

LAND ACQUISITION COLLECTOR
URBAN DEVELOPMENT DEPARTMENT, SAHIBZADA AJIT SINGH NAGAR

AWARD No. 573

DATE :- 08.01.2021

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 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, Kishanpura, Rurka and Safipur, (**POCKET-A**) had filed Two Hundred Fifty Six (256) 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 18.02.2020 at 11:00 A.M, in the presence of land owners as well as Sarpanchs of Village Bakarpur, Nariangarh, Kishanpura, Rurka and Safipur, (**POCKET-A**). 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.

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. 6/05/2017-6HG1/1170/A1 dated 28.08.2020 only for the villages Bakarpur, Rurka and Safipur. The notification of Village Chatt and Naringarh were published separately. This notification was published in official gazette dated 28.08.2020. The substance of this declaration was also published in two daily newspapers, "Hindustan Times" (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 Bakarpur vide Rapat No. 23 dated 18.09.2020, Village Rurka and Safipur vide Rapat No. 40 dated 09.10.2020 09.10.2020 respectively. Under this declaration, total 581.1867 acres of land of these three villages was notified for acquisition. This notification was also uploaded on the website of GMADA, Sahibzada Ajit Singh Nagar. It is also found that two (2) khasra numbers of village Bakarpur had already been notified and acquired vide Award No. 499, 508 and 527 and also part the land has already been purchased. The affecting khasra number are 18//13 (0-9), 62//27/1 (1-0), khasra number 278 (0-8) and khasra number 104 (9-19) (Total area 11 kanal 16 Marla) is reduced from the notified area of Village Bakarpur (4543 Kanal - 10.53 Marla) =567.9408 Acres. Thus the award for (4531 Kanal- 14.53 Marla) = 566.466 Acres for village Bakarpur, 5.3813 acres for village Rurka and 7.8646 acres for village Safipur is announced. Therefore for Pocket A award of 579.7119 acres is announced.

TYPE OF LAND:-

According to report of field staff, as per Jamabandi of Village Bakarpur for the year 2015-2016, Village Rurka for the year 2014-2015 and Village Safipur for the year 2018-2019, (**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 villages for the knowledge of land owners on 16.10.2020 and also

on 21.10.2020 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 16+23=39 numbers of Land owners were present at the time of hearing on 16.10.2020 and also on 21.10.2020 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 and also demanded to allot them commercial sites on the main PR-9 road. The Chakota for the land for which land pooling is offered they may be given interest @ of 9% P.A on the cost of value of land pooling. The land owners have also brought to the notice that the compensation if the revenue rastas which are being acquired by the GMADA be made to them as these were belongs to them. The land owners of Village Bakapur and also interested persons like Bharti Kisan Union, who were present at the time of hearing claimed that the strucutres which have been exempted be delomished as the the regulatory wing of the department has issued notices to them due to un-authorized construction. Also few of the land owners brought to the notice that the level of village land has come down due to prepherial construction be regulated so that there is no damages to their houses.

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 cannot be considered as the land is acquired for Hormonious 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. The revenue plan of the area is available with the Town Planning Wing of the department which can be seen

any time. 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 BAKARPUR

In order to work out market value of the land of Village Bakarpur as per criteria mentioned in clauses "a" and "b" of section 26(1) of the Act ibid, collector rates of these villages fixed by District Collector, Sahibzada Ajit Singh Nagar at the relevant time as well as copies of all 414 sale deeds of land of Village Bakarpur and adjoining nine Villages Rurka, Safipur, Dialpura, Naraingarh, Kishanpura, Bari, Matran, Manauli and Chachu Majra (**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. Circle rate of Village Bakarpur is Rs. 72,00,000/- 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 414 sale deeds of lands of Village Bakarpur and adjoining nine Villages Rurka, Safipur, Dialpura, Naraingarh, Kishanpura, Bari, Matran, Manauli and Chachu Majra (**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) are mentioned in the **Table-I** below:-

Table-I

Average Rate of Sale Deed during Last 3 Years									
Village Name --Bakarpur and its surrounding					Teshil-Mohali/Derabasi		Distt. S.A.S 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	Manauli	7200000	1522	07-06-2016	24	0	0	5.0000	85000000
3	Safipur	5220000	2073	30-06-2016	14	12	0	3.0417	77562501
4	Bakarpur	7200000	1998	06-07-2017	16	18	7.5	2.1177	58236750
5	Manauli	7200000	4494	12-10-2016	19	16	1	4.1255	55076542
6	Kishanpura	2945250	3684	01-09-2017	75	11	10	15.7448	51525000
7	Manauli	7200000	2508	18-07-2016	12	8	0	2.5833	43916667
8	Manauli	7200000	21038	04-04-2018	9	16	0	2.0417	32666667
9	Dyalpura	2664750	5837	09-01-2019	8	0	0	1.6667	31800000
10	Rurka	7200000	898	12-05-2016	9	17 1/2	0	1.2344	30736555
11	Manauli	7200000	4151	26-09-2016	16	6	0	3.3958	30580208
12	Matran	5220000	2462	03-08-2017	19	19	6	2.4979	30000000
13	Matran	5220000	6047	18-12-2017	19	19	6	2.4979	30000000

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14	Matran	5220000	3546	29-11-2018	8	0	0	1.0000	30000000
15	Matran	5220000	6818	08-03-2016	13	9	4	1.6840	27786460
16	Manauli	7200000	1752	15-05-2018	7	12	7	1.5870	27655753
17	Manauli	7200000	584	29-04-2016	13	18	12	2.9021	27570000
18	Kishanpura	2945250	3424	16-08-2017	40	0	0	8.3333	27300000
19	Dyalpura	2664750	3882	15-11-2018	6	0	0	1.2500	24925000
20	Dyalpura	2664750	3880	15-11-2018	4	14	10	0.9844	24921875
21	Manauli	7200000	1298	30-05-2016	9	2	8	1.9000	24696358
22	Matran	5220000	5958	14-12-2017	20	7	0	2.5438	24500000
23	Kishanpura	2945250	764	03-05-2017	34	11	15	7.2057	24031000
24	Manauli	7200000	6819	08-03-2016	11	15	0	2.4479	23266000
25	Manauli	7200000	6753	03-03-2016	6	14	0	1.3958	23000000
26	Bakarpur	7200000	9472	27-02-2018	24	0	0	3.0000	22500000
27	Dyalpura	2664750	3816	14-11-2018	6	9	19 1/2	1.3539	22000000
28	Manauli	7200000	1705	16-06-2017	6	18	1	1.4380	21910000
29	Manauli	7200000	457	22-04-2016	10	16	0	2.2500	21375000
30	Dyalpura	2664750	3823	14-11-2018	15	12	0	3.2500	20000000
31	Dyalpura	2664750	5161	21-12-2018	8	11	5 2/5	1.7841	20000000
32	Bari	5220000	7137	21-03-2016	24	0	0	3.0000	19500000
33	Matran	5220000	15975	19-03-2018	14	0	0	1.7500	19250000
34	Matran	5220000	7866	22-02-2018	15	9	7	1.9361	19200000
35	Manauli	7200000	6816	08-03-2016	8	9	0	1.7604	18800000
36	Matran	5220000	4816	27-10-2016	24	0	0	3.0000	18000000
37	Rurka	7200000	262	02-08-2018	9	4	0	1.1500	17937500
38	Manauli	7200000	996	16-05-2017	8	3	4	1.7000	17850000
39	Rurka	7200000	2930	01-08-2016	5	7 1/2	0	0.6719	16796875
40	Bari	5220000	2475	03-08-2017	12	0	0	1.5000	16050000
41	Bakarpur	7200000	2052	21-05-2018	16	0	0	2.0000	16000000
42	Bakarpur	7200000	814	23-04-2018	16	0	0	2.0000	14400000
43	Manauli	7200000	1084	19-05-2017	5	3	17	1.0818	14357376
44	Dyalpura	2664750	3818	14-11-2018	3	16	0	0.7917	14000000
45	Rurka	7200000	356	07-08-2018	5	17 1/2	0	0.7344	13872375
46	Kishanpura	2945250	4464	03-10-2016	19	12	0	4.0833	13255000
47	Bakarpur	7200000	1487	08-05-2018	8	0	0	1.0000	13000000
48	Bakarpur	7200000	1467	08-05-2018	8	0	0	1.0000	13000000
49	Bakarpur	7200000	1477	08-05-2018	8	0	0	1.0000	13000000
50	Bakarpur	7200000	1479	08-05-2018	8	0	0	1.0000	13000000
51	Kishanpura	2945250	2018- 19/13/22 48	07-06-2018	4	16	0	1.0000	13000000
52	Rurka	7200000	1083	19-05-2017	5	6	7	0.6674	12532662
53	Bari	5220000	2718	22-07-2016	17	9	0	2.1813	12051500
54	Dyalpura	2664750	3881	15-11-2018	3	11	10	0.7448	12000000
55	Bakarpur	7200000	2073	21-05-2018	11	10	5	1.4410	11530000
56	Dyalpura	2664750	3740	13-11-2018	5	1	1 1/2	1.0529	11000000
57	Manauli	7200000	1278	18-09-2018	4	16	0	1.0000	11000000
58	Safipur	5220000	861	11-05-2016	2	0	0	0.4167	10800000
59	Matran	5220000	3031	04-08-2016	14	13	0	1.8313	10657500
60	Bari	5220000	3143	20-06-2018	4	0	0	0.5000	10500000
61	Kishanpura	2945250	7480	15-03-2016	13	0	0	2.7083	10430000
62	Bakarpur	7200000	2290	25-05-2018	8	0	0	1.0000	10000000
63	Bakarpur	7200000	3160	21-06-2018	8	0	0	1.0000	10000000
64	Dyalpura	2664750	6537	25-01-2019	4	10	13	0.9443	10000000
65	Dyalpura	2664750	6507	25-01-2019	3	11	0	0.7396	10000000
66	Matran	5220000	3547	29-11-2018	8	0	0	1.0000	10000000
67	Manauli	7200000	1865	28-09-2018	4	16	0	1.0000	10000000
68	Manauli	7200000	4814	18-01-2019	4	16	0	1.0000	10000000

