021	2243	2	8	0	0.3000	4100000	13666667
77	Saini Majra	5200000	1574	24-09-2020	2214	2	2.59	0	0.2662	4000000	15026296
78	Saini Majra	5200000	225	22-04-2019	2151	4	0.00	0	0.5000	4000000	8000000
79	Saini Majra	5200000	226	22-04-2019	2152	4	0.00	0	0.5000	4000000	8000000
80	Kansala	5200000	3512	24-12-2019	1821	6	0	0	0.7500	3870000	5160000
81	Kansala	5200000	219	10-06-2020	1838	4	1	0	0.5063	3500000	6912897
82	Rani Majra	5200000	255	11-06-2020	2153	5	8	0	0.6750	3500000	5185185
83	Kansala	5200000	1128	01-09-2020	1845	4	1/2	0	0.5031	3220000	6400318
84	Saini Majra	5200000	2574	26-11-2020	2223	3	3.7	0	0.3981	3200000	8038181

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85	Saini Majra	5200000	870	25-10-2018	2136	2	0	0	0.2500	3000000	12000000
86	Saini Majra	5200000	871	25-10-2018	2137	2	0	0	0.2500	3000000	12000000
87	Kansala	5200000	4323	02-03-2021	1869	3	1	0	0.3813	3000000	7867821
88	Kansala	5200000	263	11-06-2020	1845	4	0	0	0.5000	3000000	6000000
89	Saini Majra	5200000	4813	25-03-2021	2241	3	0	0	0.3750	2950000	7866667
90	Saini Majra	5200000	1435	7/8/2021	2266	3	0	0	0.3750	2950000	7866667
91	Rani Majra	5200000	739	30-05-2019	2142	4	6	0	0.5375	2800000	5209302
92	Paintpur	5500000	1852	21-01-2019	1249	1	6	0	0.2708	2760000	10192024
93	Kansala	5200000	1344	19-07-2019	1807	4	2	0	0.5125	2660000	5190214
94	Rani Majra	5200000	584	07-05-2021	2192	4	0	0	0.5000	2600100	5200200
95	Rani Majra	5200000	4130	23-2-2021	2182	2	7 10	0	0.2914	2500000	8191818
96	Dhode Majra	5200000	1359	06-07-2021	1228	3	10	0	0.4375	2412000	5513143
97	Kansala	5200000	423	29-06-2020	1863	3	5 1/2	0	0.4091	2110000	5153884
98	Rani Majra	5200000	702	20-07-2020	2157	3	2 1/3	0	0.3896	2010000	5159138
99	Kansala	5200000	1724	21-08-2019	1819	2	19.04	0	0.3690	1905000	5162692
100	Paintpur	5500000	1792	08-10-2020	1286	1	6	0	0.2708	1820000	6720827
101	Rani Majra	5200000	910	30-10-2018	2131	2	14 2/3	0	0.3417	1770000	5179982
102	Kansala	5200000	4094	22-02-2021	1866	2	5 1/3	0	0.2833	1700000	6000706
103	Rani Majra	5200000	2664	04-11-2019	2148	2	5.47	0	0.2842	1500000	5277973
104	Rasulpur	5200000	1491	01-08-2019	1084	2	2	0	0.2625	1360000	5180952
105	Saini Majra	5200000	1775	28-08-2019	2188	2	1	0	0.2563	1350000	5267265
106	Kansala	5200000	4786	02-03-2020	1857	2	1.57	0	0.2598	1340000	5157814
107	Kansala	5200000	5040	16-03-2020	1900	2	0	0	0.2500	1300000	5200000

50% Higher Sale Deed Rate of the Preceding 3 years from (28-09-2018 to 28-09-2021)

1	Kansala	5200000	4672	25-02-2020	1833	27	13	0	3.4563	86406250	24999638
2	Kansala	5200000	829	22-10-2018	1777	26	18	0	3.3625	75656250	22500000
3	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
4	Kansala	5200000	4673	25-02-2020	1832	16	8	0	2.0500	51250000	25000000
5	Kansala	5200000	3297	08-01-2021	1858	17	10.45	0	2.1903	45996563	21000120
6	Rani Majra	5200000	806	10-06-2021	2191	18	11	0	2.3375	41600000	17540107
7	Kansala	5200000	1488	13-07-2021	1890	28	4	7	3.5299	40500000	14473413
8	Kansala	5200000	3872	09-02-2021	1862	22	16.9	0	2.8556	40000000	14007564
9	Saini Majra	5200000	1756	26-07-2021	2265	20	4.33	0	2.5271	38158958	15099900
10	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2.5223	38052000	15086231
11	Rani Majra	5200000	2399	13-03-2019	2137	16	0	0	2.0000	33850000	16925000
12	Rani Majra	5200000	2623	20-09-2021	2200	48	6	0	6.0375	31400000	5200828
13	Rani Majra	5200000	4215	25-02-2021	2183	10	7	0	1.2938	27715625	21423877
14	Kansala	5200000	340	20-04-2021	1883	23	19 2/3	0	2.9979	25000000	8339171

