

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

**AWARD:- 585**

**DATE :- 15.05.2023**

**BASIC INFORMATION:-**

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Villages Chahar Majra, Dhanoda, Ratwara and Mullanpur Garibdas 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 Master plan Road VR-3 in New Chandigarh, for connecting storm sewer to choe as per approved Master Plan vide drawing No.1992/2008 DTP(S)2013/09, dated 21.06.2013 in the area villages Chahar Majra, Dhanoda, Ratwara and Mullanpur Garibdas of Sub-Tehsil Majri, Tehsil- Kharar, District S.A.S Nagar”** by issuing Notification No. 06/15/2020/-6HG1/232 Dated: 03.02.2021 U/s 4(1) of *“The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013”*, to conduct Social Impact Assessment (SIA) in the locality. The substance of this notification was published in the daily newspapers, i.e. **“Hindustan Times” (English Version)** and **“Rojana Ajit” (Punjabi Version)** dated 24.02.2021. Social Impact Assessment (SIA) study was conducted by the State Social Impact Assessment Authority Guru Nanak Dev University which 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 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 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 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 06/15/2020-6HG1/1424, dated 21.09.2021 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 21.09.2021 and was published in the two daily newspapers "**Hindustan Times**" (**English version**) dated 05.10.2021 and "**Rozana Ajit**" (**Punjabi version**) dated 05.10.2021. The Public Notice regarding the substance of this notification in local language (Punjabi) was got published in the locality as per Rapat No. 95 (Village Chahar Majra and Ratwara dated 16.11.2021), Rapat No. 78 (Village Mullanpur Garibdas dated 11.11.2021) and Rapat No. 98 (Village Dhanoda dated 19.11.2021) of the Roznamcha Waqiati 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 21.09.2021 of GMADA, Sahibzada Ajit Singh Nagar. Against notification issued under Section 11, no objection has been received.

Subsequently, declaration under Section 19 of "the Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013", was issued by the Government of Punjab, Department of Housing and Urban Development vide notification no. 06/15/2020-6HG1/2002 dated 29.08.2022, which was published in official gazette dated 29.08.2022. The substance of this declaration was also published in two daily newspapers, "**The Tribune**" (**English Version**) dated 10.09.2022 and "**Rozana Ajit**" (**Punjabi Version**) dated 10.09.2022. In this regard, the rapat was got entered in "Rapat Roznamcha" of "Patwari Halka" of Rapat No. 37 (Village Chahar Majra and Ratwara dated 29.09.2022), Rapat No. 35 (Village Mullanpur Garibdas dated 27.09.2022) and Rapat No. 48 (Village Dhanoda dated 11.10.2022). Under this declaration, total 24.9189 acres of land of these four villages was notified for acquisition.

#### **TYPE OF LAND:-**

According to report of field staff, as per Jamabandi of Village Chahar Majra for the year 2020-21, Ratwara for the year 2017-18, Dhanoda for the year 2016-17, Mullanpur Garibdas for the year 2016-17 type of land is mostly "Chahi" but few parcels of land where some construction has done is "Gairmumkin" and ownership of this land is vested with private persons as well as private developers. The compensation of land is to be determined under Section 26 of "*The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013*".



## Hearing of Claims U/S 20-21:-

Individual notices were also issued to the land owners to get claims to compensations and rehabilitation and resettlement for all interests in such land under section 21 of "the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013" and public notices for hearing were got affixed at prominent places in the concerned villages for the knowledge of land owners on 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 thirty (30) numbers of Land owners came present at the time of hearing on 12.10.2022 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*
- (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*

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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 Chahar Majra (Total 111 Sales Deed) for the period from (28.09.2018 to 28.09.2021).  
b) The vicinity villages considered:- Dhanora, Paintpur, Bansepur, Tira, Mullanpur Garibdas and Ratwara.

Average Rate of Sale Deed during Last 3 Years											
Village Name -Chahar Majra and its surrounding				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	Dhanora	5500000	2299	31-08-2021	2331	36	9	0	4.5563	64080652	14064186
2	Chahar Majra	5500000	1461	24-12-2018	1766	16	5 1/2	0	2.0344	56962500	27999656
3	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
4	Chahar Majra	5500000	1460	24-12-2018	1765	17	6 1/2	0	2.1656	54150000	25004618
5	Chahar Majra	5500000	1375	13-12-2018	1763	16	9.5	0	2.0594	53897962	26171682
6	Bansepur	5200000	2186	27-02-2019	1446	20	7	0	2.5438	48331250	18999627
7	Dhanora	5500000	1031	27-06-2019	2288	23	7	0	2.9188	47218750	16177453
8	Tira	5500000	3504	19-01-2021	6039	66	19 1/4	0	8.3703	46000000	5495621
9	Dhanora	5500000	2572	17-09-2021	2334	18	13	0	2.3313	39934313	17129633
10	Bansepur	5200000	2187	27-02-2019	1447	19	7	0	2.4188	38681179	15991888
11	Bansepur	5200000	904	29-10-2018	1437	19	0.0317	0	2.3752	36815575	15499985
12	Tira	5500000	2163	7-10-2019	5927	14	19.17	0	1.8698	36766063	19663099
13	Bansepur	5200000	1556	02-01-2019	1439	12	19.33	0	1.6208	34523750	21300438
14	Mullanpur Garib Das	6000000	4201	27-01-2020	8549	18	16	0	3.9167	30000000	7659509
15	Mullanpur Garib Das	6000000	4202	27-01-2020	8550	18	16	0	3.9167	30000000	7659509
16	Dhanora	5500000	113	07-04-2021	2322	14	9	0	1.8063	29803125	16499543
17	Dhanora	5500000	316	17-06-2020	2305	12	2 1/2	0	1.5156	28303665	18674891
18	Dhanora	5500000	790	21-05-2021	2329	19	11 9/10	0	2.4494	27930000	11402793
19	Tira	5500000	3503	19-01-2021	6038	40	3 1/4	0	5.0203	27300000	5437922
20	Dhanora	5500000	2026	10-08-2021	2330	12	13	0	1.5813	26090625	16499478
21	Dhanora	5500000	2782	10-12-2020	2314	7	3	0	0.8938	23684375	26498518
22	Bansepur	5200000	2343	12-03-2019	1449	9	16.77	0	1.2298	23366306	19000086
23	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
24	Dhanora	5500000	2571	17-09-2021	2333	9	12	0	1.2000	20556000	17130000

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25	Dhanora	5500000	1272	16-07-2019	2289	7	16.40	0	0.9775	20437500	20907923
26	Tira	5500000	3792	07-01-2020	5937	4	16 1/5	0	0.6013	19240000	31997339
27	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800348
28	Chahar Majra	5500000	557	10-07-2020	1808	26	18 1/2	0	3.3656	17300000	5140242
29	Bansepur	5200000	4581	20-02-2020	1461	6	17 1/2	0	0.8594	16187500	18835815
30	Dhanora	5500000	1767	07-10-2020	2312	7	15	0	0.9688	15984375	16499148
31	Bansepur	5200000	2988	21-12-2020	1479	8	0	0	1.0000	15639000	15639000
32	Bansepur	5200000	1831	12-10-2020	1473	3	13.52	0	0.4595	15149000	3296844
33	Paintpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.7361	14722917	20001246
34	Bansepur	5200000	726	22-07-2020	1469	6	2	0	0.7625	14677074	19248622
35	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0.9063	13593750	14999172
36	Bansepur	5200000	2995	22-12-2020	1478	7	3	0	0.8938	13453750	15052305
37	Mullanpur Garib Das	6000000	3764	1/6/2020	8511	3	13	0	0.7604	13300000	17490794
38	Chahar Majra	5500000	1884	28-01-2019	1774	3	5.05	0	0.4066	11385294	28001215
39	Chahar Majra	5500000	2877	29-03-2019	1778	3	19.25	0	0.4953	11250000	22713507
40	Bansepur	5200000	1617	07-01-2019	1440	4	0	0	0.5000	10750000	21500000
41	Chahar Majra	5500000	1650	29-09-2020	1825	16	0	0	2.0000	10280000	5140000
42	Chahar Majra	5500000	1459	24-12-2018	1764	3	4	0	0.4000	10000000	25000000
44	Mullanpur Garib Das	6000000	977	16-6-2021	8696	4	3.43	0	0.8691	10000000	11506156
43	Mullanpur Garib Das	6000000	1343	11-09-2020	8573	5	19	0	1.2396	10000000	8067118
45	Chahar Majra	5500000	4384	04-03-2021	1846	3	18 3/4	0.00	0.4922	9843750	19999492
46	Chahar Majra	5500000	792	21-05-2021	1848	4	14.03	0	0.5877	9579277	16299604
47	Bansepur	5200000	1817	21-01-2019	1442	2	19.40	0	0.3713	9466875	25496566
48	Bansepur	5200000	1988	05-02-2019	1445	4	3.72	0	0.5233	9418531	17998339
49	Chahar Majra	5500000	4650	18-03-2021	1837	5	2.5	0	0.6406	9414063	14695696
50	Bansepur	5200000	2149	29-10-2020	1474	4	8.06	0	0.5504	9075000	16488009
51	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0.4167	8491667	20378371
52	Bansepur	5200000	2493	20-11-2020	1477	3	7.88	0	0.4243	8060156	18996361
53	Mullanpur Garib Das	6000000	5114	18-03-2020	8544	1	5 3/4	0	0.2682	8000000	29828486
54	Chahar Majra	5500000	3642	28-01-2021	1832	4	0	0	0.5000	7814000	15628000
55	Paintpur	5500000	1102	01-07-2019	1257	2	3 7/9	0	0.4560	7749390	16994276
56	Chahar Majra	5500000	1862	24-01-2019	1772	2	10	0	0.3125	7240000	23168000
57	Chahar Majra	5500000	5131	19-03-2020	1806	11	2 1/2	0	1.3906	7162000	5150295
58	Chahar Majra	5500000	3624	27-01-2021	1831	3	0	0	0.3750	6437500	17166667
59	Mullanpur Garib Das	6000000	3930	14-01-2020	8515	2	7.85	0	0.4984	6100000	12239165
60	Mullanpur Garib Das	6000000	681	13-05-2021	8683	4	16	0	1.0000	6000000	6000000
61	Mullanpur Garib Das	6000000	4625	24-02-2020	8528	5	1 1/2	0	1.0573	5760000	5447839
62	Chahar Majra	5500000	2237	04-11-2020	1826	8	11	0	1.0688	5500000	5145958
63	Mullanpur Garib Das	6000000	3250	1/6/2021	8634	4	16	0	1.0000	5440000	5440000
64	Mullanpur Garib Das	6000000	92	07-04-2021	8690	4	9	0	0.9271	5100000	5501025
65	Mullanpur Garib Das	6000000	2490	20-11-2020	8598	4	9	0	0.9271	5050000	5447093
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	Mullanpur Garib Das	6000000	3321	1/11/2021	8631	4	4 2/3	0	0.8819	4800000	5442794
69	Tira	5500000	1364	14-09-2020	5979	2	4.08	0	0.2755	4750000	17241379
70	Dhanora	5500000	2776	08-11-2019	2299	6	3	0	0.7688	4615000	6002862
71	Bansepur	5200000	3901	10-02-2021	1481	4	7.31	0	0.5457	4500000	8246289
72	Ratwara	5500000	1177	22-06-2021	543	2	1	0	0.2563	4430600	17286773
73	Ratwara	5500000	2019-20/16/1/1	27-08-2019	525	3	4 1/4	0	0.4016	4250000	10582669