69	Matran	5220000	5626	05-12-2017	8	0	0	1.0000	9800000
70	Manauli	7200000	4043	20-09-2016	3	11	4	0.7417	9441667
71	Bakarpur	7200000	7232	29-03-2016	8	5	3	1.0333	9380000
72	Kishanpura	2945250	13/2017-18/1/125 99	08-03-2018	12	0	0	2.5000	9162500
73	Bakarpur	7200000	4061	18-12-2018	8	0	0	1.0000	9000000
74	Manauli	7200000	4809	18-01-2019	4	16	0	1.0000	9000000
75	Manauli	7200000	6768	03-03-2016	3	19	7	0.8266	8800000
76	Dyalpura	2664750	3820	14-11-2018	1	9	6 2/3	0.3056	8751250
77	Manauli	7200000	1063	23-05-2016	5	3	16	1.0813	8650000
78	Matran	5220000	75	05-04-2018	6	0	0	0.7500	8500000
79	Manauli	7200000	113	06-04-2017	4	18	0	1.0208	8500000
80	Chachu majra	5220000	2407	02-06-2018	4	4	1	0.5257	8300000
81	Matran	5220000	6368	11-02-2016	10	0	0	1.2500	8125000
82	Matran	5220000	4814	27-10-2016	10	14	0	1.3375	8025000
83	Bakarpur	7200000	3938	15-09-2016	8	0	0	1.0000	8000000
84	Matran	5220000	1760	21-06-2016	9	19	7	1.2486	8000000
85	Manauli	7200000	2007	03-10-2018	4	0	4	0.8354	8000000
86	Manauli	7200000	4422	03-01-2019	4	16	0	1.0000	8000000
87	Manauli	7200000	458	22-04-2016	3	12	0	0.7500	7922000
88	Manauli	7200000	689	03-05-2017	2	10 1/6	0	0.5226	7867134
89	Bakarpur	7200000	5032	15-11-2017	8	0	0	1.0000	7600000
90	Bakarpur	7200000	4126	13-10-2017	8	0	0	1.0000	7500000
91	Bakarpur	7200000	2063	21-05-2018	8	0	0	1.0000	7500000
92	Bakarpur	7200000	2575	06-06-2018	8	0	0	1.0000	7500000
93	Bakarpur	7200000	2895	13-06-2018	8	0	0	1.0000	7500000
94	Bakarpur	7200000	1083	11-09-2018	8	1	0	1.0063	7500000
95	Bari	5220000	15360	16-03-2018	8	0	0	1.0000	7500000
96	Matran	5220000	15976	19-03-2018	5	0	0	0.6250	7500000
97	Manauli	7200000	937	13-05-2016	4	9	6	0.9302	7444000
98	Bakarpur	7200000	347	11-04-2018	8	0	0	1.0000	7200000
99	Bakarpur	7200000	1720	14-05-2018	8	0	0	1.0000	7200000
100	Bakarpur	7200000	2188	23-05-2018	8	0	0	1.0000	7200000
101	Bakarpur	7200000	4002	10-07-2018	8	0	0	1.0000	7200000
102	Bakarpur	7200000	299	03-08-2018	8	0	0	1.0000	7200000
103	Bakarpur	7200000	883	05-09-2018	8	0	0	1.0000	7200000
104	Bakarpur	7200000	2092	08-10-2018	8	0	0	1.0000	7200000
105	Kishanpura	2945250	3906	19-07-2018	4	16	0	1.0000	7000000
106	Bari	5220000	2996	14-06-2018	8	0	0	1.0000	7000000
107	Bari	5220000	3594	30-11-2018	8	0	0	1.0000	7000000
108	Matran	5220000	1246	17-09-2018	7	17	0	0.9813	7000000
109	Manauli	7200000	3280	19-11-2018	2	8	0	0.5000	7000000
110	Matran	5220000	1591	13-06-2017	4	0	0	0.5000	6750000
111	Safipur	5220000	272	02-08-2018	6	0	0	1.2500	6525000
112	Kishanpura	2945250	2018-19/13/20 05	25-05-2018	4	16	0	1.0000	6500000
113	Kishanpura	2945250	2018-19/13/25 87	14-06-2018	4	16	0	1.0000	6500000
114	Kishanpura	2945250	4498	04-12-2018	4	16	0	1.0000	6500000
115	Manauli	7200000	1252	27-05-2016	3	16	8	0.7958	6368000
116	Matran	5220000	3247	16-11-2018	5	0	6	0.6292	6300000
117	Dyalpura	2664750	5148	20-12-2018	4	10	18	0.9469	6000000
118	Kishanpura	2945250	2170	24-09-2018	2	8	0	0.5000	6000000
119	Bari	5220000	2584	10-08-2017	8	0	0	1.0000	6000000
120	Bari	5220000	4887	22-01-2019	8	0	0	1.0000	6000000

121	Matran	5220000	4815	27-10-2016	8	0	0	1.0000	6000000
122	Matran	5220000	15969	19-03-2018	8	0	0	1.0000	6000000
123	Matran	5220000	6802	22-03-2018	8	0	0	1.0000	5600000
124	Bari	5220000	4574	11-01-2019	8	0	0	1.0000	5500000
125	Bari	5220000	4656	14-01-2019	8	0	0	1.0000	5500000
126	Manauli	7200000	294	03-08-2018	2	4	15	0.4661	5500000
127	Matran	5220000	5048	17-11-2017	8	0	0	1.0000	5400000
128	Matran	5220000	4416	23-07-2018	8	0	0	1.0000	5400000
129	Manauli	7200000	460	13-04-2018	2	4	15	0.4661	5200000
130	Kishanpura	2945250	7036	06-12-2017	4	7	0	0.9063	5000000
131	Matran	5220000	4596	11-01-2019	4	0	0	0.5000	5000000
132	Kishanpura	2945250	1211	07-05-2018	7	18	0	1.6458	4980000
133	Bakarpur	7200000	3073	09-11-2018	5	10	5	0.6910	4972500
134	Kishanpura	2945250	3852	19-07-2018	4	7	0	0.9063	4950000
135	Bari	5220000	1653	15-06-2017	5	7	0	0.6688	4950000
136	Bakarpur	7200000	953	20-05-2016	4	0	0	0.5000	4900000
137	Bakarpur	7200000	82	27-07-2018	4	0	0	0.5000	4900000
138	Kishanpura	2945250	2018-19/13/22 44	07-06-2018	4	16	0	1.0000	4900000
139	Matran	5220000	965	06-09-2018	4	0	0	0.5000	4900000
140	Dyalpura	2664750	3625	13-07-2018	2	6	0	0.4792	4895000
141	Dyalpura	2664750	3623	13-07-2018	2	4	0	0.4583	4880000
142	Matran	5220000	2925	13-06-2018	6	0	0	0.7500	4875000
143	Matran	5220000	3005	15-06-2018	6	0	0	0.7500	4875000
144	Manauli	7200000	1484	06-06-2016	2	18	0	0.6042	4850000
145	Bakarpur	7200000	2514	06-06-2018	4	0	0	0.5000	4800000
146	Dyalpura	2664750	2702	11-07-2017	2	19	0	0.6146	4800000
147	Dyalpura	2664750	4858	13-12-2018	2	0	10	0.4219	4800000
148	Kishanpura	2945250	2018-19/13/97 2	01-05-2018	4	16	0	1.0000	4800000
149	Kishanpura	2945250	2018-19/13/90 3	27-04-2018	4	16	0	1.0000	4800000
150	Kishanpura	2945250	1166	04-05-2018	4	16	0	1.0000	4800000
151	Kishanpura	2945250	1807	14-09-2018	4	16	0	1.0000	4800000
152	Kishanpura	2945250	3787	14-11-2018	2	8	0	0.5000	4800000
153	Matran	5220000	1224	17-09-2018	7	0	0	0.8750	4800000
154	Matran	5220000	4090	19-12-2018	4	0	0	0.5000	4800000
155	Manauli	7200000	3127	08-09-2017	2	4	15	0.4661	4800000
156	Dyalpura	2664750	3748	13-11-2018	2	7	8.75	0.4941	4700000
157	Manauli	7200000	2806	26-07-2016	2	15	13	0.5797	4638500
158	Dyalpura	2664750	4221	15-09-2017	1	8	8	0.2958	4600800
159	Matran	5220000	5104	17-11-2017	5	11	0	0.6938	4600000
160	Manauli	7200000	7471	31-03-2017	2	4	0	0.4583	4600000
161	Bakarpur	7200000	4701	06-11-2017	5	0	0	0.6250	4500000
162	Bakarpur	7200000	6097	15-02-2018	3	1	0	0.3813	4500000
163	Bakarpur	7200000	4269	18-07-2018	4	0	0	0.5000	4500000
164	Bakarpur	7200000	4271	18-07-2018	4	0	0	0.5000	4500000
165	Bakarpur	7200000	80	27-07-2018	4	0	0	0.5000	4500000
166	Dyalpura	2664750	4936	03-10-2017	1	19	12	0.4125	4500000
167	Dyalpura	2664750	4663	06-12-2018	2	7	5	0.4922	4500000
168	Dyalpura	2664750	5368	27-12-2018	1	15	10	0.3698	4500000
169	Kishanpura	2945250	2018-19/13/70 3	24-04-2018	4	16	0	1.0000	4500000
170	Manauli	7200000	1828	23-06-2017	2	1	13	0.4339	4500000
171	Matran	5220000	970	07-09-2018	5	19	6	0.7479	4489000
172	Manauli	7200000	992	16-05-2017	2	0	16	0.4250	4462500