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85	Saini Majra	5200000	870	25-10-2018	2136	2	0	0	0.2500	3000000	12000000
86	Saini Majra	5200000	871	25-10-2018	2137	2	0	0	0.2500	3000000	12000000
87	Kansala	5200000	4323	02-03-2021	1869	3	1	0	0.3813	3000000	7867821
88	Kansala	5200000	263	11-06-2020	1815	4	0	0	0.5000	3000000	6000000
89	Saini Majra	5200000	4813	25-03-2021	2241	3	0	0	0.3750	2950000	7866667
90	Saini Majra	5200000	1435	7/8/2021	2266	3	0	0	0.3750	2950000	7866667
91	Rani Majra	5200000	739	30-05-2019	2112	4	6	0	0.5375	2800000	5209302
92	Paintpur	5500000	1852	24-01-2019	1249	1	6	0	0.2708	2760000	10192024
93	Kansala	5200000	1344	19-07-2019	1807	4	2	0	0.5125	2660000	5190244
94	Rani Majra	5200000	584	07-05-2021	2192	4	0	0	0.5000	2600100	5200200
95	Rani Majra	5200000	4130	23-2-2021	2182	2	7.10	0	0.2944	2500000	8491848
96	Dhode Majra	5200000	1359	06-07-2021	1228	3	10	0	0.4375	2112000	5513143
97	Kansala	5200000	423	29-06-2020	1863	3	5 1/2	0	0.4094	2110000	5153884
98	Rani Majra	5200000	702	20-07-2020	2157	3	2 1/3	0	0.3896	2010000	5159138
99	Kansala	5200000	1724	21-08-2019	1819	2	19.04	0	0.3690	1905000	5162602
100	Paintpur	5500000	1792	08-10-2020	1286	1	6	0	0.2708	1820000	6720827
101	Rani Majra	5200000	910	30-10-2018	2131	2	14 2/3	0	0.3417	1770000	5179982
102	Kansala	5200000	4094	22-02-2021	1866	2	5 1/3	0	0.2833	1700000	6000706
103	Rani Majra	5200000	2664	04-11-2019	2148	2	5.47	0	0.2842	1500000	5277973
104	Rasulpur	5200000	1491	01-08-2019	1084	2	2	0	0.2625	1360000	5180952
105	Saini Majra	5200000	1775	28-08-2019	2188	2	1	0	0.2563	1350000	5267265
106	Kansala	5200000	4786	02-03-2020	1857	2	1.57	0	0.2598	1340000	5157814
107	Kansala	5200000	5040	16-03-2020	1900	2	0	0	0.2500	1300000	5200000

50% Higher Sale Deed Rate of the Preceding 3 years from (28-09-2018 to 28-09-2021)

1	Kansala	5200000	4672	25-02-2020	1833	27	13	0	3.4563	86406250	2499638
2	Kansala	5200000	829	22-10-2018	1777	26	18	0	3.3625	75656250	22500000
3	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
4	Kansala	5200000	4673	25-02-2020	1832	16	8	0	2.0500	51250000	25000000
5	Kansala	5200000	3297	08-01-2021	1858	17	10.45	0	2.1903	45996563	21000120
6	Rani Majra	5200000	806	10-06-2021	2194	18	14	0	2.3375	41000000	17540107
7	Kansala	5200000	1488	13-07-2021	1890	28	4	7	3.5299	40500000	11473413
8	Kansala	5200000	3872	09-02-2021	1862	22	16.9	0	2.8556	40000000	14007564
9	Saini Majra	5200000	1756	26-07-2021	2265	20	4.33	0	2.5271	38158958	15099900
10	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2.5223	38052000	15086231
11	Rani Majra	5200000	2399	13-03-2019	2137	16	0	0	2.0000	33850000	16925000
12	Rani Majra	5200000	2623	20-09-2021	2200	48	6	0	6.0375	31400000	5200828
13	Rani Majra	5200000	4215	25-02-2021	2183	10	7	0	1.2938	27715625	21421877
14	Kansala	5200000	340	20-04-2021	1883	23	19 2/3	0	2.9979	25000000	8339171

