

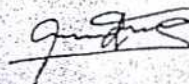
LAND ACQUISITION COLLECTOR
URBAN DEVELOPMENT DEPARTMENT, SAHIBZADA AJIT SINGH NAGAR

AWARD NO. 579

DATE :- 18.07.2022

BASIC INFORMATION:-

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Villages Chappar Chiri Khurd, Chappar Chiri Kalan, Balyali and Ballo Majra, Tehsil-Mohali, and Village Tole Majra, Tehsil-Kharar of District S.A.S Nagar for the public purpose namely for acquisition of Master Plan 200ft. wide road dividing Sector 118/119, 117/74, 116/92 and 114/115 by issuing Notification No. 6/18/2018-6HG1/1485491/1 Dated: 17.05.2019 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. "The Tribune" (English Version) and "Rojana Ajit" (Punjabi Version) dated 25.05.2019. Social Impact Assessment (SIA) study was conducted by the State Social Impact Assessment Authority Punjabi University Patiala which submitted their report in August 2019, which was further evaluated by the Expert Group comprising of Two non-official Social Scientists (Prof. Rajesh Gill and Prof. Ramanjit Kaur Johal), Two Expert on Rehabilitation, (Sh. Sudesh Kaul and Sh. K.S Sidhu) Four representative of Panchayats of Villages and One Technical Expert (Sh. Tarlochan Singh and Chief Engineer (Retd.)) submitted its report to the Government on 09.06.2020. The Expert Group in its report submitted that it is of the opinion that the proposed Urban Development has been delineated in section 2(i)(e) of "The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013". Hence, it serves the public purpose. While doing appraisal of 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 as also recommendations of Expert Group and decided to proceed with this acquisition.



Accordingly, Government of Punjab, Department of Housing and Urban Development issued Notification No 06/18/2018-6HG1/1522, dated 14.10.2020 under Section-11 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013", which was published in the Punjab Government Gazette dated 14.10.2020 and was published in the two daily newspapers "The Tribune" (English version) dated 29.10.2020 and "Jag Bani" (Punjabi version) dated 29.10.2020. The Public Notice regarding the substance of this notification in local language (Punjabi) was got published in the locality as per Rapat No. 120 (Village Baliyali dated 20.11.2020), Rapat No. 121 (Village Chappar Chiri Kalan dated 20.11.2020), Rapat No. 122 (Village Chappar Chiri Khurd dated 20.11.2020), Rapat No. 162 (Village Ballo Majra dated 23.11.2020) and Rapat No. 126 (Village Tole Majra dated 22.12.2020) of the Roznamcha Waqiyati of the Patwar Circle, in the office of Tehsil Mohali and Kharar, and District Collector Sahibzada Ajit Singh Nagar. This notification was also uploaded on the website on 22.10.2020 of GMADA, Sahibzada Ajit Singh Nagar.

The land owners of Village Chappar Chiri Khurd and others have filed only five (5) objections under section 15(1) of "the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013" against the publication of this notification and hearing of land owners qua objections was conducted by the Land Acquisition Collector, Urban Development on 09.02.2021, in the presence of land owners. The report as well as recommendation regarding these objections was sent by the Land Acquisition Collector, Urban Development to the Government vide memo no. 70 dated 22.02.2021, which was accepted by the Government of Punjab, Department of Housing and Urban Development vide memo no. 06/18/18-06HG1/617 dated 16.04.2021.

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. 06/18/2018-6HG1/1106 dated 26.07.2021, which was published in official gazette dated 28.08.2021. The substance of this declaration was also published in two daily newspapers, "The Tribune" (English Version) dated 19.08.2021 and "Jag Bani" (Punjabi Version) dated 19.08.2021. In this regard, the rapat was got entered in "Rapat Roznamcha" of "Patwari Halka" of Village Tole Majra vide Rapat No. 405 dated 31.08.2021, Village Baliyali vide Rapat No. 628 dated 31.08.2021, Village Chappar Chiri Khurd vide Rapat No. 630 dated 31.08.2021, Village Chappar Chiri Kalan vide Rapat No.629 dated 31.08.2021 and Village



Ballo Majra vide Rapat No.53 dated 15.09.2021. Under this declaration, total 72.4500 acres of land of these Five villages was notified for acquisition.

TYPE OF LAND:-

According to report of field staff, as per Jamabandi of Village Chappar Chiri Khurd for the year 2013-14, Chappar Chiri Kalan for the year 2016-17, Ballo Majra for the year 2018-19, Baliyali for the year 2017-18 and Tole Majra for the year 2018-19, type of land is mostly "Chahi" but few parcels of land where some construction is 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".

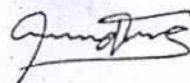
Individual notices were also issued to the land owners to get claims to compensations and rehabilitation and resettlement for all interests in such land under section 21 of "the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013" and public notices for hearing were got affixed at prominent places in the concerned villages for the knowledge of land owners on 23.09.2021 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 23.09.2021 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 and with the approval of the State Government. Therefore, these objections raised by the land owners are not tenable and hence the same are kept on record.

DETERMINATION OF MARKET RATE

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

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



- (a) The market value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or
- (b) The average sale price for similar type of land situated in the nearest village or nearest vicinity area; or
- (c) Consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies 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) Calculation of rates for Village Ballo Majra (Total 56 Sales Deeds) for the period from (14.10.2017 to 14.10.2020).

Average Rate of Sale Deed during Last 3 Years										
Village Name- Ballo Majra and its surrounding					Tehsil - Mohali/Kharar					
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount
						K/B	M/B	S/B		
1	Daun	8100000	1500	08-05-2018	4193	28	11	0	3.5688	175000000
2	Balongi	8100000	9071	24-12-2019	8494	52	15	6.15	6.5980	102600000
3	Baliyali	8100000	7034	24-10-2019	1612	93	8 1/2	0	11.6781	94592900



4	Balongi	8100000	9072	24-12-2019	8489	49	0	0	6.1250	60000000
5	Baliyali	8100000	4191	16/10/2017	1474	42	17	0	5.3563	43386000
6	Baliyali	8100000	8405	05-12-2019	1631	16	0	0	2.0000	40000000
7	Chajju Majra	9600000	3663	14-06-2019	11097	7	13 3/4	0	0.9609	33500000
8	Baliyali	8100000	9733	17-01-2020		30	8	0	3.8000	30780000
9	Chajju Majra	9600000	311	04-04-2019	10914	9	5	0	1.1563	30000000
10	Chajju Majra	9600000	14826	04-03-2020	11806	4	16 1/2	0	0.6031	20000000
11	Chajju Majra	9600000	4355	02-07-2019	11096	9	16 1/2	0	1.2281	19800000
12	Chajju Majra	9600000	11212	11-12-2019	11543	4	9	0	0.5563	15000000
13	Chajju Majra	9600000	3018	15-10-2018	10916	3	14 1/3	0	0.4646	14200000
14	Daun	8100000	3741	05-12-2018	4237	12	0	0	1.5000	13500000
15	Baliyali	8100000	11829	13-03-2020	1651	4	7 1/3	0	0.5458	12000000
16	Baliyali	8100000	9224	30-12-2019	1625	3	0	0	0.3750	10000000
17	Chajju Majra	9600000	1979	17-09-2018	10451	8	0	0	1.0000	10000000
18	Desu majra	9600000	7359	05-02-2019	6166	3	14 1/3	0	0.4646	10000000
19	Daun	8100000	3742	05-12-2018	4239	8	0	0	1.0000	9000000
20	Chajju Majra	9600000	3019	15-10-2018	10915	7	7 2/3	0	0.9229	8000000
21	Chajju Majra	9600000	7634	12-02-2019	10693	7	1 2/5	0	0.8838	8000000
22	Chajju Majra	9600000	5805	28-12-2018	10717	8	4	0	1.0250	7900000
23	Balo Majra	8100000	4617	02-11-2017	2721	7	0	0	0.8750	7090000
24	Balongi	8100000	4012	19-07-2019	8359	6	7	0	0.7938	6429400
25	Daun	8100000	9195	30-12-2019	4341	3	11	4	0.4465	4580000

