

LAND ACQUISITION COLLECTOR
URBAN DEVELOPMENT DEPARTMENT, SAHIBZADA AJIT SINGH NAGAR

AWARD-587

DATE :- 07.03.2024

BASIC INFORMATION:-

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Village Mastgarh, Tehsil-Kharar of District S.A.S Nagar for the public purpose namely **for acquisition of missing khasras for construction of 100 feet wide Master Plan Road as per approved Master Plan vide drawing No.1992/2008 DTP(S)2013/09, dated 21.06.2013 in the area of village Mastgarh in Sub-Tehsil Majri, Tehsil- Kharar, District S.A.S Nagar** by issuing Notification No. 06/06/2019/-6HG1/1495570/1 Dated: 03.06.2019 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. "**Hindustan Times**" (English Version) and "**Rojana Ajit**" (Punjabi Version) dated 12.06.2019. Social Impact Assessment (SIA) study was conducted by the State Social Impact Assessment Authority Punjabi University (Patiala), who submitted their report on 02.02.2020, the SIA report was further evaluated by the Expert Group comprising of Two non-official Social Scientists (Prof. Rajesh Gill and Prof. Ramanjit Kaur Johal), Two Expert on Rehabilitation,(Sh. Sudesh Kaul and Sh. K.S Sidhu) representatives of Panchayats of concerned villages and one Technical Expert (Sh. Tarlochan Singh Chief Engineer (Retd.)). The Expert Group submitted its report to the Government on 11.06.2021. 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 English Notification No. 06/06/2019-6HG1/1263, dated 31.08.2021 and Punjabi Notification No. 06/06/2019-6HG1/1256, dated 31.08.2021 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 01.09.2021 and was published in the two daily newspapers "**The Tribune**" (English version) dated 09.09.2021 and "**Rozana Ajit**" (Punjabi version) dated 09.09.2021. The Public Notice regarding the substance of this notification in local language (Punjabi) was got published in the locality as per Rapat No. 90 (Village Mastgarh dated 11.11.2021) of the Roznamcha Waqati of the Patwar Circle, in the office of Tehsil Kharar Sub-Tehsil Majri and District Collector S.A.S Nagar. This notification was also uploaded on the website on 01.09.2021 of GMADA, S.A.S Nagar.

The land owners of Village Mastgarh and others have filed only two (2) objections under section 15(1) of "the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013" against the publication of this notification and hearing of land owners qua objections was conducted by the Land Acquisition Collector, Urban Development on 09.12.2021, 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. 1043 dated 20.12.2021, which was accepted by the Government of Punjab, Department of Housing and Urban Development vide memo no. 06/06/19-6HG1/101 dated 07.01.2022.

Subsequently, declaration under Section 19 of "the Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013", was issued by the Government of Punjab, Department of Housing and Urban Development vide notification no. 06/06/2019-6HG1/2131 dated 08.09.2022, which was published in official gazette dated 08.09.2022. The substance of this declaration was also published in two daily newspapers, "**The Tribune**" (English Version) dated 09.09.2022 and "**Rozana Ajit**" (Punjabi Version) dated 09.09.2022. In this regard, the rapat got entered in "Rapat Roznamcha" of "Patwari Halka" of Village Mastgarh vide Rapat No. 53 dated 14.10.2022. Under this declaration, total 0.6250 acres of land of this one village was notified for acquisition.

TYPE OF LAND:-

According to report of field staff, as per Jamabandi of Village Mastgarh for the year 2019-20 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 notice was also issued to the land owner to get claim 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 notice for hearing on 26.05.2023 was uploaded on the website of GMADA as well as sent through registered post, but the registered letter sent to land owner received undelivered with the remarks “deceased”. 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.