for further

16	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1.2688	23852500	18799259		
17	Rasulpur	5200000	883	05-08-2020	1094	8	0	0	1.0000	22200000	22200000		
18	Saini Majra	5200000	2329	11-03-2019	2147	8	0	0	1.0000	21500000	21500000		
19	Saini Majra	5200000	1244	12-07-2019	2170	8	0	0	1.0000	21090000	21090000		
20	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632		
21	Saini Majra	5200000	351	30-04-2019	2155	8	2	0	1.0125	19905750	19660000		
22	Saini Majra	5200000	362	22-04-2021	2250	7	9	0	0.9313	19370000	20798883		
23	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0.9179	18768750	19800348		
24	Saini Majra	5200000	1172	8-07-2019	2169	6	13 4/5	0	0.8363	18211982	21776853		
25	Saini Majra	5200000	1900	15-10-2020	2221	8	2	0	1.0125	17750000	17530864		
26	Dhode Majra	5200000	1878	05-09-2019	1201	6	7	0	0.7938	15875000	19998740		
27	Rani Majra	5200000	1946	01-02-0219	2134	8	0	0	1.0250	15374375	14999390		
28	Rani Majra	5200000	1730	05-10-2020	2156	8	4	0	0.6919	15221250	21999205		
29	Saini Majra	5200000	2812	28-03-2019	2180	5	10.70	0	0.7361	14722917	20001246		
30	Paintpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.6888	14300000	20760743		
31	Saini Majra	5200000	188	15-04-2019	2156	5	10 1/5	0	0.9063	14241248	15713614		
32	Dhode Majra	5200000	1239	12-07-2019	1197	7	5	0	0.7083	13938856	19679311		
33	Saini Majra	5200000	749	30-05-2019	2162	5	13 1/3	0	0.6156	13100000	21280052		
34	Saini Majra	5200000	2704	26-03-2019	2149	4	18 1/2	0	0.5819	13000000	22340608		
35	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0.6299	11353056	18023585		
36	Saini Majra	5200000	1594	24-09-2020	2218	5	0.78	0	0.5378	11186500	20800483		
37	Saini Majra	5200000	4218	27-01-2020	2198	4	6.05	0	0.5046	11100375	21998365		
38	Dhode Majra	5200000	573	10-07-2020	1217	4	0.73	0	0.8750	11000000	12571429		
39	Kansala	5200000	1039	25-08-2020	1880	7	0	0	1.1813	10842047	16680072		
40	Saini Majra	5200000	1672	16-08-2019	2174	5	4	0	0.6500	10125000	22500000		
41	Kansala	5200000	828	22-10-2018	1776	3	12	0	0.4500	9830000	19660000		
42	Saini Majra	5200000	294	25-04-2019	2154	4	0	0	0.5000	9516489	15999477		
43	Rani Majra	5200000	2163	30-10-2020	2170	4	15.16	0	0.5948	9000000	7618725		
44	Rani Majra	5200000	3151	30-12-2020	2175	12	0	0	1.5000	9100000	6066667		
45	Rani Majra	5200000	1215	28-11-2018	2128	9	9	0	0.7438	8801094	11832608		
46	Rani Majra	5200000	2154	30-10-2020	2178	5	19	0	0.3875	8718750	22500000		
47	Kansala	5200000	110	10-04-2019	1794	3	2	0	0.6016	8632813	14349756		
48	Rani Majra	5200000	645	12-05-2021	2193	4	16.25	0	0.4560	8491667	20378371		
49	Saini Majra	5200000	540	30-04-2021	2251	4	0	0	0.5000	8600000	17200000		
50	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0.4167	7749390	16994276		
51	Paintpur	5500000	1102	01-07-2019	1257	2	3.78	0	0.3500	7700000	22000000		
52	Dhode Majra	5200000	2130	04-10-2019	1216	2	16	0	0.4854	7678147	15818185		
53	Dhode Majra	5200000	1380	23-07-2019	1198	3	17.66	0					

Janabur.

51	Kansala	5200000	900	29-10-2018	1779	5	0	0	0.6250	7500000	12000000
									70.6155	₹	1,15,60,30,360
										₹	1,63,70,774

Average Rate of Preceding last Three Years (53 No. Highest Registry).

Note: These sale Deeds 2674 are non indicative for Calculation, Hence not Taken for Consideration.

(5) a) Calculation of rates for Village Saini Majra (Total 103 Sales Deeds) for the period from (28.09.2018 to 28.09.2021).

b) The vicinity villages considered:- Paintpur, Bansepur, Rani Majra, Ghandoli and Dhode Majra.

