

LAND ACQUISITION COLLECTOR URBAN DEVELOPMENT DEPARTMENT,
SAHIBZADA AJIT SINGH NAGAR

AWARD NO. 577 (NARAINGARH)

DATE :- 11.02.2021

BASIC INFORMATION:-

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Village Bakarpur, Nariangarh, Kishanpura, Rurka and Safipur, (**POCKET-A**) for the public purpose namely for "setting up of Aerotropolis Residential Project near IT City and Aerocity in Sahibzada Ajit Singh Nagar" by issuing Notification No. 6/05/2017-6HG1/1118750/1 and 6/05/2017-6HG1/1118721/1 dated 05.12.2017 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 daily newspapers, i.e. "The Tribune" (English Version) and "Rojana Ajit" (Punjabi Version) dated 20.12.2017. Social Impact Assessment (SIA) study was conducted by the Department of Anthropology, Punjab University, Chandigarh, which submitted the Social Impact Assessment (SIA) Study Report on 04.07.2018, 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) Two representative of Panchayats of Villages and One Technical Expert (Sh. Tarlochan Singh and Chief Engineer (Retd.)) submitted its report to the Government on 09.11.2018. 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 Aerocity Expansion Scheme 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. 6/05/2017/-6HG1/1412820/1, dated 06.02.2019 under Section-11 of "*The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013*", which was published in Official Gazette dated 06.02.2019. This notification was published in daily newspapers, i.e. "The Tribune" (English Version) and "Rojana Ajit" (Punjabi Version) dated 19.02.2019. The substance of this notification was entered in the Roznamcha Waqiat of Village Bakarpur vide Rapat No 231 dated 11.03.2019, Village Rurka and Safipur vide Rapat No 182 dated 28.03.2019, Nariangarh and Chatt vide Rapat No 248 dated 28.03.2019 respectively as well as sent to the office of Tehsildar Mohali and District Collector, Sahibzada Ajit Singh Nagar for information of concerned land owners. This notification was also got uploaded on the website of GMADA, Sahibzada Ajit Singh Nagar on 06.02.2019.

The land owners of Village Bakarpur, Nariangarh, Chatt, Rurka and Safipur, (**POCKET-A**) had filed Two Hundred Fifty Six (256) out of which objections 72 objection were of Village Naraingarh 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 18.02.2020 at 11:00 A.M, in the presence of land owners as well as Sarpanchs of Village Bakarpur, Nariangarh, Rurka and Safipur, (**POCKET-A**) jointly of all Villages which were part of notification under section 11. The report as well as recommendation regarding these objections was sent by the Land Acquisition Collector, Urban Development to the Government vide diary no. 70185 dated 28.11.2019. Thereafter vide diary no. 8787 dated 24.02.2020 and finally vide diary no. 1612 dated 03.08.2020. Which was accepted by the Government of Punjab, Department of Housing and Urban Development vide memo no. 06/05/2017-6HG1/1163 dated 24.08.2020. J

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. 6/05/2017-6HG1/1178/A2 dated 28.08.2020 only for the Village Naraingarh. The notification of others Villages was published seperatly. This notification was published in official gazette dated 28.08.2020. The substance of this declaration was also published in two daily newspapers, "The Tribune" (English Version) dated 29.08.2020 and "Ajit" (Punjabi Version) dated 29.08.2020. In this regard, the rapat was got entered in "Rapat Roznamcha" of "Patwari Halka" of Village Naraingarh vide Rapat No. 26 dated 23.09.2020. Under this declaration, 68.6563 acres of land of this village was notified for acquisition. This notification was also uploaded on the website of GMADA, Sahibzada Ajit Singh Nagar. Therefore in Pocket A award of Village Naraingarh for 68.6563 acres is announced.

TYPE OF LAND:-

According to report of field staff, as per Jamabandi of Village Naraingarh for the year 2016-2017, (**POCKET-A**), type of total land is "Chahi" and ownership of this land is mostly vested with private persons. 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 village for the knowledge of land owners on 16.10.2020 and the notice was also uploaded 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, Sahibzada Ajit Singh Nagar. Due to Covid-19 only 23 numbers of Land owners were present at the time of hearing on 16.10.2020 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. Most of the land owners wanted to know the location of commercial pockets being earmarked for offering land pooling. The land owners of this village has brought to the notice that they have only small parcel of the land on which they and their family is dependent, so they don't want to get this land acquired. The land owners have also submitted that they had constructed their houses on the Phirni of the village which may be exempted from the acquisition. Few of the land owners had submitted that they would accept the land pooling policy of the Government, which is benificairy to them.

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 Sahibzada Ajit Singh Nagar and both cash compensation as well as land pooling is being offered to the land owners as per policy of the State Government. 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 rejected. So far the exemption of land where the land owners constructed their houses cannot be considered as the land is acquired for Harmonious Planning. Moreover, there is a relocation policy for the constructed houses in the acquisition which will be offered to the inhabitant of the houses under acquisition. After the planning of acquired land, the land owners are at liberty to approach the Chief Administrator, GMADA for any grievance on this issue.

DETERMINATION OF MARKET VALUE

The determination of market value is to be made under the provisions of section 26 of "the Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013", 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.*

VILLAGE NARAINGARH

In order to work out market value of the land of Village Naraingarh as per criteria mentioned in clauses "a" and "b" of section 26(1) of the Act *ibid*, collector rates of this village fixed by District Collector, Sahibzada Ajit Singh Nagar at the relevant time as well as copies of all 299 sale deeds of land of Village Naraingarh and adjoining four Villages Bakarpur, Dyalpura, Kishanpura and Chatt (**POCKET-A**), which were executed immediately preceding three years prior to issuance of notification dated 06.02.2019 under section 11 of the Act *ibid* i.e. of period falling between 06-02-2016 to 06-02-2019) were collected from the office of the Tehsildar, Sahibzada Ajit Singh Nagar and from Tehsildar Zirakpur. Circle rate of Village Naraingarh is Rs. 38,76,000/- Per Acre. As per sub Section (1) (c) of this Section 26, 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 hence, not applicable.

Details of all 299 sale deeds of lands of Village Naraingarh and adjoining four Villages Bakarpur, Dyalpura, Kishanpura and Chatt (**POCKET-A**), which were executed immediately preceeding three years prior to issuance of notification dated 06.02.2019 under section 11 of the Act ibid i.e. of period falling between 06-02-2016 to 06-02-2019) are mentioned in the **Table- I** below:-