DETERMINATION OF MARKET RATE

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

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

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

Whichever is higher:-

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

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

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 Mastgarh (Total 87 Sales Deeds) for the period from (31.08.2018 to 31.08.2021).

b) The vicinity villages considered:- Toga, Dhanora, Mullanpur Garibdas and Milkh.

| Average Rate of Sale Deed during Last 3 Years | | | | | | | | | | | |
|---|----------------|--------------------|----------------------|------------|---------------|------|---------|-----|-------------|----------------------|-----------------|
| Village Name- Mastgarh -& Surrounding Village | | | | | Tehsil -Majri | | | | | District - SAS Nagar | |
| Sl No. | Collector Rate | Village Name- | Sale Deed Vasika No. | Date | Mutation No. | Area | | | Area (Acre) | Consideration Amount | Rate (Per Acre) |
| | | | | | | K/B | M/B | S/B | | | |
| 1 | 5500000 | Toga | 4763 | 02-03-2020 | 3170 | 10 | 0 | 0 | 1.2500 | 68750000 | 55000000 |
| 2 | 5500000 | Dhanora | 2299 | 31-08-2021 | 2331 | 36 | 9 | 0 | 4.5563 | 64080652 | 14064186 |
| 3 | 5500000 | Dhanora | 1031 | 27-06-2019 | 2288 | 23 | 7 | 0 | 2.9188 | 47218750 | 16177453 |
| 4 | 5500000 | Toga | 3945 | 12-02-2021 | 3211 | 16 | 0 | 0 | 2.0000 | 45270000 | 22635000 |
| 5 | 5500000 | Mastgarh | 317 | 17-06-2020 | 2000 | 16 | 6 1/3 | 0 | 2.0396 | 36231000 | 17763777 |
| 6 | 5500000 | Toga | 2811 | 28-03-2019 | 3135 | 15 | 9 | 0 | 1.9313 | 31625000 | 16374981 |
| 7 | 6000000 | Mullanpur Garibdas | 4201 | 27-01-2020 | 8549 | 18 | 16 | 0 | 3.9167 | 30000000 | 7659509 |
| 8 | 6000000 | Mullanpur Garibdas | 4202 | 27-01-2020 | 8550 | 18 | 16 | 0 | 3.9167 | 30000000 | 7659509 |
| 9 | 5500000 | Dhanora | 113 | 07-04-2021 | 2322 | 14 | 9 | 0 | 1.8063 | 29803125 | 16499543 |
| 10 | 5500000 | Dhanora | 316 | 17-06-2020 | 2305 | 12 | 2 1/2 | 0 | 1.5156 | 28303665 | 18674891 |
| 11 | 5500000 | Dhanora | 790 | 21-05-2021 | 2329 | 19 | 11 9/10 | 0 | 2.4494 | 27930000 | 11402793 |
| 12 | 5500000 | Toga | 4762 | 02-03-2020 | 3169 | 4 | 0 | 0 | 0.5000 | 27500000 | 55000000 |
| 13 | 5500000 | Toga | 1438 | 17-09-2020 | 3192 | 13 | 13 1/2 | 0 | 1.7094 | 27008125 | 15799769 |
| 14 | 5500000 | Dhanora | 2026 | 10-08-2021 | 2330 | 12 | 13 | 0 | 1.5813 | 26090625 | 16499478 |
| 15 | 5500000 | Mastgarh | 3914 | 11-02-2021 | 2020 | 7 | 2 44/53 | 0 | 0.8927 | 24013294 | 26899624 |
| 16 | 5500000 | Dhanora | 2782 | 10-12-2020 | 2314 | 7 | 3 | 0 | 0.8938 | 23684375 | 26498518 |
| 17 | 5500000 | Toga | 3941 | 12-02-2021 | 3214 | 8 | 0 | 0 | 1.0000 | 23470000 | 23470000 |