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74	Ratwara	5500000	1756	27-08-2019	525	3	4 1/4	0	0.4016	4250000	10582669
75	Chahar Majra	5500000	386	22-04-2021	1841	2	1 1/4	0	0.2578	4200000	16291699
76	Mullanpur Garib Das	6000000	135	09-04-2021	8676	3	12	0	0.7500	4200000	5600000
77	Paintpur	5500000	4592	20-02-2020	1278	1	11.22	0	0.3252	4189431	12882629
78	Tira	5500000	3465	18-01-2021	6037	5	16.46	0	0.7279	4000000	5495260
79	Mullanpur Garib Das	6000000	168	6/1/2020	8653	2	8	0	0.5000	3750000	7500000
80	Chahar Majra	5500000	4131	23-02-2021	1834	2	16	0	0.3500	3500000	10000000
81	Mullanpur Garib Das	6000000	1705	8/21/2019	8727	2	17.1	0	0.5948	3235000	5438803
82	Mullanpur Garib Das	6000000	5115	18-3-2020	8542	1	6 2/3	0	0.2778	3049500	10977322
83	Mullanpur Garib Das	6000000	4760	23-03-2021	8675	2	8	0	0.5000	3000000	6000000
84	Paintpur	5500000	1852	24-01-2019	1249	1	6	0	0.2708	2760000	10192024
85	Tira	5500000	857	25-10-2018	6067	4	0	0	0.5000	2750000	5500000
86	Mullanpur Garib Das	6000000	1645	8/14/2019	8459	2	8	0	0.5000	2720000	5440000
87	Mullanpur Garib Das	6000000	1646	14-08-2019	8460	2	8	0	0.5000	2720000	5440000
88	Mullanpur Garib Das	6000000	2010	20-09-2019	8470	2	8	0	0.5000	2720000	5440000
90	Tira	5500000	1763	17-01-2019	5841	2	2	0	0.2625	2265000	8628571
89	Mullanpur Garib Das	6000000	3029	27-11-2019	8502	2	0	0	0.4167	2265000	5435565
91	Mullanpur Garib Das	6000000	2882	29-03-2019	8350	1	18 2/3	0	0.4028	2190000	5436941
92	Dhanora	5500000	213	15-04-2021	2323	3	0	0	0.3750	2100000	5600000
93	Mullanpur Garib Das	6000000	2213	10/10/2019	8496	1	5	0	0.2604	2000000	7680492
94	Dhanora	5500000	1224	04-09-2020	2309	2	16	0	0.3500	1910000	5457143
95	Tira	5500000	656	16-7-2020	5969	2	15 3/5	0	0.3475	1900000	5467626
96	Mullanpur Garib Das	6000000	2667	04-11-2019	8498	1	13	0	0.3438	1875000	5453752
97	Paintpur	5500000	1792	08-10-2020	1286	1	6	0	0.2708	1820000	6720827
98	Mullanpur Garib Das	6000000	2018-19/16/1/6 42	03-10-2018	8363	1	7	0	0.2813	1800000	6398862
99	Mullanpur Garib Das	6000000	645	03-10-2018	8403	1	8.85	0	0.3005	1760000	5856905
100	Mullanpur Garib Das	6000000	1349	11-12-2018	8357	1	5.56	0	0.2663	1750000	6571536
101	Tira	5500000	1348	06-07-2021	6082	2	5.63	0	0.2852	1750000	6136045
102	Tira	5500000	1010	27-8-2020	5970	2	7.79	0	0.2987	1650000	5523937
103	Mullanpur Garib Das	6000000	1656	14-08-2019	8518	1	7 3/4	0	0.2891	1600000	5534417
104	Tira	5500000	1773	18-01-2019	5844	2	5	0	0.2813	1575000	5599005
105	Mullanpur Garib Das	6000000	1168	9/2/2020	8570	1	6	0	0.2708	1480000	5465288
106	Mullanpur Garib Das	6000000	1912	15-10-2020	8591	1	6	0	0.2708	1480000	5465288
108	Tira	5500000	2070	12-08-2021	6095	2	1	0	0.2563	1450000	5657433
107	Mullanpur Garib Das	6000000	2018-19/16/1/1 420	17-12-2018	8361	1	5 1/2	0	0.2656	1450000	5459337
109	Tira	5500000	1962	17-09-2019	5943	2	1	0	0.2563	1400000	5462349
110	Tira	5500000	1376	15-09-2020	5981	2	1	0	0.2563	1400000	5462349
111	Mullanpur Garib Das	6000000	1339	10-12-2018	8393	1	4 1/2	0	0.2552	1390000	5446708
<b>50% Higher Sale Deed Rate of the Preceding 3 years from ( 21-09-2018 to 21-09-2021)</b>											
1	Dhanora	5500000	2299	31-08-2021	2331	36	9	0	4.5563	64080652	14064186
3	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
6	Bansepur	5200000	2186	27-02-2019	1446	20	7	0	2.5438	48331250	18999627
7	Dhanora	5500000	1031	27-06-2019	2288	23	7	0	2.9188	47218750	16177453
8	Tira	5500000	3504	19-01-2021	6039	66	19 1/4	0	8.3703	46000000	5495621
9	Dhanora	5500000	2572	17-09-2021	2334	18	13	0	2.3313	39934313	17129633
10	Bansepur	5200000	2187	27-02-2019	1447	19	7	0	2.4188	38681179	15991888
11	Bansepur	5200000	904	29-10-2018	1437	19	0.0317	0	2.3752	36815575	15499989
12	Tira	5500000	2163	7-10-2019	5927	14	19.17	0	1.8698	36766063	19663099
13	Bansepur	5200000	1556	02-01-2019	1439	12	19.33	0	1.6208	34523750	21300438

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14	Mullanpur Garib Das	6000000	4201	27-01-2020	8549	18	16	0	3.9167	30000000	7659509
15	Mullanpur Garib Das	6000000	4202	27-01-2020	8550	18	16	0	3.9167	30000000	7659509
16	Dhanora	5500000	113	07-04-2021	2322	14	9	0	1.8063	29803125	16499543
17	Dhanora	5500000	316	17-06-2020	2305	12	2 1/2	0	1.5156	28303665	18674891
18	Dhanora	5500000	790	21-05-2021	2329	19	11 9/10	0	2.4494	27930000	11402793
19	Tira	5500000	3503	19-01-2021	6038	40	3 1/4	0	5.0203	27300000	5437922
20	Dhanora	5500000	2026	10-08-2021	2330	12	13	0	1.5813	26090625	16499478
22	Bansepur	5200000	2343	12-03-2019	1449	9	16.77	0	1.2298	23366306	19000086
23	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
24	Dhanora	5500000	2571	17-09-2021	2333	9	12	0	1.2000	20556000	17130000
25	Dhanora	5500000	1272	16-07-2019	2289	7	16.40	0	0.9775	20437500	20907928
27	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800348
28	Chahar Majra	5500000	557	10-07-2020	1808	26	18 1/2	0	3.3656	17300000	5140242
29	Bansepur	5200000	4581	20-02-2020	1461	6	17 1/2	0	0.8594	16187500	18835816
30	Dhanora	5500000	1767	07-10-2020	2312	7	15	0	0.9688	15984375	16499148
31	Bansepur	5200000	2988	21-12-2020	1479	8	0	0	1.0000	15639000	15639000
33	Paintpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.7361	14722917	20001246
34	Bansepur	5200000	726	22-07-2020	1469	6	2	0	0.7625	14677074	19248622
35	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0.9063	13593750	14999172
36	Bansepur	5200000	2995	22-12-2020	1478	7	3	0	0.8938	13453750	15052305
37	Mullanpur Garib Das	6000000	3764	1/6/2020	8511	3	13	0	0.7604	13300000	17490794
39	Chahar Majra	5500000	2877	29-03-2019	1778	3	19.25	0	0.4953	11250000	22713507
40	Bansepur	5200000	1617	07-01-2019	1440	4	0	0	0.5000	10750000	21500000
41	Chahar Majra	5500000	1650	29-09-2020	1825	16	0	0	2.0000	10280000	5140000
42	Chahar Majra	5500000	1459	24-12-2018	1764	3	4	0	0.4000	10000000	25000000
44	Mullanpur Garib Das	6000000	977	16-6-2021	8696	4	3.43	0	0.8691	10000000	11506156
43	Mullanpur Garib Das	6000000	1343	11-09-2020	8573	5	19	0	1.2396	10000000	8067118
45	Chahar Majra	5500000	4384	04-03-2021	1846	3	18 3/4	0.00	0.4922	9843750	19999492
46	Chahar Majra	5500000	792	21-05-2021	1848	4	14.03	0	0.5877	9579277	16299604
48	Bansepur	5200000	1988	05-02-2019	1445	4	3.72	0	0.5233	9418531	17998339
49	Chahar Majra	5500000	4650	18-03-2021	1837	5	2.5	0	0.6406	9414063	14695696
50	Bansepur	5200000	2149	29-10-2020	1474	4	8.06	0	0.5504	9075000	16488009
51	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0.4167	8491667	20378371
52	Bansepur	5200000	2493	20-11-2020	1477	3	7.88	0	0.4243	8060156	18996361
54	Chahar Majra	5500000	3642	28-01-2021	1832	4	0	0	0.5000	7814000	15628000
55	Paintpur	5500000	1102	01-07-2019	1257	2	3 7/9	0	0.4560	7749390	16994276
56	Chahar Majra	5500000	1862	24-01-2019	1772	2	10	0	0.3125	7240000	23168000
57	Chahar Majra	5500000	5131	19-03-2020	1806	11	2 1/2	0	1.3906	7162000	5150295
58	Chahar Majra	5500000	3624	27-01-2021	1831	3	0	0	0.3750	6437500	17166667
59	Mullanpur Garib Das	6000000	3930	14-01-2020	8515	2	7.85	0	0.4984	6100000	12239165
60	Mullanpur Garib Das	6000000	681	13-05-2021	8683	4	16	0	1.0000	6000000	6000000
Highest 50% Sale Deed Total.									82.1996	₹ 1,06,04,02,961	
Average Rate of Preceding last Three Years ( 51 No. Highest Registry).										₹ 1,29,00,342	
Note-These sale Deeds 1461, 1460, 1375, 2782, 3792, 1831, 1884, 1817, 5114 are non indicative for Calculation, Hence not Taken for Consideration											

- 2) a) Calculation of rates for Village Dhanora (Total 83 Sales Deeds) for the period from (28.09.2018 to 28.09.2021)  
b) The vicinity villages considered:- Toga, Chahar Majra, Tira and Mastgarh.