Sl. No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Tehsil - Majri			Area (Acre)	Consideration Amount	District - SAS Nagar Rate (Per Acre)			
						Area								
						K/B	M/B	S/B						
1	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055			
2	Bansepur	5200000	2186	27-02-2019	1446	20	7	0	2.5438	48331250	18999627			
3	Rani Majra	5200000	806	10-06-2021	2194	18	14	0	2.3375	41000000	17540107			
4	Bansepur	5200000	2187	27-02-2019	1447	19	7	0	2.4188	38681179	15991888			
5	Saini Majra	5200000	1756	26-07-2021	2265	20	4 33	0	2.5271	38158958	15099900			
6	Ghandoli	5200000	2166	19-08-2021	1517	16	0	0	2.0000	37550000	18775000			
7	Bansepur	5200000	904	29-10-2018	1437	19	0 03	0	2.3752	36815575	15499989			
8	Bansepur	5200000	1556	02-01-2019	1439	12	19 33	0	1.6208	34523750	21300438			
9	Rani Majra	5200000	2399	13-03-2019	2137	16	0	0	2.0000	33850000	16925000			
10	Rani Majra	5200000	2623	20-09-2021	2200	48	6	0	6.0375	31400000	5200828			
11	Rani Majra	5200000	4215	25-02-2021	2183	10	7	0	1.2938	27715625	21421877			
12	Dhode Majra	5200000	2674	24-09-2021	1231	7	0	0	0.8750	26250000	30000000			
13	Bansepur	5200000	2343	12-03-2019	1449	9	16 77	0	1.2298	23366306	19000086			
14	Saini Majra	5200000	2329	11-03-2019	2147	8	0	0	1.0000	21500000	21500000			
15	Ghandoli	5200000	1145	02-09-2020	1491	10	0	0	1.2500	21250000	17000000			
16	Saini Majra	5200000	1244	12-07-2019	2170	8	0	0	1.0000	21090000	21090000			
17	Ghandoli	5200000	2325	07-03-2019	1471	8	0	0	1.0000	20800000	20800000			
18	Ghandoli	5200000	910	15-06-2021	1516	13	5 31	0	1.6584	20800000	12542209			
19	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632			
20	Saini Majra	5200000	351	30-01-2019	2155	8	2	0	1.0125	19905750	19660000			
21	Saini Majra	5200000	362	22-01-2021	2250	7	9	0	0.9313	19370000	20798883			
22	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800348			
23	Saini Majra	5200000	1172	8-07-2019	2169	6	13 4 5	0	0.8363	18211982	21776853			
24	Saini Majra	5200000	1900	15-10-2020	2221	8	2	0	1.0125	17750000	17530864			
25	Bansepur	5200000	4581	20-02-2020	1461	6	17 1/2	0	0.8594	16187500	18835816			
26	Dhode Majra	5200000	1878	05-09-2019	1201	6	7	0	0.7938	15875000	19998740			
27	Rani Majra	5200000	1946	01-02-0219	2134	8	0	0	1.0000	15725000	15725000			
28	Bansepur	5200000	2988	21-12-2020	1479	8	0	0	1.0000	15639000	15639000			
29	Rani Majra	5200000	1730	05-10-2020	2156	8	4	0	1.0250	15374375	14999390			
30	Saini Majra	5200000	2812	28-03-2019	2180	5	10 70	0	0.6919	15221250	21999205			
31	Bansepur	5200000	1831	12-10-2020	1473	3	13 52	0	0.1595	15149000	32968444			
32	Paintpur	5500000	791	21-05-2021	1314	3	10 2 3	0	0.7361	14722917	20001246			
33	Bansepur	5200000	726	22-07-2020	1469	6	2	0	0.7625	14677074	19248622			
34	Saini Majra	5200000	188	15-04-2019	2156	5	10 1/5	0	0.6888	14300000	20760743			
35	Dhode Majra	5200000	1239	12-07-2019	1197	7	5	0	0.9063	14241248	15713614			
36	Saini Majra	5200000	749	30-05-2019	2162	5	13 1/3	0	0.7083	13938856	19679311			
37	Ghandoli	5200000	2103	13-08-2021	1520	5	2	0	0.6375	13770000	21600000			