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26	Daun	8100000	3396	03-07-2019	4286	4	0	0	0.5000	4500000
27	Daun	8100000	972	24-06-2020	4390	4	0	0	0.5000	4500000
28	Chajju Majra	9600000	7473	13-11-2017	9853	2	4 1/2	0	0.2781	4400000
29	Daun	8100000	926	06-09-2018	4214	4	1	2	0.5076	4200000
30	Balongi	8100000	6284	03-10-2019	8417	4	2	0	0.5125	4151250
31	Chajju Majra	9600000	8081	28-11-2017	9863	4	1	7	0.5111	4100000
32	Chajju Majra	9600000	8082	28-11-2017	9864	4	1	7	0.5111	4100000
33	Daun	8100000	4051	12-07-2018	4204	4	0	0	0.5000	4050000
34	Daun	8100000	4050	12-07-2018	4206	4	0	0	0.5000	4050000
35	Daun	8100000	4087	13-07-2018	4206	4	0	0	0.5000	4050000
36	Daun	8100000	4085	13-07-2018	4207	4	0	0	0.5000	4050000
37	Chajju Majra	9600000	869	26-02-2019	10788	4	1 1/5	0	0.5075	3900000
38	Chajju Majra	9600000	8741	14-12-2017	9799	2	18	0	0.3625	3625000
39	Baliyali	8100000	6940	23-10-2019	1609	3	11	0	0.4438	3594375
40	Daun	8100000	2618	23-10-2018	4229	3	10	4.5	0.4406	3570000
41	Daun	8100000	2617	23-10-2018	4230	3	10	4.5	0.4406	3570000
42	Daun	8100000	4634	12-10-2020	4403	3	10	0	0.4375	3544000
43	Daun	8100000	8199	29-11-2019	4329	2	14	2	0.3389	3300000
44	Chajju Majra	9600000	7194	06-11-2017	9716	2	10	0	0.3125	3000000
45	Chajju Majra	9600000	8070	30-09-2019	11341	2	6	0	0.2875	3000000
46	Chajju Majra	9600000	11522	18-12-2019	11538	2	9	0	0.3063	3000000
47	Chajju Majra	9600000	2038	08-05-2019	10931	2	18	0	0.3625	2900000
48	Chajju Majra	9600000	21278	04-04-2018	1044	3	0	0	0.3750	2880000
49	Balongi	8100000	9073	24-12-2019	8488	2	15	8	0.3493	2826900
50	Balongi	8100000	9075	24-12-2019	8486	2	10	6	0.3167	2567700
51	Balongi	8100000	9074	24-12-2019	8487	2	10	7	0.3174	2567700
52	Balo Majra	8100000	4013	19-07-2019	2872	7	17	7	0.9861	2544166

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53	Daun	8100000	5877	17-09-2020	4421	3	11	2.64	0.4456	2500000
54	Baliyali	8100000	6938	23-10-2019	1611	2	9	0	0.3063	2481000
55	Balongi	8100000	9082	24-12-2019	8484	2	5	7	0.2861	2316600
56	Daun	8100000	252	10-04-2018	4181	2	10	0	0.3125	750000

Note-This sale Deed at Sr. No. 1,7,9,10,12,13,16 (7) 1500, 3663, 311, 14826, 11212, 3018, 9224 is not indicative for Calculation. Hence not Taken for Consideration

50% Higher Sale Deed Rate of the Preceding 3 years from (14-10-2017 to 14-10-2020)

Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount
						K/B	M/B	S/B		
2	Balongi	8100000	9071	24-12-2019	8494	52	15	6.15	6.5980	102600000
3	Baliyali	8100000	7034	24-10-2019	1612	93	8 1/2	0	11.6781	94592900
4	Balongi	8100000	9072	24-12-2019	8489	49	0	0	6.1250	60000000
5	Baliyali	8100000	4191	16/10/2017	1474	42	17	0	5.3563	43386000
6	Baliyali	8100000	8405	05-12-2019	1631	16	0	0	2.0000	40000000
8	Baliyali	8100000	9733	17-01-2020		30	8	0	3.8000	30780000
11	Chajju Majra	9600000	4355	02-07-2019	11096	9	16 1/2	0	1.2281	19800000
14	Daun	8100000	3741	05-12-2018	4237	12	0	0	1.5000	13500000
15	Baliyali	8100000	11829	13-03-2020	1651	4	7 1/3	0	0.5458	12000000
17	Chajju Majra	9600000	1979	17-09-2018	10451	8	0	0	1.0000	10000000
18	Desu majra	9600000	7359	05-02-2019	6166	3	14 1/3	0	0.4646	10000000
19	Daun	8100000	3742	05-12-2018	4239	8	0	0	1.0000	9000000
20	Chajju Majra	9600000	3019	15-10-2018	10915	7	7 2/3	0	0.9229	8000000

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21	Chajju Majra	9600000	7634	12-02-2019	10693	7	1 2/5	0	0.8838	8000000
22	Chajju Majra	9600000	5805	28-12-2018	10717	8	4	0	1.0250	7900000
23	Balo Majra	8100000	4617	02-11-2017	2721	7	0	0	0.8750	7090000
24	Balongi	8100000	4012	19-07-2019	8359	6	7	0	0.7938	6429400
25	Daun	8100000	9195	30-12-2019	4341	3	11	4	0.4465	4580000
26	Daun	8100000	3396	03-07-2019	4286	4	0	0	0.5000	4500000
27	Daun	8100000	972	24-06-2020	4390	4	0	0	0.5000	4500000
28	Chajju Majra	9600000	7473	13-11-2017	9853	2	4 1/2	0	0.2781	4400000
29	Daun	8100000	926	06-09-2018	4214	4	1	2	0.5076	4200000
30	Balongi	8100000	6284	03-10-2019	8417	4	2	0	0.5125	4151250
31	Chajju Majra	9600000	8081	28-11-2017	9863	4	1	7	0.5111	4100000
32	Chajju Majra	9600000	8082	28-11-2017	9864	4	1	7	0.5111	4100000
Highest 50% Sale Deed Total.									49.5633	₹ 51,76,09,550
Average Rate of Preceding last Three Years (25 No. Highest Registry).										₹ 10,443,404

(2) Calculation of rates for Village Baliyali (Total 60 Sales Deeds) for the period from (14.10.2017 to 14.10.2020).

Average Rate of Sale Deed during Last 3 Years										
Village Name- Baliyali and its surrounding					Tehsil - Mohali/Kharar					
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount
						K/B	M/B	S/B		
1	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5.7500	106375000
2	Balongi	8100000	9071	24-12-2019	8494	52	15	6.15	6.5980	102600000

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3	Baliyali	8100000	7034	24-10-2019	1612	93	8 1/2	0	11.6781	94592900
4	Chappar Chiri Kalan	8550000	10160	30-01-2020	1967	38	0	0	4.7500	71250000
5	Balongi	8100000	9072	24-12-2019	8489	49	0	0	6.1250	60000000
6	Chappar Chiri Kalan	8550000	10280	04-02-2020	1971	28	2	0	3.5125	45662500
7	Baliyali	8100000	4191	16/10/2017	1474	42	17	0	5.3563	43386000
8	Baliyali	8100000	8405	05-12-2019	1631	16	0	0	2.0000	40000000
9	Chappar Chiri Kalan	8550000	8417	11-12-2019	1968	21	7	4.5	2.6719	34734373
10	Chajju Majra	9600000	3663	14-06-2019	11097	7	13 3/4	0	0.9609	33500000
11	Baliyali	8100000	9733	17-01-2020		30	8	0	3.8000	30780000
12	Chajju Majra	9600000	311	04-04-2019	10914	9	5	0	1.1563	30000000
13	Chappar Chiri Kalan	8550000	7614	14-11-2019	1960	16	0	0	2.0000	25000000
14	Chappar Chiri Kalan	8550000	9372	06-01-2020	1966	12	13	0	1.5813	20556250
15	Chajju Majra	9600000	14826	04-03-2020	11806	4	16 1/2	0	0.6031	20000000
16	Chajju Majra	9600000	4355	02-07-2019	11096	9	16 1/2	0	1.2281	19800000
17	Sohana	8550000	1526	10-05-2019	16339	3	0	0	0.3750	18000000
18	Chajju Majra	9600000	11212	11-12-2019	11543	4	9	0	0.5563	15000000
19	Chajju Majra	9600000	3018	15-10-2018	10916	3	14 1/3	0	0.4646	14200000
20	Baliyali	8100000	11829	13-03-2020	1651	4	7 1/3	0	0.5458	12000000