| 18 | 5500000 | Toga | 3942 | 12-02-2021 | 3213 | 8 | 0 | 0 | 1.0000 | 21800000 | 21800000 |
| 19 | 5500000 | Dhanora | 1272 | 16-07-2019 | 2289 | 7 | 16 2/5 | 0 | 0.9775 | 20437500 | 20907928 |
| 20 | 5500000 | Toga | 2629 | 02-12-2020 | 3197 | 9 | 10 | 0 | 1.1875 | 18762500 | 15800000 |
| 21 | 5500000 | Mastgarh | 4194 | 25-02-2021 | 2021 | 7 | 14 7/10 | 0 | 0.9669 | 18000000 | 18616196 |
| 22 | 5500000 | Toga | 3502 | 19-01-2021 | 3206 | 26 | 2 1/2 | 0 | 3.2656 | 17800000 | 5450759 |
| 23 | 5500000 | Toga | 1540 | 05-08-2019 | 3152 | 24 | 0 | 0 | 3.0000 | 16320000 | 5440000 |
| 24 | 5500000 | Dhanora | 1767 | 07-10-2020 | 2312 | 7 | 15 | 0 | 0.9688 | 15984375 | 16499148 |
| 25 | 5500000 | Toga | 1241 | 12-07-2019 | 3148 | 20 | 0 | 0 | 2.5000 | 13750000 | 5500000 |
| 26 | 6000000 | Mullanpur Garibdas | 3764 | 1/6/2020 | 8511 | 3 | 13 | 0 | 0.7604 | 13300000 | 17490794 |
| 27 | 5500000 | Mastgarh | 2469 | 19-11-2020 | 2009 | 3 | 6 | 0 | 0.4125 | 12251250 | 29700000 |
| 28 | 5500000 | Mastgarh | 2741 | 27-03-2019 | 1975 | 5 | 12 1/10 | 0 | 0.7006 | 11948750 | 17055024 |
| 29 | 6000000 | Mullanpur Garibdas | 977 | 16-6-2021 | 8696 | 4 | 3.43 | 0 | 0.8691 | 10000000 | 11506156 |
| 30 | 6000000 | Mullanpur Garibdas | 1343 | 11-09-2020 | 8573 | 5 | 19 | 0 | 1.2396 | 10000000 | 8067118 |
| 31 | 5500000 | Toga | 1242 | 12-7-2019 | 3149 | 13 | 7.53 | 0 | 1.6721 | 9095000 | 5439268 |
| 32 | 6000000 | Mullanpur Garibdas | 5114 | 18-03-2020 | 8544 | 1 | 5 3/4 | 0 | 0.2682 | 8000000 | 29828486 |
| 33 | 5500000 | Toga | 4271 | 29-01-2020 | 3163 | 2 | 14 | 0 | 0.3375 | 8000000 | 23703704 |
| 34 | 5500000 | Toga | 3946 | 12-02-2021 | 3209 | 2 | 13.33 | 0 | 0.3333 | 7266672 | 21802196 |
| 35 | 5500000 | Toga | 3944 | 12-02-2021 | 3210 | 2 | 13.33 | 0 | 0.3333 | 7266672 | 21802196 |
| 36 | 5500000 | Toga | 3943 | 12-02-2021 | 3212 | 2 | 13.33 | 0 | 0.3333 | 7266672 | 21802196 |
| 37 | 5500000 | Toga | 1240 | 12-7-2019 | 3150 | 10 | 11.17 | 0 | 1.3198 | 7175000 | 5436430 |
| 38 | 5500000 | Milkh | 1287 | 05-07-2021 | 1014 | 4 | 0 | 0 | 0.5000 | 7000000 | 14000000 |
| 39 | 5500000 | Toga | 151 | 29-05-2020 | 3174 | 9 | 10 | 0 | 1.1875 | 6600000 | 5557895 |
| 40 | 6000000 | Mullanpur Garibdas | 3930 | 14-01-2020 | 8515 | 2 | 7.85 | 0 | 0.4984 | 6100000 | 12239165 |
| 41 | 5500000 | Toga | 1346 | 19-07-2019 | 3151 | 8 | 0 | 0 | 1.0000 | 6000000 | 6000000 |
| 42 | 6000000 | Mullanpur Garibdas | 4625 | 24-02-2020 | 8528 | 5 | 1 1/2 | 0 | 1.0573 | 5760000 | 5447839 |
| 43 | 6000000 | Mullanpur Garibdas | 3250 | 06-01-2021 | 8634 | 4 | 16 | 0 | 1.0000 | 5440000 | 5440000 |
| 44 | 5500000 | Toga | 1557 | 07-08-2019 | 3155 | 8 | 0 | 0 | 1.0000 | 5440000 | 5440000 |
| 45 | 5500000 | Mastgarh | 1286 | 05-07-2021 | 2026 | 4 | 2 | 0 | 0.5125 | 5400000 | 10536585 |