Jasdev Singh

38	Bansepur	5200000	2995	22-12-2020	1478	7	3	0	0.8938	13153750	15052305
39	Saini Majra	5200000	2704	26-03-2019	2149	4	18 1/2	0	0.6156	13100000	21280052
40	Saini Majra	5200000	1594	21-09-2020	2218	5	0.78	0	0.6299	11353056	18023585
41	Saini Majra	5200000	4218	27-01-2020	2198	4	6.05	0	0.5378	11186500	20800183
42	Dhode Majra	5200000	573	10-07-2020	1217	4	0.73	0	0.5016	11100375	21998365
43	Saini Majra	5200000	1672	16-08-2019	2174	5	4	0	0.6500	10812017	16680072
44	Bansepur	5200000	1617	07-01-2019	1440	4	0	0	0.5000	10750000	21500000
45	Ghandoli	5200000	2136	28-10-2020	1498	4	3.33	0	0.5208	10116667	20001281
46	Saini Majra	5200000	294	25-04-2019	2154	4	0	0	0.5000	9830000	19660000
47	Rani Majra	5200000	2163	30-10-2020	2170	4	15.16	0	0.5948	9516489	15999177
48	Bansepur	5200000	1817	21-01-2019	1442	2	19.40	0	0.3713	9166875	25196566
49	Bansepur	5200000	1988	05-02-2019	1115	4	3.72	0	0.5233	9118531	17998339
50	Rani Majra	5200000	3151	30-12-2020	2175	12	0	0	1.5000	9100000	6066667
51	Bansepur	5200000	2149	29-10-2020	1474	4	8.06	0	0.5501	9075000	16188009
52	Rani Majra	5200000	1215	28-11-2018	2128	9	9	0	1.1813	9000000	7618725
53	Rani Majra	5200000	2154	30-10-2020	2178	5	19	0	0.7438	8801094	11832608
54	Rani Majra	5200000	645	12-05-2021	2193	4	16.25	0	0.6016	8632813	14349756
55	Ghandoli	5200000	1523	05-08-2019	1484	6	15.54	0	0.8471	8610309	10164451
56	Saini Majra	5200000	540	30-04-2021	2251	4	0	0	0.5000	8600000	17200000
57	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0.4167	8491667	20378371
58	Bansepur	5200000	2493	20-11-2020	1477	3	7.88	0	0.4243	8060156	18996361
59	Paintpur	5500000	1102	01-07-2019	1257	2	3.78	0	0.4560	7749390	16991276
60	Dhode Majra	5200000	2130	04-10-2019	1216	2	16	0	0.3500	7700000	22000000
61	Dhode Majra	5200000	1380	23-07-2019	1198	3	17.66	0	0.4854	7678147	15818185
62	Saini Majra	5200000	2152	7-10-2019	2176	3	9.20	0	0.4325	7212250	16675723
63	Saini Majra	5200000	1471	13-07-2021	2263	2	4.81	0	0.2801	5800000	20706890
64	Dhode Majra	5200000	3110	03-12-2019	1205	8	11 1/3	0	1.0708	5550000	5183041
65	Saini Majra	5200000	606	28-09-2018	2135	2	9.33	0	0.3083	5524717	17919938
66	Rani Majra	5200000	1206	04-09-2020	2159	2	5.31	0	0.2832	5440806	19211886
67	Paintpur	5500000	3861	08-02-2021	1299	1	11.22	0	0.3252	4989432	15312657
68	Paintpur	5500000	3159	30-12-2020	1298	4	7	0	0.9063	4930000	5439700
69	Dhode Majra	5200000	2711	28-09-2021	1232	4	5 2/3	0	0.5354	4900000	9152036
70	Saini Majra	5200000	82	4/6/2021	2246	3	0	0	0.3750	4875000	13000000
71	Saini Majra	5200000	2049	23-10-2020	2224	6	13.88	0	0.8368	4600000	5197132
72	Saini Majra	5200000	1218	7/2/2021	2261	3	10	0	0.4375	4500000	10285714
73	Bansepur	5200000	3901	10-02-2021	1481	4	7.31	0	0.5457	4500000	8246289
74	Saini Majra	5200000	929	16-06-2021	2255	5	0	0	0.6250	4500000	7200000
75	Rani Majra	5200000	2164	30-10-2020	2169	2	2 2/3	0	0.2667	4266667	15998001
76	Saini Majra	5200000	1559	14-07-2021	2264	2	1.83	0	0.2614	4252083	16266576
77	Paintpur	5500000	4592	20-02-2020	1278	1	11.22	0	0.3252	4189431	12882629
78	Saini Majra	5200000	4856	3/30/2021	2243	2	8	0	0.3000	4100000	13666667
79	Ghandoli	5200000	2326	31-08-2021	1518	2	16 1/3	0	0.3521	4050000	11502414
80	Saini Majra	5200000	1574	24-09-2020	2214	2	2.59	0	0.2662	4000000	15026296
81	Saini Majra	5200000	225	22-04-2019	2151	4	0.00	0	0.5000	4000000	8000000
82	Saini Majra	5200000	226	22-04-2019	2152	4	0.00	0	0.5000	4000000	8000000

Jawaid

83	Rani Majra	5200000	255	11-06-2020	2153	5	8	0	0.6750	3500000	5185185
84	Saini Majra	5200000	2574	26-11-2020	2223	3	3.7	0	0.3981	3200000	8038181
85	Saini Majra	5200000	870	25-10-2018	2136	2	0	0	0.2500	3000000	12000000
86	Saini Majra	5200000	871	25-10-2018	2137	2	0	0	0.2500	3000000	12000000
87	Saini Majra	5200000	4813	25-03-2021	2241	3	0	0	0.3750	2950000	7866667
88	Saini Majra	5200000	1435	7/8/2021	2266	3	0	0	0.3750	2950000	7866667
89	Rani Majra	5200000	739	30-05-2019	2112	4	6	0	0.5375	2800000	5209302
90	Paintpur	5500000	1852	24-01-2019	1219	1	6	0	0.2708	2760000	10192021
91	Rani Majra	5200000	584	07-05-2021	2192	4	0	0	0.5000	2600100	5200200
92	Ghandoli	5200000	2388	15-10-2019	1481	4	0.61	0	0.5038	2600000	5160778
93	Rani Majra	5200000	4130	23-2-2021	2182	2	7.10	0	0.2944	2500000	8191818
94	Ghandoli	5200000	1120	01-09-2020	1493	3	16.63	0	0.4789	2500000	5220297
95	Dhode Majra	5200000	1359	06-07-2021	1228	3	10	0	0.4375	2412000	5513113
96	Ghandoli	5200000	1135	20-11-2018	1468	3	8	0	0.4250	2200000	5176171
97	Ghandoli	5200000	360	30-04-2019	1472	3	4.50	0	0.4031	2080000	5160010
98	Rani Majra	5200000	702	20-07-2020	2157	3	2 1/3	0	0.3896	2010000	5159138
99	Paintpur	5500000	1792	08-10-2020	1286	1	6	0	0.2708	1820000	6720827
100	Rani Majra	5200000	910	30-10-2018	2131	2	14 2/3	0	0.3417	1770000	5179982
101	Ghandoli	5200000	718	21-07-2020	1491	2	12.96	0	0.3310	1710000	5166163
102	Rani Majra	5200000	2664	04-11-2019	2118	2	5.47	0	0.2842	1500000	5277973
103	Saini Majra	5200000	1775	28-08-2019	2188	2	1	0	0.2563	1350000	5267265