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40	Chajju Majra	9600000	869	26-02-2019	10788	4	1 1/5	0	0.5075	3900000
39	Sohana	8550000	6576	18-03-2019	16031	3	15	0	0.4688	4043000
38	Chajju Majra	9600000	8082	28-11-2017	9864	4	1	7	0.5111	4100000
37	Chajju Majra	9600000	8081	28-11-2017	9863	4	1	7	0.5111	4100000
36	Balongi	8100000	6284	03-10-2019	8417	4	2	0	0.5125	4151250
35	Chappar Chiri Kalan	8550000	124	06-04-2018	1928	4	0	0	0.5000	4300000
34	Chajju Majra	9600000	7473	13-11-2017	9853	2	4 1/2	0	0.2781	4400000
33	Sohana	8550000	6650	19-03-2019	16302	4	5	0	0.5313	4583000
32	Sohana	8550000	7276	29-03-2019	16303	4	12	0	0.5750	4920000
31	Chappar Chiri Kalan	8550000	1414	09-07-2020	1977	3	17	5	0.4847	5300000
30	Chappar Chiri Kalan	8550000	556	09-06-2020	1978	3	11	2	0.4451	5789063
29	Balongi	8100000	4012	19-07-2019	8359	6	7	0	0.7938	6429400
28	Balo Majra	8100000	4617	02-11-2017	2721	7	0	0	0.8750	7090000
27	Chappar Chiri Kalan	8550000	125	06-04-2018	1923	4	0	0	0.5000	7700000
26	Chajju Majra	9600000	5805	28-12-2018	10717	8	4	0	1.0250	7900000
25	Chajju Majra	9600000	7634	12-02-2019	10693	7	1 2/5	0	0.8838	8000000
24	Chajju Majra	9600000	3019	15-10-2018	10915	7	7 2/3	0	0.9229	8000000
23	Chajju Majra	9600000	1979	17-09-2018	10451	8	0	0	1.0000	10000000
22	Ballyali	8100000	9224	30-12-2019	1625	3	0	0	0.3750	10000000
21	Chappar Chiri Kalan	8550000	2281	12-10-2018	1936	11	0	3	1.3771	11783000

41	Chajju Majra	9600000	8741	14-12-2017	9799	2	18	0	0.3625	3625000
42	Baliyali	8100000	6940	23-10-2019	1609	3	11	0	0.4438	3594375
43	Chajju Majra	9600000	7194	06-11-2017	9716	2	10	0	0.3125	3000000
44	Chajju Majra	9600000	8070	30-09-2019	11341	2	6	0	0.2875	3000000
45	Chajju Majra	9600000	11522	18-12-2019	11538	2	9	0	0.3063	3000000
46	Chajju Majra	9600000	2038	08-05-2019	10931	2	18	0	0.3625	2900000
47	Chajju Majra	9600000	21278	04-04-2018	1044	3	0	0	0.3750	2880000
48	Balongi	8100000	9073	24-12-2019	8488	2	15	8	0.3493	2826900
49	Chappar Chiri Kalan	8550000	2129	31-07-2020	1982	2	10	0	0.3125	2700000
50	Chappar Chiri Kalan	8550000	2126	31-07-2020	1983	2	10	0	0.3125	2700000
51	Balongi	8100000	9075	24-12-2019	8486	2	10	6	0.3167	2567700
52	Balongi	8100000	9074	24-12-2019	8487	2	10	7	0.3174	2567700
53	Sohana	8550000	8688	12-12-2019	16425	2	6 23/24	0	0.2935	2565000
54	Balo Majra	8100000	4013	19-07-2019	2872	7	17	7	0.9861	2544166
55	Baliyali	8100000	6938	23-10-2019	1611	2	9	0	0.3063	2481000
56	Chappar Chiri Kalan	8550000	9356	06-01-2020	1963	2	5	3	0.2833	2422500
57	Balongi	8100000	9082	24-12-2019	8484	2	5	7	0.2861	2316600
58	Sohana	8550000	5457	03-09-2019	16375	2	1 1/6	0	0.2573	2250000
59	Sohana	8550000	9142	27-12-2019	16431	2	2	0	0.2625	2245000
60	Sohana	8550000	6800	22-10-2019	16397	2	1	0	0.2563	2200000

Note-The sale Deed at Sr. No. 10, 12, 15, 17, 18, 19, and 22 (7) 3663, 311, 14826, 1526, 11212, 3018, 9224 is not indicative for Calculation, Hence not Taken for Consideration

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50% Higher Sale Deed Rate of the Preceding 3 years from (14-10-2017 to 14-10-2020)										
1	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5.7500	106375000
2	Balongi	8100000	9071	24-12-2019	8494	52	15	6.15	6.5980	102600000
3	Baliyali	8100000	7034	24-10-2019	1612	93	8 1/2	0	11.6781	94592900
4	Chappar Chiri Kalan	8550000	10160	30-01-2020	1967	38	0	0	4.7500	71250000
5	Balongi	8100000	9072	24-12-2019	8489	49	0	0	6.1250	60000000
6	Chappar Chiri Kalan	8550000	10280	04-02-2020	1971	28	2	0	3.5125	45662500
7	Baliyali	8100000	4191	16/10/2017	1474	42	17	0	5.3563	43386000
8	Baliyali	8100000	8405	05-12-2019	1631	16	0	0	2.0000	40000000
9	Chappar Chiri Kalan	8550000	8417	11-12-2019	1968	21	7	4.5	2.6719	34734373
11	Baliyali	8100000	9733	17-01-2020		30	8	0	3.8000	30780000
13	Chappar Chiri Kalan	8550000	7614	14-11-2019	1960	16	0	0	2.0000	25000000
14	Chappar Chiri Kalan	8550000	9372	06-01-2020	1966	12	13	0	1.5813	20556250
16	Chajju Majra	9600000	4355	02-07-2019	11096	9	16 1/2	0	1.2281	19800000
20	Baliyali	8100000	11829	13-03-2020	1651	4	7 1/3	0	0.5458	12000000
21	Chappar Chiri Kalan	8550000	2281	12-10-2018	1936	11	0	3	1.3771	11783000
23	Chajju Majra	9600000	1979	17-09-2018	10451	8	0	0	1.0000	10000000

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24	Chajju Majra	9600000	3019	15-10-2018	10915	7	7 2/3	0	0.9229	8000000
25	Chajju Majra	9600000	7634	12-02-2019	10693	7	1 2/5	0	0.8838	8000000
26	Chajju Majra	9600000	5805	28-12-2018	10717	8	4	0	1.0250	7900000
27	Chappar Chiri Kalan	8550000	125	06-04-2018	1923	4	0	0	0.5000	7700000
28	Balo Majra	8100000	4617	02-11-2017	2721	7	0	0	0.8750	7090000
29	Balongi	8100000	4012	19-07-2019	8359	6	7	0	0.7938	6429400
30	Chappar Chiri Kalan	8550000	556	09-06-2020	1978	3	11	2	0.4451	5789063
31	Chappar Chiri Kalan	8550000	1414	09-07-2020	1977	3	17	5	0.4847	5300000
32	Sohana	8550000	7276	29-03-2019	16303	4	12	0	0.5750	4920000
33	Sohana	8550000	6650	19-03-2019	16302	4	5	0	0.5313	4583000
34	Chajju Majra	9600000	7473	13-11-2017	9853	2	4 1/2	0	0.2781	4400000
Highest 50% Sale Deed Total.									67.2888	₹ 798,631,486
Average Rate of Preceding last Three Years (27 No. Highest Registry).										₹ 11,868,713

(3) Calculation of rates for Village Chappar Chiri Kalan (Total 89 Sales Deeds) for the period from (14.10.2017 to 14.10.2020).

Average Rate of Sale Deed during Last 3 Years										
Village Name- Chappar Chiri Kalan and its surrounding					Tehsil - Mohali/Kharar					
SI No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount
						K/B	M/B	S/B		
1	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5.7500	106375000
2	Baliyali	8100000	7034	24-10-2019	1612	93	8 1/2	0	11.6781	94592900
3	Sante majra	9600000	7975	24-11-2017	11813	22	16	0	2.8500	90000000

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4	Chappar Chiri Kalan	8550000	10160	30-01-2020	1967	38	0	0	4.7500	71250000
5	Chappar Chiri Khurd	8100000	8192	29/11/2019	2715	30	5	0	6.3021	51700000
6	Chappar Chiri Kalan	8550000	10280	04-02-2020	1971	28	2	0	3.5125	45662500
7	Baliyali	8100000	4191	16/10/2017	1474	42	17	0	5.3563	43386000
8	Baliyali	8100000	8405	05-12-2019	1631	16	0	0	2.0000	40000000
9	Sante majra	9600000	2162	30-07-2020	15432	11	3	0	1.3938	37776730
10	Chappar Chiri Kalan	8550000	8417	11-12-2019	1968	21	7	4.5	2.6719	34734373
11	Chajju Majra	9600000	3663	14-06-2019	11097	7	13 3/4	0	0.9609	33500000
12	Sante majra	9600000	11196	11-12-2019	14522	7	10	0	0.9375	32200000
13	Sante majra	9600000	12343	09-01-2020	14658	9	12	0	1.2000	31500000
14	Baliyali	8100000	9733	17-01-2020		30	8	0	3.8000	30780000
15	Chajju Majra	9600000	311	04-04-2019	10914	9	5	0	1.1563	30000000
16	Chappar Chiri Kalan	8550000	7614	14-11-2019	1960	16	0	0	2.0000	25000000
17	Sante majra	9600000	18/1/17293	23-03-2018	12125	12	0	0	1.5000	21000000
18	Chappar Chiri Kalan	8550000	9372	06-01-2020	1966	12	13	0	1.5813	20556250
19	Chajju Majra	9600000	14826	04-03-2020	11806	4	16 1/2	0	0.6031	20000000
20	Sante majra	9600000	316	31-07-2018	12488	16	0	0	2.0000	20000000
21	Sante majra	9600000	6344	11-01-2019	13607	9	12/5	0	1.1338	20000000