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|--|---------|--------------------|------|------------|------|----|--------|---|--------|----------|----------|
| 46 | 6000000 | Mullanpur Garibdas | 92 | 07-04-2021 | 8690 | 4 | 9 | 0 | 0.9271 | 5100000 | 5501025 |
| 47 | 6000000 | Mullanpur Garibdas | 2490 | 20-11-2020 | 8598 | 4 | 9 | 0 | 0.9271 | 5050000 | 5447093 |
| 48 | 5500000 | Mastgarh | 1329 | 06-07-2021 | 2027 | 3 | 0 | 0 | 0.3750 | 5000000 | 13333333 |
| 49 | 5500000 | Mastgarh | 1052 | 22-06-2021 | 2025 | 2 | 0 | 0 | 0.2500 | 4900000 | 19600000 |
| 50 | 5500000 | Milkh | 3951 | 15-01-2020 | 986 | 4 | 2 | 0 | 0.5125 | 4900000 | 9560976 |
| 51 | 6000000 | Mullanpur Garibdas | 3321 | 1/11/2021 | | 4 | 4 2/3 | 0 | 0.8819 | 4800000 | 5442794 |
| 52 | 5500000 | Dhanora | 2776 | 08-11-2019 | 2299 | 6 | 3 | 0 | 0.7688 | 4615000 | 6002862 |
| 53 | 5500000 | Toga | 247 | 10-06-2020 | 3179 | 6 | 11 2/3 | 0 | 0.8229 | 4502000 | 5470896 |
| 54 | 5500000 | Milkh | 3651 | 28-01-2021 | 998 | 2 | 2 | 0 | 0.2625 | 4200000 | 16000000 |
| 55 | 6000000 | Mullanpur Garibdas | 135 | 09-04-2021 | 8676 | 3 | 12 | 0 | 0.7500 | 4200000 | 5600000 |
| 56 | 5500000 | Toga | 2576 | 24-10-2019 | 3159 | 4 | 0 | 0 | 0.5000 | 4080000 | 8160000 |
| 57 | 5500000 | Mastgarh | 1222 | 04-09-2020 | 2003 | 2 | 2 | 0 | 0.2625 | 4079375 | 15540476 |
| 58 | 5500000 | Toga | 1336 | 06-07-2021 | 3230 | 3 | 3 | 0 | 0.3938 | 4000000 | 10157440 |
| 59 | 5500000 | Toga | 710 | 27-05-2019 | 3142 | 2 | 12 | 0 | 0.3250 | 3912500 | 12038462 |
| 60 | 5500000 | Toga | 2558 | 24-10-2019 | 3160 | 5 | 12 | 0 | 0.7000 | 3810000 | 5442857 |
| 61 | 5500000 | Milkh | 3290 | 08-01-2021 | 995 | 2 | 2 | 0 | 0.2625 | 3750000 | 14285714 |
| 62 | 5500000 | Milkh | 3291 | 08-01-2021 | 996 | 2 | 2 | 0 | 0.2625 | 3750000 | 14285714 |
| 63 | 6000000 | Mullanpur Garibdas | 168 | 01-06-2020 | 8653 | 2 | 8 | 0 | 0.5000 | 3750000 | 7500000 |
| 64 | 5500000 | Toga | 3268 | 07-01-2021 | 3204 | 4 | 4.15 | 0 | 0.5259 | 3500000 | 6655258 |
| 65 | 5500000 | Toga | 3267 | 07-01-2021 | 3205 | 4 | 4.15 | 0 | 0.5259 | 3500000 | 6655258 |
| 66 | 6000000 | Mullanpur Garibdas | 1705 | 21-08-2019 | 8727 | 2 | 17.1 | 0 | 0.5948 | 3235000 | 5438803 |
| 67 | 6000000 | Mullanpur Garibdas | 5115 | 18-3-2020 | 8542 | 1 | 6 2/3 | 0 | 0.2778 | 3049500 | 10977322 |
| 68 | 6000000 | Mullanpur Garibdas | 4760 | 23-03-2021 | 8675 | 2 | 8 | 0 | 0.5000 | 3000000 | 6000000 |
| 69 | 6000000 | Mullanpur Garibdas | 1645 | 8/14/2019 | 8459 | 2 | 8 | 0 | 0.5000 | 2720000 | 5440000 |
| 70 | 6000000 | Mullanpur Garibdas | 1646 | 14-08-2019 | 8460 | 2 | 8 | 0 | 0.5000 | 2720000 | 5440000 |