173	Manauli	7200000	993	16-05-2017	2	0	16	0.4250	4462500
174	Manauli	7200000	994	16-05-2017	2	0	16	0.4250	4462500
175	Manauli	7200000	995	16-05-2017	2	0	16	0.4250	4462500
176	Manauli	7200000	2912	04-09-2017	2	12	4	0.5438	4450000
177	Bari	5220000	2053	10-07-2017	6	2	0	0.7625	4422500
178	Bari	5220000	344	06-08-2018	5	0	0	0.6250	4366000
179	Matran	5220000	3246	16-11-2018	3	10	8	0.4431	4250000
180	Dyalpura	2664750	4904	14-12-2018	1	13	15	0.3516	4200000
181	Matran	5220000	2920	24-01-2018	5	0	0	0.6250	4062500
182	Bakarpur	7200000	2504	15-07-2016	5	4	3	0.6521	4000000
183	Bakarpur	7200000	3750	06-12-2018	4	0	0	0.5000	4000000
184	Dyalpura	2664750	3741	13-11-2018	2	17	15	0.6016	4000000
185	Dyalpura	2664750	3742	13-11-2018	1	18	15	0.4036	4000000
186	Dyalpura	2664750	4371	29-11-2018	2	0	10	0.4219	4000000
187	Kishanpura	2945250	13/2017-18/1/3872	05-02-2018	4	16	0	1.0000	4000000
188	Kishanpura	2945250	2018-19/13/701	24-04-2018	4	16	0	1.0000	4000000
189	Kishanpura	2945250	2018-19/13/700	24-04-2018	4	16	0	1.0000	4000000
190	Kishanpura	2945250	2018-19/13/702	24-04-2018	4	16	0	1.0000	4000000
191	Kishanpura	2945250	2018-19/13/706	24-04-2018	4	16	0	1.0000	4000000
192	Kishanpura	2945250	2018-19/13/2676	15-06-2018	4	16	0	1.0000	4000000
193	Kishanpura	2945250	4011	23-07-2018	3	12	0	0.7500	4000000
194	Kishanpura	2945250	1019	23-08-2018	4	16	0	1.0000	4000000
195	Kishanpura	2945250	5858	10-01-2019	4	16	0	1.0000	4000000
196	Bari	5220000	193	31-07-2018	4	0	0	0.5000	4000000
197	Bari	5220000	681	21-08-2018	4	0	0	0.5000	4000000
198	Matran	5220000	4830	09-11-2017	4	0	0	0.5000	4000000
199	Matran	5220000	1279	03-05-2018	4	0	0	0.5000	4000000
200	Matran	5220000	2278	12-10-2018	4	0	0	0.5000	4000000
201	Matran	5220000	3541	29-11-2018	4	0	0	0.5000	4000000
202	Matran	5220000	3542	29-11-2018	4	0	0	0.5000	4000000
203	Matran	5220000	4779	18-01-2019	4	0	0	0.5000	4000000
204	Manauli	7200000	3614	31-08-2016	2	4	15	0.4661	4000000
205	Manauli	7200000	3679	05-09-2016	2	4	15	0.4661	4000000
206	Matran	5220000	2232	23-05-2018	5	6	0	0.6625	3975000
207	Dyalpura	2664750	4207	14-09-2017	3	6	0	0.6875	3960000
208	Kishanpura	2945250	2356	27-09-2018	2	8	0	0.5000	3900000
209	Kishanpura	2945250	593	09-08-2018	4	16	0	1.0000	3840000
210	Kishanpura	2945250	594	09-08-2018	4	16	0	1.0000	3840000
211	Kishanpura	2945250	595	09-08-2018	4	16	0	1.0000	3840000
212	Kishanpura	2945250	596	09-08-2018	4	16	0	1.0000	3840000
213	Kishanpura	2945250	960	21-08-2018	4	16	0	1.0000	3800000
214	Matran	5220000	966	06-09-2018	4	0	0	0.5000	3800000
215	Manauli	7200000	583	29-04-2016	1	18	8	0.4000	3800000
216	Matran	5220000	1293	30-05-2016	5	0	0	0.6250	3750000
217	Matran	5220000	1671	13-06-2016	5	0	0	0.6250	3750000
218	Dyalpura	2664750	2087	05-06-2018	2	18	0	0.6042	3731000
219	Bakarpur	7200000	3740	04-07-2018	4	1.5	0	0.5094	3700000
220	Bakarpur	7200000	3739	04-07-2018	4	1.5	0	0.5094	3700000
221	Matran	5220000	2373	12-07-2016	5	0	0	0.6250	3625000

222	Matran	5220000	4700	24-10-2016	4	19	7	0.6236	3625000
223	Bakarpur	7200000	1386	07-05-2018	4	0	0	0.5000	3600000
224	Bakarpur	7200000	3459	30-06-2018	4	0	0	0.5000	3600000
225	Bakarpur	7200000	3460	30-06-2018	4	0	0	0.5000	3600000
226	Bakarpur	7200000	4028	11-07-2018	4	11	0	0.5688	3600000
227	Bakarpur	7200000	800	04-09-2018	4	0	0	0.5000	3600000
228	Bakarpur	7200000	3072	09-11-2018	4	0	0	0.5000	3600000
229	Dyalpura	2664750	3951	19-11-2018	2	1	1 1/2	0.4279	3600000
230	Manauli	7200000	4290	18-07-2018	2	8	0	0.5000	3600000
231	Dyalpura	2664750	692	02-05-2017	1	19	12	0.4125	3550000
232	Dyalpura	2664750	693	02-05-2017	1	19	12	0.4125	3550000
233	Dyalpura	2664750	4263	27-11-2018	2	14	0	0.5625	3500000
234	Kishanpura	2945250	688	24-04-2018	4	16	0	1.0000	3500000
235	Kishanpura	2945250	2586	14-06-2018	2	8	0	0.5000	3500000
236	Kishanpura	2945250	4497	04-12-2018	2	7	14	0.4969	3500000
237	Kishanpura	2945250	389	10-04-2019	4	19	0	1.0313	3500000
238	Bari	5220000	2997	14-06-2018	4	0	0	0.5000	3500000
239	Bari	5220000	3613	03-07-2018	4	0	0	0.5000	3500000
240	Bari	5220000	342	06-08-2018	4	0	0	0.5000	3500000
241	Bari	5220000	341	06-08-2018	4	0	0	0.5000	3500000
242	Matran	5220000	15995	19-03-2018	2	16	3	0.3521	3500000
243	Matran	5220000	15991	19-03-2018	4	0	0	0.5000	3500000
244	Matran	5220000	72	05-04-2018	3	5	5	0.4097	3500000
245	Matran	5220000	593	16-08-2018	4	0	0	0.5000	3500000
246	Dyalpura	2664750	4179	13-09-2017	1	8	8	0.2958	3456000
247	Manauli	7200000	2914	04-09-2017	2	0	1	0.4172	3450000
248	Matran	5220000	772	24-08-2018	4	12 1/4	0	0.5766	3416500
249	Dyalpura	2664750	3635	30-01-2018	2	0	0	0.4167	3400000
250	Bakarpur	7200000	6248	08-02-2016	2	19 1/2	0	0.3719	3350000
251	Manauli	7200000	944	19-05-2016	2	0	0	0.4167	3335000
252	Bari	5220000	6801	08-03-2016	4	1	0	0.5063	3300000
253	Manauli	7200000	5804	11-12-2017	1	15	0	0.3646	3290000
254	Manauli	7200000	3623	31-08-2016	1	19	7	0.4099	3285000
255	Kishanpura	2945250	3938	01-09-2016	3	8	0	0.7083	3270000
256	Bari	5220000	2993	05-11-2018	4	0	0	0.5000	3250000
257	Bari	5220000	2972	05-11-2018	4	0	0	0.5000	3250000
258	Matran	5220000	172	07-04-2016	4	0	0	0.5000	3250000
259	Matran	5220000	179	08-04-2016	4	0	0	0.5000	3250000
260	Matran	5220000	2916	24-01-2018	4	0	0	0.5000	3250000
261	Matran	5220000	2914	24-01-2018	4	0	0	0.5000	3250000
262	Dyalpura	2664750	3508	11-07-2018	2	5	0	0.4688	3230500
263	Kishanpura	2945250	1621	16-05-2018	5	0	0	1.0417	3200000
264	Matran	5220000	2002	16-01-2018	4	8	0	0.5500	3100000
265	Matran	5220000	7433	21-02-2018	4	0	0	0.5000	3100000
266	Dyalpura	2664750	5025	24-10-2016	3	4	19 3/4	0.6770	3050000
267	Dyalpura	2664750	5027	24-10-2016	3	4	19 3/4	0.6770	3050000
268	Dyalpura	2664750	5029	24-10-2016	2	10	10 3/4	0.5264	3000000
269	Dyalpura	2664750	5030	24-10-2016	2	10	10 3/4	0.5264	3000000
270	Dyalpura	2664750	3079	27-07-2017	2	0	0	0.4167	3000000
271	Dyalpura	2664750	4784	27-09-2017	2	0	0	0.4167	3000000
272	Kishanpura	2945250	13/2017-18/1/3900	05-02-2018	4	16	0	1.0000	3000000
273	Kishanpura	2945250	13/2017-18/1/390	05-02-2018	4	16	0	1.0000	3000000