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42	Chajju	9600000	7634	12-02-2019	10693	7	1 2/5	0	0.8838	8000000
41	Chajju Majra	9600000	3019	15-10-2018	10915	7	7 2/3	0	0.9229	8000000
40	Sante majra	9600000	1324	06-07-2020	15321	2	15	0	0.3438	9500000
39	Sante majra	9600000	13612	07-02-2020	14927	4	0	0	0.5000	10000000
38	Sante majra	9600000	6090	08-08-2019	13974	4	0	0	0.5000	10000000
37	Chajju Majra	9600000	1979	17-09-2018	10451	8	0	0	1.0000	10000000
36	Baliyali	8100000	9224	30-12-2019	1625	3	0	0	0.3750	10000000
35	Sante majra	9600000	4490	12-07-2018	12432	4	0	0	0.5000	10100000
34	Chappar Chiri Khurd	8100000	9513	28-02-2018	2608	6	1	4	1.2625	10240000
33	Chappar Chiri Kalan	8550000	2281	12-10-2018	1936	11	0	3	1.3771	11783000
32	Baliyali	8100000	11829	13-03-2020	1651	4	7 1/3	0	0.5458	12000000
31	Sante majra	9600000	2682	07-06-2018	12434	4	12 8/9	0	0.5806	12100000
30	Sante majra	9600000	2018/19/15/1/8212	06-03-2019	13208	14	5	0	1.7813	14000000
29	Chajju Majra	9600000	3018	15-10-2018	10916	3	14 1/3	0	0.4646	14200000
28	Sante majra	9600000	2018/19/15/1/8502	14-03-2019	13260	11	19	0	1.4938	14342000
27	Sante majra	9600000	9628	06-11-2019	14399	8	0	0	1.0000	15000000
26	Chajju Majra	9600000	11212	11-12-2019	11543	4	9	0	0.5563	15000000
25	Sante majra	9600000	5950	06-08-2019	13924	4	9	2	0.5576	15060940
24	Sohana	8550000	1526	10-05-2019	16339	3	0	0	0.3750	18000000
23	Sante majra	9600000	2019/20/15/1/6354	14-08-2019	14051	10	5	0	1.2813	19200000
22	Chajju Majra	9600000	4355	02-07-2019	11096	9	16 1/2	0	1.2281	19800000

	Majra									
43	Sante majra	9600000	3716	17-09-2020	15703	3	0	0	0.3750	8000000
44	Chajju Majra	9600000	5805	28-12-2018	10717	8	4	0	1.0250	7900000
45	Chappar Chiri Kalan	8550000	125	06-04-2018	1923	4	0	0	0.5000	7700000
46	Sante majra	9600000	4591	05-07-2019	13809	2	4	5/12	0.2788	7530470
47	Chappar Chiri Khurd	8100000	5376	01-02-2019	2650	4	3	6.67	0.8681	7050000
48	Sante majra	9600000	4405	11-07-2018	13050	6	0	0	0.7500	6375000
49	Sante majra	9600000	2019/20/15/1/6352	14-08-2019	14035	6	10	0	0.8125	6250000
50	Sante majra	9600000	2917	02-09-2020	15510	4	13	0	0.5813	5850000
51	Chappar Chiri Kalan	8550000	556	09-06-2020	1978	3	11	2	0.4451	5789063
52	Chappar Chiri Kalan	8550000	1414	09-07-2020	1977	3	17	5	0.4847	5300000
53	Sante majra	9600000	2512	25-08-2020	15534	2	10	0	0.3125	5242036
54	Sante majra	9600000	2019/2015/1/1061	16-04-2019	13402	4	0	0	0.5000	5000000
55	Sante majra	9600000	5253	14-12-2018	12920/1	2	1	0	0.2563	4950000
56	Sohana	8550000	7276	29-03-2019	16303	4	12	0	0.5750	4920000
57	Sante majra	9600000	5002	16-07-2019	13908	2	19.5	0	0.3719	4700000
58	Sohana	8550000	6650	19-03-2019	16302	4	5	0	0.5313	4583000
59	Chajju Majra	9600000	7473	13-11-2017	9853	2	4 1/2	0	0.2781	4400000
60	Sante majra	9600000	2019/20/15/1/1491	26-04-2019	13505	4	4	0	0.5250	4300000
61	Chappar Chiri Kalan	8550000	124	06-04-2018	1928	4	0	0	0.5000	4300000

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62	Chajju Majra	9600000	8081	28-11-2017	9863	4	1	7	0.5111	4100000
63	Chajju Majra	9600000	8082	28-11-2017	9864	4	1	7	0.5111	4100000
64	Chappar Chiri Khurd	8100000	6467	29/12/2017	2601	2	8 3/10	0	0.5031	4100000
65	Sante majra	9600000	2019/2015/1/1832	03-05-2019	13517	4	4 1/2	0	0.5281	4100000
66	Sohana	8550000	6576	18-03-2019	16031	3	15	0	0.4688	4043000
67	Chajju Majra	9600000	869	26-02-2019	10788	4	1 1/5	0	0.5075	3900000
68	Chajju Majra	9600000	8741	14-12-2017	9799	2	18	0	0.3625	3625000
69	Baliyali	8100000	6940	23-10-2019	1609	3	11	0	0.4438	3594375
70	Sante majra	9600000	2018/19/15/1/8213	06-03-2019	13209	3	4	0	0.4000	3200000
71	Chajju Majra	9600000	7194	06-11-2017	9716	2	10	0	0.3125	3000000
72	Chajju Majra	9600000	8070	30-09-2019	11341	2	6	0	0.2875	3000000
73	Chajju Majra	9600000	11522	18-12-2019	11538	2	9	0	0.3063	3000000
74	Chajju Majra	9600000	2038	08-05-2019	10931	2	18	0	0.3625	2900000
75	Sante majra	9600000	7530	08-02-2019	13089	3	0	0	0.3750	2900000
76	Chajju Majra	9600000	21278	04-04-2018	1044	3	0	0	0.3750	2880000
77	Sante majra	9600000	2019/20/15/1/6279	13-08-2019	13994	2	13	0	0.3313	2700000
78	Chappar Chiri Kalan	8550000	2129	31-07-2020	1982	2	10	0	0.3125	2700000
79	Chappar Chiri Kalan	8550000	2126	31-07-2020	1983	2	10	0	0.3125	2700000
80	Sohana	8550000	8688	12-12-2019	16425	2	6 23/24	0	0.2935	2565000
81	Baliyali	8100000	6938	23-10-2019	1611	2	9	0	0.3063	2481000
82	Chappar Chiri Kalan	8550000	9356	06-01-2020	1963	2	5	3	0.2833	2422500

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83	Sohana	8550000	5457	03-09-2019	16375	2	1 1/6	0	0.2573	2250000
84	Sohana	8550000	9142	27-12-2019	16431	2	2	0	0.2625	2245000
85	Sohana	8550000	6800	22-10-2019	16397	2	1	0	0.2563	2200000
86	Sante majra	9600000	2617	21-05-2019	13605	2	2	0	0.2625	2200000
87	Sante majra	9600000	2019/20/15/1/1517	29-04-2019	13509	2	0.8	0	0.2550	2100000
88	Sante majra	9600000	2018/19/15/1/7390	06-02-2019	13271	2	3	0	0.2688	2070000
89	Sante majra	9600000	6796	26-10-2017	11709	2	1	0	0.2563	1970000

Note- The sale Deed at Sr. No.3,9,11,12,13,19,24,25,26,29,36,40,46,15 (14) 7975, 2162, 3663, 11196, 12343, 14826, 1526, 5950, 11212, 3018, 9224, 1324,4591,311 is not indicative for Calculation, Hence not Taken for Consideration

50% Higher Sale Deed Rate of the Preceding 3 years from (14-10-2017 to 14-10-2020)

Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount
						K/B	M/B	S/B		
1	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5.7500	106375000
2	Baliyali	8100000	7034	24-10-2019	1612	93	8 1/2	0	11.6781	94592900
4	Chappar Chiri Kalan	8550000	10160	30-01-2020	1967	38	0	0	4.7500	71250000
5	Chappar Chiri Khurd	8100000	8192	29/11/2019	2715	30	5	0	6.3021	51700000
6	Chappar Chiri Kalan	8550000	10280	04-02-2020	1971	28	2	0	3.5125	45662500
7	Baliyali	8100000	4191	16/10/2017	1474	42	17	0	5.3563	43386000
8	Baliyali	8100000	8405	05-12-2019	1631	16	0	0	2.0000	40000000
10	Chappar Chiri Kalan	8550000	8417	11-12-2019	1968	21	7	4.5	2.6719	34734373
14	Baliyali	8100000	9733	17-01-2020		30	8	0	3.8000	30780000