| 71 | 6000000 | Mullanpur Garibdas | 2010 | 20-09-2019 | 8470 | 2 | 8 | 0 | 0.5000 | 2720000 | 5440000 |
| 72 | 6000000 | Mullanpur Garibdas | 3029 | 27-11-2019 | 8502 | 2 | 0 | 0 | 0.4167 | 2265000 | 5435565 |
| 73 | 5500000 | Toga | 1897 | 15-10-2020 | 3190 | 2 | 0.11 | 0 | 0.2507 | 2250000 | 8974870 |
| 74 | 6000000 | Mullanpur Garibdas | 2882 | 3/29/2019 | | 1 | 18 2/3 | 0 | 0.4028 | 2190000 | 5436941 |
| 75 | 5500000 | Dhanora | 213 | 15-04-2021 | 2323 | 3 | 0 | 0 | 0.3750 | 2100000 | 5600000 |
| 76 | 6000000 | Mullanpur Garibdas | 2213 | 10/10/2019 | 8496 | 1 | 5 | 0 | 0.2604 | 2000000 | 7680492 |
| 77 | 5500000 | Dhanora | 1224 | 04-09-2020 | 2309 | 2 | 16 | 0 | 0.3500 | 1910000 | 5457143 |
| 78 | 6000000 | Mullanpur Garibdas | 2667 | 04-11-2019 | 8498 | 1 | 13 | 0 | 0.3438 | 1875000 | 5453752 |
| 79 | 6000000 | Mullanpur Garibdas | 642 | 03-10-2018 | | 1 | 7 | 0 | 0.2813 | 1800000 | 6398862 |
| 80 | 6000000 | Mullanpur Garibdas | 645 | 03-10-2018 | | 1 | 8.85 | 0 | 0.3005 | 1760000 | 5856905 |
| 81 | 6000000 | Mullanpur Garibdas | 1349 | 12/11/2018 | | 1 | 5.56 | 0 | 0.2663 | 1750000 | 6571536 |
| 82 | 6000000 | Mullanpur Garibdas | 1656 | 14-08-2019 | 8518 | 1 | 7 3/4 | 0 | 0.2891 | 1600000 | 5534417 |
| 83 | 6000000 | Mullanpur Garibdas | 1168 | 9/2/2020 | 8570 | 1 | 6 | 0 | 0.2708 | 1480000 | 5465288 |
| 84 | 6000000 | Mullanpur Garibdas | 1912 | 15-10-2020 | 8591 | 1 | 6 | 0 | 0.2708 | 1480000 | 5465288 |
| 85 | 6000000 | Mullanpur Garibdas | 1420 | 17-12-2018 | | 1 | 5 1/2 | 0 | 0.2656 | 1450000 | 5459337 |
| 86 | 6000000 | Mullanpur Garibdas | 681 | 13-05-2021 | 8683 | 4 | 16 | 0 | 1.0000 | 1400000 | 1400000 |
| 87 | 6000000 | Mullanpur Garibdas | 1339 | 10-12-2018 | | 1 | 4 1/2 | 0 | 0.2552 | 1390000 | 5446708 |
| 50% Higher Sale Deed Rate of the Preceding 3 years from (31-08-2018 to 31-08-2021) | | | | | | | | | | | |
| 2 | 5500000 | Dhanora | 2299 | 31-08-2021 | 2331 | 36 | 9 | 0 | 4.5563 | 64080652 | 14064186 |
| 3 | 5500000 | Dhanora | 1031 | 27-06-2019 | 2288 | 23 | 7 | 0 | 2.9188 | 47218750 | 16177453 |
| 4 | 5500000 | Toga | 3945 | 12-02-2021 | 3211 | 16 | 0 | 0 | 2.0000 | 45270000 | 22635000 |
| 5 | 5500000 | Mastgarh | 317 | 17-06-2020 | 2000 | 16 | 6 1/3 | 0 | 2.0396 | 36231000 | 17763777 |
| 6 | 5500000 | Toga | 2811 | 28-03-2019 | 3135 | 15 | 9 | 0 | 1.9313 | 31625000 | 16374981 |
| 7 | 6000000 | Mullanpur Garibdas | 4201 | 27-01-2020 | 8549 | 18 | 16 | 0 | 3.9167 | 30000000 | 7659509 |
| 8 | 6000000 | Mullanpur Garibdas | 4202 | 27-01-2020 | 8550 | 18 | 16 | 0 | 3.9167 | 30000000 | 7659509 |