Table-I

Average Rate of Sale Deed during Last 3 Years									
Village Name -- Naraingarh and its surrounding					Teshil - Mohali/Derabasi			Distt. Sahibzada Ajit Singh Nagar	
Sr. No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Area			Area (Acre)	Consideration Amount
					K/B	M/B	S/B		
1	Bakarpur	7200000	2735	24-08-2017	96	0	0	12.0000	150000000
2	Chatt	5935125	7638	21-03-2016	15	10	0	3.2292	150000000
3	Chatt	5935125	1463	26-05-2016	12	0	0	2.5000	102000000
4	Chatt	5935125	4275	18-09-2017	20	0	0	4.1667	80000000
5	Chatt	5935125	7337	07-03-2017	11	18	0	2.3750	74375000
6	Chatt	5935125	1500	27-05-2016	8	0	0	1.6667	68000000
7	Chatt	5935125	5602	24-10-2017	9	0	16.5	1.8836	58238894
8	Bakarpur	7200000	1998	06-07-2017	16	18	7.5	2.1177	58236750
9	Chatt	5935125	2018-19/13/2097	05-06-2018	4	0	0	0.8333	55100000
10	Chatt	5935125	540	22-04-2016	8	16	0	1.8333	55000000
11	Chatt	5935125	8312	22-03-2018	5	6	13.33	1.1111	53333250
12	Chatt	5935125	1142	03-05-2018	3	9	0	0.7188	53200000
13	Chatt	5935125	538	22-04-2016	7	0	0	1.4583	52500000
14	Kishanpura	2945250	3684	01-09-2017	75	11	10	15.7448	51525000
15	Chatt	5935125	120	05-04-2016	3	16	10	0.7969	45421875
16	Chatt	5935125	134	07-04-2017	4	8	12 1/2	0.9232	45000000
17	Chatt	5935125	1579	30-05-2017	6	4	7.5	1.2956	43303031
18	Chatt	5935125	15840	16-03-2018	8	0	0	1.6667	42500000
19	Chatt	5935125	1260	19-05-2017	6	8	1	1.3339	41313132
20	Chatt	5935125	2533	05-10-2018	5	6	13 1/3	1.1109	38866578
21	Chatt	5935125	135	07-04-2017	3	0	0	0.6250	35000000
22	Chatt	5935125	3362	11-08-2017	6	1	0	1.2604	33275000
23	Chatt	5935125	687	10-08-2018	5	0	0	1.0417	33000000
24	Dyalpura	2664750	5837	09-01-2019	8	0	0	1.6667	31800000
25	Chatt	5935125	7570	20-12-2017	3	4	2 1/2	0.6680	30000000
26	Chatt	5935125	6733	27-11-2017	4	18	10	1.0260	29696465
27	Kishanpura	2945250	3424	16-08-2017	40	0	0	8.3333	27300000
28	Chatt	5935125	1573	31-05-2016	3	1	0	0.6354	25925000
29	Chatt	5935125	7898	28-12-2017	5	1	0	1.0521	25311430
30	Chatt	5935125	2352	27-09-2018	3	12	10	0.7552	25269191
31	Chatt	5935125	539	22-04-2016	4	0	0	0.8333	25000000
32	Chatt	5935125	8056	30-03-2017	4	0	0	0.8333	25000000

33	Dyalpura	2664750	3882	15-11-2018	6	0	0	1.2500	24925000
34	Dyalpura	2664750	3880	15-11-2018	4	14	10	0.9844	24921875
35	Kishanpura	2945250	764	03-05-2017	34	11	15	7.2057	24031000
36	Chatt	5935125	3066	22-10-2018	2	13	6 2/3	0.5556	23631315
37	Chatt	5935125	479	18-04-2018	4	15	0	0.9896	23598232
38	Bakarpur	7200000	9472	27-02-2018	24	0	0	3.0000	22500000
39	Chatt	5935125	5330	22-11-2016	3	0	0	0.6250	22500000
40	Chatt	5935125	7874	28-12-2017	10	12	10	2.2135	22312407
41	Chatt	5935125	3368	11-08-2017	4	9	0	0.9271	22250000
42	Dyalpura	2664750	3816	14-11-2018	6	9	19 1/2	1.3539	22000000
43	Chatt	5935125	1596	31-05-2017	3	7	0	0.6979	21111112
44	Chatt	5935125	1309	22-05-2017	3	1	0	0.6354	20328283
45	Dyalpura	2664750	3823	14-11-2018	15	12	0	3.2500	20000000
46	Dyalpura	2664750	5161	21-12-2018	8	11	5 2/5	1.7841	20000000
47	Chatt	5935125	1791	14-09-2018	2	10	0	0.5208	16500000
48	Chatt	5935125	5146	20-12-2018	2	9	0	0.5104	16170000
49	Bakarpur	7200000	2052	21-05-2018	16	0	0	2.0000	16000000
50	Chatt	5935125	1627	11-09-2018	5	3	0	1.0729	15100000
51	Chatt	5935125	4825	13-10-2016	3	0	0	0.6250	15000000
52	Chatt	5935125	1212	05-09-2018	3	0	0	0.6250	14850000
53	Bakarpur	7200000	814	23-04-2018	16	0	0	2.0000	14400000
54	Dyalpura	2664750	3818	14-11-2018	3	16	0	0.7917	14000000
55	Kishanpura	2945250	4464	03-10-2016	19	12	0	4.0833	13255000
56	Bakarpur	7200000	1487	08-05-2018	8	0	0	1.0000	13000000
57	Bakarpur	7200000	1467	08-05-2018	8	0	0	1.0000	13000000
58	Bakarpur	7200000	1477	08-05-2018	8	0	0	1.0000	13000000
59	Bakarpur	7200000	1479	08-05-2018	8	0	0	1.0000	13000000
60	Kishanpura	2945250	2018- 19/13/2248	07-06-2018	4	16	0	1.0000	13000000
61	Chatt	5935125	8311	22-03-2018	1	6	13.33	0.2778	12658750
62	Chatt	5935125	5866	16-12-2016	2	0	2 1/2	0.4180	12500000
63	Dyalpura	2664750	3881	15-11-2018	3	11	10	0.7448	12000000
64	Chatt	5935125	75	26-07-2018	4	15	2 1/2	0.9909	11850000
65	Chatt	5935125	242	31-07-2018	4	15	2 1/2	0.9909	11850000
66	Bakarpur	7200000	2073	21-05-2018	11	10	5	1.4410	11530000
67	Dyalpura	2664750	3740	13-11-2018	5	1	1 1/2	1.0529	11000000
68	Kishanpura	2945250	7480	15-03-2016	13	0	0	2.7083	10430000
69	Bakarpur	7200000	2290	25-05-2018	8	0	0	1.0000	10000000
70	Bakarpur	7200000	3160	21-06-2018	8	0	0	1.0000	10000000
71	Dyalpura	2664750	6537	25-01-2019	4	10	13	0.9443	10000000
72	Dyalpura	2664750	6507	25-01-2019	3	11	0	0.7396	10000000
73	Chatt	5935125	2538	11-07-2016	3	9	0	0.7188	10000000
74	Chatt	5935125	1123	03-05-2018	6	16	0	1.4167	10000000
75	Bakarpur	7200000	7232	29-03-2016	8	5	3	1.0333	9380000
76	Kishanpura	2945250	13/2017- 18/1/12599	08-03-2018	12	0	0	2.5000	9162500
77	Bakarpur	7200000	4061	18-12-2018	8	0	0	1.0000	9000000
78	Chatt	5935125	2724	12-07-2017	1	6	13	0.2776	8937750
79	Dyalpura	2664750	3820	14-11-2018	1	9	6 2/3	0.3056	8751250