Average Rate of Sale Deed during Last 3 Years

Village Name -Dhanora and its surrounding					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	Marla	Sarshahi			
1	Toga	5500000	4763	02-03-2020	3170	10	0	0	1.2500	68750000	55000000
2	Dhanora	5500000	2299	31-08-2021	2331	36	9	0	4.5563	64080652	14064186
3	Chahar Majra	5500000	1461	24-12-2018	1766	16	5 1/2	0	2.0344	56962500	27999656
4	Chahar Majra	5500000	1460	24-12-2018	1765	17	6 1/2	0	2.1656	54150000	25004618
5	Chahar Majra	5500000	1375	13-12-2018	1763	16	9.5	0	2.0594	53897962	26171682
6	Dhanora	5500000	1031	27-06-2019	2288	23	7	0	2.9188	47218750	16177453
7	Tira	5500000	3504	19-01-2021	6039	66	19 1/4	0	8.3703	46000000	5495621
8	Toga	5500000	3945	12-02-2021	3211	16	0	0	2.0000	45270000	22635000
9	Dhanora	5500000	2572	17-09-2021	2334	18	13	0	2.3313	39934313	17129633
10	Tira	5500000	2163	7-10-2019	5927	14	19.17	0	1.8698	36766063	19663099
11	Mastgarh	5500000	317	6/17/2020	2000	16	6 1/3	0	2.0396	36231000	17763777
12	Toga	5500000	2811	28-03-2019	3135	15	9	0	1.9313	31625000	16374981
13	Dhanora	5500000	113	07-04-2021	2322	14	9	0	1.8063	29803125	16499543
14	Dhanora	5500000	316	17-06-2020	2305	12	2 1/2	0	1.5156	28303665	18674891
15	Dhanora	5500000	790	21-05-2021	2329	19	11 9/10	0	2.4494	27930000	11402793
16	Toga	5500000	4762	02-03-2020	3169	4	0	0	0.5000	27500000	55000000
17	Tira	5500000	3503	19-01-2021	6038	40	3 1/4	0	5.0203	27300000	5437922
18	Toga	5500000	1438	17-09-2020	3192	13	13 1/2	0	1.7094	27008125	15799769
19	Dhanora	5500000	2026	10-08-2021	2330	12	13	0	1.5813	26090625	16499478
20	Mastgarh	5500000	3914	2/11/2021	2020	7	2.83	0	0.8927	24013294	26899624
21	Dhanora	5500000	2782	10-12-2020	2314	7	3	0	0.8938	23684375	26498518
22	Toga	5500000	3941	12-02-2021	3214	8	0	0	1.0000	23470000	23470000
23	Toga	5500000	3942	12-02-2021	3213	8	0	0	1.0000	21800000	21800000
24	Dhanora	5500000	2571	17-09-2021	2333	9	12	0	1.2000	20556000	17130000
25	Dhanora	5500000	1272	16-07-2019	2289	7	16.40	0	0.9775	20437500	20907928
26	Tira	5500000	3792	07-01-2020	5937	4	16 1/5	0	0.6013	19240000	31997339
27	Toga	5500000	2629	02-12-2020	3197	9	10	0	1.1875	18762500	15800000
28	Toga	5500000	3502	19-01-2021	3206	26	2 1/2	0	3.2656	17800000	5450759
29	Chahar Majra	5500000	557	10-07-2020	1808	26	18 1/2	0	3.3656	17300000	5140242
30	Toga	5500000	1540	05-08-2019	3152	24	0	0	3.0000	16320000	5440000
31	Dhanora	5500000	1767	07-10-2020	2312	7	15	0	0.9688	15984375	16499148
32	Toga	5500000	1241	12-07-2019	3148	20	0	0	2.5000	13750000	5500000
33	Mastgarh	5500000	2469	11/19/2020	2009	3	6	0	0.4125	12251250	29700000
34	Mastgarh	5500000	2741	3/27/2019	1975	5	12.10	0	0.7006	11948750	17055024
35	Chahar Majra	5500000	1884	28-01-2019	1774	3	5.05	0	0.4066	11385294	28001215
36	Chahar Majra	5500000	2877	29-03-2019	1778	3	19.25	0	0.4953	11250000	22713507
37	Chahar Majra	5500000	1650	29-09-2020	1825	16	0	0	2.0000	10280000	5140000
38	Chahar Majra	5500000	1459	24-12-2018	1764	3	4	0	0.4000	10000000	25000000
39	Chahar Majra	5500000	4384	04-03-2021	1846	3	18 3/4	0.00	0.4922	9843750	19999492
40	Chahar Majra	5500000	792	21-05-2021	1848	4	14.03	0	0.5877	9579277	16299604
41	Chahar Majra	5500000	4650	18-03-2021	1837	5	2.5	0	0.6406	9414063	14695696
42	Toga	5500000	1242	12-7-2019	3149	13	7.53	0	1.6721	9095000	5439268
43	Toga	5500000	4271	29-01-2020	3163	2	14	0	0.3375	8000000	23703704
44	Chahar Majra	5500000	3642	28-01-2021	1832	4	0	0	0.5000	7814000	15628000
45	Toga	5500000	3946	12-02-2021	3209	2	13.33	0	0.3333	7266672	21802196
46	Toga	5500000	3944	12-02-2021	3210	2	13.33	0	0.3333	7266672	21802196
47	Toga	5500000	3943	12-02-2021	3212	2	13.33	0	0.3333	7266672	21802196
48	Chahar Majra	5500000	1862	24-01-2019	1772	2	10	0	0.3125	7240000	23168000
49	Toga	5500000	1240	12-7-2019	3150	10	11.77	0	1.3236	7175000	5420822
50	Chahar Majra	5500000	5131	19-03-2020	1806	11	2 1/2	0	1.3906	7162000	5150295
51	Toga	5500000	151	29-05-2020	3174	9	10	0	1.1875	6600000	5557895
52	Chahar Majra	5500000	3624	27-01-2021	1831	3	0	0	0.3750	6437500	17166667

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53	Toga	5500000	1346	19-07-2019	3151	8	0	0	1.0000	6000000	6000000
54	Chahar Majra	5500000	2237	04-11-2020	1826	8	11	0	1.0688	5500000	5145958
55	Toga	5500000	1557	07-08-2019	3155	8	0	0	1.0000	5440000	5440000
56	Mastgarh	5500000	1286	7/5/2021	2026	4	2	0	0.5125	5400000	10536585
57	Mastgarh	5500000	1329	7/6/2021	2027	3	0	0	0.3750	5000000	13333333
58	Mastgarh	5500000	1052	6/22/2021	2025	2	0	0	0.2500	4900000	19600000
59	Tira	5500000	1364	14-09-2020	5979	2	4.08	0	0.2755	4750000	17241379
60	Dhanora	5500000	2776	08-11-2019	2299	6	3	0	0.7688	4615000	6002862
61	Toga	5500000	247	10-06-2020	3179	6	11 2/3	0	0.8229	4502000	5470896
62	Chahar Majra	5500000	386	22-04-2021	1841	2	1 1/4	0	0.2578	4200000	16291699
63	Toga	5500000	2576	24-10-2019	3159	4	0	0	0.5000	4080000	8160000
64	Mastgarh	5500000	1222	9/4/2020	2003	2	2	0	0.2625	4079375	15540476
65	Toga	5500000	1336	06-07-2021	3230	3	3	0	0.3938	4000000	10157440
66	Tira	5500000	3465	18-01-2021	6037	5	16.46	0	0.7279	4000000	5495260
67	Toga	5500000	710	27-05-2019	3142	2	12	0	0.3250	3912500	12038462
68	Toga	5500000	2558	24-10-2019	3160	5	12	0	0.7000	3810000	5442857
69	Chahar Majra	5500000	4131	23-02-2021	1834	2	16	0	0.3500	3500000	10000000
70	Toga	5500000	3268	07-01-2021	3204	4	4.15	0	0.5259	3500000	6655258
71	Toga	5500000	3267	07-01-2021	3205	4	4.15	0	0.5259	3500000	6655258
72	Tira	5500000	857	25-10-2018	6067	4	0	0	0.5000	2750000	5500000
73	Tira	5500000	1763	17-01-2019	5841	2	2	0	0.2625	2265000	8628571
74	Toga	5500000	1897	15-10-2020	3190	2	0.11	0	0.2507	2250000	8974870
75	Dhanora	5500000	213	15-04-2021	2323	3	0	0	0.3750	2100000	5600000
76	Dhanora	5500000	1224	04-09-2020	2309	2	16	0	0.3500	1910000	5457143
77	Tira	5500000	656	16-7-2020	5969	2	15 3/5	0	0.3475	1900000	5467626
78	Tira	5500000	1348	06-07-2021	6082	2	5.63	0	0.2852	1750000	6136045
79	Tira	5500000	1010	27-8-2020	5970	2	7.79	0	0.2987	1650000	5523937
80	Tira	5500000	1773	18-01-2019	5844	2	5	0	0.2813	1575000	5599005
81	Tira	5500000	2070	12-08-2021	6095	2	1	0	0.2563	1450000	5657433
82	Tira	5500000	1962	17-09-2019	5943	2	1	0	0.2563	1400000	5462349
83	Tira	5500000	1376	15-09-2020	5981	2	1	0	0.2563	1400000	5462349

**50% Higher Sale Deed Rate of the Preceding 3 years from ( 21-09-2018 to 21-09-2021)**

2	Dhanora	5500000	2299	31-08-2021	2331	36	9	0	4.5563	64080652	14064186
6	Dhanora	5500000	1031	27-06-2019	2288	23	7	0	2.9188	47218750	16177453
7	Tira	5500000	3504	19-01-2021	6039	66	19 1/4	0	8.3703	46000000	5495621
8	Toga	5500000	3945	12-02-2021	3211	16	0	0	2.0000	45270000	22635000
9	Dhanora	5500000	2572	17-09-2021	2334	18	13	0	2.3313	39934313	17129633
10	Tira	5500000	2163	7-10-2019	5927	14	19.17	0	1.8698	36766063	19663099
11	Mastgarh	5500000	317	6/17/2020	2000	16	6 1/3	0	2.0396	36231000	17763777
12	Toga	5500000	2811	28-03-2019	3135	15	9	0	1.9313	31625000	16374981
13	Dhanora	5500000	113	07-04-2021	2322	14	9	0	1.8063	29803125	16499543
14	Dhanora	5500000	316	17-06-2020	2305	12	2 1/2	0	1.5156	28303665	18674891
15	Dhanora	5500000	790	21-05-2021	2329	19	11 9/10	0	2.4494	27930000	11402793
17	Tira	5500000	3503	19-01-2021	6038	40	3 1/4	0	5.0203	27300000	5437922
18	Toga	5500000	1438	17-09-2020	3192	13	13 1/2	0	1.7094	27008125	15799769
19	Dhanora	5500000	2026	10-08-2021	2330	12	13	0	1.5813	26090625	16499478
22	Toga	5500000	3941	12-02-2021	3214	8	0	0	1.0000	23470000	23470000
23	Toga	5500000	3942	12-02-2021	3213	8	0	0	1.0000	21800000	21800000
24	Dhanora	5500000	2571	17-09-2021	2333	9	12	0	1.2000	20556000	17130000
25	Dhanora	5500000	1272	16-07-2019	2289	7	16.40	0	0.9775	20437500	20907928
27	Toga	5500000	2629	02-12-2020	3197	9	10	0	1.1875	18762500	15800000
28	Toga	5500000	3502	19-01-2021	3206	26	2 1/2	0	3.2656	17800000	5450759
29	Chahar Majra	5500000	557	10-07-2020	1808	26	18 1/2	0	3.3656	17300000	5140242
30	Toga	5500000	1540	05-08-2019	3152	24	0	0	3.0000	16320000	5440000
31	Dhanora	5500000	1767	07-10-2020	2312	7	15	0	0.9688	15984375	16499148
32	Toga	5500000	1241	12-07-2019	3148	20	0	0	2.5000	13750000	5500000
34	Mastgarh	5500000	2741	3/27/2019	1975	5	12.10	0	0.7006	11948750	17055024
36	Chahar Majra	5500000	2877	29-03-2019	1778	3	19.25	0	0.4953	11250000	22713507
37	Chahar Majra	5500000	1650	29-09-2020	1825	16	0	0	2.0000	10280000	5140000
38	Chahar Majra	5500000	1459	24-12-2018	1764	3	4	0	0.4000	10000000	25000000
39	Chahar Majra	5500000	4384	04-03-2021	1846	3	18 3/4	0.00	0.4922	9843750	19999492
40	Chahar Majra	5500000	792	21-05-2021	1848	4	14.03	0	0.5877	9579277	16299604