50% Higher Sale Deed Rate of the Preceding 3 years from (28-09-2018 to 28-09-2021)

1	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
2	Bansepur	5200000	2186	27-02-2019	1446	20	7	0	2.5438	48331250	18999627
3	Rani Majra	5200000	806	10-06-2021	2194	18	14	0	2.3375	41000000	17540107
4	Bansepur	5200000	2187	27-02-2019	1447	19	7	0	2.4188	38681179	15991888
5	Saini Majra	5200000	1756	26-07-2021	2265	20	4.33	0	2.5271	38158958	15099900
6	Ghandoli	5200000	2166	19-08-2021	1517	16	0	0	2.0000	37550000	18775000
7	Bansepur	5200000	904	29-10-2018	1437	19	0.03	0	2.3752	36815575	15499989
8	Bansepur	5200000	1556	02-01-2019	1439	12	19.33	0	1.6208	34523750	21300438
9	Rani Majra	5200000	2399	13-03-2019	2137	16	0	0	2.0000	33850000	16925000
10	Rani Majra	5200000	2623	20-09-2021	2200	48	6	0	6.0375	31400000	5200828
11	Rani Majra	5200000	4215	25-02-2021	2183	10	7	0	1.2938	27715625	21421877
13	Bansepur	5200000	2343	12-03-2019	1449	9	16.77	0	1.2298	23366306	19000086
14	Saini Majra	5200000	2329	11-03-2019	2147	8	0	0	1.0000	21500000	21500000
15	Ghandoli	5200000	1145	02-09-2020	1494	10	0	0	1.2500	21250000	17000000
16	Saini Majra	5200000	1244	12-07-2019	2170	8	0	0	1.0000	21090000	21090000
17	Ghandoli	5200000	2325	07-03-2019	1471	8	0	0	1.0000	20800000	20800000
18	Ghandoli	5200000	910	15-06-2021	1516	13	5.34	0	1.6584	20800000	12512209
19	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
20	Saini Majra	5200000	351	30-04-2019	2155	8	2	0	1.0125	19905750	19660000
21	Saini Majra	5200000	362	22-04-2021	2250	7	9	0	0.9313	19370000	20798883
22	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0.9179	18768750	19800348
23	Saini Majra	5200000	1172	8-07-2019	2169	6	13 4/5	0	0.8363	18211982	21776853
24	Saini Majra	5200000	1900	15-10-2020	2221	8	2	0	1.0125	17750000	17530861
25	Bansepur	5200000	4581	20-02-2020	1161	6	17 1/2	0	0.8591	16187500	18835816
26	Dhode Majra	5200000	1878	05-09-2019	1201	6	7	0	0.7938	15875000	19998740

Jawadur

27	Rani Majra	5200000	1946	01-02-0219	2134	8	0	0	1 0000	15725000	15725000
28	Bansepur	5200000	2988	21-12-2020	1479	8	0	0	1 0000	15639000	15639000
29	Rani Majra	5200000	1730	05-10-2020	2156	8	4	0	1 0250	15371375	14999390
30	Saini Majra	5200000	2812	28-03-2019	2180	5	10 70	0	0 6919	15221250	21999205
32	Paintpur	5500000	791	21-05-2021	1311	3	10 2/3	0	0 7361	14722917	20001216
33	Bansepur	5200000	726	22-07-2020	1169	6	2	0	0 7625	11677071	19218622
34	Saini Majra	5200000	188	15-04-2019	2156	5	10 1/5	0	0 6888	14300000	20760713
35	Dhode Majra	5200000	1239	12-07-2019	1197	7	5	0	0 9063	14241248	15713614
36	Saini Majra	5200000	749	30-05-2019	2162	5	13 1/3	0	0 7083	13938856	19679311
37	Ghandoli	5200000	2103	13-08-2021	1520	5	2	0	0 6375	13770000	21600000
38	Bansepur	5200000	2995	22-12-2020	1478	7	3	0	0 8938	13453750	15052305
39	Saini Majra	5200000	2704	26-03-2019	2149	4	18 1/2	0	0 6156	13100000	21280052
40	Saini Majra	5200000	1594	24-09-2020	2218	5	0.78	0	0.6299	11353056	18023585
41	Saini Majra	5200000	4218	27-01-2020	2198	4	6.05	0	0.5378	11186500	20800483
42	Dhode Majra	5200000	573	10-07-2020	1217	4	0.73	0	0.5046	11100375	21998365
43	Saini Majra	5200000	1672	16-08-2019	2174	5	4	0	0.6500	10842017	16680072
44	Bansepur	5200000	1617	07-01-2019	1440	4	0	0	0.5000	10750000	21500000
45	Ghandoli	5200000	2136	28-10-2020	1498	4	3.33	0	0.5208	10416667	20001281
46	Saini Majra	5200000	294	25-04-2019	2154	4	0	0	0.5000	9830000	19660000
47	Rani Majra	5200000	2163	30-10-2020	2170	4	15.16	0	0.5948	9516489	15999477
49	Bansepur	5200000	1988	05-02-2019	1445	4	3.72	0	0.5233	9418531	17998339
50	Rani Majra	5200000	3151	30-12-2020	2175	12	0	0	1.5000	9100000	6066667
51	Bansepur	5200000	2149	29-10-2020	1474	4	8.06	0	0.5504	9075000	16488009
52	Rani Majra	5200000	1215	28-11-2018	2128	9	9	0	1.1813	9000000	7618725
53	Rani Majra	5200000	2154	30-10-2020	2178	5	19	0	0.7438	8801094	11832608
Highest 50% Sale Deed Total.									61.9973	₹ 1,00,34,26,612	
Average Rate of Preceding last Three Years (50 No. Highest Registry).										₹ 1,61,85,005	
Note-These sale Deeds 2674, 1831, 1817 are non indicative for Calculation, Hence not Taken for Consideration.											