80	Chatt	5935125	2018-19/13/3746	17-07-2018	7	0	0	1.4583	8656000
81	Chatt	5935125	5885	01-11-2017	1	5	0	0.2604	8080808
82	Bakarpur	7200000	3938	15-09-2016	8	0	0	1.0000	8000000
83	Bakarpur	7200000	5032	15-11-2017	8	0	0	1.0000	7600000
84	Bakarpur	7200000	4126	13-10-2017	8	0	0	1.0000	7500000
85	Bakarpur	7200000	2063	21-05-2018	8	0	0	1.0000	7500000
86	Bakarpur	7200000	2575	06-06-2018	8	0	0	1.0000	7500000
87	Bakarpur	7200000	2895	13-06-2018	8	0	0	1.0000	7500000
88	Bakarpur	7200000	1083	11-09-2018	8	1	0	1.0063	7500000
89	Chatt	5935125	5981	21-12-2016	5	13	10	1.1823	7400000
90	Bakarpur	7200000	347	11-04-2018	8	0	0	1.0000	7200000
91	Bakarpur	7200000	1720	14-05-2018	8	0	0	1.0000	7200000
92	Bakarpur	7200000	2188	23-05-2018	8	0	0	1.0000	7200000
93	Bakarpur	7200000	4002	10-07-2018	8	0	0	1.0000	7200000
94	Bakarpur	7200000	299	03-08-2018	8	0	0	1.0000	7200000
95	Bakarpur	7200000	883	05-09-2018	8	0	0	1.0000	7200000
96	Bakarpur	7200000	2092	08-10-2018	8	0	0	1.0000	7200000
97	Kishanpura	2945250	3906	19-07-2018	4	16	0	1.0000	7000000
98	Chatt	5935125	7902	28-03-2017	2	15	0	0.5729	6925000
99	Chatt	5935125	13/2017-18/1/3080	09-03-2018	1	10	3	0.3141	6675000
100	Kishanpura	2945250	2018-19/13/2005	25-05-2018	4	16	0	1.0000	6500000
101	Kishanpura	2945250	2018-19/13/2587	14-06-2018	4	16	0	1.0000	6500000
102	Kishanpura	2945250	4498	04-12-2018	4	16	0	1.0000	6500000
103	Dyalpura	2664750	5148	20-12-2018	4	10	18	0.9469	6000000
104	Kishanpura	2945250	2170	24-09-2018	2	8	0	0.5000	6000000
105	Kishanpura	2945250	7036	06-12-2017	4	7	0	0.9063	5000000
106	Chatt	5935125	3910	16-11-2018	4	0	0	0.8333	4990000
107	Kishanpura	2945250	1211	07-05-2018	7	18	0	1.6458	4980000
108	Bakarpur	7200000	3073	09-11-2018	5	10	5	0.6910	4972500
109	Chatt	5935125	6863	13-02-2017	3	0	0	0.6250	4972000
110	Kishanpura	2945250	3852	19-07-2018	4	7	0	0.9063	4950000
111	Bakarpur	7200000	953	20-05-2016	4	0	0	0.5000	4900000
112	Bakarpur	7200000	82	27-07-2018	4	0	0	0.5000	4900000
113	Kishanpura	2945250	2018-19/13/2244	07-06-2018	4	16	0	1.0000	4900000
114	Dyalpura	2664750	3625	13-07-2018	2	6	0	0.4792	4895000
115	Dyalpura	2664750	3623	13-07-2018	2	4	0	0.4583	4880000
116	Bakarpur	7200000	2514	06-06-2018	4	0	0	0.5000	4800000
117	Dyalpura	2664750	2702	11-07-2017	2	19	0	0.6146	4800000
118	Dyalpura	2664750	4858	13-12-2018	2	0	10	0.4219	4800000
119	Kishanpura	2945250	2018-19/13/972	01-05-2018	4	16	0	1.0000	4800000
120	Kishanpura	2945250	2018-19/13/903	27-04-2018	4	16	0	1.0000	4800000
121	Kishanpura	2945250	1166	04-05-2018	4	16	0	1.0000	4800000
122	Kishanpura	2945250	1807	14-09-2018	4	16	0	1.0000	4800000
123	Kishanpura	2945250	3787	14-11-2018	2	8	0	0.5000	4800000
124	Dyalpura	2664750	3748	13-11-2018	2	7	8.75	0.4941	4700000

125	Dyalpura	2664750	4221	15-09-2017	1	8	8	0.2958	4600800
126	Bakarpur	7200000	4701	06-11-2017	5	0	0	0.6250	4500000
127	Bakarpur	7200000	6097	15-02-2018	3	1	0	0.3813	4500000
128	Bakarpur	7200000	4269	18-07-2018	4	0	0	0.5000	4500000
129	Bakarpur	7200000	4271	18-07-2018	4	0	0	0.5000	4500000
130	Bakarpur	7200000	80	27-07-2018	4	0	0	0.5000	4500000
131	Dyalpura	2664750	4936	03-10-2017	1	19	12	0.4125	4500000
132	Dyalpura	2664750	4663	06-12-2018	2	7	5	0.4922	4500000
133	Dyalpura	2664750	5368	27-12-2018	1	15	10	0.3698	4500000
134	Kishanpura	2945250	2018- 19/13/703	24-04-2018	4	16	0	1.0000	4500000
135	Chatt	5935125	7750	22-03-2017	1	16	0	0.3750	4500000
136	Chatt	5935125	1886	17-09-2018	1	16	0	0.3750	4500000
137	Chatt	5935125	1603	11-09-2018	2	0	0	0.4167	4250000
138	Dyalpura	2664750	4904	14-12-2018	1	13	15	0.3516	4200000
139	Chatt	5935125	8059	02-01-2018	3	0	13	0.6318	4200000
140	Bakarpur	7200000	2504	15-07-2016	5	4	3	0.6521	4000000
141	Bakarpur	7200000	3750	06-12-2018	4	0	0	0.5000	4000000
142	Dyalpura	2664750	3741	13-11-2018	2	17	15	0.6016	4000000
143	Dyalpura	2664750	3742	13-11-2018	1	18	15	0.4036	4000000
144	Dyalpura	2664750	4371	29-11-2018	2	0	10	0.4219	4000000
145	Kishanpura	2945250	13/2017- 18/13872	05-02-2018	4	16	0	1.0000	4000000
146	Kishanpura	2945250	2018- 19/13/701	24-04-2018	4	16	0	1.0000	4000000
147	Kishanpura	2945250	2018- 19/13/700	24-04-2018	4	16	0	1.0000	4000000
148	Kishanpura	2945250	2018- 19/13/702	24-04-2018	4	16	0	1.0000	4000000
149	Kishanpura	2945250	2018- 19/13/706	24-04-2018	4	16	0	1.0000	4000000
150	Kishanpura	2945250	2018- 19/13/2676	15-06-2018	4	16	0	1.0000	4000000
151	Kishanpura	2945250	4011	23-07-2018	3	12	0	0.7500	4000000
152	Kishanpura	2945250	1019	23-08-2018	4	16	0	1.0000	4000000
153	Kishanpura	2945250	5858	10-01-2019	4	16	0	1.0000	4000000
154	Chatt	5935125	4810	11-12-2018	1	14	0	0.3542	4000000
155	Dyalpura	2664750	4207	14-09-2017	3	6	0	0.6875	3960000
156	Kishanpura	2945250	2356	27-09-2018	2	8	0	0.5000	3900000
157	Chatt	5935125	515	24-04-2017	2	0	0	0.4167	3900000
158	Kishanpura	2945250	593	09-08-2018	4	16	0	1.0000	3840000
159	Kishanpura	2945250	594	09-08-2018	4	16	0	1.0000	3840000
160	Kishanpura	2945250	595	09-08-2018	4	16	0	1.0000	3840000
161	Kishanpura	2945250	596	09-08-2018	4	16	0	1.0000	3840000
162	Kishanpura	2945250	960	21-08-2018	4	16	0	1.0000	3800000
163	Dyalpura	2664750	2087	05-06-2018	2	18	0	0.6042	3731000
164	Chatt	5935125	6873	14-02-2017	2	5	0	0.4688	3728000
165	Bakarpur	7200000	3740	04-07-2018	4	1.5	0	0.5094	3700000
166	Bakarpur	7200000	3739	04-07-2018	4	1.5	0	0.5094	3700000
167	Bakarpur	7200000	1386	07-05-2018	4	0	0	0.5000	3600000
168	Bakarpur	7200000	3459	30-06-2018	4	0	0	0.5000	3600000
169	Bakarpur	7200000	3460	30-06-2018	4	0	0	0.5000	3600000