| | | | | | | | | | | | |
|---|---------|--------------------|------|------------|------|----|---------|---|---------|----------------|----------|
| 9 | 5500000 | Dhanora | 113 | 07-04-2021 | 2322 | 14 | 9 | 0 | 1.8063 | 29803125 | 16499543 |
| 10 | 5500000 | Dhanora | 316 | 17-06-2020 | 2305 | 12 | 2 1/2 | 0 | 1.5156 | 28303665 | 18674891 |
| 11 | 5500000 | Dhanora | 790 | 21-05-2021 | 2329 | 19 | 11 9/10 | 0 | 2.4494 | 27930000 | 11402793 |
| 13 | 5500000 | Toga | 1438 | 17-09-2020 | 3192 | 13 | 13 1/2 | 0 | 1.7094 | 27008125 | 15799769 |
| 14 | 5500000 | Dhanora | 2026 | 10-08-2021 | 2330 | 12 | 13 | 0 | 1.5813 | 26090625 | 16499478 |
| 17 | 5500000 | Toga | 3941 | 12-02-2021 | 3214 | 8 | 0 | 0 | 1.0000 | 23470000 | 23470000 |
| 18 | 5500000 | Toga | 3942 | 12-02-2021 | 3213 | 8 | 0 | 0 | 1.0000 | 21800000 | 21800000 |
| 19 | 5500000 | Dhanora | 1272 | 16-07-2019 | 2289 | 7 | 16 2/5 | 0 | 0.9775 | 20437500 | 20907928 |
| 20 | 5500000 | Toga | 2629 | 02-12-2020 | 3197 | 9 | 10 | 0 | 1.1875 | 18762500 | 15800000 |
| 21 | 5500000 | Mastgarh | 4194 | 25-02-2021 | 2021 | 7 | 14 7/10 | 0 | 0.9669 | 18000000 | 18616196 |
| 22 | 5500000 | Toga | 3502 | 19-01-2021 | 3206 | 26 | 2 1/2 | 0 | 3.2656 | 17800000 | 5450759 |
| 23 | 5500000 | Toga | 1540 | 05-08-2019 | 3152 | 24 | 0 | 0 | 3.0000 | 16320000 | 5440000 |
| 24 | 5500000 | Dhanora | 1767 | 07-10-2020 | 2312 | 7 | 15 | 0 | 0.9688 | 15984375 | 16499148 |
| 25 | 5500000 | Toga | 1241 | 12-07-2019 | 3148 | 20 | 0 | 0 | 2.5000 | 13750000 | 5500000 |
| 26 | 6000000 | Mullanpur Garibdas | 3764 | 1/6/2020 | 8511 | 3 | 13 | 0 | 0.7604 | 13300000 | 17490794 |
| 28 | 5500000 | Mastgarh | 2741 | 27-03-2019 | 1975 | 5 | 12 1/10 | 0 | 0.7006 | 11948750 | 17055024 |
| 29 | 6000000 | Mullanpur Garibdas | 977 | 16-6-2021 | 8696 | 4 | 3.43 | 0 | 0.8691 | 10000000 | 11506156 |
| 30 | 6000000 | Mullanpur Garibdas | 1343 | 11-09-2020 | 8573 | 5 | 19 | 0 | 1.2396 | 10000000 | 8067118 |