- From the above table, it is ascertained that circle rate of Village Devi Nagar 55,00,000/- Per Acre, Village Salamatpur is Rs. 52,00,000/- Per Acre, Village Rasulpur is Rs. 52,00,000/- Per Acre, Village Dhode Majra is Rs. 52,00,000/- Per Acre and Village Saini Majra is Rs. 52,00,000/- Per Acre.
- 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**.
- However, it is decided that the average of higher 50% registries of the adjoining villages of village Devi Nagar, Salamatpur, Rasulpur, Dhode Majra and Saini Majra is higher than circle rate, and hence shall be considered as market rate.

Jandhan

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 Kharar, Sub Tehsil-Majri. The calculation of Average Rate has been prepared as per Act, ibid. It is also mentioned that while calculating the rates of sale deeds of highest value of sale deed, which are not indicative of market rate have been discounted in the 50% higher sale deeds. The sale deeds which have not been considered for calculating the market rate are 5 in numbers of the under mentioned villages:-

Sr. No	Village	Vasika No	Land	Consideration amount	Per acre rate
1	Mullanpur Garibdas	5114 dated 18.03.2020	1 Kanal 5 3/4 Marla	₹ 80,00,000/-	₹ 2,98,28,486/-
2	Dhode Majra	2674 dated 24.09.2021	7 Kanal	₹ 2,62,50,000/-	₹ 3,00,00,000/-
3	Hoshiyarpur	716 dated 21.07.2020	21 Kanal 14 Marla	₹ 15,86,00,000/-	₹ 5,84,70,046/-
4	Bansepur	1831 dated 12.10.2020	3 Kanal 13.52 Marla	₹ 1,51,49,000/-	₹ 3,29,68,444/-
5		1817 dated 21.01.2019	2 Kanal 19.40 Marla	₹ 94,66,875/-	₹ 2,54,96,566/-

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

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

Sr. No.	Name of Villages	Market Rate for Chahi Land (Per Acre)
(1)	Devi Nagar and its surrounding villages	Rs. 1,18,38,580/-
(2)	Salamatpur and its surrounding villages	Rs. 1,49,14,928/-
(3)	Rasulpur and its surrounding villages	Rs. 1,56,65,293/-
(4)	Dhode Majra and its surrounding villages	Rs. 1,63,70,774/-
(5)	Saini Majra and its surrounding villages	Rs. 1,61,85,005/-

Janardan

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 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 benefits as per provisions of Section 64 and 69 of the Act, ibid.

STRUCTURES ETC:-

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

CROPS:-

The land owners can harvest the 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.

Jandhu

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

PROCESS OF PAYMENT OF COMPENSATION:-

The land owner will get the compensation as per their share of land in Mutation and in Jamabandi. If there is any loan on the acquired land, the compensation amount will be paid to the land owner only after deducting the standing amount of loan. If there is any dispute against the title of land or compensation of acquired land, then the case will be referred to the Land Acquisition and Rehabilitation and Resettlement Authority for adjudication of dispute under Section 76 of the Right to Fair Compensation and Transparency in Land Acquisition and 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 correction in award is being made as per provision made in Section 33 in "The Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation & Resettlement Act 2013". (1) The Collector may at any time, but not later than six months from the date of award or where he has been required under the provisions of this Act to make a reference to the Authority under section 64, before the making of such reference, by order, correct any clerical or arithmetical mistakes in either of the awards or errors arising therein either on his own motion or on the application of any person interested or local authority,* the nut-shell compensation of acquired land is as under:-