170	Bakarpur	7200000	4028	11-07-2018	4	11	0	0.5688	3600000
171	Bakarpur	7200000	800	04-09-2018	4	0	0	0.5000	3600000
172	Bakarpur	7200000	3072	09-11-2018	4	0	0	0.5000	3600000
173	Dyalpura	2664750	3951	19-11-2018	2	1	1 1/2	0.4279	3600000
174	Chatt	5935125	5206	21-12-2018	2	15	2 1/2	0.5742	3600000
175	Dyalpura	2664750	692	02-05-2017	1	19	12	0.4125	3550000
176	Dyalpura	2664750	693	02-05-2017	1	19	12	0.4125	3550000
177	Dyalpura	2664750	4263	27-11-2018	2	14	0	0.5625	3500000
178	Kishanpura	2945250	2018- 19/13/688	24-04-2018	4	16	0	1.0000	3500000
179	Kishanpura	2945250	2018- 19/13/2586	14-06-2018	2	8	0	0.5000	3500000
180	Kishanpura	2945250	4497	04-12-2018	2	7	14	0.4969	3500000
181	Kishanpura	2945250	389	10-04-2019	4	19	0	1.0313	3500000
182	Dyalpura	2664750	4179	13-09-2017	1	8	8	0.2958	3456000
183	Dyalpura	2664750	3635	30-01-2018	2	0	0	0.4167	3400000
184	Chatt	5935125	446	20-04-2016	2	2	18	0.4469	3400000
185	Bakarpur	7200000	6248	08-02-2016	2	19 1/2	0	0.3719	3350000
186	Chatt	5935125	4699	27-09-2017	1	13	6 1/2	0.3471	3302576
187	Chatt	5935125	4700	27-09-2017	1	13	6 1/2	0.3471	3302576
188	Chatt	5935125	4703	27-09-2017	1	13	7	0.3474	3302576
189	Kishanpura	2945250	3938	01-09-2016	3	8	0	0.7083	3270000
190	Dyalpura	2664750	3508	11-07-2018	2	5	0	0.4688	3230500
191	Kishanpura	2945250	2018- 19/13/1621	16-05-2018	5	0	0	1.0417	3200000
192	Chatt	5935125	447	20-04-2016	2	0	0	0.4167	3167000
193	Chatt	5935125	4732	07-10-2016	1	17	9	0.3901	3100000
194	Dyalpura	2664750	5025	24-10-2016	3	4	19 3/4	0.6770	3050000
195	Dyalpura	2664750	5027	24-10-2016	3	4	19 3/4	0.6770	3050000
196	Chatt	5935125	4701	27-09-2017	1	10	14 3/4	0.3202	3046136
197	Chatt	5935125	4702	27-09-2017	1	10	14 3/4	0.3202	3046136
198	Dyalpura	2664750	5029	24-10-2016	2	10	10 3/4	0.5264	3000000
199	Dyalpura	2664750	5030	24-10-2016	2	10	10 3/4	0.5264	3000000
200	Dyalpura	2664750	3079	27-07-2017	2	0	0	0.4167	3000000
201	Dyalpura	2664750	4784	27-09-2017	2	0	0	0.4167	3000000
202	Kishanpura	2945250	13/2017- 18/1/3900	05-02-2018	4	16	0	1.0000	3000000
203	Kishanpura	2945250	13/2017- 18/1/3907	05-02-2018	4	16	0	1.0000	3000000
204	Kishanpura	2945250	588	26-04-2017	4	6	10	0.9010	2950000
205	Kishanpura	2945250	699	02-05-2017	4	6	10	0.9010	2950000
206	Chatt	5935125	7652	20-03-2017	1	16	0	0.3750	2950000
207	Chatt	5935125	7873	28-12-2017	1	9	18	0.3115	2854850
208	Bakarpur	7200000	1330	04-05-2018	3	0	0	0.3750	2812500
209	Kishanpura	2945250	2018- 19/13/1829	22-05-2018	4	10	0	0.9375	2770000
210	Dyalpura	2664750	8099	31-03-2017	2	9	2.5	0.5117	2712500
211	Dyalpura	2664750	5026	24-10-2016	2	17	15	0.6016	2710000