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274	Matran	5220000	2233	23-05-2018	4	0	0	0.5000	3000000
275	Matran	5220000	4817	27-10-2016	4	0	0	0.5000	3000000
276	Matran	5220000	4818	27-10-2016	4	0	0	0.5000	3000000
277	Manauli	7200000	4085	21-09-2016	4	1	12	0.8500	3000000
278	Manauli	7200000	3390	19-09-2017	1	16	0	0.3750	3000000
279	Kishanpura	2945250	588	26-04-2017	4	6	10	0.9010	2950000
280	Kishanpura	2945250	699	02-05-2017	4	6	10	0.9010	2950000
281	Bari	5220000	5358	1/2/2019	2	9	0	0.3063	2940000
282	Manauli	7200000	5805	11-12-2017	1	11	0	0.3229	2910000
283	Bari	5220000	2521	07-08-2017	4	0	0	0.5000	2900000
284	Bari	5220000	2522	07-08-2017	4	0	0	0.5000	2900000
285	Bari	5220000	2523	07-08-2017	4	0	0	0.5000	2900000
286	Matran	5220000	1811	22-06-2016	4	0	0	0.5000	2900000
287	Matran	5220000	1812	22-06-2016	4	0	0	0.5000	2900000
288	Matran	5220000	21	25-07-2018	4	1	0	0.5063	2900000
289	Matran	5220000	22	25-07-2018	4	0	0	0.5000	2900000
290	Bari	5220000	5385	28-11-2017	4	5	0	0.5313	2820000
291	Bakarpur	7200000	1330	04-05-2018	3	0	0	0.3750	2812500
292	Matran	5220000	265	02-08-2018	3	0	0	0.3750	2812500
293	Matran	5220000	295	03-08-2018	3	0	0	0.3750	2812500
294	Rurka	7200000	3402	22-08-2016	2	16	0	0.3500	2800000
295	Bari	5220000	2524	07-08-2017	4	0	0	0.5000	2800000
296	Kishanpura	2945250	2018-19/13/18 29	22-05-2018	4	10	0	0.9375	2770000
297	Matran	5220000	769	24-08-2018	4	0	0	0.5000	2750000
298	Dyalpura	2664750	8099	31-03-2017	2	9	2.5	0.5117	2712500
299	Dyalpura	2664750	5026	24-10-2016	2	17	15	0.6016	2710000
300	Bakarpur	7200000	864	05-09-2018	2	19	0	0.3688	2700000
301	Bakarpur	7200000	2974	02-11-2018	3	0	0	0.3750	2700000
302	Dyalpura	2664750	3464	10-07-2018	2	4	0	0.4583	2700000
303	Manauli	7200000	2882	24-01-2018	1	16	0	0.3750	2700000
304	Bari	5220000	3907	06-10-2017	4	0	0	0.5000	2650000
305	Bari	5220000	3908	06-10-2017	4	0	0	0.5000	2650000
306	Matran	5220000	2659	25-10-2018	4	0	0	0.5000	2650000
307	Kishanpura	2945250	5909	02-11-2017	4	5	11	0.8911	2625000
308	Bari	5220000	1917	17-05-2018	3	0	0	0.3750	2625000
309	Bari	5220000	1919	17-05-2018	3	0	0	0.3750	2625000
310	Bari	5220000	343	06-08-2018	3	0	0	0.3750	2625000
311	Matran	5220000	2273	24-05-2018	4	0	0	0.5000	2620000
312	Kishanpura	2945250	2018-19/13/16 18	16-05-2018	4	4	0	0.8750	2600000
313	Bari	5220000	1185	14-09-2018	3	19	0	0.4938	2577375
314	Dyalpura	2664750	5290	21-11-2016	4	8	0	0.9167	2572000
315	Dyalpura	2664750	4671	27-09-2017	1	8	8	0.2958	2556000
316	Dyalpura	2664750	5087	09-10-2017	1	8	8	0.2958	2556000
317	Manauli	7200000	2645	25-10-2018	1	14	0	0.3542	2550000
318	Dyalpura	2664750	4367	22-09-2017	2	2	0	0.4375	2500000
319	Kishanpura	2945250	2018-19/13/35 91	12-07-2018	2	8	0	0.5000	2500000
320	Kishanpura	2945250	1018	23-08-2018	2	8	0	0.5000	2500000
321	Kishanpura	2945250	1217	05-09-2018	2	8	0	0.5000	2500000
322	Kishanpura	2945250	1218	05-09-2018	2	8	0	0.5000	2500000
323	Kishanpura	2945250	8597	25-03-2019	2	8	0	0.5000	2500000
324	Matran	5220000	71	05-04-2018	2	13	8	0.3368	2500000
325	Matran	5220000	74	05-04-2018	2	1	7	0.2611	2500000

326	Manauli	7200000	741	04-05-2017	1	10	0	0.3125	2500000
327	Manauli	7200000	2177	05-07-2016	1	9	3.5	0.3039	2464000
328	Kishanpura	2945250	4526	25-09-2017	4	0	0	0.8333	2454500
329	Matran	5220000	613	18-04-2016	3	0	0	0.3750	2437500
330	Manauli	7200000	672	21-08-2018	1	12	4	0.3354	2425000
331	Kishanpura	2945250	1381	06-09-2018	2	8	0	0.5000	2400000
332	Dyalpura	2664750	5666	26-10-2017	2	2	10	0.4427	2340000
333	Dyalpura	2664750	3095	27-07-2017	2	10	0	0.5208	2303000
334	Matran	5220000	1292	30-05-2016	3	0	0	0.3750	2250000
335	Manauli	7200000	175	31-07-2018	1	10	0	0.3125	2250000
336	Dyalpura	2664750	4005	23-07-2018	2	0	4	0.4188	2200000
337	Kishanpura	2945250	345	02-08-2018	2	8	0	0.5000	2200000
338	Manauli	7200000	57	26-07-2018	1	9	0	0.3021	2200000
339	Matran	5220000	5422	04-02-2019	2	15	5	0.3472	2152780
340	Kishanpura	2945250	8345	19-03-2019	3	10	1	0.7297	2150000
341	Kishanpura	2945250	5963	03-11-2017	3	9	15	0.7266	2140000
342	Dyalpura	2664750	4814	29-09-2017	2	0	0	0.4167	2120000
343	Kishanpura	2945250	473	21-04-2017	3	2	0	0.6458	2115000
344	Dyalpura	2664750	372	03-08-2018	1	19	0	0.4063	2100000
345	Matran	5220000	967	06-09-2018	3	0	3	0.3771	2070000
346	Dyalpura	2664750	4657	26-09-2017	1	14	0	0.3542	2060000
347	Dyalpura	2664750	6011	06-11-2017	1	17	10	0.3906	2060000
348	Safipur	5220000	4943	13-11-2017	1	14	0	0.3542	2054200
349	Kishanpura	2945250	3997	19-11-2018	2	9	0	0.5104	2041500
350	Bari	5220000	5384	28-11-2017	3	1 1/2	0	0.3844	2040000
351	Bari	5220000	1493	07-06-2017	2	16	0	0.3500	2030000
352	Dyalpura	2664750	6005	15-01-2019	2	0	0	0.4167	2000000
353	Kishanpura	2945250	2018-19/13/35 95	12-07-2018	2	8	0	0.5000	2000000
354	Kishanpura	2945250	2574	08-10-2018	1	7	0	0.2813	2000000
355	Kishanpura	2945250	3704	12-11-2018	2	12	0	0.5417	2000000
356	Kishanpura	2945250	3998	19-11-2018	2	8	0	0.5000	2000000
357	Matran	5220000	2616	20-07-2016	2	13	6	0.3354	2000000
358	Bari	5220000	2717	22-07-2016	2	13	0	0.3313	1925000
359	Kishanpura	2945250	1215	05-09-2018	2	8	0	0.5000	1900000
360	Kishanpura	2945250	1216	05-09-2018	2	8	0	0.5000	1900000
361	Dyalpura	2664750	7711	22-12-2017	2	0	4	0.4188	1800000
362	Kishanpura	2945250	2018-19/13/23 70	08-06-2018	2	8	0	0.5000	1800000
363	Kishanpura	2945250	13/3654	13-07-2018	2	10	0	0.5208	1800000
364	Kishanpura	2945250	2018-19/13/37 07	16-07-2018	1	16	0	0.3750	1800000
365	Kishanpura	2945250	2018-19/13/20 55	02-06-2018	2	17	11	0.5995	1750000
366	Kishanpura	2945250	1421	06-09-2018	2	8	0	0.5000	1750000
367	Kishanpura	2945250	1422	06-09-2018	2	8	0	0.5000	1750000
368	Bari	5220000	3428	22-08-2016	2	7 4/5	0	0.2988	1740000
369	Dyalpura	2664750	299	01-08-2018	3	2	0	0.6458	1725000
370	Bari	5220000	6048	18-12-2017	2	12	0	0.3250	1725000
371	Bari	5220000	82	06-04-2017	2	19	7	0.3736	1700000
372	Bakarpur	7200000	21314	04-04-2018	2	1	0	0.2563	1676570
373	Dyalpura	2664750	4089	21-11-2018	1	18	0	0.3958	1663000
374	Kishanpura	2945250	2018-19/13/68 7	24-04-2018	2	10	0	0.5208	1625000