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16	Chappar Chiri Kalan	8550000	7614	14-11- 2019	1960	16	0	0	2.0000	25000000
17	Sante majra	9600000	18/1/17293	23-03- 2018	12125	12	0	0	1.5000	21000000
18	Chappar Chiri Kalan	8550000	9372	06-01- 2020	1966	12	13	0	1.5813	20556250
20	Sante majra	9600000	316	31-07- 2018	12488	16	0	0	2.0000	20000000
21	Sante majra	9600000	6344	11-01- 2019	13607	9	12/5	0	1.1338	20000000
22	Chajju Majra	9600000	4355	02-07- 2019	11096	9	16 1/2	0	1.2281	19800000
23	Sante majra	9600000	2019/20/15/1/6354	14-08- 2019	14051	10	5	0	1.2813	19200000
27	Sante majra	9600000	9628	06-11- 2019	14399	8	0	0	1.0000	15000000
28	Sante majra	9600000	2018/19/15/1/8502	14-03- 2019	13260	11	19	0	1.4938	14342000
30	Sante majra	9600000	2018/19/15/1/8212	06-03- 2019	13208	14	5	0	1.7813	14000000
31	Sante majra	9600000	2682	07-06- 2018	12434	4	12 8/9	0	0.5806	12100000
32	Baliyali	8100000	11829	13-03- 2020	1651	4	7 1/3	0	0.5458	12000000
33	Chappar Chiri Kalan	8550000	2281	12-10- 2018	1936	11	0	3	1.3771	11783000
34	Chappar Chiri Khurd	8100000	9513	28-02- 2018	2608	6	1	4	1.2625	10240000
35	Sante majra	9600000	4490	12-07- 2018	12432	4	0	0	0.5000	10100000
37	Chajju Majra	9600000	1979	17-09- 2018	10451	8	0	0	1.0000	10000000
38	Sante majra	9600000	6090	08-08- 2019	13974	4	0	0	0.5000	10000000
39	Sante majra	9600000	13612	07-02- 2020	14927	4	0	0	0.5000	10000000
41	Chajju Majra	9600000	3019	15-10- 2018	10915	7	7 2/3	0	0.9229	8000000

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42	Chajju Majra	9600000	7634	12-02-2019	10693	7	1 2/5	0	0.8838	8000000
43	Sante majra	9600000	3716	17-09-2020	15703	3	0	0	0.3750	8000000
44	Chajju Majra	9600000	5805	28-12-2018	10717	8	4	0	1.0250	7900000
45	Chappar Chiri Kalan	8550000	125	06-04-2018	1923	4	0	0	0.5000	7700000
47	Chappar Chiri Khurd	8100000	5376	01-02-2019	2650	4	3	6.67	0.8681	7050000
48	Sante majra	9600000	4405	11-07-2018	13050	6	0	0	0.7500	6375000
49	Sante majra	9600000	2019/20/15/1/6352	14-08-2019	14035	6	10	0	0.8125	6250000
50	Sante majra	9600000	2917	02-09-2020	15510	4	13	0	0.5813	5850000
51	Chappar Chiri Kalan	8550000	556	09-06-2020	1978	3	11	2	0.4451	5789063
52	Chappar Chiri Kalan	8550000	1414	09-07-2020	1977	3	17	5	0.4847	5300000
Highest 50% Sale Deed Total.									74.7349	₹ 869,816,086
Average Rate of Preceding last Three Years (38 No. Highest Registry).										₹ 11,638,687

(4) Calculation of rates for Village Chappar Chiri Khurd (Total 83 Sales Deeds) for the period from (14.10.2017 to 14.10.2020).

Average Rate of Sale Deed during Last 3 Years										
Village Name- Chappar Chiri Khurd and its surrounding					Tehsil - Mohali/Kharar					
Sl No	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount
						K/B	M/B	S/B		
1	Kailon	8100000	4384	20-07-2018	2272	41	19	0	5.2438	149446875
2	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5.7500	106375000
3	Sante majra	9600000	7975	24-11-2017	11813	22	16	0	2.8500	90000000

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4	Chappa r Chiri Kalan	8550000	10160	30-01- 2020	1967	38	0	0	4.7500	71250000
5	Chappa r Chiri Khurd	8100000	8192	29/11/201 9	2715	30	5	0	6.3021	51700000
6	Chappa r Chiri Kalan	8550000	10280	04-02- 2020	1971	28	2	0	3.5125	45662500
7	Sante majra	9600000	2162	30-07- 2020	15432	11	3	0	1.3938	37776730
8	Chappa r Chiri Kalan	8550000	8417	11-12- 2019	1968	21	7	4.5	2.6719	34734373
9	Kailon	8100000	8497	29-11- 2019	2308	21	15	0	2.7188	32625000
10	Sante majra	9600000	11196	11-12- 2019	14522	7	10	0	0.9375	32200000
11	Sante majra	9600000	12343	09-01- 2020	14658	9	12	0	1.2000	31500000
12	Chappa r Chiri Kalan	8550000	7614	14-11- 2019	1960	16	0	0	2.0000	25000000
13	Landra n	8550000	1844	16-5-2018	2512	13	3	10	2.7448	23470000
14	Sante majra	9600000	18/1/17293	23-03- 2018	12125	12	0	0	1.5000	21000000
15	Chappa r Chiri Kalan	8550000	9372	06-01- 2020	1966	12	13	0	1.5813	20556250
16	Sante majra	9600000	316	31-07- 2018	12488	16	0	0	2.0000	20000000
17	Sante majra	9600000	6344	11-01- 2019	13607	9	12/5	0	1.1338	20000000
18	Sante majra	9600000	2019/20/15/1/635 4	14-08- 2019	14051	10	5	0	1.2813	19200000
19	khuni Majra	9600000	15/1/692	12-06- 2020	4114	19	9	3	2.4333	19000000
20	Tole Majra	1250000	6667	21-01- 2019	1126	16	0	0	3.3333	18000000
21	Sante majra	9600000	5950	06-08- 2019	13924	4	9	2	0.5576	15060940

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41	Sante majra	9600000	2019/20/15/1/635 2	14-08- 2019	14035	6	10	0	0.8125	6250000
40	Sante majra	9600000	4405	11-07- 2018	13050	6	0	0	0.7500	6375000
39	Chappa r Chiri Khurd	8100000	5376	01-02- 2019	2650	4	3	6.67	0.8681	7050000
38	Kalton	8100000	8185	29-11- 2019	2307	4	14	6	0.5917	7100000
37	Sante majra	9600000	4591	05-07- 2019	13809	2	4	5 1/2	0.2788	7530470
36	Chappa r Chiri Kalan	8550000	125	06-04- 2018	1923	4	0	0	0.5000	7700000
35	Sante majra	9600000	3716	17-09- 2020	15703	3	0	0	0.3750	8000000
34	Sante majra	9600000	1324	06-07- 2020	15321	2	15	0	0.3438	9500000
33	Tote Majra	1250000	2018-19/15/1520	10-05- 2018	1111	9	11	0	1.9896	10000000
32	Sante majra	9600000	13612	07-02- 2020	14927	4	0	0	0.5000	10000000
31	Sante majra	9600000	6090	08-08- 2019	13974	4	0	0	0.5000	10000000
30	Sante majra	9600000	4490	12-07- 2018	12432	4	0	0	0.5000	10100000
29	Chappa r Chiri Khurd	8100000	9513	28-02- 2018	2608	6	1	4	1.2625	10240000
28	Chappa r Chiri Kalan	8550000	2281	12-10- 2018	1936	11	0	3	1.3771	11783000
27	Sante majra	9600000	2682	07-06- 2018	12434	4	12 8/9	0	0.5806	12100000
26	Landra n	8550000	6306	03-10- 2019	2707	7	10	13	1.5693	13497521
25	Sante majra	9600000	2018/19/15/1/821 2	06-03- 2019	13208	14	5	0	1.7813	14000000
24	Sante majra	9600000	2018/19/15/1/850 2	14-03- 2019	13260	11	19	0	1.4938	14342000
23	Landra n	8550000	3943	18-07- 2019	2683	4	16	0	1.0000	15000000
22	Sante majra	9600000	9628	06-11- 2019	14399	8	0	0	1.0000	15000000