212	Bakarpur	7200000	864	05-09-2018	2	19	0	0.3688	2700000
213	Bakarpur	7200000	2974	02-11-2018	3	0	0	0.3750	2700000
214	Dyalpura	2664750	3464	10-07-2018	2	4	0	0.4583	2700000
215	Kishanpura	2945250	5909	02-11-2017	4	5	11	0.8911	2625000
216	Chatt	5935125	1159	16-05-2017	2	0	0	0.4167	2605000
217	Kishanpura	2945250	2018- 19/13/1618	16-05-2018	4	4	0	0.8750	2600000
218	Dyalpura	2664750	5290	21-11-2016	4	8	0	0.9167	2572000
219	Dyalpura	2664750	4671	27-09-2017	1	8	8	0.2958	2556000
220	Dyalpura	2664750	5087	09-10-2017	1	8	8	0.2958	2556000
221	Dyalpura	2664750	4367	22-09-2017	2	2	0	0.4375	2500000
222	Kishanpura	2945250	2018- 19/13/3591	12-07-2018	2	8	0	0.5000	2500000
223	Kishanpura	2945250	1018	23-08-2018	2	8	0	0.5000	2500000
224	Kishanpura	2945250	1217	05-09-2018	2	8	0	0.5000	2500000
225	Kishanpura	2945250	1218	05-09-2018	2	8	0	0.5000	2500000
226	Kishanpura	2945250	8597	25-03-2019	2	8	0	0.5000	2500000
227	Kishanpura	2945250	4526	25-09-2017	4	0	0	0.8333	2454500
228	Kishanpura	2945250	1381	06-09-2018	2	8	0	0.5000	2400000
229	Dyalpura	2664750	5666	26-10-2017	2	2	10	0.4427	2340000
230	Dyalpura	2664750	3095	27-07-2017	2	10	0	0.5208	2303000
231	Dyalpura	2664750	4005	23-07-2018	2	0	4	0.4188	2200000
232	Kishanpura	2945250	345	02-08-2018	2	8	0	0.5000	2200000
233	Kishanpura	2945250	8345	19-03-2019	3	10	1	0.7297	2150000
234	Kishanpura	2945250	5963	03-11-2017	3	9	15	0.7266	2140000
235	Dyalpura	2664750	4814	29-09-2017	2	0	0	0.4167	2120000
236	Kishanpura	2945250	473	21-04-2017	3	2	0	0.6458	2115000
237	Chatt	5935125	448	20-04-2016	1	6	13	0.2776	2115000
238	Chatt	5935125	445	20-04-2016	1	6	13	0.2776	2110059
239	Dyalpura	2664750	372	03-08-2018	1	19	0	0.4063	2100000
240	Chatt	5935125	13/2017- 18/1/11471	06-03-2018	1	10	3	0.3141	2100000
241	Chatt	5935125	983	21-08-2018	1	6	16	0.2792	2100000
242	Dyalpura	2664750	4657	26-09-2017	1	14	0	0.3542	2060000
243	Dyalpura	2664750	6011	06-11-2017	1	17	10	0.3906	2060000
244	Chatt	5935125	3842	18-07-2018	1	6	0	0.2708	2050000
245	Kishanpura	2945250	3997	19-11-2018	2	9	0	0.5104	2041500
246	Dyalpura	2664750	6005	15-01-2019	2	0	0	0.4167	2000000
247	Kishanpura	2945250	2018- 19/13/3595	12-07-2018	2	8	0	0.5000	2000000
248	Kishanpura	2945250	2574	08-10-2018	1	7	0	0.2813	2000000
249	Kishanpura	2945250	3704	12-11-2018	2	12	0	0.5417	2000000
250	Kishanpura	2945250	3998	19-11-2018	2	8	0	0.5000	2000000
251	Kishanpura	2945250	1215	05-09-2018	2	8	0	0.5000	1900000
252	Kishanpura	2945250	1216	05-09-2018	2	8	0	0.5000	1900000
253	Dyalpura	2664750	7711	22-12-2017	2	0	4	0.4188	1800000
254	Kishanpura	2945250	2018- 19/13/2370	08-06-2018	2	8	0	0.5000	1800000
255	Kishanpura	2945250	13/3654	13-07-2018	2	10	0	0.5208	1800000
256	Kishanpura	2945250	2018- 19/13/3707	16-07-2018	1	16	0	0.3750	1800000

257	Chatt	5935125	2126	16-06-2017	1	6	18	0.2802	1752000
258	Kishanpura	2945250	2018- 19/13/2055	02-06-2018	2	17	11	0.5995	1750000
259	Kishanpura	2945250	1421	06-09-2018	2	8	0	0.5000	1750000
260	Kishanpura	2945250	1422	06-09-2018	2	8	0	0.5000	1750000
261	Chatt	5935125	13/2017- 18/1/3656	30-01-2018	1	8	0	0.2917	1733000
262	Dyalpura	2664750	299	01-08-2018	3	2	0	0.6458	1725000
263	Bakarpur	7200000	21314	04-04-2018	2	1	0	0.2563	1676570
264	Dyalpura	2664750	4089	21-11-2018	1	18	0	0.3958	1663000
265	Kishanpura	2945250	2018- 19/13/687	24-04-2018	2	10	0	0.5208	1625000
266	Bakarpur	7200000	2421	01-08-2017	2	12	0	0.3250	1600000
267	Dyalpura	2664750	1262	19-05-2017	1	5	0	0.2604	1600000
268	Dyalpura	2664750	344	02-08-2018	3	2	0	0.6458	1600000
269	Chatt	5935125	13/2017- 18/1/6502	16-02-2018	1	5	2	0.2615	1560000
270	Kishanpura	2945250	13/2017- 18/1/1212	09-01-2018	2	10	0	0.5208	1535000
271	Bakarpur	7200000	4029	11-07-2018	2	15	0	0.3438	1500000
272	Kishanpura	2945250	1189	04-05-2018	1	16	0	0.3750	1500000
273	Kishanpura	2945250	2018- 19/13/1603	16-05-2018	2	8	0	0.5000	1475000
274	Kishanpura	2945250	2018- 19/13/1711	18-05-2018	2	8	0	0.5000	1475000
275	Kishanpura	2945250	6376	22-01-2019	1	10	0	0.3125	1426000
276	Naraingarh	3876000	11883	07-03-2018	1	7	0	0.2813	1420000
277	Dyalpura	2664750	139	05-04-2016	2	1	0	0.4271	1409022
278	Dyalpura	2664750	290	11-04-2016	1	10	0	0.3125	1400000
279	Kishanpura	2945250	7160	23-02-2017	2	0	0	0.4167	1400000
280	Dyalpura	2664750	948	06-05-2016	2	0	0	0.4167	1375000
281	Dyalpura	2664750	188	10-04-2018	2	9	6	0.5135	1375000
282	Kishanpura	2945250	2819	21-07-2016	2	0	0	0.4167	1365000
283	Kishanpura	2945250	3464	12-08-2016	2	0	0	0.4167	1365000
284	Kishanpura	2945250	6649	31-01-2017	1	16	12	0.3813	1260000
285	Dyalpura	2664750	914	20-08-2018	1	10	0	0.3125	1237500
286	Bakarpur	7200000	2802	31-08-2017	2	1	0	0.2563	1200000
287	Dyalpura	2664750	1528	11-09-2018	1	19	13	0.4130	1200000
288	Kishanpura	2945250	5964	03-11-2017	1	18	6	0.3990	1176000
289	Kishanpura	2945250	152	27-07-2018	1	15	5	0.3672	1106000
290	Kishanpura	2945250	1660	17-05-2018	2	10	17	0.5297	1100000
291	Kishanpura	2945250	1553	15-05-2018	2	10	0	0.5208	1100000
292	Dyalpura	2664750	354	13-04-2018	1	5	0	0.2604	1095000
293	Kishanpura	2945250	3994	19-11-2018	1	5	0	0.2604	1041500
294	Kishanpura	2945250	2018-	22-05-2018	1	13	2	0.3448	1025000

			19/13/1830						
295	Kishanpura	2945250	2226	24-09-2018	1	4	4	0.2521	1000000
296	Kishanpura	2945250	4045	07-09-2017	1	8	5 1/2	0.2945	990000
297	Dyalpura	2664750	4329	19-09-2017	1	6	0	0.2708	931000
298	Dyalpura	2664750	3652	13-07-2018	1	5	0	0.2604	900000
299	Kishanpura	2945250	804	04-05-2017	1	1	12 3/4	0.2254	800000

Out of all these 299 number of sale deeds, 150 sale deeds of Village Naraingarh and adjoining four Villages Bakarpur, Dyalpura, Kishanpura and Chatt (**POCKET-A**) i.e. one half of total sale deeds) of highest sale price as are mentioned in the **Table-II** given below, have been taken into account for the purpose of calculation of market value of the land of Village Naraingarh.