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41	Chahar Majra	5500000	4650	18-03-2021	1837	5	2.5	0	0.6406	9414063	14695696
42	Toga	5500000	1242	12-7-2019	3149	13	7.53	0	1.6721	9095000	5439268
43	Toga	5500000	4271	29-01-2020	3163	2	14	0	0.3375	8000000	23703704
44	Chahar Majra	5500000	3642	28-01-2021	1832	4	0	0	0.5000	7814000	15628000
45	Toga	5500000	3946	12-02-2021	3209	2	13.33	0	0.3333	7266672	21802196
46	Toga	5500000	3944	12-02-2021	3210	2	13.33	0	0.3333	7266672	21802196
47	Toga	5500000	3943	12-02-2021	3212	2	13.33	0	0.3333	7266672	21802196
Highest 50% Sale Deed Total.									67.3906	₹ 81,87,66,549	
Average Rate of Preceding last Three Years ( 37 No. Highest Registry).										₹ 1,21,49,566	
Note-These sale Deeds 4763, 1461, 1460, 1375, 4762, 3914, 2782, 3792, 2469, 1884 are non indicative for Calculation, Hence not Taken for Consideration.											

3) a) Calculation of rates for Village Mullanpur Garibdas (Total 196 Sales Deeds) for the period from (28.09.2018 to 28.09.2021).

b) The vicinity villages considered:- Chahar Majra, Mastgarh, Devi Nagar, Seonk, Majariya, Singariwala, Parol, Milk, Ferozpur Bangar and Singariwala.

Average Rate of Sale Deed during Last 3 Years											
Village Name -Mullapur Garibdass and its surrounding					Sub 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	Chahar Majra	5500000	1461	24-12-2018	1766	16	5 1/2	0	2.0344	56962500	27995656
2	Chahar Majra	5500000	1460	24-12-2018	1765	17	6 1/2	0	2.1656	54150000	25004518
3	Chahar Majra	5500000	1375	13-12-2018	1763	16	9.5	0	2.0594	53897962	26171582
4	Mastgarh	5500000	317	6/17/2020	2000	16	6 1/3	0	2.0396	36231000	17763777
5	Mullanpur Garib Das	6000000	4201	27-01-2020	8549	18	16	0	3.9167	30000000	7659509
6	Mullanpur Garib Das	6000000	4202	27-01-2020	8550	18	16	0	3.9167	30000000	7659509
7	Devinagar	5500000	3908	10-02-2021	971	9	1	0	1.8854	28750000	15248754
8	Seonk	5130000	1469	9/18/2020	2010	14	19	0	1.8688	24446875	13081590
9	Majariya	2100000	1744	16-01-2019	5043	91	16.75	0	11.4797	24110000	2100229
10	Mastgarh	5500000	3914	2/11/2021	2020	7	2.83	0	0.8927	24013294	26899524
11	Singariwala	5500000	1698	01-10-2020	1076	8	0	0	1.0000	20000000	20000000
12	Singariwala	5500000	1702	01-10-2020	1077	8	0	0	1.0000	20000000	20000000
13	Majariya	2100000	1824	09-10-2020	5267	68	0	0	8.5000	17900000	2105882
14	Singariwala	5500000	1865	13-10-2020	1081	12	5 2/3	0	1.5354	17600000	11462111
15	Chahar Majra	5500000	557	10-07-2020	1808	26	18 1/2	0	3.3656	17300000	5140242
16	Seonk	5130000	924	14-06-2019	1963	24	0	0	3.0000	16200000	5400000
17	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0.9063	13593750	1499972
18	Mullanpur Garib Das	6000000	3764	1/6/2020	8511	3	13	0	0.7604	13300000	17490794
19	Singariwala	5500000	2232	24-08-2021	1103	8	0	0	1.0000	12500000	12500000
20	Mastgarh	5500000	2469	11/19/2020	2009	3	6	0	0.4125	12251250	29700000
21	Mastgarh	5500000	2741	3/27/2019	1975	5	12.10	0	0.7006	11948750	17055124
22	Chahar Majra	5500000	1884	28-01-2019	1774	3	5.05	0	0.4066	11385294	28001215
23	Chahar Majra	5500000	2877	29-03-2019	1778	3	19.25	0	0.4953	11250000	22713507
24	Singariwala	5500000	879	05-08-2020	1072	12	11	0	1.5688	10982000	700025
25	Singariwala	5500000	802	28-07-2020	1023	12	10.27	0	1.5642	10950000	7000384
26	Majariya	2100000	1034	13-11-2018	5015	18	1	0	2.2563	10500000	4653636
27	Chahar Majra	5500000	1650	29-09-2020	1825	16	0	0	2.0000	10280000	5140000
28	Seonk	5130000	1890	14-10-2020	2013	8	3	0	1.0188	10187500	9999509
29	Parol	3500000	787	03-06-2019	3463	22	18	0	2.8625	10020000	3500457
32	Chahar Majra	5500000	1459	24-12-2018	1764	3	4	0	0.4000	10000000	25000000
31	Mullanpur Garib Das	6000000	977	16-6-2021	8696	4	3.43	0	0.8691	10000000	11506136
30	Mullanpur Garib Das	6000000	1343	11-09-2020	8573	5	19	0	1.2396	10000000	8067118
33	Chahar Majra	5500000	4384	04-03-2021	1846	3	18 3/4	0.00	0.4922	9843750	19999492
34	Chahar Majra	5500000	792	21-05-2021	1848	4	14.03	0	0.5877	9579277	16299604

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35	Chahar Majra	5500000	4650	18-03-2021	1837	5	2.5	0	0.6406	9414063	1469.696
36	Parol	3500000	1418	26-07-2019	3476	11	3	0	1.3938	9198750	6599.763
37	Majarlya	2100000	695	9-10-2018	4989	32	0	0	4.0000	8400000	2100.000
38	Mullanpur Garib Das	6000000	5114	18-03-2020	8544	1	5 3/4	0	0.2682	8000000	2982.486
39	Chahar Majra	5500000	3642	28-01-2021	1832	4	0	0	0.5000	7814000	1562.000
40	Majarlya	2100000	2925	17-12-2020	5250	72	3	0	9.0188	7800000	864.60
41	Chahar Majra	5500000	1862	24-01-2019	1772	2	10	0	0.3125	7240000	2316.000
42	Chahar Majra	5500000	5131	19-03-2020	1806	11	2 1/2	0	1.3906	7162000	5150.995
44	Milkh	5500000	1287	05-07-2021	1014	4	0	0	0.5000	7000000	14000.000
43	Seonk	5130000	4784	02-03-2020	2001	8	0	0	1.0000	7000000	7000.000
45	Majarlya	2100000	1333	19-07-2019	5140	44	4	0	5.5250	6660000	1205.430
46	Chahar Majra	5500000	3624	27-01-2021	1831	3	0	0	0.3750	6437500	1716.667
47	Parol	3500000	2808	11-12-2020	3531	8	0	0	1.0000	6400000	6400.000
48	Seonk	5130000	986	6/17/2021	986	9	13	0	1.2063	6200000	5139.83
49	Mullanpur Garib Das	6000000	3930	14-01-2020	8515	2	7.85	0	0.4984	6100000	12235.165
50	Mullanpur Garib Das	6000000	681	13-05-2021	8683	4	16	0	1.0000	6000000	6000.000
51	Mullanpur Garib Das	6000000	4625	24-02-2020	8528	5	1 1/2	0	1.0573	5760000	5447.839
52	Chahar Majra	5500000	2237	04-11-2020	1826	8	11	0	1.0688	5500000	5145.58
53	Mullanpur Garib Das	6000000	3250	1/6/2021	8634	4	16	0	1.0000	5440000	5440.000
54	Mastgarh	5500000	1286	7/5/2021	2026	4	2	0	0.5125	5400000	10536.885
55	Majarlya	2100000	2714	07-12-2020	5263	56	13	0	7.0813	5300000	7484.50
56	Mullanpur Garib Das	6000000	92	07-04-2021	8690	4	9	0	0.9271	5100000	5501.25
57	Seonk	5130000	3462	18-01-2021	2025	7	17 1/2	0	0.9844	5100000	5180.21
58	Mullanpur Garib Das	6000000	2490	20-11-2020	8598	4	9	0	0.9271	5050000	5447.93
59	Majarlya	2100000	3558	21-01-2021	5260	20	0	0	2.5000	5010000	2004.00
60	Seonk	5130000	2296	09-11-2020	2017	2	10	0	0.3125	5000000	1600.00
61	Mastgarh	5500000	1329	7/6/2021	2027	3	0	0	0.3750	5000000	1333.33
62	Seonk	5130000	1616	09-08-2019	1973	7	0	0	0.8750	4987500	5700.00
63	Seonk	5130000	1619	09-08-2019	1976	7	0	0	0.8750	4987500	5700.00
64	Seonk	5130000	1620	13-08-2019	1977	7	0	0	0.8750	4987500	5700.00
65	Seonk	5130000	1355	11-09-2020	2011	4	13 3/4	0	0.5859	4950000	8448.51
67	Mastgarh	5500000	1052	6/22/2021	2025	2	0	0	0.2500	4900000	19600.00
66	Milkh	5500090	2019-20/16-1-3951	15-01-2020	986	4	2	0	0.5125	4900000	95609.76
68	Mullanpur Garib Das	6000000	3321	1/11/2021	8631	4	4 2/3	0	0.8819	4800000	54427.4
69	Seonk	5130000	5026	16-03-2020	2004	7	8 2/3	0	0.9291	4770000	51340.1
70	Majarlya	2100000	2204	20-08-2021	5328	60	0	0	7.5000	4600000	6133.33
71	Seonk	5130000	2588	25-10-2019	1983	3	3 1/3	0	0.3958	4500000	113693.78
72	Seonk	5130000	1441	17-09-2020	2009	6	12	0	0.8250	4500000	5454.5
73	Ratwara	5500000	1177	22-06-2021	543	2	1	0	0.2563	4430600	172867.73
74	Seonk	5130000	4782	02-03-2020	1996	6	15.4	0	0.8463	4342000	51305.8
75	Seonk	5130000	4781	02-03-2020	1998	6	15.4	0	0.8463	4342000	51305.8
76	Seonk	5130000	4778	02-03-2020	1999	6	15.4	0	0.8463	4342000	51305.8
78	Seonk	5130000	4783	02-03-2020	2002	6	15 2/5	0	0.8463	4342000	51305.8
77	Seonk	5130000	4780	02-03-2020	2000	6	15 1/2	0	0.8469	4342000	51269.4
79	Ratwara	5500000	20/16/11/1755	27-08-2019	525	3	4 1/4	0	0.4016	4250000	105826.69
80	Ratwara	5500000	1756	27-08-2019	525	3	4 1/4	0	0.4016	4250000	105826.69
83	Chahar Majra	5500000	386	22-04-2021	1841	2	1 1/4	0	0.2578	4200000	162916.99
82	Milkh	5500000	3651	28-01-2021	998	2	2	0	0.2625	4200000	16000.00
81	Mullanpur Garib Das	6000000	135	09-04-2021	8676	3	12	0	0.7500	4200000	56000.0
85	Majarlya	2100000	4148	23-02-2021	5276	13	10	0	1.6875	4200000	24888.9
84	Majarlya	2100000	744	12-10-2018	4998	16	0	0	2.0000	4200000	21000.00
86	Mastgarh	5500000	1222	9/4/2020	2003	2	2	0	0.2625	4079375	155404.6
87	Majarlya	2100000	2564	16-09-2021	5326	16	0	0	2.0000	3950000	197500.0
88	Parol	3500000	4085	22-02-2021	3540	8	16.4	0	1.1025	3785000	343310.7
90	Milkh	5500000	3290	08-01-2021	995	2	2	0	0.2625	3750000	142857.4