42	Sante majra	9600000	2917	02-09- 2020	15510	4	13	0	0.5813	5850000
43	Landra n	8550000	11044	05-03- 2018	2510	2	18 1/4	0	0.6068	5800000
44	Chappa r Chiri Kalan	8550000	556	09-06- 2020	1978	3	11	2	0.4451	5789063
45	Khuni Majra	9600000	1279	23-04- 2019	3785	5	14	0	0.7125	5700000
46	Chappa r Chiri Kalan	8550000	1414	09-07- 2020	1977	3	17	5	0.4847	5300000
47	Sante majra	9600000	2512	25-08- 2020	15534	2	10	0	0.3125	5242036
48	Kailon	8100000	7889	21-11- 2019	2304	5	2	0	0.6375	5163750
49	Kailon	8100000	7890	21-11- 2019	2305	5	1	0	0.6313	5113125
50	Sante majra	9600000	2019/2015/1/1061	16-04- 2019	13402	4	0	0	0.5000	5000000
51	Sante majra	9600000	5253	14-12- 2018	12920/1	2	1	0	0.2563	4950000
52	Khuni Majra	9600000	6094	08-08- 2019	3896	4	15 1/2	0	0.5969	4800000
53	Sante majra	9600000	5002	16-07- 2019	13908	2	19.5	0	0.3719	4700000
54	Sante majra	9600000	2019/2015/1/149	26-04- 2019	13505	4	4	0	0.5250	4300000
55	Chappa r Chiri Kalan	8550000	124	06-04- 2018	1928	4	0	0	0.5000	4300000
56	Sante majra	9600000	2019/2015/1/1832	03-05- 2019	13517	4	4 1/2	0	0.5281	4100000
57	Chappa r Chiri Khurd	8100000	6467	29/12/201 7	2601	2	####	0	0.5031	4100000
58	Khuni Majra	9600000	1968	23-07- 2020	4161	4	4	0	0.5250	4080000
59	Landra n	8550000	5176	21-11- 2017	2490	2	1	0	0.4271	3860000

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60	Sante majra	9600000	2018/19/15/1/821 3	06-03- 2019	13209	3	4	0	0.4000	3200000
61	khuni Majra	9600000	7584	15-11- 2017	3296	2	19	0	0.3688	3000000
62	Tole Majra	1250000	5862	02-08- 2019	1139	3	16	0	0.7917	3000000
63	Sante majra	9600000	7530	08-02- 2019	13089	3	0	0	0.3750	2900000
64	Kailon	8100000	612	18-4-2018	2267	2	11	3	0.3208	2887500
65	khuni Majra	9600000	7052	02-11- 2017	3262	3	0	0	0.3750	2877000
66	khuni Majra	9600000	7208	07-11- 2017	3265	3	0	0	0.3750	2877000
67	Sante majra	9600000	2019/20/15/1/627 9	13-08- 2019	13994	2	13	0	0.3313	2700000
68	Chappa r Chiri Kalan	8550000	2129	31-07- 2020	1982	2	10	0	0.3125	2700000
69	Chappa r Chiri Kalan	8550000	2126	31-07- 2020	1983	2	10	0	0.3125	2700000
70	khuni Majra	9600000	4310	02-07- 2019	3845	2	15	0	0.3438	2650000
71	khuni Majra	9600000	12691	17-01- 2020	4017	2	14	0	0.3375	2600000
72	khuni Majra	9600000	3281	06-06- 2019	3815	2	6	0	0.2875	2500000
73	Chappa r Chiri Kalan	8550000	9356	06-01- 2020	1963	2	5	3	0.2833	2422500
74	Tole Majra	1250000	2019- 20/15/1/11292	13-12- 2019	1145	2	8	0	0.5000	2400000
75	Sante majra	9600000	2617	21-05- 2019	13605	2	2	0	0.2625	2200000
76	Sante majra	9600000	2019/20/15/1/151 7	29-04- 2019	13509	2	0.8	0	0.2550	2100000
77	Sante majra	9600000	2018/19/15/1/739 0	06-02- 2019	13271	2	3	0	0.2688	2070000
78	Sante majra	9600000	6796	26-10- 2017	11709	2	1	0	0.2563	1970000
79	khuni Majra	9600000	2019/20/15/1/538 2	24-07- 2019	3867	2	1	0	0.2563	1966000
80	Landra n	8550000	6926	23-10- 2019	2718	6	8	0	1.3333	1150000

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81	Tole Majra	1250000	11912	27-12-2019	1151	2	10 2/5	0	0.5250	900000
82	Tole Majra	1250000	4203	01-07-2019	1134	2	18.7 2	0	0.6117	750000
83	Tole Majra	1250000	5895	05-08-2019	1136	1	17.3 3	0	0.3889	490000

Note-The sale Deed at Sr. No 1,3,7,10,11,21, 34 and 37 (8), 4384, 7975, 2162, 11196, 12343, 5950, 1324,4591 is not indicative for Calculation, Hence not Taken for Consideration

50% Higher Sale Deed Rate of the Preceding 3 years from (14-10-2017 to 14-10-2020)

Sl No	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount
						K/B	M/B	S/B		
2	Chappar Chiri Kalan	8550000	2989	14-06-2018	1927	46	0	0	5.7500	106375000
4	Chappar Chiri Kalan	8550000	10160	30-01-2020	1967	38	0	0	4.7500	71250000
5	Chappar Chiri Khurd	8100000	8192	29/11/2019	2715	30	5	0	6.3021	51700000
6	Chappar Chiri Kalan	8550000	10280	04-02-2020	1971	28	2	0	3.5125	45662500
8	Chappar Chiri Kalan	8550000	8417	11-12-2019	1968	21	7	4.5	2.6719	34734373
9	Kailon	8100000	8197	29-11-2019	2308	21	15	0	2.7188	32625000
12	Chappar Chiri Kalan	8550000	7614	14-11-2019	1960	16	0	0	2.0000	25000000
13	Landran	8550000	1844	16-5-2018	2512	13	3	10	2.7448	23470000
14	Sante majra	9600000	18/1/17293	23-03-2018	12125	12	0	0	1.5000	21000000
15	Chappar Chiri Kalan	8550000	9372	06-01-2020	1966	12	13	0	1.5813	20556250
16	Sante majra	9600000	316	31-07-2018	12488	16	0	0	2.0000	20000000
17	Sante majra	9600000	6344	11-01-2019	13607	9	1 2/5	0	1.1338	20000000

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18	Sante majra	9600000	2019/20/15/1/635 4	14-08-2019	14051	10	5	0	1.2813	19200000
19	Khuni Majra	9600000	15/1/692	12-06-2020	4114	19	9	3	2.4333	19000000
20	Tole Majra	1250000	6667	21-01-2019	1126	16	0	0	3.3333	18000000
22	Sante majra	9600000	9628	06-11-2019	14399	8	0	0	1.0000	15000000
23	Landra n	8550000	3943	18-07-2019	2683	4	16	0	1.0000	15000000
24	Sante majra	9600000	2018/19/15/1/850 2	14-03-2019	13260	11	19	0	1.4938	14342000
25	Sante majra	9600000	2018/19/15/1/821 2	06-03-2019	13208	14	5	0	1.7813	14000000
26	Landra n	8550000	6306	03-10-2019	2707	7	10	13	1.5693	13497521
27	Sante majra	9600000	2682	07-06-2018	12434	4	12 8/9	0	0.5806	12100000
28	Chappa r Chiri Kalan	8550000	2281	12-10-2018	1936	11	0	3	1.3771	11783000
29	Chappa r Chiri Khurd	8100000	9513	28-02-2018	2608	6	1	4	1.2625	10240000
30	Sante majra	9600000	4490	12-07-2018	12432	4	0	0	0.5000	10100000
31	Sante majra	9600000	6090	08-08-2019	13974	4	0	0	0.5000	10000000
32	Sante majra	9600000	13612	07-02-2020	14927	4	0	0	0.5000	10000000
33	Tole Majra	1250000	2018-19/15/1520	10-05-2018	1111	9	11	0	1.9896	10000000
35	Sante majra	9600000	3716	17-09-2020	15703	3	0	0	0.3750	8000000
36	Chappa r Chiri Kalan	8550000	125	06-04-2018	1923	4	0	0	0.5000	7700000
38	Kailon	8100000	8185	29-11-2019	2307	4	14	6	0.5917	7100000
39	Chappa r Chiri Khurd	8100000	5376	01-02-2019	2650	4	3	6.6 7	0.8681	7050000

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40	Sante majra	9600000	4405	11-07-2018	13050	6	0	0	0.7500	6375000
41	Sante majra	9600000	2019/20/15/1/635 2	14-08-2019	14035	6	10	0	0.8125	6250000
42	Sante majra	9600000	2917	02-09-2020	15510	4	13	0	0.5813	5850000
43	Landra n	8550000	11044	05-03-2018	2510	2	18 1/4	0	0.6068	5800000
44	Chappa r Chiri Kalan	8550000	556	09-06-2020	1978	3	11	2	0.4451	5780000
45	khuni Majra	9600000	1279	23-04-2019	3785	5	14	0	0.7125	5700000
46	Chappa r Chiri Kalan	8550000	1414	09-07-2020	1977	3	17	5	0.4847	5300000
									63.9950	₹ 745,549,707
Highest 50% Sale Deed Total.										
Average Rate of Preceding last Three Years (38 No. Highest Registry).										₹ 11,650,124

- (5) Calculation of rates for Village Tole Majra (Total 38 Sales Deeds) for the period from (14.10.2017 to 14.10.2020).