| 31 | 5500000 | Toga | 1242 | 12-7-2019 | 3149 | 13 | 7.53 | 0 | 1.6721 | 9095000 | 5439268 |
| 33 | 5500000 | Toga | 4271 | 29-01-2020 | 3163 | 2 | 14 | 0 | 0.3375 | 8000000 | 23703704 |
| 34 | 5500000 | Toga | 3946 | 12-02-2021 | 3209 | 2 | 13.33 | 0 | 0.3333 | 7266672 | 21802196 |
| 35 | 5500000 | Toga | 3944 | 12-02-2021 | 3210 | 2 | 13.33 | 0 | 0.3333 | 7266672 | 21802196 |
| 36 | 5500000 | Toga | 3943 | 12-02-2021 | 3212 | 2 | 13.33 | 0 | 0.3333 | 7266672 | 21802196 |
| 37 | 5500000 | Toga | 1240 | 12-7-2019 | 3150 | 10 | 11.17 | 0 | 1.3198 | 7175000 | 5436430 |
| 38 | 5500000 | Milkh | 1287 | 05-07-2021 | 1014 | 4 | 0 | 0 | 0.5000 | 7000000 | 14000000 |
| 39 | 5500000 | Toga | 151 | 29-05-2020 | 3174 | 9 | 10 | 0 | 1.1875 | 6600000 | 5557895 |
| 40 | 6000000 | Mullanpur Garibdas | 3930 | 14-01-2020 | 8515 | 2 | 7.85 | 0 | 0.4984 | 6100000 | 12239165 |
| 41 | 5500000 | Toga | 1346 | 19-07-2019 | 3151 | 8 | 0 | 0 | 1.0000 | 6000000 | 6000000 |
| 42 | 6000000 | Mullanpur Garibdas | 4625 | 24-02-2020 | 8528 | 5 | 1 1/2 | 0 | 1.0573 | 5760000 | 5447839 |
| 43 | 6000000 | Mullanpur Garibdas | 3250 | 06-01-2021 | 8634 | 4 | 16 | 0 | 1.0000 | 5440000 | 5440000 |
| 44 | 5500000 | Toga | 1557 | 07-08-2019 | 3155 | 8 | 0 | 0 | 1.0000 | 5440000 | 5440000 |
| 45 | 5500000 | Mastgarh | 1286 | 05-07-2021 | 2026 | 4 | 2 | 0 | 0.5125 | 5400000 | 10536585 |
| 46 | 6000000 | Mullanpur Garibdas | 92 | 07-04-2021 | 8690 | 4 | 9 | 0 | 0.9271 | 5100000 | 5501025 |
| 47 | 6000000 | Mullanpur Garibdas | 2490 | 20-11-2020 | 8598 | 4 | 9 | 0 | 0.9271 | 5050000 | 5447093 |
| Highest 50% Sale Deed Total. | | | | | | | | | 61.7166 | ₹ 73,90,94,083 | |
| Average Rate of Preceding last Three Years (41 No. Highest Registry). | | | | | | | | | | ₹ 1,19,75,612 | |
| Note-These sale Deeds 4763, 4762, 3914, 2782, 2469, 5114 are non indicative for Calculation, Hence not Taken for Consideration. | | | | | | | | | | | |