375	Bakarpur	7200000	2421	01-08-2017	2	12	0	0.3250	1600000
376	Dyalpura	2664750	1262	19-05-2017	1	5	0	0.2604	1600000
377	Dyalpura	2664750	344	02-08-2018	3	2	0	0.6458	1600000
378	Matran	5220000	1672	13-06-2016	2	1	7	0.2611	1575000
379	Kishanpura	2945250	13/2017- 18/1/121 2	09-01-2018	2	10	0	0.5208	1535000
380	Bari	5220000	4731	25-10-2016	2	2	0	0.2625	1522500
381	Bakarpur	7200000	4029	11-07-2018	2	15	0	0.3438	1500000
382	Kishanpura	2945250	1189	04-05-2018	1	16	0	0.3750	1500000
383	Kishanpura	2945250	2018- 19/13/16 03	16-05-2018	2	8	0	0.5000	1475000
384	Kishanpura	2945250	2018- 19/13/17 11	18-05-2018	2	8	0	0.5000	1475000
385	Matran	5220000	3570	29-08-2016	2	4/5	0	0.2550	1475000
386	Kishanpura	2945250	6376	22-01-2019	1	10	0	0.3125	1426000
387	Naraingarh	3876000	11883	07-03-2018	1	7	0	0.2813	1420000
388	Dyalpura	2664750	139	05-04-2016	2	1	0	0.4271	1409022
389	Dyalpura	2664750	290	11-04-2016	1	10	0	0.3125	1400000
390	Kishanpura	2945250	7160	23-02-2017	2	0	0	0.4167	1400000
391	Dyalpura	2664750	948	06-05-2016	2	0	0	0.4167	1375000
392	Dyalpura	2664750	188	10-04-2018	2	9	6	0.5135	1375000
393	Bari	5220000	6049	18-12-2017	2	1 1/2	0	0.2594	1375000
394	Kishanpura	2945250	2819	21-07-2016	2	0	0	0.4167	1365000
395	Kishanpura	2945250	3464	12-08-2016	2	0	0	0.4167	1365000
396	Matran	5220000	697	20-04-2018	2	0	3	0.2521	1343500
397	Kishanpura	2945250	6649	31-01-2017	1	16	12	0.3813	1260000
398	Dyalpura	2664750	914	20-08-2018	1	10	0	0.3125	1237500
399	Bakarpur	7200000	2802	31-08-2017	2	1	0	0.2563	1200000
400	Dyalpura	2664750	1528	11-09-2018	1	19	13	0.4130	1200000
401	Kishanpura	2945250	5964	03-11-2017	1	18	6	0.3990	1176000
402	Manauli	7200000	10532	01-03-2018	1	5	12	0.2667	1133000
403	Kishanpura	2945250	152	27-07-2018	1	15	5	0.3672	1106000
404	Kishanpura	2945250	1660	17-05-2018	2	10	17	0.5297	1100000
405	Kishanpura	2945250	1553	15-05-2018	2	10	0	0.5208	1100000
406	Dyalpura	2664750	354	13-04-2018	1	5	0	0.2604	1095000
407	Kishanpura	2945250	3994	19-11-2018	1	5	0	0.2604	1041500
408	Kishanpura	2945250	2018- 19/13/18 30	22-05-2018	1	13	2	0.3448	1025000
409	Kishanpura	2945250	2226	24-09-2018	1	4	4	0.2521	1000000
410	Kishanpura	2945250	4045	07-09-2017	1	8	5 1/2	0.2945	990000
411	Dyalpura	2664750	4329	19-09-2017	1	6	0	0.2708	931000
412	Dyalpura	2664750	3652	13-07-2018	1	5	0	0.2604	900000
413	Kishanpura	2945250	804	04-05-2017	1	1	12 3/4	0.2254	800000
414	Bari	5220000	205	31-07-2018	2	11	1	0.3194	700000

Out of all these 414 number of sale deeds, 207 sale deeds of Village Bakarpur and adjoining nine Villages Rurka, Safipur, Dialpura, Naraingarh, Kishanpura, Bari, Matran, Manauli and Chachu Majra (**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 Bakarpur.

Table-II

50% Higher Sale Deed Rate of the Preceding 3 years from (06-02-2016 To 06-02-2019)									
1	Bakarpur	7200000	2735	24-08-2017	96	0	0	12.0000	150000000
2	Manauli	7200000	1522	07-06-2016	24	0	0	5.0000	85000000
3	Safipur	5220000	2073	30-06-2016	14	12	0	3.0417	77562501
4	Bakarpur	7200000	1998	06-07-2017	16	18	7.5	2.1177	58236750
5	Manauli	7200000	4494	12-10-2016	19	16	1	4.1255	55076542
6	Kishanpura	2945250	3684	01-09-2017	75	11	10	15.7448	51525000
7	Manauli	7200000	2508	18-07-2016	12	8	0	2.5833	43916667
8	Manauli	7200000	21038	04-04-2018	9	16	0	2.0417	32666667
9	Dyalpura	2664750	5837	09-01-2019	8	0	0	1.6667	31800000
10	Rurka	7200000	898	12-05-2016	9	17 1/2	0	1.2344	30736555
11	Manauli	7200000	4151	26-09-2016	16	6	0	3.3958	30580208
12	Matran	5220000	2462	03-08-2017	19	19	6	2.4979	30000000
13	Matran	5220000	6047	18-12-2017	19	19	6	2.4979	30000000
14	Matran	5220000	3546	29-11-2018	8	0	0	1.0000	30000000
15	Matran	5220000	6818	08-03-2016	13	9	4	1.6840	27786460
16	Manauli	7200000	1752	15-05-2018	7	12	7	1.5870	27655753
17	Manauli	7200000	584	29-04-2016	13	18	12	2.9021	27570000
18	Kishanpura	2945250	3424	16-08-2017	40	0	0	8.3333	27300000
19	Dyalpura	2664750	3882	15-11-2018	6	0	0	1.2500	24925000
20	Dyalpura	2664750	3880	15-11-2018	4	14	10	0.9844	24921875
21	Manauli	7200000	1298	30-05-2016	9	2	8	1.9000	24696358
22	Matran	5220000	5958	14-12-2017	20	7	0	2.5438	24500000
23	Kishanpura	2945250	764	03-05-2017	34	11	15	7.2057	24031000
24	Manauli	7200000	6819	08-03-2016	11	15	0	2.4479	23266000
25	Manauli	7200000	6753	03-03-2016	6	14	0	1.3958	23000000
26	Bakarpur	7200000	9472	27-02-2018	24	0	0	3.0000	22500000
27	Dyalpura	2664750	3816	14-11-2018	6	9	19 1/2	1.3539	22000000
28	Manauli	7200000	1705	16-06-2017	6	18	1	1.4380	21910000
29	Manauli	7200000	457	22-04-2016	10	16	0	2.2500	21375000
30	Dyalpura	2664750	3823	14-11-2018	15	12	0	3.2500	20000000
31	Dyalpura	2664750	5161	21-12-2018	8	11	5 2/5	1.7841	20000000
32	Bari	5220000	7137	21-03-2016	24	0	0	3.0000	19500000
33	Matran	5220000	15975	19-03-2018	14	0	0	1.7500	19250000
34	Matran	5220000	7866	22-02-2018	15	9	7	1.9361	19200000
35	Manauli	7200000	6816	08-03-2016	8	9	0	1.7604	18800000
36	Matran	5220000	4816	27-10-2016	24	0	0	3.0000	18000000
37	Rurka	7200000	262	02-08-2018	9	4	0	1.1500	17937500
38	Manauli	7200000	996	16-05-2017	8	3	4	1.7000	17850000
39	Rurka	7200000	2930	01-08-2016	5	7 1/2	0	0.6719	16796875
40	Bari	5220000	2475	03-08-2017	12	0	0	1.5000	16050000
41	Bakarpur	7200000	2052	21-05-2018	16	0	0	2.0000	16000000
42	Bakarpur	7200000	814	23-04-2018	16	0	0	2.0000	14400000
43	Manauli	7200000	1084	19-05-2017	5	3	17	1.0818	14357376
44	Dyalpura	2664750	3818	14-11-2018	3	16	0	0.7917	14000000
45	Rurka	7200000	356	07-08-2018	5	17 1/2	0	0.7344	13872375
46	Kishanpura	2945250	4464	03-10-2016	19	12	0	4.0833	13255000
47	Bakarpur	7200000	1487	08-05-2018	8	0	0	1.0000	13000000
48	Bakarpur	7200000	1467	08-05-2018	8	0	0	1.0000	13000000
49	Bakarpur	7200000	1477	08-05-2018	8	0	0	1.0000	13000000
50	Bakarpur	7200000	1479	08-05-2018	8	0	0	1.0000	13000000