91	Milkh	5500000	3291	08-01-2021	996	2	2	0	0.2625	3750000	14285714
89	Mullanpur Garib Das	6000000	168	6/1/2020	8653	2	8	0	0.5000	3750000	7500000
92	Parol	3500000	4560	19-02-2020	3498	8	0	0	1.0000	3550000	3550000
93	Seonk	5130000	839	23-10-2018	1978	5	10	0	0.6875	3527000	5130182
94	Chahar Majra	5500000	4131	23-02-2021	1834	2	16	0	0.3500	3500000	10000000
95	Seonk	5130000	1618	09-08-2019	1975	4	17	0	0.6063	3455625	5699530
96	Parol	3500000	4378	07-02-2020	3495	8	0	0	1.0000	3435000	3435000
97	Majariya	2100000	1223	02-07-2021	5301	12	19 1/20	0	1.6191	3420000	2112285
98	Majariya	2100000	3491	19-01-2021	5235	12	10	0	1.5625	3250000	2080000
99	Majariya	2100000	3490	19-01-2021	5236	12	10	0	1.5625	3250000	2080000
100	Mullanpur Garib Das	6000000	1705	8/21/2019	8727	2	17.1	0	0.5948	3235000	5438803
101	Majariya	2100000	3649	30-12-2019	5169	12	0	0	1.5000	3150000	2100000
102	Mullanpur Garib Das	6000000	5115	18-3-2020	8542	1	6 2/3	0	0.2778	3049500	10977322
103	Majariya	2100000	1823	09-10-2020	5282	41	0	0	5.1250	3040000	593171
104	Mullanpur Garib Das	6000000	4760	23-03-2021	8675	2	8	0	0.5000	3000000	6000000
105	Parol	3500000	1450	21-12-2018	3440	6	0	0	0.7500	2865000	3820000
106	Majariya	2100000	2061	11-08-2021	5295	48	0	0	6.0000	2800000	466667
107	Majariya	2100000	3122	03-12-2019	5192	2	19.15	0	0.3697	2774000	7503381
108	Mullanpur Garib Das	6000000	1645	8/14/2019	8459	2	8	0	0.5000	2720000	5440000
109	Mullanpur Garib Das	6000000	1646	14-08-2019	8460	2	8	0	0.5000	2720000	5440000
110	Mullanpur Garib Das	6000000	2010	20-09-2019	8470	2	8	0	0.5000	2720000	5440000
111	Majariya	2100000	1994	05-02-2019	5062	10	14 1/2	0	1.3406	2700000	2014024
112	Parol	3500000	3682	29-01-2021	3535	6	1	0	0.7563	2600000	3437789
113	Seonk	5130000	1330	06-07-2021		3	12	0	0.4500	2500000	5555556
114	Majariya	2100000	4185	25-02-2021	5254	40	0	0	5.0000	2440000	488000
115	Seonk	5130000	2224	23-08-2021	2048	3	13.5	0	0.4594	2370000	5158903
116	Mullanpur Garib Das	6000000	3029	27-11-2019	8502	2	0	0	0.4167	2265000	5435555
117	Majariya	2100000	1805	21-01-2019	5105	8	0	0	1.0000	2200000	2200000
118	Mullanpur Garib Das	6000000	2882	29-03-2019	8350	1	18 2/3	0	0.4028	2190000	5436911
121	Majariya	2100000	286	19-04-2021	5271	3	17	0	0.4813	2100000	4363183
119	Majariya	2100000	1304	06-12-2018	5031	7	6	0	0.9125	2100000	2301370
120	Majariya	2100000	2079	30-09-2019	5157	8	0	0	1.0000	2100000	2100000
123	Majariya	2100000	894	26-10-2018	4995	40	5	0	5.0313	2000000	397512
125	Majariya	2100000	2109	16-08-2021	5305	63	3	0	7.8938	2000000	253363
122	Mullanpur Garib Das	6000000	2213	10/10/2019	8496	1	5	0	0.2604	2000000	7680492
124	Majariya	2100000	285	19-04-2021	5281	3	19 1/2	0	0.4969	2000000	4024955
126	Seonk	5130000	4425	10-02-2020	1993	3	2	0	0.3875	1990000	5135454
127	Seonk	5130000	3524	24-12-2019	1987	3	0	0	0.3750	1930000	5146667
128	Parol	3500000	897	15-06-2021	3563	4	6 1/2	0	0.5406	1910000	3533171
129	Mullanpur Garib Das	6000000	2667	04-11-2019	8498	1	13	0	0.3438	1875000	5453752
130	Parol	3500000	1165	22-11-2018	3438	4	7	0	0.5438	1870000	3438764
131	Seonk	5130000	2849	15-11-2019	1988	2	7	0	0.2938	1850000	6296801
133	Parol	3500000	3499	19-01-2021	3534	2	4	0	0.2750	1800000	6545455
132	Mullanpur Garib Das	6000000	2018- 19/16/1/642	03-10-2018	8363	1	7	0	0.2813	1800000	6398862
134	Mullanpur Garib Das	6000000	645	03-10-2018	8403	1	8.85	0	0.3005	1760000	5856965
137	Majariya	2100000	1376	23-07-2019	5162	20	0	0	2.5000	1750000	700000
135	Mullanpur Garib Das	6000000	1349	11-12-2018	8357	1	5.56	0	0.2663	1750000	6571536
136	Parol	3500000	3841	08-02-2021	3543	4	0	0	0.5000	1750000	3500000
138	Parol	3500000	2097	22-02-2019	3446	4	4/5	0	0.5050	1740000	3445545
139	Majariya	2100000	2565	16-09-2021	5307	13	0	0	1.6250	1700000	1046154
140	Majariya	2100000	554	30-04-2021	5285	33	13 3/4	0	4.2109	1615000	383527
141	Mullanpur Garib Das	6000000	1656	14-08-2019	8518	1	7 3/4	0	0.2891	1600000	5534417
142	Seonk	5130000	4302	31-01-2020	1991	2	7 2/5	0	0.2963	1600000	5399933
143	Singariwala	5500000	4593	17-03-2021	1090	2	2	0	0.2625	1590000	6057143
144	Seonk	5130000	2325	31-08-2021		2	9	0	0.3063	1580000	5158341
145	Majariya	2100000	2342	12-03-2019	5075	6	4 2/3	0	0.7792	1560198	2002307

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146	Majariya	2100000	383	23-06-2020	5198	5	15	0	0.7188	1510000	2100723
147	Firozpur Bangar	5500000	3863	08-02-2021	1032	2	2	0	0.2625	1500000	5714286
148	Majariya	2100000	2215	03-11-2020	5280	3	19 2/3	0	0.4979	1500000	3012553
149	Mullanpur Garib Das	6000000	1168	9/2/2020	8570	1	6	0	0.2708	1480000	5465288
150	Mullanpur Garib Das	6000000	1912	15-10-2020	8591	1	6	0	0.2708	1480000	5465288
152	Firozpur Bangar	5500000	2803	11-12-2020	1031	2	2	0	0.2625	1450000	5523810
151	Mullanpur Garib Das	6000000	2018-19/16/1/1420	17-12-2018	8361	1	5 1/2	0	0.2656	1450000	5459337
153	Parol	3500000	2576	22-03-2019	3453	3	6.86	0	0.4179	1440000	3445800
154	Firozpur Bangar	5500000	2018-19/16/1/588	27-09-2018	1024	2	1.29	0	0.2581	1415000	5482371
156	Majariya	2100000	2077	30-09-2019	5223	2	0	0	0.2500	1400000	5600300
155	Majariya	2100000	797	17-10-2018	5001	2	2	0	0.2625	1400000	5333333
157	Majariya	2100000	856	11-06-2021	5288	3	16	0	0.4750	1400000	2947368
158	Mullanpur Garib Das	6000000	1339	10-12-2018	8393	1	4 1/2	0	0.2552	1390000	5446308
159	Parol	3500000	786	03-06-2019	3462	3	2	0	0.3875	1352500	3490323
160	Seonk	5130000	1235	12-07-2019	1967	2	2	0	0.2625	1350000	5142357
161	Majariya	2100000	1314	06-12-2018	1314	5	5	0	0.6563	1350000	2056386
162	Majariya	2100000	3301	17-12-2019	5187	4	12	0	0.5750	1315000	2286357
163	Parol	3500000	4723	22-03-2021	3549	2	18.68	0	0.3668	1300000	3544366
164	Parol	3500000	3249	13-12-2019	3493	3	0	0	0.3750	1290000	3440300
165	Parol	3500000	1550	02-01-2019	3451	2	13	0	0.3313	1140000	3440390
166	Majariya	2100000	673	05-10-2018	4992	20	9 1/4	0	2.5578	1100000	4300357
167	Majariya	2100000	4150	23-02-2021	5251	4	0	0	0.5000	1050000	2100300
169	Parol	3500000	1601	09-08-2019	3479	2	6.65	0	0.2916	1010000	3463649
168	Parol	3500000	1143	20-11-2018	3437	2	6 2/3	0	0.2917	1010000	3462451
171	Majariya	2100000	2764	08-11-2019	5183	2	0	0	0.2500	1000000	4000300
172	Majariya	2100000	3260	07-01-2021	5240	2	0	0	0.2500	1000000	4000300
170	Majariya	2100000	2064	12-02-2019	5063	2	2	0	0.2625	1000000	3809324
173	Majariya	2100000	2493	18-03-2019	5111	3	9 1/3	0	0.4333	870000	2007847
174	Majariya	2100000	2092	01-10-2019	5161	3	5	0	0.4063	850000	2092350
176	Majariya	2100000	1286	16-07-2019	5122	2	0	0	0.2500	800000	3200300
177	Majariya	2100000	4279	30-01-2020	5181	2	2	0	0.2625	800000	3047619
179	Majariya	2100000	1550	14-07-2021	5321	2	19	0	0.3688	800000	2169197
178	Majariya	2100000	732	10-05-2021	5325	3	0	0	0.3750	800000	2133333
175	Majariya	2100000	334	29-04-2019	5110	3	3	0	0.3938	800000	2031488
180	Majariya	2100000	990	16-06-2021	5289	3	0	0	0.3750	790000	2106637
181	Majariya	2100000	3044	23-12-2020	5229	2	19 1/4	0	0.3703	741600	2002731
182	Majariya	2100000	4289	30-01-2020	5173	2	15 1/4	0	0.3453	710000	2056133
184	Majariya	2100000	1097	22-06-2021	5324	12	4	0	1.5250	700000	459035
183	Majariya	2100000	5117	19-03-2020	5241	2	2	0	0.2625	700000	2666637
185	Majariya	2100000	562	25-09-2018	4988	2	10	0	0.3125	630000	2016030
186	Majariya	2100000	659	04-10-2018	5032	2	10	0	0.3125	630000	2016030
187	Majariya	2100000	23	03-04-2019	5117	2	7	0	0.2938	600000	2042236
188	Majariya	2100000	2089	26-10-2020	5216	2	6	0	0.2875	580000	2017331
189	Majariya	2100000	384	23-06-2020	5224	2	5	0	0.2813	570000	2026336
190	Majariya	2100000	4520	10-03-2021	5246	2	3	0	0.2688	565000	2101935
191	Majariya	2100000	1415	16-09-2020	5204	2	2	0	0.2625	530000	2019038
192	Majariya	2100000	610	10-05-2021	5283	2	0	0	0.2500	525000	2100030
193	Majariya	2100000	1993	05-02-2019	5059	2	0	0	0.2500	510000	2040030
194	Majariya	2100000	3185	09-12-2019	5167	2	0	0	0.2500	505000	2020030
195	Majariya	2100000	2101	27-10-2020	5275	2	0	0	0.2500	505000	2020030
196	Majariya	2100000	4175	24-02-2021	5249	2	0	0	0.2500	500000	2000030