1. From the above table, it is ascertained that circle rate of Village Mastgarh 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 Mastgarh is higher than circle rate, and hence shall be considered as market rate.

To arrive at Market Rate of the award, sale deeds for the last 3 years of the concerned village and surrounding villages were obtained from the Tehsil Office Mohali. 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 6 in numbers of the under mentioned villages:-

| Sr. No | Village | Vasika No | Land | Consideration amount | Per acre rate |
|--------|-----------------------|--------------------------|--------------------------|----------------------|---------------|
| 1. | Toga | 4763 dated 02.03.2020 | 10 Kanal 0 Marla | 6,87,50,000/- | 5,50,00,000/- |
| 2. | Toga | 4762 dated 02.03.2020 | 4 Kanal 0 Marla | 2,75,00,000/- | 5,50,00,000/- |
| 3 | Mastgarh | 3914 dated 11.02.2021 | 7 Kanal 2 44/53 Marla | 2,40,13,294/- | 2,68,99,624/- |
| 4 | Dhanora | 2782 dated 10.12.2020 | 7 Kanal 3 Marla | 2,36,84,375/- | 2,64,98,518/- |
| 5 | Mastgarh | 2469 dated 19.11.2020 | 3 Kanal 6 Marla | 1,22,51,250/- | 2,97,00,000/- |
| 6 | Mullanpur Garibdas | 5114 dated 18.03.2020 | 1 Kanal 5 ¾ Marla | 80,00,000/- | 2,98,28,486/- |

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) | Mastgarh and its surrounding villages | Rs. 1,19,75,612/- |

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.

As intimated by the Housing and Urban Development Department, vide letter dated 19.02.2024, the proposed rates have been considered and approved by the competent authority.

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

CROPS:-

The land owners can harvest the Paddy crops of year 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:-

As intimated by the Housing and Urban Development Department vide letter dated 19.02.2024, the draft award of this acquisition has been approved by the competent authority.

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", Area in Khasra No. 6//14 min (2K 13M) of village Mastgarh has been purchased by M/s Manohar Infrastructure by way of transfer deed, as such the same is not to be included in the award. The nut-shell compensation of acquired land is as under:-

| Manohar Infrastructure | | | | | | | | |
|------------------------|--------------|---------------|-----------------------|-----------------------------------|---------------|---|-------------------------------------|---|
| Sr. No. | Village Name | Area in acres | Market Value per acre | Rate After Multiplying Factor 1.5 | Solatium 100% | A.P @ 12% from (03.06.2019 to 07.03.2024) 1739 days | Total Compensation Per Acre (5+6+7) | Gross Amount for area as per column no. 3 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 1 | Mastgarh | 0.6250 | ₹ 1,19,75,612 | ₹ 1,79,63,418 | ₹ 1,79,63,418 | ₹ 1,02,70,154 | ₹ 4,61,96,990 | ₹ 2,88,73,119 |
| Grand Total | | | | | | | | ₹ 2,88,73,119 |

Note: In this Scheme certain Developers and Promoters have ownership in their names. Therefore, these Developers and Promoters will be compensated as per policy issued by the Government of Punjab, Housing and Urban Department, vide no. 17/17/01-5HG2/P.F/408991/1-8 Dated. 06.02.2015 and not on award rates as calculated above.

"The present acquisition is for private company, as such the company will defend the litigation pertaining to acquisition, if any as well as enhancement of compensation and shall be bound to pay the amount of enhanced compensation awarded by the Authority/Reference Court and State Govt. or GMADA shall not be liable to defend such litigation or to pay the enhanced compensation if any."

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)

Value of assets attached to land if any will be assessed by the respective department and payment, thereof if any will be paid thereafter.

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 12.07.2022 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 1 family @ of Rs. 5.5 Lakhs per family as per their share in the Khewats is amounting Rs 5,50,000/- which is as per Annexure.

DATE OF POSSESSION:-

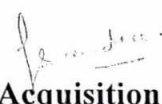
I, hereby tender compensation of land to the land owners determined under section 26 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and order to take the possession of the land notified in the declaration under section 19. From today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

LAND REVENUE ON THE LAND:-

The land which has been acquired is free from land revenue. From today onwards the ownership of the land measuring **0.6250** acres falling in Villages Mastgarh 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. 43863-65 dated 04.03.2024 to be present at the time of announcement of award on 07.03.2024 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