51	Kishanpura	2945250	2018-19/13/22 48	07-06-2018	4	16	0	1.0000	13000000
52	Rurka	7200000	1083	19-05-2017	5	6	7	0.6674	12532662
53	Bari	5220000	2718	22-07-2016	17	9	0	2.1813	12051500
54	Dyalpura	2664750	3881	15-11-2018	3	11	10	0.7448	12000000
55	Bakarpur	7200000	2073	21-05-2018	11	10	5	1.4410	11530000
56	Dyalpura	2664750	3740	13-11-2018	5	1	1 1/2	1.0529	11000000
57	Manauli	7200000	1278	18-09-2018	4	16	0	1.0000	11000000
58	Safipur	5220000	861	11-05-2016	2	0	0	0.4167	10800000
59	Matran	5220000	3031	04-08-2016	14	13	0	1.8313	10657500
60	Bari	5220000	3143	20-06-2018	4	0	0	0.5000	10500000
61	Kishanpura	2945250	7480	15-03-2016	13	0	0	2.7083	10430000
62	Bakarpur	7200000	2290	25-05-2018	8	0	0	1.0000	10000000
63	Bakarpur	7200000	3160	21-06-2018	8	0	0	1.0000	10000000
64	Dyalpura	2664750	6537	25-01-2019	4	10	13	0.9443	10000000
65	Dyalpura	2664750	6507	25-01-2019	3	11	0	0.7396	10000000
66	Matran	5220000	3547	29-11-2018	8	0	0	1.0000	10000000
67	Manauli	7200000	1865	28-09-2018	4	16	0	1.0000	10000000
68	Manauli	7200000	4814	18-01-2019	4	16	0	1.0000	10000000
69	Matran	5220000	5626	05-12-2017	8	0	0	1.0000	9800000
70	Manauli	7200000	4043	20-09-2016	3	11	4	0.7417	9441667
71	Bakarpur	7200000	7232	29-03-2016	8	5	3	1.0333	9380000
72	Kishanpura	2945250	13/2017-18/1/125 99	08-03-2018	12	0	0	2.5000	9162500
73	Bakarpur	7200000	4061	18-12-2018	8	0	0	1.0000	9000000
74	Manauli	7200000	4809	18-01-2019	4	16	0	1.0000	9000000
75	Manauli	7200000	6768	03-03-2016	3	19	7	0.8266	8800000
76	Dyalpura	2664750	3820	14-11-2018	1	9	6 2/3	0.3056	8751250
77	Manauli	7200000	1063	23-05-2016	5	3	16	1.0813	8650000
78	Matran	5220000	75	05-04-2018	6	0	0	0.7500	8500000
79	Manauli	7200000	113	06-04-2017	4	18	0	1.0208	8500000
80	Chachu majra	5220000	2407	02-06-2018	4	4	1	0.5257	8300000
81	Matran	5220000	6368	11-02-2016	10	0	0	1.2500	8125000
82	Matran	5220000	4814	27-10-2016	10	14	0	1.3375	8025000
83	Bakarpur	7200000	3938	15-09-2016	8	0	0	1.0000	8000000
84	Matran	5220000	1760	21-06-2016	9	19	7	1.2486	8000000
85	Manauli	7200000	2007	03-10-2018	4	0	4	0.8354	8000000
86	Manauli	7200000	4422	03-01-2019	4	16	0	1.0000	8000000
87	Manauli	7200000	458	22-04-2016	3	12	0	0.7500	7922000
88	Manauli	7200000	689	03-05-2017	2	10 1/6	0	0.5226	7867134
89	Bakarpur	7200000	5032	15-11-2017	8	0	0	1.0000	7600000
90	Bakarpur	7200000	4126	13-10-2017	8	0	0	1.0000	7500000
91	Bakarpur	7200000	2063	21-05-2018	8	0	0	1.0000	7500000
92	Bakarpur	7200000	2575	06-06-2018	8	0	0	1.0000	7500000
93	Bakarpur	7200000	2895	13-06-2018	8	0	0	1.0000	7500000
94	Bakarpur	7200000	1083	11-09-2018	8	1	0	1.0063	7500000
95	Bari	5220000	15360	16-03-2018	8	0	0	1.0000	7500000
96	Matran	5220000	15976	19-03-2018	5	0	0	0.6250	7500000
97	Manauli	7200000	937	13-05-2016	4	9	6	0.9302	7444000
98	Bakarpur	7200000	347	11-04-2018	8	0	0	1.0000	7200000
99	Bakarpur	7200000	1720	14-05-2018	8	0	0	1.0000	7200000
100	Bakarpur	7200000	2188	23-05-2018	8	0	0	1.0000	7200000
101	Bakarpur	7200000	4002	10-07-2018	8	0	0	1.0000	7200000
102	Bakarpur	7200000	299	03-08-2018	8	0	0	1.0000	7200000
103	Bakarpur	7200000	883	05-09-2018	8	0	0	1.0000	7200000
104	Bakarpur	7200000	2092	08-10-2018	8	0	0	1.0000	7200000

105	Kishanpura	2945250	3906	19-07-2018	4	16	0	1.0000	7000000
106	Bari	5220000	2996	14-06-2018	8	0	0	1.0000	7000000
107	Bari	5220000	3594	30-11-2018	8	0	0	1.0000	7000000
108	Matran	5220000	1246	17-09-2018	7	17	0	0.9813	7000000
109	Manauli	7200000	3280	19-11-2018	2	8	0	0.5000	7000000
110	Matran	5220000	1591	13-06-2017	4	0	0	0.5000	6750000
111	Safipur	5220000	272	02-08-2018	6	0	0	1.2500	6525000
112	Kishanpura	2945250	2018-19/13/2005	25-05-2018	4	16	0	1.0000	6500000
113	Kishanpura	2945250	2018-19/13/2587	14-06-2018	4	16	0	1.0000	6500000
114	Kishanpura	2945250	4498	04-12-2018	4	16	0	1.0000	6500000
115	Manauli	7200000	1252	27-05-2016	3	16	8	0.7958	6368000
116	Matran	5220000	3247	16-11-2018	5	0	6	0.6292	6300000
117	Dyalpura	2664750	5148	20-12-2018	4	10	18	0.9469	6000000
118	Kishanpura	2945250	2170	24-09-2018	2	8	0	0.5000	6000000
119	Bari	5220000	2584	10-08-2017	8	0	0	1.0000	6000000
120	Bari	5220000	4887	22-01-2019	8	0	0	1.0000	6000000
121	Matran	5220000	4815	27-10-2016	8	0	0	1.0000	6000000
122	Matran	5220000	15969	19-03-2018	8	0	0	1.0000	6000000
123	Matran	5220000	6802	22-03-2018	8	0	0	1.0000	5600000
124	Bari	5220000	4574	11-01-2019	8	0	0	1.0000	5500000
125	Bari	5220000	4656	14-01-2019	8	0	0	1.0000	5500000
126	Manauli	7200000	294	03-08-2018	2	4	15	0.4661	5500000
127	Matran	5220000	5048	17-11-2017	8	0	0	1.0000	5400000
128	Matran	5220000	4416	23-07-2018	8	0	0	1.0000	5400000
129	Manauli	7200000	460	13-04-2018	2	4	15	0.4661	5200000
130	Kishanpura	2945250	7036	06-12-2017	4	7	0	0.9063	5000000
131	Matran	5220000	4596	11-01-2019	4	0	0	0.5000	5000000
132	Kishanpura	2945250	1211	07-05-2018	7	18	0	1.6458	4980000
133	Bakarpur	7200000	3073	09-11-2018	5	10	5	0.6910	4972500
134	Kishanpura	2945250	3852	19-07-2018	4	7	0	0.9063	4950000
135	Bari	5220000	1653	15-06-2017	5	7	0	0.6688	4950000
136	Bakarpur	7200000	953	20-05-2016	4	0	0	0.5000	4900000
137	Bakarpur	7200000	82	27-07-2018	4	0	0	0.5000	4900000
138	Kishanpura	2945250	2018-19/13/2244	07-06-2018	4	16	0	1.0000	4900000
139	Matran	5220000	965	06-09-2018	4	0	0	0.5000	4900000
140	Dyalpura	2664750	3625	13-07-2018	2	6	0	0.4792	4895000
141	Dyalpura	2664750	3623	13-07-2018	2	4	0	0.4583	4880000
142	Matran	5220000	2925	13-06-2018	6	0	0	0.7500	4875000
143	Matran	5220000	3005	15-06-2018	6	0	0	0.7500	4875000
144	Manauli	7200000	1484	06-06-2016	2	18	0	0.6042	4850000
145	Bakarpur	7200000	2514	06-06-2018	4	0	0	0.5000	4800000
146	Dyalpura	2664750	2702	11-07-2017	2	19	0	0.6146	4800000
147	Dyalpura	2664750	4858	13-12-2018	2	0	10	0.4219	4800000
148	Kishanpura	2945250	2018-19/13/972	01-05-2018	4	16	0	1.0000	4800000
149	Kishanpura	2945250	2018-19/13/903	27-04-2018	4	16	0	1.0000	4800000
150	Kishanpura	2945250	1166	04-05-2018	4	16	0	1.0000	4800000
151	Kishanpura	2945250	1807	14-09-2018	4	16	0	1.0000	4800000
152	Kishanpura	2945250	3787	14-11-2018	2	8	0	0.5000	4800000
153	Matran	5220000	1224	17-09-2018	7	0	0	0.8750	4800000
154	Matran	5220000	4090	19-12-2018	4	0	0	0.5000	4800000