**50% Higher Sale Deed Rate of the Preceding 3 years from ( 21-09-2018 to 21-09-2021)**

4	Mastgarh	5500000	317	6/17/2020	2000	16	6 1/3	0	2.0396	36231000	17763737
5	Mullanpur Garib Das	6000000	4201	27-01-2020	8549	18	16	0	3.9167	30000000	7659509
6	Mullanpur Garib Das	6000000	4202	27-01-2020	8550	18	16	0	3.9167	30000000	7659509
7	Devinagar	5500000	3908	10-02-2021	971	9	1	0	1.8854	28750000	15248734
8	Seonk	5130000	1469	9/18/2020	2010	14	19	0	1.8688	24446875	13081590
9	Majariya	2100000	1744	16-01-2019	5043	91	16.75	0	11.4797	24110000	2100229
11	Singariwala	5500000	1698	01-10-2020	1076	8	0	0	1.0000	20000000	20000000
12	Singariwala	5500000	1702	01-10-2020	1077	8	0	0	1.0000	20000000	20000000
14	Singariwala	5500000	1865	13-10-2020	1081	12	5 2/3	0	1.5354	17600000	11462831
15	Chahar Majra	5500000	557	10-07-2020	1808	26	18 1/2	0	3.3656	17300000	5140243

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16	Seonk	5130000	924	14-06-2019	1963	24	0	0	3.0000	16200000	5400000
17	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0.9063	13593750	14999172
18	Mullanpur Garib Das	6000000	3764	1/6/2020	8511	3	13	0	0.7604	13300000	17490794
19	Singariwala	5500000	2232	24-08-2021	1103	8	0	0	1.0000	12500000	12500000
21	Mastgarh	5500000	2741	3/27/2019	1975	5	12.10	0	0.7006	11948750	17055024
23	Chahar Majra	5500000	2877	29-03-2019	1778	3	19.25	0	0.4953	11250000	22713507
24	Singariwala	5500000	879	05-08-2020	1072	12	11	0	1.5688	10982000	7000055
25	Singariwala	5500000	802	28-07-2020	1023	12	10.27	0	1.5642	10950000	7000084
26	Majariya	2100000	1034	13-11-2018	5015	18	1	0	2.2563	10500000	4653036
27	Chahar Majra	5500000	1650	29-09-2020	1825	16	0	0	2.0000	10280000	5140000
28	Seonk	5130000	1890	14-10-2020	2013	8	3	0	1.0188	10187500	9999009
29	Parol	3500000	787	03-06-2019	3463	22	18	0	2.8625	10020000	3500037
32	Chahar Majra	5500000	1459	24-12-2018	1764	3	4	0	0.4000	10000000	25000000
31	Mullanpur Garib Das	6000000	977	16-6-2021	8696	4	3.43	0	0.8691	10000000	11506156
30	Mullanpur Garib Das	6000000	1343	11-09-2020	8573	5	19	0	1.2396	10000000	8067018
33	Chahar Majra	5500000	4384	04-03-2021	1846	3	18 3/4	0.00	0.4922	9843750	19999192
34	Chahar Majra	5500000	792	21-05-2021	1848	4	14.03	0	0.5877	9579277	16299604
35	Chahar Majra	5500000	4650	18-03-2021	1837	5	2.5	0	0.6406	9414063	14695096
36	Parol	3500000	1418	26-07-2019	3476	11	3	0	1.3938	9198750	6599063
37	Majariya	2100000	695	9-10-2018	4989	32	0	0	4.0000	8400000	2100000
39	Chahar Majra	5500000	3642	28-01-2021	1832	4	0	0	0.5000	7814000	15628000
41	Chahar Majra	5500000	1862	24-01-2019	1772	2	10	0	0.3125	7240000	23168000
42	Chahar Majra	5500000	5131	19-03-2020	1806	11	2 1/2	0	1.3906	7162000	5150095
44	Milkh	5500000	1287	05-07-2021	1014	4	0	0	0.5000	7000000	14000000
43	Seonk	5130000	4784	02-03-2020	2001	8	0	0	1.0000	7000000	7000000
46	Chahar Majra	5500000	3624	27-01-2021	1831	3	0	0	0.3750	6437500	17166067
47	Parol	3500000	2808	11-12-2020	3531	8	0	0	1.0000	6400000	6400000
48	Seonk	5130000	986	6/17/2021		9	13	0	1.2063	6200000	5139083
49	Mullanpur Garib Das	6000000	3930	14-01-2020	8515	2	7.85	0	0.4984	6100000	12239065
50	Mullanpur Garib Das	6000000	681	13-05-2021	8683	4	16	0	1.0000	6000000	6000000
51	Mullanpur Garib Das	6000000	4625	24-02-2020	8528	5	1 1/2	0	1.0573	5760000	5447839
52	Chahar Majra	5500000	2237	04-11-2020	1826	8	11	0	1.0688	5500000	5145938
53	Mullanpur Garib Das	6000000	3250	1/6/2021	8634	4	16	0	1.0000	5440000	5440000
54	Mastgarh	5500000	1286	7/5/2021	2026	4	2	0	0.5125	5400000	10536085
56	Mullanpur Garib Das	6000000	92	07-04-2021	8690	4	9	0	0.9271	5100000	5501025
57	Seonk	5130000	3462	18-01-2021	2025	7	17 1/2	0	0.9844	5100000	5180821
58	Mullanpur Garib Das	6000000	2490	20-11-2020	8598	4	9	0	0.9271	5050000	5447093
59	Majariya	2100000	3558	21-01-2021	5260	20	0	0	2.5000	5010000	2004000
60	Seonk	5130000	2296	09-11-2020	2017	2	10	0	0.3125	5000000	16000000
61	Mastgarh	5500000	1329	7/6/2021	2027	3	0	0	0.3750	5000000	13333333
62	Seonk	5130000	1616	09-08-2019	1973	7	0	0	0.8750	4987500	5700000
63	Seonk	5130000	1619	09-08-2019	1976	7	0	0	0.8750	4987500	5700000
64	Seonk	5130000	1620	13-08-2019	1977	7	0	0	0.8750	4987500	5700000
65	Seonk	5130000	1355	11-09-2020	2011	4	13 3/4	0	0.5859	4950000	8448511
67	Mastgarh	5500000	1052	6/22/2021	2025	2	0	0	0.2500	4900000	19600000
66	Milkh	5500000	2019-20/16-1-3951	15-01-2020	986	4	2	0	0.5125	4900000	9560976
68	Mullanpur Garib Das	6000000	3321	1/11/2021	8631	4	4 2/3	0	0.8819	4800000	5442794
69	Seonk	5130000	5026	16-03-2020	2004	7	8 2/3	0	0.9291	4770000	5134001
71	Seonk	5130000	2588	25-10-2019	1983	3	3 1/3	0	0.3958	4500000	11369078
72	Seonk	5130000	1441	17-09-2020	2009	6	12	0	0.8250	4500000	5454505
73	Ratwara	5500000	1177	22-06-2021	543	2	1	0	0.2563	4430600	17286773
74	Seonk	5130000	4782	02-03-2020	1996	6	15.4	0	0.8463	4342000	5130508

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75	Seonk	5130000	4781	02-03-2020	1998	6	15.4	0	0.8463	4342000	5130568
76	Seonk	5130000	4778	02-03-2020	1999	6	15.4	0	0.8463	4342000	5130568
78	Seonk	5130000	4783	02-03-2020	2002	6	15 2/5	0	0.8463	4342000	5130568
77	Seonk	5130000	4780	02-03-2020	2000	6	15 1/2	0	0.8469	4342000	5126934
79	Ratwara	5500000	2019-20/16/1/1755	27-08-2019	525	3	4 1/4	0	0.4016	4250000	10582669
80	Ratwara	5500000	1756	27-08-2019	525	3	4 1/4	0	0.4016	4250000	10582669
83	Chahar Majra	5500000	386	22-04-2021	1841	2	1 1/4	0	0.2578	4200000	16291699
82	Milkh	5500000	3651	28-01-2021	998	2	2	0	0.2625	4200000	16000000
81	Mullanpur Garib Das	6000000	135	09-04-2021	8676	3	12	0	0.7500	4200000	5600000
85	Majariya	2100000	4148	23-02-2021	5276	13	10	0	1.6875	4200000	2488889
84	Majariya	2100000	744	12-10-2018	4998	16	0	0	2.0000	4200000	2100000
86	Mastgarh	5500000	1222	9/4/2020	2003	2	2	0	0.2625	4079375	15540476
87	Majariya	2100000	2564	16-09-2021	5326	16	0	0	2.0000	3950000	1975000
88	Parol	3500000	4085	22-02-2021	3540	8	16.4	0	1.1025	3785000	3433107
90	Milkh	5500000	3290	08-01-2021	995	2	2	0	0.2625	3750000	14285714
91	Milkh	5500000	3291	08-01-2021	996	2	2	0	0.2625	3750000	14285714
89	Mullanpur Garib Das	6000000	168	6/1/2020	8653	2	8	0	0.5000	3750000	7500000
92	Parol	3500000	4560	19-02-2020	3498	8	0	0	1.0000	3550000	3550000
93	Seonk	5130000	839	23-10-2018	1978	5	10	0	0.6875	3527000	5130182
94	Chahar Majra	5500000	4131	23-02-2021	1834	2	16	0	0.3500	3500000	10000000
95	Seonk	5130000	1618	09-08-2019	1975	4	17	0	0.6063	3455625	5699530
96	Parol	3500000	4378	07-02-2020	3495	8	0	0	1.0000	3435000	3435000
97	Majariya	2100000	1223	02-07-2021	5301	12	19 1/20	0	1.6191	3420000	2112235
98	Majariya	2100000	3491	19-01-2021	5235	12	10	0	1.5625	3250000	2080000
99	Majariya	2100000	3490	19-01-2021	5236	12	10	0	1.5625	3250000	2080000

Highest 50% Sale Deed Total.