Table-II

50% Higher Sale Deed Rate of the Preceding 3 years from (06.2.2016 to 06.02.2019)									
1	Bakarpur	7200000	2735	24-08-2017	96	0	0	12.0000	150000000
2	Chatt	5935125	7638	21-03-2016	15	10	0	3.2292	150000000
3	Chatt	5935125	1463	26-05-2016	12	0	0	2.5000	102000000
4	Chatt	5935125	4275	18-09-2017	20	0	0	4.1667	80000000
5	Chatt	5935125	7337	07-03-2017	11	18	0	2.3750	74375000
6	Chatt	5935125	1500	27-05-2016	8	0	0	1.6667	68000000
7	Chatt	5935125	5602	24-10-2017	9	0	16.5	1.8836	58238894
8	Bakarpur	7200000	1998	06-07-2017	16	18	7.5	2.1177	58236750
9	Chatt	5935125	2018- 19/13/2097	05-06-2018	4	0	0	0.8333	55100000
10	Chatt	5935125	540	22-04-2016	8	16	0	1.8333	55000000
11	Chatt	5935125	8312	22-03-2018	5	6	13.33	1.1111	53333250
12	Chatt	5935125	2018- 19/13/1142	03-05-2018	3	9	0	0.7188	53200000
13	Chatt	5935125	538	22-04-2016	7	0	0	1.4583	52500000
14	Kishanpura	2945250	3684	01-09-2017	75	11	10	15.7448	51525000
15	Chatt	5935125	120	05-04-2016	3	16	10	0.7969	45421875
16	Chatt	5935125	134	07-04-2017	4	8	12 1/2	0.9232	45000000
17	Chatt	5935125	1579	30-05-2017	6	4	7.5	1.2956	43303031
18	Chatt	5935125	15840	16-03-2018	8	0	0	1.6667	42500000
19	Chatt	5935125	1260	19-05-2017	6	8	1	1.3339	41313132
20	Chatt	5935125	2533	05-10-2018	5	6	13 1/3	1.1109	38866578
21	Chatt	5935125	135	07-04-2017	3	0	0	0.6250	35000000
22	Chatt	5935125	3362	11-08-2017	6	1	0	1.2604	33275000
23	Chatt	5935125	687	10-08-2018	5	0	0	1.0417	33000000
24	Dyalpura	2664750	5837	09-01-2019	8	0	0	1.6667	31800000
25	Chatt	5935125	7570	20-12-2017	3	4	2 1/2	0.6680	30000000
26	Chatt	5935125	6733	27-11-2017	4	18	10	1.0260	29696465

27	Kishanpura	2945250	3424	16-08-2017	40	0	0	8.3333	27300000
28	Chatt	5935125	1573	31-05-2016	3	1	0	0.6354	25925000
29	Chatt	5935125	7898	28-12-2017	5	1	0	1.0521	25311430
30	Chatt	5935125	2352	27-09-2018	3	12	10	0.7552	25269191
31	Chatt	5935125	539	22-04-2016	4	0	0	0.8333	25000000
32	Chatt	5935125	8056	30-03-2017	4	0	0	0.8333	25000000
33	Dyalpura	2664750	3882	15-11-2018	6	0	0	1.2500	24925000
34	Dyalpura	2664750	3880	15-11-2018	4	14	10	0.9844	24921875
35	Kishanpura	2945250	764	03-05-2017	34	11	15	7.2057	24031000
36	Chatt	5935125	3066	22-10-2018	2	13	6 2/3	0.5556	23631315
37	Chatt	5935125	479	18-04-2018	4	15	0	0.9896	23598232
38	Bakarpur	7200000	9472	27-02-2018	24	0	0	3.0000	22500000
39	Chatt	5935125	5330	22-11-2016	3	0	0	0.6250	22500000
40	Chatt	5935125	7874	28-12-2017	10	12	10	2.2135	22312407
41	Chatt	5935125	3368	11-08-2017	4	9	0	0.9271	22250000
42	Dyalpura	2664750	3816	14-11-2018	6	9	19 1/2	1.3539	22000000
43	Chatt	5935125	1596	31-05-2017	3	7	0	0.6979	21111112
44	Chatt	5935125	1309	22-05-2017	3	1	0	0.6354	20328283
45	Dyalpura	2664750	3823	14-11-2018	15	12	0	3.2500	20000000
46	Dyalpura	2664750	5161	21-12-2018	8	11	5 2/5	1.7841	20000000
47	Chatt	5935125	1791	14-09-2018	2	10	0	0.5208	16500000
48	Chatt	5935125	5146	20-12-2018	2	9	0	0.5104	16170000
49	Bakarpur	7200000	2052	21-05-2018	16	0	0	2.0000	16000000
50	Chatt	5935125	1627	11-09-2018	5	3	0	1.0729	15100000
51	Chatt	5935125	4825	13-10-2016	3	0	0	0.6250	15000000
52	Chatt	5935125	1212	05-09-2018	3	0	0	0.6250	14850000
53	Bakarpur	7200000	814	23-04-2018	16	0	0	2.0000	14400000
54	Dyalpura	2664750	3818	14-11-2018	3	16	0	0.7917	14000000
55	Kishanpura	2945250	4464	03-10-2016	19	12	0	4.0833	13255000
56	Bakarpur	7200000	1487	08-05-2018	8	0	0	1.0000	13000000
57	Bakarpur	7200000	1467	08-05-2018	8	0	0	1.0000	13000000
58	Bakarpur	7200000	1477	08-05-2018	8	0	0	1.0000	13000000
59	Bakarpur	7200000	1479	08-05-2018	8	0	0	1.0000	13000000
60	Kishanpura	2945250	2018- 19/13/2248	07-06-2018	4	16	0	1.0000	13000000
61	Chatt	5935125	8311	22-03-2018	1	6	13.33	0.2778	12658750
62	Chatt	5935125	5866	16-12-2016	2	0	2 1/2	0.4180	12500000
63	Dyalpura	2664750	3881	15-11-2018	3	11	10	0.7448	12000000
64	Chatt	5935125	75	26-07-2018	4	15	2 1/2	0.9909	11850000
65	Chatt	5935125	242	31-07-2018	4	15	2 1/2	0.9909	11850000
66	Bakarpur	7200000	2073	21-05-2018	11	10	5	1.4410	11530000
67	Dyalpura	2664750	3740	13-11-2018	5	1	1 1/2	1.0529	11000000
68	Kishanpura	2945250	7480	15-03-2016	13	0	0	2.7083	10430000
69	Bakarpur	7200000	2290	25-05-2018	8	0	0	1.0000	10000000
70	Bakarpur	7200000	3160	21-06-2018	8	0	0	1.0000	10000000
71	Dyalpura	2664750	6537	25-01-2019	4	10	13	0.9443	10000000
72	Dyalpura	2664750	6507	25-01-2019	3	11	0	0.7396	10000000
73	Chatt	5935125	2538	11-07-2016	3	9	0	0.7188	10000000
74	Chatt	5935125	1123	03-05-2018	6	16	0	1.4167	10000000