155	Manauli	7200000	3127	08-09-2017	2	4	15	0.4661	4800000
156	Dyalpura	2664750	3748	13-11-2018	2	7	8.75	0.4941	4700000
157	Manauli	7200000	2806	26-07-2016	2	15	13	0.5797	4638500
158	Dyalpura	2664750	4221	15-09-2017	1	8	8	0.2958	4600800
159	Matran	5220000	5104	17-11-2017	5	11	0	0.6938	4600000
160	Manauli	7200000	7471	31-03-2017	2	4	0	0.4583	4600000
161	Bakarpur	7200000	4701	06-11-2017	5	0	0	0.6250	4500000
162	Bakarpur	7200000	6097	15-02-2018	3	1	0	0.3813	4500000
163	Bakarpur	7200000	4269	18-07-2018	4	0	0	0.5000	4500000
164	Bakarpur	7200000	4271	18-07-2018	4	0	0	0.5000	4500000
165	Bakarpur	7200000	80	27-07-2018	4	0	0	0.5000	4500000
166	Dyalpura	2664750	4936	03-10-2017	1	19	12	0.4125	4500000
167	Dyalpura	2664750	4663	06-12-2018	2	7	5	0.4922	4500000
168	Dyalpura	2664750	5368	27-12-2018	1	15	10	0.3698	4500000
169	Kishanpura	2945250	2018-19/13/703	24-04-2018	4	16	0	1.0000	4500000
170	Manauli	7200000	1828	23-06-2017	2	1	13	0.4339	4500000
171	Matran	5220000	970	07-09-2018	5	19	6	0.7479	4489000
172	Manauli	7200000	992	16-05-2017	2	0	16	0.4250	4462500
173	Manauli	7200000	993	16-05-2017	2	0	16	0.4250	4462500
174	Manauli	7200000	994	16-05-2017	2	0	16	0.4250	4462500
175	Manauli	7200000	995	16-05-2017	2	0	16	0.4250	4462500
176	Manauli	7200000	2912	04-09-2017	2	12	4	0.5438	4450000
177	Bari	5220000	2053	10-07-2017	6	2	0	0.7625	4422500
178	Bari	5220000	344	06-08-2018	5	0	0	0.6250	4366000
179	Matran	5220000	3246	16-11-2018	3	10	8	0.4431	4250000
180	Dyalpura	2664750	4904	14-12-2018	1	13	15	0.3516	4200000
181	Matran	5220000	2920	24-01-2018	5	0	0	0.6250	4062500
182	Bakarpur	7200000	2504	15-07-2016	5	4	3	0.6521	4000000
183	Bakarpur	7200000	3750	06-12-2018	4	0	0	0.5000	4000000
184	Dyalpura	2664750	3741	13-11-2018	2	17	15	0.6016	4000000
185	Dyalpura	2664750	3742	13-11-2018	1	18	15	0.4036	4000000
186	Dyalpura	2664750	4371	29-11-2018	2	0	10	0.4219	4000000
187	Kishanpura	2945250	2018-13/2017-18/1/3872	05-02-2018	4	16	0	1.0000	4000000
188	Kishanpura	2945250	2018-19/13/701	24-04-2018	4	16	0	1.0000	4000000
189	Kishanpura	2945250	2018-19/13/700	24-04-2018	4	16	0	1.0000	4000000
190	Kishanpura	2945250	2018-19/13/702	24-04-2018	4	16	0	1.0000	4000000
191	Kishanpura	2945250	2018-19/13/706	24-04-2018	4	16	0	1.0000	4000000
192	Kishanpura	2945250	2018-19/13/2676	15-06-2018	4	16	0	1.0000	4000000
193	Kishanpura	2945250	4011	23-07-2018	3	12	0	0.7500	4000000
194	Kishanpura	2945250	1019	23-08-2018	4	16	0	1.0000	4000000
195	Kishanpura	2945250	5858	10-01-2019	4	16	0	1.0000	4000000
196	Bari	5220000	193	31-07-2018	4	0	0	0.5000	4000000
197	Bari	5220000	681	21-08-2018	4	0	0	0.5000	4000000
198	Matran	5220000	4830	09-11-2017	4	0	0	0.5000	4000000
199	Matran	5220000	1279	03-05-2018	4	0	0	0.5000	4000000
200	Matran	5220000	2278	12-10-2018	4	0	0	0.5000	4000000
201	Matran	5220000	3541	29-11-2018	4	0	0	0.5000	4000000

202	Matran	5220000	3542	29-11-2018	4	0	0	0.5000	4000000
203	Matran	5220000	4779	18-01-2019	4	0	0	0.5000	4000000
204	Manauli	7200000	3614	31-08-2016	2	4	15	0.4661	4000000
205	Manauli	7200000	3679	05-09-2016	2	4	15	0.4661	4000000
206	Matran	5220000	2232	23-05-2018	5	6	0	0.6625	3975000
207	Dyalpura	2664750	4207	14-09-2017	3	6	0	0.6875	3960000
Highest 50% Sale Deed Total.								262.8548	2431812475
Average Rate of Preceding last Three Years (207 No. Highest Registry).									9251543
Existing Circle rate of the time of Section-11 Notification Rs./Acres.									7200000
Rate to be adopted for award.									9251543

Average rate of 207 number sale deeds of highest sale price mentioned in the above Table-II, works out to Rs. 92,51,543/- of Village Bakarpur. At the time of filing objections/claims before this office, some of the land owners had also claimed compensation of land under acquisition at the rates of Rs.15 CRORE per acre to Rs.20 CRORE per acre. However, none of these 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. 207 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 Bakarpur is determined @ Rs. 92,51,543/- 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.

VILLAGE RURKA

In order to work out market value of the land of Village Rurka as per criteria mentioned in clauses “a” and “b” of section 26(1) of the Act ibid, collector rates of these villages fixed by District Collector, Sahibzada Ajit Singh Nagar at the relevant time as well as copies of all 98 sale deeds of land of Village Rurka and adjoining five Villages Bakarpur, Chachu Majra, Kambala, Dharamgarh and Safipur (**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. Circle rate of Village Rurka is Rs. 72,00,000/- 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 98 sale deeds of

lands of Village Rurka and adjoining five Villages Bakarpur, Chachu Majra, Kambala, Dharamgarh and Safipur (**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) are mentioned in the **Table- I** below:-

Table-I

Average Rate of Sale Deed during Last 3 Years									
Village Name --Rurka and its surrounding					Teshil-Mohali/Derabasi		Distt. S.A.S Nagar		
Sr. No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Area		Area (Acre)	Consideration Amount	
					K/B	M/B			
1	Bakarpur	7200000	2735	24-08-2017	96	0	0	12.0000	150000000
2	Dharamgarh	5220000	107	06-04-2017	40	0	0	5.0000	87500000
3	Safipur	5220000	2073	30-06-2016	14	12	0	3.0417	77562501
4	Bakarpur	7200000	1998	06-07-2017	16	18	7.5	2.1177	58236750
5	Dharamgarh	5220000	578	27-04-2017	18	17	0	2.3563	57021250
6	Dharamgarh	5220000	2415	01-08-2017	13	19	0	1.7438	43768125
7	Rurka	7200000	898	12-05-2016	9	17 1/2	0	1.2344	30736555
8	Bakarpur	7200000	9472	27-02-2018	24	0	0	3.0000	22500000
9	Rurka	7200000	262	02-08-2018	9	4	0	1.1500	17937500
10	Rurka	7200000	2930	01-08-2016	5	7 1/2	0	0.6719	16796875
11	Bakarpur	7200000	2052	21-05-2018	16	0	0	2.0000	16000000
12	Bakarpur	7200000	814	23-04-2018	16	0	0	2.0000	14400000
13	Rurka	7200000	356	07-08-2018	5	17 1/2	0	0.7344	13872375
14	Bakarpur	7200000	1487	08-05-2018	8	0	0	1.0000	13000000
15	Bakarpur	7200000	1467	08-05-2018	8	0	0	1.0000	13000000
16	Bakarpur	7200000	1477	08-05-2018	8	0	0	1.0000	13000000
17	Bakarpur	7200000	1479	08-05-2018	8	0	0	1.0000	13000000
18	Rurka	7200000	1083	19-05-2017	5	6	7	0.6674	12532662
19	Kambala	7200000	4876	10-11-2017	14	05	3	1.7833	12000000
20	Dharamgarh	5220000	7350	27-03-2017	15	1 1/2	0	1.8844	12000000
21	Kambala	7200000	2698	26-10-2018	9	10	2	1.1889	11888750
22	Bakarpur	7200000	2073	21-05-2018	11	10	5	1.4410	11530000
23	Safipur	5220000	861	11-05-2016	2	0	0	0.4167	10800000
24	Bakarpur	7200000	2290	25-05-2018	8	0	0	1.0000	10000000
25	Bakarpur	7200000	3160	21-06-2018	8	0	0	1.0000	10000000
26	Dharamgarh	5220000	6991	09-03-2017	13	18	4	1.7403	9500000
27	Bakarpur	7200000	7232	29-03-2016	8	5	3	1.0333	9380000
28	Bakarpur	7200000	4061	18-12-2018	8	0	0	1.0000	9000000
29	Chachu Majra	5220000	2407	02-06-2018	4	4	1	0.5257	8300000
30	Bakarpur	7200000	3938	15-09-2016	8	0	0	1.0000	8000000
31	Bakarpur	7200000	5032	15-11-2017	8	0	0	1.0000	7600000