Average Rate of Sale Deed during Last 3 Years										
Village Name- Tole Majra and its surrounding					Tehsil - Mohali/Kharar					
Sl No	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount
						K/B	M/B	S/B		
1	Kailon	8100000	4384	20-07-2018	2272	41	19	0	5.2438	149446875
2	Chappa r Chiri Khurd	8100000	8192	29/11/2019	2715	30	5	0	6.3021	51700000
3	Kailon	8100000	8197	29-11-2019	2308	21	15	0	2.7188	32625000
4	khuni Majra	9600000	15/1/692	12-06-2020	4114	19	9	3	2.4333	19000000
5	Tole Majra	1250000	6667	21-01-2019	1126	16	0	0	3.3333	18000000
6	Chappa r Chiri Khurd	8100000	9513	28-02-2018	2608	6	1	4	1.2625	10240000
7	Tole	1250000	2018-19/15/1520	10-05-	1111	9	11	0	1.9896	10000000

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	Majra			2018						
8	Kailon	8100000	8185	29-11-- 2019	2307	4	14	6	0.5917	7100000
9	Chappa r Chiri Khurd	8100000	5376	01-02- 2019	2650	4	3	6.6 7	0.8681	7050000
10	khuni Majra	9600000	1279	23-04- 2019	3785	5	14	0	0.7125	5700000
11	Kailon	8100000	7889	21-11- 2019	2304	5	2	0	0.6375	5163750
12	Kailon	8100000	7890	21-11- 2019	2305	5	1	0	0.6313	5113125
13	khuni Majra	9600000	6094	08-08- 2019	3896	4	15 1/2	0	0.5969	4800000
14	Chappa r Chiri Khurd	8100000	6467	29/12/201 7	2601	2	8 3/10	0	0.5031	4100000
15	khuni Majra	9600000	1968	23-07- 2020	4161	4	4	0	0.5250	4080000
16	khuni Majra	9600000	7584	15-11- 2017	3296	2	19	0	0.3688	3000000
17	Tole Majra	1250000	5862	02-08- 2019	1139	3	16	0	0.7917	3000000
18	Kailon	8100000	612	18-4-2018	2267	2	11	3	0.3208	2887500
19	khuni Majra	9600000	7052	02-11- 2017	3262	3	0	0	0.3750	2877000
20	khuni Majra	9600000	7208	07-11- 2017	3265	3	0	0	0.3750	2877000
21	khuni Majra	9600000	4310	02-07- 2019	3845	2	15	0	0.3438	2650000
22	khuni Majra	9600000	12691	17-01- 2020	4017	2	14	0	0.3375	2600000
23	khuni Majra	9600000	3281	06-06- 2019	3815	2	6	0	0.2875	2500000
24	Tole Majra	1250000	2019- 20/15/1/11292	13-12- 2019	1145	2	8	0	0.5000	2400000
25	khuni Majra	9600000	2019/20/15/1/538 2	24-07- 2019	3867	2	1	0	0.2563	1966000
26	Tirpari	900000	2018/19/15/1/500 3	07-12- 2018	1883	11	19	0	1.4938	1500000
27	Tole Majra	1250000	11912	27-12- 2019	1151	2	10 2/5	0	0.5250	900000
28	Tirpari	900000	9369	29-12- 2017	1876	8	0	0	1.0000	888500

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29	Magar	1250000	8319	04-12-2017	1083	5	1	0	0.6313	800000
30	Tole Majra	1250000	4203	01-07-2019	1134	2	18.7 2	0	0.6117	750000
31	Tirpari	900000	2018-19/15/1/4185	16-11-2018	1881	6	1	0	0.7563	675000
32	Tirpari	900000	2018-19/15/1/5002	07-12-2018	1882	3	0	0	0.3750	500000
33	Tole Majra	1250000	5895	05-08-2019	1136	1	17.3 3	0	0.3889	490000
34	Tirpari	900000	2019-20/15/1/9604	06-11-219	1927	4	19 1/4	0	0.6203	450000
35	Tirpari	900000	2020/21/15/1/1748	16-07-2020	1967	4	0	0	0.5000	450000
36	Magar	1250000	3739	02-11-2018	1097	2	10 1/2	0	0.3156	400000
37	Magar	1250000	894	15-04-2019	1101	2	10	0	0.3125	400000
38	Tirpari	900000	2019-20/15/1/4749	10-07-2019	1913	3	0	0	0.3750	400000

Note-The sale Deed at Sr. No. 1, 4384 is not indicative for Calculation, Hence not Taken for Consideration

50% Higher Sale Deed Rate of the Preceding 3 years from (14-10-2017 to 14-10-2020)

2	Chappar Chiri Khurd	8100000	8192	29/11/2019	2715	30	5	0	6.3021	51700000
3	Kailon	8100000	8197	29-11-2019	2308	21	15	0	2.7188	32625000
4	khuni Majra	9600000	15/1/692	12-06-2020	4114	19	9	3	2.4333	19000000
5	Tole Majra	1250000	6667	21-01-2019	1126	16	0	0	3.3333	18000000
6	Chappar Chiri Khurd	8100000	9513	28-02-2018	2608	6	1	4	1.2625	10240000
7	Tole Majra	1250000	2018-19/15/1520	10-05-2018	1111	9	11	0	1.9896	10000000
8	Kailon	8100000	8185	29-11--2019	2307	4	14	6	0.5917	7100000
9	Chappar Chiri Khurd	8100000	5376	01-02-2019	2650	4	3	6.6 7	0.8681	7050000
10	khuni Majra	9600000	1279	23-04-2019	3785	5	14	0	0.7125	5700000
11	Kailon	8100000	7889	21-11-2019	2304	5	2	0	0.6375	5163750

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12	Kailon	8100000	7890	21-11-2019	2305	5	1	0	0.6313	5113125
13	khuni Majra	9600000	6094	08-08-2019	3896	4	15 1/2	0	0.5969	4800000
14	Chappar Chiri Khurd	8100000	6467	29/12/2017	2601	2	8 3/10	0	0.5031	4100000
15	khuni Majra	9600000	1968	23-07-2020	4161	4	4	0	0.5250	4080000
16	khuni Majra	9600000	7584	15-11-2017	3296	2	19	0	0.3688	3000000
17	Tole Majra	1250000	5862	02-08-2019	1139	3	16	0	0.7917	3000000
18	Kailon	8100000	612	18-4-2018	2267	2	11	3	0.3208	2887500
19	khuni Majra	9600000	7052	02-11-2017	3262	3	0	0	0.3750	2877000
20	khuni Majra	9600000	7208	07-11-2017	3265	3	0	0	0.3750	2877000
Highest 50% Sale Deed Total.									25.337 0	₹ 199,313,375
Average Rate of Preeeding last Three Years (19 No. Highest Registry).										₹ 7,866,495

1. From the above table, it is ascertained that circle rate of Village Ballo Majra 8100000/- Per Acre, Village Baliyali is Rs. 8100000/- Per Acre, Village Chappar Chiri Kalan is Rs. 85,50,000/- Per Acre, Village Chappar Chiri Khurd is Rs. 8100000/- Per Acre and Village Tole Majra is Rs. 12,50,000/- 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 average of highest 50% registry in all the five villages has been considered as market rate.