75	Bakarpur	7200000	7232	29-03-2016	8	5	3	1.0333	9380000
76	Kishanpura	2945250	13/2017- 18/1/12599	08-03-2018	12	0	0	2.5000	9162500
77	Bakarpur	7200000	4061	18-12-2018	8	0	0	1.0000	9000000
78	Chatt	5935125	2724	12-07-2017	1	6	13	0.2776	8937750
79	Dyalpura	2664750	3820	14-11-2018	1	9	6 2/3	0.3056	8751250
80	Chatt	5935125	2018- 19/13/3746	17-07-2018	7	0	0	1.4583	8656000
81	Chatt	5935125	5885	01-11-2017	1	5	0	0.2604	8080808
82	Bakarpur	7200000	3938	15-09-2016	8	0	0	1.0000	8000000
83	Bakarpur	7200000	5032	15-11-2017	8	0	0	1.0000	7600000
84	Bakarpur	7200000	4126	13-10-2017	8	0	0	1.0000	7500000
85	Bakarpur	7200000	2063	21-05-2018	8	0	0	1.0000	7500000
86	Bakarpur	7200000	2575	06-06-2018	8	0	0	1.0000	7500000
87	Bakarpur	7200000	2895	13-06-2018	8	0	0	1.0000	7500000
88	Bakarpur	7200000	1083	11-09-2018	8	1	0	1.0063	7500000
89	Chatt	5935125	5981	21-12-2016	5	13	10	1.1823	7400000
90	Bakarpur	7200000	347	11-04-2018	8	0	0	1.0000	7200000
91	Bakarpur	7200000	1720	14-05-2018	8	0	0	1.0000	7200000
92	Bakarpur	7200000	2188	23-05-2018	8	0	0	1.0000	7200000
93	Bakarpur	7200000	4002	10-07-2018	8	0	0	1.0000	7200000
94	Bakarpur	7200000	299	03-08-2018	8	0	0	1.0000	7200000
95	Bakarpur	7200000	883	05-09-2018	8	0	0	1.0000	7200000
96	Bakarpur	7200000	2092	08-10-2018	8	0	0	1.0000	7200000
97	Kishanpura	2945250	3906	19-07-2018	4	16	0	1.0000	7000000
98	Chatt	5935125	7902	28-03-2017	2	15	0	0.5729	6925000
99	Chatt	5935125	13/2017- 18/1/3080	09-03-2018	1	10	3	0.3141	6675000
100	Kishanpura	2945250	2018- 19/13/2005	25-05-2018	4	16	0	1.0000	6500000
101	Kishanpura	2945250	2018- 19/13/2587	14-06-2018	4	16	0	1.0000	6500000
102	Kishanpura	2945250	4498	04-12-2018	4	16	0	1.0000	6500000
103	Dyalpura	2664750	5148	20-12-2018	4	10	18	0.9469	6000000
104	Kishanpura	2945250	2170	24-09-2018	2	8	0	0.5000	6000000
105	Kishanpura	2945250	7036	06-12-2017	4	7	0	0.9063	5000000
106	Chatt	5935125	3910	16-11-2018	4	0	0	0.8333	4990000
107	Kishanpura	2945250	1211	07-05-2018	7	18	0	1.6458	4980000
108	Bakarpur	7200000	3073	09-11-2018	5	10	5	0.6910	4972500
109	Chatt	5935125	6863	13-02-2017	3	0	0	0.6250	4972000
110	Kishanpura	2945250	3852	19-07-2018	4	7	0	0.9063	4950000
111	Bakarpur	7200000	953	20-05-2016	4	0	0	0.5000	4900000
112	Bakarpur	7200000	82	27-07-2018	4	0	0	0.5000	4900000
113	Kishanpura	2945250	2018- 19/13/2244	07-06-2018	4	16	0	1.0000	4900000
114	Dyalpura	2664750	3625	13-07-2018	2	6	0	0.4792	4895000
115	Dyalpura	2664750	3623	13-07-2018	2	4	0	0.4583	4880000
116	Bakarpur	7200000	2514	06-06-2018	4	0	0	0.5000	4800000
117	Dyalpura	2664750	2702	11-07-2017	2	19	0	0.6146	4800000
118	Dyalpura	2664750	4858	13-12-2018	2	0	10	0.4219	4800000
119	Kishanpura	2945250	2018- 19/13/972	01-05-2018	4	16	0	1.0000	4800000

120	Kishanpura	2945250	2018-19/13/903	27-04-2018	4	16	0	1.0000	4800000
121	Kishanpura	2945250	1166	04-05-2018	4	16	0	1.0000	4800000
122	Kishanpura	2945250	1807	14-09-2018	4	16	0	1.0000	4800000
123	Kishanpura	2945250	3787	14-11-2018	2	8	0	0.5000	4800000
124	Dyalpura	2664750	3748	13-11-2018	2	7	8.75	0.4941	4700000
125	Dyalpura	2664750	4221	15-09-2017	1	8	8	0.2958	4600800
126	Bakarpur	7200000	4701	06-11-2017	5	0	0	0.6250	4500000
127	Bakarpur	7200000	6097	15-02-2018	3	1	0	0.3813	4500000
128	Bakarpur	7200000	4269	18-07-2018	4	0	0	0.5000	4500000
129	Bakarpur	7200000	4271	18-07-2018	4	0	0	0.5000	4500000
130	Bakarpur	7200000	80	27-07-2018	4	0	0	0.5000	4500000
131	Dyalpura	2664750	4936	03-10-2017	1	19	12	0.4125	4500000
132	Dyalpura	2664750	4663	06-12-2018	2	7	5	0.4922	4500000
133	Dyalpura	2664750	5368	27-12-2018	1	15	10	0.3698	4500000
134	Kishanpura	2945250	2018-19/13/703	24-04-2018	4	16	0	1.0000	4500000
135	Chatt	5935125	7750	22-03-2017	1	16	0	0.3750	4500000
136	Chatt	5935125	1886	17-09-2018	1	16	0	0.3750	4500000
137	Chatt	5935125	1603	11-09-2018	2	0	0	0.4167	4250000
138	Dyalpura	2664750	4904	14-12-2018	1	13	15	0.3516	4200000
139	Chatt	5935125	8059	02-01-2018	3	0	13	0.6318	4200000
140	Bakarpur	7200000	2504	15-07-2016	5	4	3	0.6521	4000000
141	Bakarpur	7200000	3750	06-12-2018	4	0	0	0.5000	4000000
142	Dyalpura	2664750	3741	13-11-2018	2	17	15	0.6016	4000000
143	Dyalpura	2664750	3742	13-11-2018	1	18	15	0.4036	4000000
144	Dyalpura	2664750	4371	29-11-2018	2	0	10	0.4219	4000000
145	Kishanpura	2945250	13/2017-18/1/3872	05-02-2018	4	16	0	1.0000	4000000
146	Kishanpura	2945250	2018-19/13/701	24-04-2018	4	16	0	1.0000	4000000
147	Kishanpura	2945250	2018-19/13/700	24-04-2018	4	16	0	1.0000	4000000
148	Kishanpura	2945250	2018-19/13/702	24-04-2018	4	16	0	1.0000	4000000
149	Kishanpura	2945250	2018-19/13/706	24-04-2018	4	16	0	1.0000	4000000
150	Kishanpura	2945250	2018-19/13/2676	15-06-2018	4	16	0	1.0000	4000000
Highest 50% Sale Deed Total.								193.8808	2765852178
Average Rate of Preceding last Three Years (150 No. Highest Registry).									14265735
Existing Circle rate of the time of Section-11 Notification Rs./Acres.									38,76,000
Rate to be adopted for award.									14265735