Jawad Hussain

Rate Calculation of VR-5 200 feet Wide road										
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 (29.01.2021 to 15.05.2023) 836 days	Total Compensation Per Acre (7+8+9)	Gross Amount for area as per column no. 5	
1 Devi Nagar	0.9688	0.3542	0.6146	₹ 1,18,38,580	₹ 1,77,57,870	₹ 1,77,57,870	₹ 48,80,738	₹ 4,03,96,478	₹ 2,48,27,675	
2 Salamatpur	1.6813	0.09375	1.58755	₹ 1,49,14,928	₹ 2,23,72,392	₹ 2,23,72,392	₹ 61,49,037	₹ 5,08,93,821	₹ 8,07,96,486	
3 Rasulpur	1.2519	0.2809	0.9710	₹ 1,56,65,293	₹ 2,34,97,940	₹ 2,34,97,940	₹ 64,58,393	₹ 5,34,54,273	₹ 5,19,04,099	
4 Dhode Majra	1.0059	0.0226	0.9833	₹ 1,63,70,774	₹ 2,45,56,161	₹ 2,45,56,161	₹ 67,49,244	₹ 5,58,61,566	₹ 5,49,28,678	
5 Saini Majra	3.9231	0.5996	3.3235	₹ 1,61,85,005	₹ 2,42,77,508	₹ 2,42,77,508	₹ 66,72,656	₹ 5,52,27,672	₹ 18,35,49,168	
Grand Total										₹ 39,60,06,106

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. 17/17/01-51HG2/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	Acres
Devi Nagar	Ms. D.L.F Homes Developers Ltd.	1 Bigha 14 Biswa	0.3542 Acres
Dhode Majra	The Greater Punjab Officer Cooperative House Building Society	0 Kanal 3.62 Marla	0.0226 Acres
Salamatpur	Royaltan Builders And Developers Pvt. Ltd.	0 Kanal 5.44 Marla	0.034 Acres
-do-	Ms. D.L.F Homes Developers Ltd.	0 Kanal 9.56 Marla	0.05975 Acres
Rasulpur	The Greater Punjab Officer Cooperative House Building Society	2 Kanal 4.946 Marla	0.2809 Acres
Saini Majra	Omaxe New Chandigarh Developers Pvt. Ltd.	0 Kanal 16.58 Marla	0.1036 Acres
-do-	S.P. Estates 109 B	0 Kanal 6.35 Marla	0.0397 Acres
-do-	Altus Space Builders Pvt. Ltd.	3 Kanal 10.95 Marla	0.4434 Acres
-do-	M/s Joban Associates	0 Kanal 2.06 Marla	0.0129 Acres

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.

Jeandher.

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

1. Structures (2) assessed by PWD Department = Rs. 1,66,516/-, whereas one structure assessment is pending and will be released on receipt from PWD Department.
2. Tubewell Kotha etc. assessed by Public Health Department is pending and will be released on receipt of assessment.
3. Fruit Bearing Trees assessed by Horticulture Department = Rs. 16,950/-.
4. Non Fruit Bearing Trees assessed by Forest Department is pending will be released on receipt of assessment.

Additional Award of Solatium and A.P. U/S 30 of the LARRA Act 2013 in the above Structure amounts is to be added and the same is as under:

Sr. No.	Particulars	Amount accessed by technical department	Solatium 100%	A.P 12% from (29.01.2021 to 15.05.2023) 836 Days	Gross Amount
1	Structures	₹ 1,66,516	₹ 1,66,516	₹ 45,767	₹ 3,78,799
2	Fruit Bearing Trees	₹ 16,950	₹ 16,950	₹ 4,659	₹ 38,559
Grand Total					₹ 4,17,358

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 22.02.2022 and forwarded the said report to be made available to the Public & uploaded on the website of Punjab Government as per Section 18 of the said Act. The summary of Rehabilitation and Resettlement Scheme included benefits such as choice of annuity at the lump sum rate of Rs.5,00,000/- along with Resettlement Allowance of Rs. 50,000/- to each affected family as per their share in the Khewats. The stamp duty and the other fees payable for registration of land or house allotted to the affected family, if any, shall be borne by requiring body. Besides above, the plan also contains scheme to map affected family's skill and education competency and the gap also identified to be filled by suitable training modules. Thus, the affected family members will get their skill or education recapitalized so that they will get gainful employment."

The total compensation for Rehabilitation and Resettlement as approved by the Commissioner R & R is for 52 families @ of Rs. 5.5 Lakhs per family as per their share in the Khewats is amounting Rs 2,36,50,003/- which is as per Annexure.

DATE OF POSSESSION:-

January

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 **8.8310** acres falling in Villages Salamatpur, Saini Majra, Rasulpur, Devi Nagar and Dhode Majra vests with the Department of Housing and Urban Development and Greater Mohali Area Development Authority (GMADA) free from all encumbrances.

The Land Owners were invited through Mushtari Munadi vide notice no. 73329-73335 dated 11.05.2023 to be present at the time of announcement of award on 15.05.2023 at PUDA Bhawan, Sector- 62, S.A.S Nagar. The landowners, who were not present during the announcement of award and individual notices will also be issued to them under section 37(2) of "*The Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013*" to receive the amount of compensation. Thereafter, any unpaid compensation amount will be deposited with the Land Acquisition, Rehabilitation and Rehabilitation Authority (District Judge, S.A.S Nagar) under section 77 (2) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and no interest will be paid on the said amount.


Land Acquisition Collector