To arrive at Market Rate of the award, sale deeds for the last 3 years of the concerned village and surrounding villages were obtained from the Tehsil Office Mohali and Kharar the calculation of Average Rate has been prepared as per Act, ibid. It is also mentioned that while calculating the rates of sale deeds of highest value of sale deed, which are not indicative of market rate have been discounted in the 50% higher sale deeds. The sale deeds which have not been considered for calculating the market rate are 16 in numbers of the under mentioned villages:-

[Signature]

Sr. No	Village	Vasika No	Land	Consideration amount	Per acre rate
1.	Kailon	4384 dated 20.07.2018	41 kanal 19 marla	14,94,46,875/-	2,85,00,000/-
2.	Baliyali	9224 dated 30.12.2019	3 kanal 0 marla	1,00,00,000/-	26666667/-
3.	Chajju Majra	3018 dated 15.10.2018	3 kanal 14 1/3 marla	1,42,00,000/-	30563926/-
4.		11212 dated 11.12.2019	4 kanal 9 marla	1,50,00,000/-	26963868/-
5.		311 dated 04.04.2019	9 kanal 5 marla	3,00,00,000/-	25944824/-
6.		3663 dated 14.06.2019	7 kanal 13 3/4 marla	3,35,00,000/-	34863149/-
7.		14826 dated 02.03.2020	4 kanal 16 1/2 marla	2,00,00,000/-	33161996/-
8.	Sante Majra	4591 dated 05.07.2019	2 kanal 4 marla	75,30,470/-	27010294/-
9.		12343 dated 09.01.2020	9 kanal 12 marla	3,15,00,000/-	26250000/-
10.		11196 dated 11.12.2019	7 kanal 10 marla	3,22,00,000/-	34346667/-
11.		5950 dated 06.08.2019	4 kanal 9 marla	1,50,60,940/-	27010294/-
12.		7975 dated 24.11.2017	22 kanal 16 marla	9,00,00,000/-	31578947
13		2162 dated 30.07.2020	11 kanal 3 marla	3,77,76,730/-	27103408/-
14		1324 dated 06.07.2020	2 kanal 15	95,00,000/-	27632344/-

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			marla		
15.	Sohana	1526 dated 10.05.2019	3 kanal 0 marla	1,80,00,000/-	48000000/-
16.	Daun	1500 dated 08.05.2018	28 kanal 11 marla	17,50,00,000/-	49036091/-

The above sale deeds are not indicative to the market value, so these sale deed have been discounted under the provisions of explanation for of the section 26 of the Land Acquisition Act, 2013.

Keeping in view the Average Rate calculated as per the remaining 50% highest sale deeds following rates shall be considered as market rate:-

Market Rate adopted for Award (Pocket-A)		
Sr. No.	Name of Villages	Market Rate for Chahi Land (Per Acre)
(1)	Ballo Majra and its surrounding villages	Rs. 1,04,43,404/-
(2)	Baliyali and its surrounding villages	Rs. 1,18,68,713/-
(3)	Chappar Chiri Kalan and its surrounding villages	Rs. 1,16,38,687/-
(4)	Chappar Chiri Khurd and its surrounding villages	Rs. 1,16,50,124/-
(5)	Tole Majra and its surrounding villages	Rs. 78,66,495/-

As per the notification no. 24/84/2013-LR-1/16196 dated 30.10.2014 and further amended vide notification number 30/3/2016-LR-1(1)/3614 dated 01.04.2021 issued by the Additional Chief Secretary-Cum- Financial Commissioner, Revenue and Rehabilitation Punjab, in addition to the market value, Multiplier Factor after considering the distance from Urban Locality was taken into account, and accordingly the market rate multiplied by 1.5 factor.

The proposed rates were sent to the Government which were considered and have been approved by the Additional Chief Secretary Housing and Urban Development on the main file on dated 25.02.2022.

In case, any land owner, not satisfied with the above mentioned calculation of market value as per provision of section 26 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013", he/she can approach Land Acquisition Rehabilitation and Rehabilitation Authority to get their due benefits as per provisions of section 64 and 69 of the Act, *ibid*.

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 has been added in the award.

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CROPS:-

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

PROCESS OF PAYMENT OF COMPENSATION:-

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

APPROVAL OF DRAFT AWARD:-

The draft award of this acquisition has been approved by the Government of Punjab, Department of Housing and Urban Development on 14.07.2022.

NECESSARY LAND ACQUISITION BENEFITS:-

The land owners will get the necessary benefits and compensation of land as per the provisions of "the Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013". The compensation of acquired land is as under:-

Sr. No.	Village Name	Area in acres	Area under Developers	Balance Area	Market Value per acre	Rente After Multyplying Factor 1.5	Solatum 100%	A.P 12% from (18.05.2019 to 17.07.2022) (3Y 1M 30D Days)	Total Compensation Per Acre	Gross Amount
1	Balo Majra	2.075	2.075	0.000	₹ 1,04,43,404	₹ 1,56,65,106	₹ 1,56,65,106	₹ 59,50,594	₹ 3,72,80,805	₹ -
2	Baliyali	18.825	9.8641	8.9609	₹ 1,18,68,713	₹ 1,78,03,070	₹ 1,78,03,070	₹ 67,62,728	₹ 4,23,68,868	₹ 37,96,63,192
3	Chappar Chiri Kalan	13.175	3.825	9.3500	₹ 1,16,38,687	₹ 1,74,58,031	₹ 1,74,58,031	₹ 66,31,660	₹ 4,15,47,720	₹ 38,84,71,182
4	Chappar Chiri Khurd	29.8125	4.7092	25.1033	₹ 1,16,50,124	₹ 1,74,75,186	₹ 1,74,75,186	₹ 66,38,177	₹ 4,15,88,550	₹ 1,04,40,09,848
5	Tole Majra	8.5625	2.8371	5.7254	₹ 78,66,495	₹ 1,17,99,743	₹ 1,17,99,743	₹ 44,82,286	₹ 2,80,81,770	₹ 16,07,79,363
Grand Total										₹ 1,97,29,23,584

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

1. Structures (7) assessed by PWD Department = Rs.58,64,834/-
2. Tubewell Kotha etc. assessed by Public Health Department = Rs. 1,70,702/-
3. Fruit Bearing Trees assessed by Horticulture Department= Rs.4,66,127/-
4. Non Fruit Bearing Trees assessed by Forest Department= 5,43,719/-

Additional Award of Solatium and A.P. U/S 30 of the LARRA Act 2013 in the above 4 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 (18.05.2019 to 17.07.2022) (3Y 1M 30D Days)	Gross Amount
(1)	Structure	Rs.58,64,834/-	Rs.58,64,834/-	Rs.22,27,834/-	Rs. 1,39,57,502/-
(2)	Tubewell Kotha etc.	Rs.1,70,702/-	Rs.1,70,702/-	Rs. 64,843/-	Rs. 4,06,247/-
(3)	Fruit Bearing Trees	Rs.4,66,127/-	Rs.4,66,127/-	Rs. 1,77,064/-	Rs. 11,09,318/-
(4)	Non Fruit Bearing Trees	Rs.5,43,719/-	Rs.5,43,719/-	Rs.2,06,539/-	Rs.12,93,977/-
Grand Total					Rs. 1,67,67,044/-

Note: In this Scheme certain Developers and promoters have their ownership in the name of the company. These Developers and promoters will be compensated as per the policy issued by the Govt. of Punjab 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
Chappar Chiri Kalan	TDI Infra	21 Kanal 17 Marla	3.825 Acres
-do-	M/s Ansal Properties Infrastructure	0 Kanal 11 Marla	
-do-	M/s Heritage Educational Society	8 Kanal 4 Marla	
Baliyali	TDI Infra	68 Kanal 17 Marla	9.8641 Acres
-do-	Bajwa Developers	4 Kanal 7.08 Marla	
-do-	Damini Resorts and Builders	4 Kanal 19.18 Marla	
-do-	M/s Vera Developers	0 Kanal 15 Marla	
Balo Majra	M/s TDI Infrastructure	16 Kanal 12 Marla	2.075 Acres
Chappar Chiri Khurd	M/s Ansal Township	4 Bigha 15.27 Biswa	

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-do-	M/s Ambreen Project	12Bigha 8 Biswa	4.7092 Acres
-do-	M/s Asian City	0 Bigha 3.5 Biswa	
-do-	M/s PACL India	5 Bigha 5.31 Biswa	
Tole Majra	M/s Ansal Properties	13 Bigha 12.36 Biswa	2.8371 Acres

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

AWARD OF REHABILITATION AND RESETTLEMENT

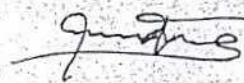
Award of Rehabilitation and Resettlement will be announced separately under section 31 of "the Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013" after the formation of Rehabilitation and Resettlement Committee under section 45 of the Act, ibid. The land owners/affected families will get the benefit of one time Rehabilitation and Resettlement allowance and same will be kept on hold. This amount will be paid only to the land owners covered under section 31 of "the Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013". The details are already mentioned in para 3 under Notification of section 19 of "the Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013". It is reproduced as under:-

"Whereas, Commissioner, Rehabilitation and Resettlement has approved the Rehabilitation and Resettlement Scheme on 05.02.2020 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 identified to be filled by suitable training modules. Thus, the affected family members will get their skill or education recapitalized so that they get gainful employment."

The total compensation for Rehabilitation and Resettlement as approved by the commissioner R & R is for 76 families @ of Rs. 5.5 Lakhs per family as per their share in the Khewats amounting to Rs 4,18,00,000 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

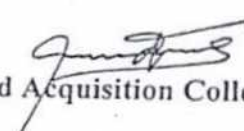


the Department of Housing and Urban Development and Greater Mohali Area Development Authority (GMADA) free from all encumbrances.

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 72.4500 acres falling in Villages Balo Majra, Baliyali, Chappar Chiri Kalan, Chappar Chiri Khurd and Tole 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. 14866 dated 14.07.2022 to be present at the time of announcement of award on 18.07.2022 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