107.2441 ₹ 74,06,74,315

Average Rate of Preceding last Three Years ( 87 No. Highest Registry).

₹ 69,06,434

Note-These sale Deeds 1461, 1460, 1375, 3914, 2469, 1884, 5114 are non indicative for Calculation, Hence not Taken for Consideration.

Note-These sale Deeds 1824, 2925, 1333, 2714, 2204, 1823, 2061, 4185, 894,2109, 1376, 2565, 554, 673, 1097 have nature of land is pahar which are also not taken for consideration in calculation.

- 4) a) Calculation of rates for Village Ratwara (Total 72 Sales Deeds) for the period from (28.09.2018 to 28.09.2021).  
b) The vicinity villages considered:- Chahar Majra, Paintpur, Mullanpur Garibdas, Salamatpur and Ratwara.

Average Rate of Sale Deed during Last 3 Years

Village Name -Ratwara and its surrounding						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	Marla	Sarshahi			
1	Chahar Majra	5500000	1461	24-12-2018	1766	16	5 1/2	0	2.0344	56962500	27999656
2	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
3	Chahar Majra	5500000	1460	24-12-2018	1765	17	6 1/2	0	2.1656	54150000	25004618
4	Chahar Majra	5500000	1375	13-12-2018	1763	16	9.5	0	2.0594	53897962	26171612
5	Mullanpur Garib Das	6000000	4201	27-01-2020	8549	18	16	0	3.9167	30000000	7659500
6	Mullanpur Garib Das	6000000	4202	27-01-2020	8550	18	16	0	3.9167	30000000	7659500
7	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
8	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800348
9	Salamatpur	5200000	833	10/22/2018	1412	11	11.71	0	1.4482	18181282	12554460
10	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
11	Chahar Majra	5500000	557	10-07-2020	1808	26	18 1/2	0	3.3656	17300000	5140242
12	Paintpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.7361	14722917	20001246
13	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0.9063	13593750	14999172
14	Mullanpur Garib Das	6000000	3764	1/6/2020	8511	3	13	0	0.7604	13300000	17490794
15	Chahar Majra	5500000	1884	28-01-2019	1774	3	5.05	0	0.4066	11385294	28001215
16	Chahar Majra	5500000	2877	29-03-2019	1778	3	19.25	0	0.4953	11250000	22713597
17	Chahar Majra	5500000	1650	29-09-2020	1825	16	0	0	2.0000	10280000	5140000

18	Chahar Majra	5500000	1459	24-12-2018	1764	3	4	0	0.4000	10000000	25000000
19	Mullanpur Garib Das	6000000	977	16-6-2021	8696	4	3.43	0	0.8691	10000000	11506155
20	Mullanpur Garib Das	6000000	1343	11-09-2020	8573	5	19	0	1.2396	10000000	8067118
21	Chahar Majra	5500000	4384	04-03-2021	1846	3	18 3/4	0.00	0.4922	9843750	19999492
22	Chahar Majra	5500000	792	21-05-2021	1848	4	14.03	0	0.5877	9579277	1629960
23	Chahar Majra	5500000	4650	18-03-2021	1837	5	2.5	0	0.6406	9414063	14695693
24	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
25	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0.4167	8491667	2037837
26	Mullanpur Garib Das	6000000	5114	18-03-2020	8544	1	5 3/4	0	0.2682	8000000	29828485
27	Chahar Majra	5500000	3642	28-01-2021	1832	4	0	0	0.5000	7814000	15628000
28	Paintpur	5500000	2019-20/16/1/1102	01-07-2019	1257	2	3 7/9	0	0.4560	7749390	16994275
29	Chahar Majra	5500000	1862	24-01-2019	1772	2	10	0	0.3125	7240000	23168000
30	Chahar Majra	5500000	5131	19-03-2020	1806	11	2 1/2	0	1.3906	7162000	5150293
31	Chahar Majra	5500000	3624	27-01-2021	1831	3	0	0	0.3750	6437500	17166667
32	Mullanpur Garib Das	6000000	3930	14-01-2020	8515	2	7.85	0	0.4984	6100000	12239165
33	Mullanpur Garib Das	6000000	681	13-05-2021	8683	4	16	0	1.0000	6000000	6000000
34	Mullanpur Garib Das	6000000	4625	24-02-2020	8528	5	1 1/2	0	1.0573	5760000	5447839
35	Chahar Majra	5500000	2237	04-11-2020	1826	8	11	0	1.0688	5500000	5145953
36	Mullanpur Garib Das	6000000	3250	1/6/2021	8634	4	16	0	1.0000	5440000	5440000
37	Mullanpur Garib Das	6000000	92	07-04-2021	8690	4	9	0	0.9271	5100000	5501023
38	Mullanpur Garib Das	6000000	2490	20-11-2020	8598	4	9	0	0.9271	5050000	5447093
39	Paintpur	5500000	3864	08-02-2021	1299	1	11.22	0	0.3252	4989432	15342657
40	Paintpur	5500000	3159	30-12-2020	1298	4	7	0	0.9063	4930000	5439700
41	Salamatpur	5200000	2424	3/14/2019	1413	2	6	0	0.2875	4887500	17000000
42	Mullanpur Garib Das	6000000	3321	1/11/2021	8631	4	4 2/3	0	0.8819	4800000	5442793
43	Salamatpur	5200000	832	10/22/2018	1411	3	1.12	0	0.3820	4795751	12554322
44	Ratwara	5500000	1177	22-06-2021	543	2	1	0	0.2563	4430600	17286773
45	Ratwara	5500000	2019-20/16/1/1755	27-08-2019	525	3	4 1/4	0	0.4016	4250000	10582669
46	Ratwara	5500000	1756	27-08-2019	525	3	4 1/4	0	0.4016	4250000	10582669
47	Chahar Majra	5500000	386	22-04-2021	1841	2	1 1/4	0	0.2578	4200000	16291669
48	Mullanpur Garib Das	6000000	135	09-04-2021	8676	3	12	0	0.7500	4200000	5600000
49	Paintpur	5500000	4592	20-02-2020	1278	1	11.22	0	0.3252	4189431	12882669
50	Mullanpur Garib Das	6000000	168	6/1/2020	8653	2	8	0	0.5000	3750000	7500000
51	Chahar Majra	5500000	4131	23-02-2021	1834	2	16	0	0.3500	3500000	10000000
52	Mullanpur Garib Das	6000000	1705	8/21/2019	8727	2	17.1	0	0.5948	3235000	5438803
53	Mullanpur Garib Das	6000000	5115	18-3-2020	8542	1	6 2/3	0	0.2778	3049500	10977322
54	Mullanpur Garib Das	6000000	4760	23-03-2021	8675	2	8	0	0.5000	3000000	6000000
55	Paintpur	5500000	1852	24-01-2019	1249	1	6	0	0.2708	2760000	10192024
56	Mullanpur Garib Das	6000000	1645	8/14/2019	8459	2	8	0	0.5000	2720000	5440000
57	Mullanpur Garib Das	6000000	1646	14-08-2019	8460	2	8	0	0.5000	2720000	5440000
58	Mullanpur Garib Das	6000000	2010	20-09-2019	8470	2	8	0	0.5000	2720000	5440000
59	Mullanpur Garib Das	6000000	3029	27-11-2019	8502	2	0	0	0.4167	2265000	5435565

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60	Mullanpur Garib Das	6000000	2882	29-03-2019	8350	1	18 2/3	0	0.4028	2190000	5436941
61	Salamatpur	5200000	2070	12-02-2019	1415	2	0	0	0.2500	2000000	8000000
62	Mullanpur Garib Das	6000000	2213	10/10/2019	8496	1	5	0	0.2604	2000000	7680492
63	Mullanpur Garib Das	6000000	2667	04-11-2019	8498	1	13	0	0.3438	1875000	5453752
64	Paintpur	5500000	1792	08-10-2020	1286	1	6	0	0.2708	1820000	6720827
65	Mullanpur Garib Das	6000000	2018-19/16/1/642	03-10-2018	8363	1	7	0	0.2813	1800000	6398862
66	Mullanpur Garib Das	6000000	645	03-10-2018	8403	1	8.85	0	0.3005	1760000	5856905
67	Mullanpur Garib Das	6000000	1349	11-12-2018	8357	1	5.56	0	0.2663	1750000	6571536
68	Mullanpur Garib Das	6000000	1656	14-08-2019	8518	1	7 3/4	0	0.2891	1600000	5534417
69	Mullanpur Garib Das	6000000	1168	9/2/2020	8570	1	6	0	0.2708	1480000	5465288
70	Mullanpur Garib Das	6000000	1912	15-10-2020	8591	1	6	0	0.2708	1480000	5465288
71	Mullanpur Garib Das	6000000	2018-19/16/1/1420	17-12-2018	8361	1	5 1/2	0	0.2656	1450000	5459337
72	Mullanpur Garib Das	6000000	1339	10-12-2018	8393	1	4 1/2	0	0.2552	1390000	5446708
<b>50% Higher Sale Deed Rate of the Preceding 3 years from ( 21-09-2018 to 21-09-2021)</b>											
2	Paintpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
5	Mullanpur Garib Das	6000000	4201	27-01-2020	8549	18	16	0	3.9167	30000000	7659509
6	Mullanpur Garib Das	6000000	4202	27-01-2020	8550	18	16	0	3.9167	30000000	7659509
7	Paintpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
8	Paintpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800348
9	Salamatpur	5200000	833	10/22/2018	1412	11	11.71	0	1.4482	18181282	12554400
10	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
11	Chahar Majra	5500000	557	10-07-2020	1808	26	18 1/2	0	3.3656	17300000	5140242
12	Paintpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.7361	14722917	20001246
13	Ratwara	5500000	4791	24-03-2021	541	7	5	0	0.9063	13593750	14999172
14	Mullanpur Garib Das	6000000	3764	1/6/2020	8511	3	13	0	0.7604	13300000	17490794
16	Chahar Majra	5500000	2877	29-03-2019	1778	3	19.25	0	0.4953	11250000	22713507
17	Chahar Majra	5500000	1650	29-09-2020	1825	16	0	0	2.0000	10280000	5140000
18	Chahar Majra	5500000	1459	24-12-2018	1764	3	4	0	0.4000	10000000	25000000
19	Mullanpur Garib Das	6000000	977	16-6-2021	8696	4	3.43	0	0.8691	10000000	11506156
20	Mullanpur Garib Das	6000000	1343	11-09-2020	8573	5	19	0	1.2396	10000000	8067118
21	Chahar Majra	5500000	4384	04-03-2021	1846	3	18 3/4	0.00	0.4922	9843750	19999492
22	Chahar Majra	5500000	792	21-05-2021	1848	4	14.03	0	0.5877	9579277	16299604
23	Chahar Majra	5500000	4650	18-03-2021	1837	5	2.5	0	0.6406	9414063	14695696
24	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
25	Paintpur	5500000	1948	20-10-2020	1293	2	0	0	0.4167	8491667	20378371
27	Chahar Majra	5500000	3642	28-01-2021	1832	4	0	0	0.5000	7814000	15628000
28	Paintpur	5500000	2019-20/16/1/1102	01-07-2019	1257	2	3 7/9	0	0.4560	7749390	16994276
29	Chahar Majra	5500000	1862	24-01-2019	1772	2	10	0	0.3125	7240000	23168000
30	Chahar Majra	5500000	5131	19-03-2020	1806	11	2 1/2	0	1.3906	7162000	5150295
31	Chahar Majra	5500000	3624	27-01-2021	1831	3	0	0	0.3750	6437500	17166667
32	Mullanpur Garib Das	6000000	3930	14-01-2020	8515	2	7.85	0	0.4984	6100000	12239165
33	Mullanpur Garib Das	6000000	681	13-05-2021	8683	4	16	0	1.0000	6000000	6000000
34	Mullanpur Garib Das	6000000	4625	24-02-2020	8528	5	1 1/2	0	1.0573	5760000	5447839