Average rate of 150 number sale deeds of highest sale price mentioned in the above Table-II, works out to Rs. 1,42,65,735/- of Village Naraingarh. At the time of filing objections/claims before this office, some of the land owners had claimed that the compensation of the adjoining land of this village is being sold @ more the Rs. 10 CRORE, so this rate be considred. However, none of the land owners submitted a copy of any sale deed or any other registered document to substantiate their claim for compensation at

these rates. Hence these claims of land owners, being without any basis, are hereby rejected. Therefore, on the basis of average rate of one half of total sale deeds of highest value i.e. 150 sale deeds mentioned in above Table-II as per parameters of Section 26 (1) of the Act, *ibid*, the market value of land of Village Naraingarh is determined @ Rs. 1,42,65,735/- per acre. Apart from this rate, they would also be entitled for 100% solatium and 12% A.P as per provisions of the Act, *ibid*.

As per the notification no. 24/84/2013-LR-1/16196 dated 30.10.2014 issued by the Financial Commissioner, Revenue, Punjab, in addition to the market value, Multiplier Factor for considering the distance from Urban Locality is to be taken into account. The land of these villages is within the radius of 10 K.M. of Urban Locality, hence multiplier factor for considering distance from Urban Locality by 1.25%, is not applicable.

The proposed rates were sent to the Government which were considered and have been approved on 30.12.2020 vide memo no. 6/5/2017-6HG1/1980.

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*.

LAND POOLING OPTION:-

The land owners of these villages have liberty either to accept cash compensation at the above market rates or to opt for land pooling as per Land Pooling Policy of the Government which has been notified vide notification no. 10/24/2020/6HG1/26 dated 05.01.2021. Under this Policy, GMADA will give 1000 Sq. Yds. developed residential plot and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme, as under:-

5

Breakup of Plot Sizes to be given to landowners opting for Land pooling, (Co Ownership in a joint khewat can opt for joint allotment as per table below)									
	Residential					Commercial			
	Plots					SCO (3 FAR)		Shop (2 Far)	Booth (1 Far)
	500	300	200	150	100	200	100	60	25
1 acre (8 Kanal)	1	1	1	X	X	1	X	X	X
0.5 acre (4 Kanal)	X	1	1	X	X	X	1	X	X
0.25 acre (2 Kanal)	X	X	X	1	1	X	X	1	X
0.125 acre (1 Kanal)	X	X	X	1	X	X	X	X	1
*	SCOs (24'X75' and 18'X50') and Shops (12'X45') leave 8'3" corridor on ground floor. Booth is 9'X18' plus 7'3" corridor. Basement is allowed in all cases.								
*	Land owners can opt for bigger plot sizes wherever possible.								

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.

CROPS:-

The land owners can harvest the Khrif crops of year 2020-2021 and no compensation for the same will 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 vide memo no. 6/5/2017-6HG1/299 dated 10.02.2021.

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	Market Value per acre	Solatum 100%	A.P 12% from (06.12.2017 to 11.02.2021) (1163 Days)	Total Per Acre	Gross Amount
			Rs.	Rs.	Rs.	Rs.	Rs.
(1)	Naraingarh	68.6563	1,42,65,735/-	1,42,65,735/-	54,54,592/-	3,39,86,062/-	233,33,57,249/-
Grand Total							Rs. 233,33,57,249/-

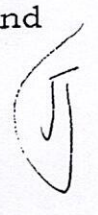
ADDITIONAL BENEFITS TO BE GIVEN TO THE LAND OWNERS:-

1. 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 allotment of developed plot/site or the acceptance of the cash compensation:-
 - i. 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;-
 - (a) The amount of compensation received by the land owner and

- (b) The value of LOI's (Letter of Intent) in respect of Residential as well as Commercial area sold or the collector rate of the plot fixed by the concerned collector, whichever is less.
- ii. The land owner will be eligible for one Electric Connection for Tubewell on priority basis.
2. The land owners, whose land has been acquired under this award and who have opted for cash compensation, will also be entitled to take benefit of Residential Plot under the Oustee Policy dated 08.05.2013 of the Government of Punjab, Department of Housing and Urban Development as per their eligibility under the said policy. However, the land owner, who has opted for Land Pooling, the quantum of their land acquired under Land Pooling Scheme will not be included for determining the eligibility for allotment of a plot under the Oustee Policy.
3. The Land Owners, whose houses fall within the acquired land, will also be entitled for allotment of plot at a suitable place under the Relocation Policy dated 18.02.2014 of the Government of Punjab, Department of Housing and Urban Development, as per their eligibility under the said policy. However, the said land owner will not be entitled for allotment of plot under the Oustee Policy.

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 04.10.2019 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/- to each affected family. Resettlement Allowance of Rs. 50,000/- 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."

NON APPLICABILITY OF R & R SCHEME:-

The land owners who will opt for land pooling under Land Pooling Policy, which is more lucrative and beneficial, the benefit of cash compensation of Rehabilitation and Resettlement, will not applicable to them in view of Section 108 of the Act, ibid which is reproduced here under:-

"Option to affected families to avail better compensation and rehabilitation and resettlement.-(1) Where a State law or a policy framed by the Government of a State provides for a higher compensation than calculated under this Act for the acquisition of land, the affected persons or his family or member of his family may at their option opt to avail such higher compensation and rehabilitation and resettlement under such State law or such policy of the State.

(2) Where a State law or a policy framed by the Government of a State offers more beneficial

rehabilitation and resettlement provisions under that Act or policy than under this Act, the affected persons or his family or member of his family may at his option opt to avail such rehabilitation and resettlement provisions under such State law or such policy of the State instead of under this Act."

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.

Few of the land owners who have filed C.W.P in the Hon'ble Court Punjab and Haryana and which are pending for adjudication before the court has granted dispossession stay, so their possession of the land will only be taken after the final disposal of the writ. The detail of the C.W.P No. is as under:-

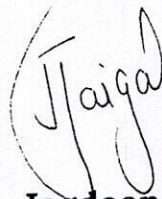
Sr. No.	CWP Numbers & Date	Petitioners Name	Area Affected	Remarks
(1)	18469 of 2020	Gurdeep Singh and 32 other's V/s State of Punjab (Area affected in village Chatt)	25 Bigha - 0 Biswa	Status quo with regard to the possession of the land be maintained till the next date of hearing.

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 **68.6563** acres falling in Village Naraingarh (**POCKET-A**) except the area under litigation shown in the above writ petitions 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. 6976-6985 dated 09.02.2021 to be present at the time of

announcement of award on 11.02.2021 at 10:30 AM at PUDA Bhawan, Sector- 62, Sahibzada Ajit Singh Nagar. The land owner who were not present during the announcement of award an 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 or to submit their land pooling form within two months. Thereafter, any unpaid compensation amount will be deposited with the Land Acquisition, Rehabilitation and Rehabilitation Authority (District Judge, Sahibzada Ajit Singh 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.



**Jagdeep Saigal (P.C.S),
Land Acquisition Collector.**