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35	Chahar Majra	5500000	2237	04-11-2020	1826	8	11	0	1.0688	5500000	5145958
36	Mullanpur Garib Das	6000000	3250	1/6/2021	8634	4	16	0	1.0000	5440000	5440000
37	Mullanpur Garib Das	6000000	92	07-04-2021	8690	4	9	0	0.9271	5100000	5501025
38	Mullanpur Garib Das	6000000	2490	20-11-2020	8598	4	9	0	0.9271	5050000	5447093
39	Paintpur	5500000	3864	08-02-2021	1299	1	11.22	0	0.3252	4989432	15342657
Highest 50% Sale Deed Total.									39.5605	42,80,39,536	
Average Rate of Preceding last Three Years ( 34 No. Highest Registry).										Rs.1,08,19,872/-	
Note-7 these sale Deeds 1461, 1460, 1375, 1884, 5114 are non indicative for Calculation, Hence not Taken for Consideration.											

1. From the above table, it is ascertained that circle rate of Village Chahar Majra 55,00,000/- Per Acre, Village Dhanora is Rs. 55,00,000/- Per Acre, Village Mullanpur Garibdas is Rs. 60,00,000/- Per Acre and Village Ratwara is Rs. 55,00,000/- 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 Chahar Majra, Dhanora, Mullanpur Garibdas and Ratwara 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 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 deeds, 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 28 in numbers of the under mentioned villages:-

Sr. No	Village	Vasika No	Nature of Land	Land	Consideration amount	Per acre rate
1	Chahar Majra	1461 dated 24.12.2018	Chahi	16 Kanal 5.5 Marla	₹ 5,69,62,500	₹ 2,79,99,656
2		1460 dated 24.12.2018	Chahi	17 Kanal 6.5 Marla	₹ 5,41,50,000	₹ 2,50,04,618
3		1375 dated 13.12.2018	Chahi	16 Kanal 9.5 Marla	₹ 5,38,97,962	₹ 2,61,71,682

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4		1884 dated 28.01.2019	Chahi	3 Kanal 5.05 Marla	₹ 1,13,85,294	₹ 2,80,01,215
5	Dhanora	2782 dated 10.12.2020	Chahi	7 Kanal 3 Marla	₹ 2,36,84,375	₹ 2,64,98,518
6	Tira	3792 dated 07.01.2020	Chahi	4 Kanal 16 1/5 Marla	₹ 1,92,40,000	₹ 3,19,97,339
7	Bansepur	1831 dated 12.10.2020	Chahi	3 Kanal 13.52 Marla	₹ 1,51,49,000	₹ 3,29,68,444
8		1817 dated 21.01.2019	Chahi	2 Kanal 19.40 Marla	₹ 94,66,875	₹ 2,54,96,566
9	Mullanpur Garibdas	5114 dated 18.03.2020	Chahi	1 Kanal 5 3/4 Marla	₹ 80,00,000	₹ 2,98,28,486
10	Toga	4763 dated 02.03.2020	Chahi	10 Kanal	₹ 6,87,50,000	₹ 5,50,00,000
11		4762 dated 02.03.2020	Chahi	4 Kanal	₹ 2,75,00,000	₹ 5,50,00,000
12	Mastgarh	3914 dated 02.11.2021	Chahi	7 Kanal 2.83 Marla	₹ 2,40,13,294	₹ 2,68,99,624
13		2469 dated 19.11.2020	Chahi	3 Kanal 6 Marla	₹ 1,22,51,250	₹ 2,97,00,000
14	Majariya	1824 dated 09.10.2020	Pahar	0 Marla 8.5 Sarsai	₹ 1,79,00,000	₹ 21,05,882
15		2925 dated 17.12.2020	Pahar	72 Kanal 3 Marla	₹ 78,00,000	₹ 8,64,860
16		1333 dated 19.07.2019	Pahar	44 Kanal 4 Marla	₹ 66,60,000	₹ 12,05,430
17		2714 dated 07.12.2020	Pahar	56 Kanal 13 Marla	₹ 53,00,000	₹ 7,48,450
18		2204 dated 20.08.2021	Pahar	60 Kanal	₹ 46,00,000	₹ 6,13,333
19		1823 dated 09.10.2020	Pahar	41 Kanal	₹ 30,40,000	₹ 5,93,171
20		2061 dated 11.08.2021	Pahar	48 Kanal	₹ 28,00,000	₹ 4,66,667
21		4185 dated 25.02.2021	Pahar	40 Kanal	₹ 24,40,000	₹ 4,88,000
22		894 dated 26.10.2018	Pahar	40 Kanal 5 Marla	₹ 20,00,000	₹ 3,97,512
23		2109 dated 16.08.2021	Pahar	63 Kanal 3 Marla	₹ 20,00,000	₹ 2,53,363
24		1376 dated 23.07.2019	Pahar	20 Kanal	₹ 17,50,000	₹ 7,00,000
25		2565 dated 16.09.2021	Pahar	13 Kanal	₹ 17,00,000	₹ 10,46,154
26		554 dated 30.04.2021	Pahar	33 Kanal 13 3/4 Marla	₹ 16,15,000	₹ 3,83,528

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27		673 dated 05.10.2018	Pahar	20 Kanal 9 1/4 Marla	₹ 11,00,000	₹ 4,30,057
28		1097 dated 22.06.2021	Pahar	12 Kanal 4 Marla	₹ 7,00,000	₹ 4,59,016

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)	Chahar Majra and its surrounding villages	Rs. 1,29,00,342/-
(2)	Dhanora and its surrounding villages	Rs. 1,21,49,566/-
(3)	Mullanpur Garibdas and its surrounding villages	Rs.69,06,434/-
(4)	Ratwara and its surrounding villages	Rs. 1,08,19,872/-

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 due 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

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Under 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.

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

**PROCESS OF PAYMENT OF COMPENSATION:-**

The land owner will get the compensation as per their share of land in Mutation and in Jamabandi. If there is any loan on the acquired land, the compensation amount will be paid to the land owner only after deducting the standing amount of loan. If there is any dispute against the title of land or compensation of acquired land, then the case will be referred to the Land Acquisition and Rehabilitation and Resettlement Authority for adjudication of dispute under Section 76 of The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013. Any unpaid compensation amount will be deposited in the account of the Land Acquisition and Rehabilitation and Resettlement Authority under Section 77 (2) of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and no interest will be paid on the said amount.

**APPROVAL OF DRAFT AWARD:-**

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

### Rate Calculation of VR-3 200 feet Wide road

Sr. No.	Village Name	Area in acres	Area Under Developers	Balance Area	Market Value per acre	Rate After Multiplying Factor 1.5	Solatum 100%	A.P @ 12% from (03.02.2021 to 15.05.2023) 831 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	Chahar Majra	10.2500	0.4531	9.7969	₹ 1,29,00,342	₹ 1,93,50,513	₹ 1,93,50,513	₹ 52,86,666	₹ 4,39,87,692	₹ 43,09,43,022
2	Dharoda	2.5063	0.0000	2.5063	₹ 1,21,49,566	₹ 1,82,24,349	₹ 1,82,24,349	₹ 49,78,992	₹ 4,14,27,690	₹ 10,38,30,219
3	Ratwara	10.9438	2.0396	8.9042	₹ 1,08,19,872	₹ 1,62,29,808	₹ 1,62,29,808	₹ 44,34,072	₹ 3,68,93,688	₹ 32,85,08,781
4	Mullanpur Garibdas	1.2188	0.0208	1.1980	₹ 69,06,434	₹ 1,03,59,651	₹ 1,03,59,651	₹ 28,30,313	₹ 2,35,49,615	₹ 2,82,12,439
<b>Grand Total</b>										₹ 89,14,94,461

**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	Acres
Chahar Majra	OMAXE Chandigarh Extension Developers Pvt. Ltd.	3 Kanal 12.5 Marla	0.4531 Acres
Ratwara	D.L.F Home Developers Ltd.	16 Kanal 6.345 Marla	2.0396 Acres
Mullanpur Garibdas	D.L.F Home Developers Ltd.	0 Bigha 2 Biswa	0.0208 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.*

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

- Structures (2) assessed by PWD Department = Rs. 4,68,735/-
- Tubewell Kotha etc. assessed by Public Health Department is pending and will be released on receipt of assessment.
- Fruit Bearing Trees assessed by Horticulture Department is pending will be released on receipt of assessment.
- Non Fruit Bearing Trees assessed by Forest Department is pending will be released on receipt of assessment.

Additional Award of Solatum 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:

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Sr. No.	Particulars	Amount accessed by technical department	Solatium 100%	A.P 12% from (03.02.2021 to 15.05.2023) 831 Days	Gross Amount
1	Structures	₹ 4,68,735	₹ 4,68,735	₹ 1,28,061	₹ 10,65,531
<b>Grand Total</b>					<b>₹ 10,65,531</b>

### **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 05.07.2022 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 47 families @ of Rs. 5.5 Lakhs per family as per their share in the Khewats is amounting Rs 2,42,00,000/- for which the Annexure is attached.

### **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.

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**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 **24.9189** acres falling in Villages Chahar Majra, Dhanoda, Ratwara and Mullanpur Garibdas 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. 73345-73350 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**