32	Bakarpur	7200000	4126	13-10-2017	8	0	0	1.0000	7500000
33	Bakarpur	7200000	2063	21-05-2018	8	0	0	1.0000	7500000
34	Bakarpur	7200000	2575	06-06-2018	8	0	0	1.0000	7500000
35	Bakarpur	7200000	2895	13-06-2018	8	0	0	1.0000	7500000
36	Bakarpur	7200000	1083	11-09-2018	8	1	0	1.0063	7500000
37	Bakarpur	7200000	347	11-04-2018	8	0	0	1.0000	7200000
38	Bakarpur	7200000	1720	14-05-2018	8	0	0	1.0000	7200000
39	Bakarpur	7200000	2188	23-05-2018	8	0	0	1.0000	7200000
40	Bakarpur	7200000	4002	10-07-2018	8	0	0	1.0000	7200000
41	Bakarpur	7200000	299	03-08-2018	8	0	0	1.0000	7200000
42	Bakarpur	7200000	883	05-09-2018	8	0	0	1.0000	7200000
43	Bakarpur	7200000	2092	08-10-2018	8	0	0	1.0000	7200000
44	Kambala	7200000	874	05-09-2018	8	0	0	1.0000	7200000
45	Safipur	5220000	272	02-08-2018	6	0	0	1.2500	6525000
46	Kambala	7200000	3784	07-12-2018	3	13 1/4	0	0.4578	6200000
47	Dharamgarh	5220000	5234	02-12-2016	2	1	0	0.2563	6150000
48	Dharamgarh	5220000	3184	10-08-2016	8	8	6	1.0542	6120000
49	Dharamgarh	5220000	2975	02-11-2018	8	0	0	1.0000	5225000
50	Bakarpur	7200000	3073	09-11-2018	5	10	5	0.6910	4972500
51	Bakarpur	7200000	953	20-05-2016	4	0	0	0.5000	4900000
52	Bakarpur	7200000	82	27-07-2018	4	0	0	0.5000	4900000
53	Bakarpur	7200000	2514	06-06-2018	4	0	0	0.5000	4800000
54	Bakarpur	7200000	4701	06-11-2017	5	0	0	0.6250	4500000
55	Bakarpur	7200000	6097	15-02-2018	3	1	0	0.3813	4500000
56	Bakarpur	7200000	4269	18-07-2018	4	0	0	0.5000	4500000
57	Bakarpur	7200000	4271	18-07-2018	4	0	0	0.5000	4500000
58	Bakarpur	7200000	80	27-07-2018	4	0	0	0.5000	4500000
59	Kambala	7200000	5906	11-01-2017	4	10	0	0.5625	4500000
60	Kambala	7200000	163	07-04-2016	3	14	0	0.4625	4426000
61	Bakarpur	7200000	2504	15-07-2016	5	4	3	0.6521	4000000
62	Bakarpur	7200000	3750	06-12-2018	4	0	0	0.5000	4000000
63	Kambala	7200000	6967	09-03-2017	4	0	0	0.5000	4000000
64	Bakarpur	7200000	3740	04-07-2018	4	1.5	0	0.5094	3700000
65	Bakarpur	7200000	3739	04-07-2018	4	1.5	0	0.5094	3700000
66	Bakarpur	7200000	1386	07-05-2018	4	0	0	0.5000	3600000
67	Bakarpur	7200000	3459	30-06-2018	4	0	0	0.5000	3600000
68	Bakarpur	7200000	3460	30-06-2018	4	0	0	0.5000	3600000
69	Bakarpur	7200000	4028	11-07-2018	4	11	0	0.5688	3600000
70	Bakarpur	7200000	800	04-09-2018	4	0	0	0.5000	3600000
71	Bakarpur	7200000	3072	09-11-2018	4	0	0	0.5000	3600000
72	Kambala	7200000	949	26-04-2019	3	17	0	0.4813	3600000
73	Kambala	7200000	5111	20-11-2017	3	17	0	0.4813	3500000
74	Kambala	7200000	354	11-04-2018	3	15	0	0.4688	3375000
75	Bakarpur	7200000	6248	08-02-2016	2	19 1/2	0	0.3719	3350000
76	Dharamgarh	5220000	6055	19-12-2017	4	19	4	0.6215	3312500
77	Dharamgarh	5220000	879	12-05-2016	4	0	0	0.5000	3250000
78	Dharamgarh	5220000	3723	29-09-2017	4	1	2	0.5076	3250000
79	Dharamgarh	5220000	3350	26-06-2018	3	0	0	0.3750	3000000

80	Dharamgarh	5220000	14	25-07-2018	4	0	0	0.5000	3000000
81	Dharamgarh	5220000	4307	05-10-2016	4	0	0	0.5000	2900000
82	Bakarpur	7200000	1330	04-05-2018	3	0	0	0.3750	2812500
83	Rurka	7200000	3402	22-08-2016	2	16	0	0.3500	2800000
84	Bakarpur	7200000	864	05-09-2018	2	19	0	0.3688	2700000
85	Bakarpur	7200000	2974	02-11-2018	3	0	0	0.3750	2700000
86	Safipur	5220000	4943	13-11-2017	1	14	0	0.3542	2054200
87	Dharamgarh	5220000	2254	08-07-2016	2	12	0	0.3250	1885000
88	Dharamgarh	5220000	2079	12-07-2017	2	10	5	0.3160	1850000
89	Bakarpur	7200000	21314	04-04-2018	2	1	0	0.2563	1676570
90	Bakarpur	7200000	2421	01-08-2017	2	12	0	0.3250	1600000
91	Dharamgarh	5220000	4261	04-10-2016	2	3	3	0.2708	1600000
92	Dharamgarh	5220000	2793	11-06-2018	2	7	6	0.2979	1553000
93	Bakarpur	7200000	4029	11-07-2018	2	15	0	0.3438	1500000
94	Dharamgarh	5220000	4450	07-10-2016	2	0	3	0.2521	1500000
95	Dharamgarh	5220000	3339	21-11-2018	2	0	1/4	30.6903	1375000
96	Dharamgarh	5220000	4643	14-01-2019	2	1	0	0.2563	1337625
97	Dharamgarh	5220000	2523	06-06-2018	2	0	1	0.2507	1310000
98	Bakarpur	7200000	2802	31-08-2017	2	1	0	0.2563	1200000

Out of all these 98 number of sale deeds, 49 sale deeds of Village Rurka and adjoining five Villages Bakarpur, Chachu Majra, Kambala, Dharamgarh and Safipur (**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 Rurka.

Table-II

50% Higher Sale Deed Rate of the Preceding 3 years from (06-02-2016 To 06-02-2019)									
1	Bakarpur	7200000	2735	24-08-2017	96	0	0	12.0000	150000000
2	Dharamgarh	5220000	107	06-04-2017	40	0	0	5.0000	87500000
3	Safipur	5220000	2073	30-06-2016	14	12	0	3.0417	77562501
4	Bakarpur	7200000	1998	06-07-2017	16	18	7.5	2.1177	58236750
5	Dharamgarh	5220000	578	27-04-2017	18	17	0	2.3563	57021250
6	Dharamgarh	5220000	2415	01-08-2017	13	19	0	1.7438	43768125
7	Rurka	7200000	898	12-05-2016	9	17 1/2	0	1.2344	30736555
8	Bakarpur	7200000	9472	27-02-2018	24	0	0	3.0000	22500000
9	Rurka	7200000	262	02-08-2018	9	4	0	1.1500	17937500
10	Rurka	7200000	2930	01-08-2016	5	7 1/2	0	0.6719	16796875
11	Bakarpur	7200000	2052	21-05-2018	16	0	0	2.0000	16000000
12	Bakarpur	7200000	814	23-04-2018	16	0	0	2.0000	14400000
13	Rurka	7200000	356	07-08-2018	5	17 1/2	0	0.7344	13872375
14	Bakarpur	7200000	1487	08-05-2018	8	0	0	1.0000	13000000
15	Bakarpur	7200000	1467	08-05-2018	8	0	0	1.0000	13000000
16	Bakarpur	7200000	1477	08-05-2018	8	0	0	1.0000	13000000

17	Bakarpur	7200000	1479	08-05-2018	8	0	0	1.0000	13000000
18	Rurka	7200000	1083	19-05-2017	5	6	7	0.6674	12532662
19	Kambala	7200000	4876	10-11-2017	14	05	3	1.7833	12000000
20	Dharamgarh	5220000	7350	27-03-2017	15	1 1/2	0	1.8844	12000000
21	Kambala	7200000	2698	26-10-2018	9	10	2	1.1889	11888750
22	Bakarpur	7200000	2073	21-05-2018	11	10	5	1.4410	11530000
23	Safipur	5220000	861	11-05-2016	2	0	0	0.4167	10800000
24	Bakarpur	7200000	2290	25-05-2018	8	0	0	1.0000	10000000
25	Bakarpur	7200000	3160	21-06-2018	8	0	0	1.0000	10000000
26	Dharamgarh	5220000	6991	09-03-2017	13	18	4	1.7403	9500000
27	Bakarpur	7200000	7232	29-03-2016	8	5	3	1.0333	9380000
28	Bakarpur	7200000	4061	18-12-2018	8	0	0	1.0000	9000000
29	Chachu Majra	5220000	2407	02-06-2018	4	4	1	0.5257	8300000
30	Bakarpur	7200000	3938	15-09-2016	8	0	0	1.0000	8000000
31	Bakarpur	7200000	5032	15-11-2017	8	0	0	1.0000	7600000
32	Bakarpur	7200000	4126	13-10-2017	8	0	0	1.0000	7500000
33	Bakarpur	7200000	2063	21-05-2018	8	0	0	1.0000	7500000
34	Bakarpur	7200000	2575	06-06-2018	8	0	0	1.0000	7500000
35	Bakarpur	7200000	2895	13-06-2018	8	0	0	1.0000	7500000
36	Bakarpur	7200000	1083	11-09-2018	8	1	0	1.0063	7500000
37	Bakarpur	7200000	347	11-04-2018	8	0	0	1.0000	7200000
38	Bakarpur	7200000	1720	14-05-2018	8	0	0	1.0000	7200000
39	Bakarpur	7200000	2188	23-05-2018	8	0	0	1.0000	7200000
40	Bakarpur	7200000	4002	10-07-2018	8	0	0	1.0000	7200000
41	Bakarpur	7200000	299	03-08-2018	8	0	0	1.0000	7200000
42	Bakarpur	7200000	883	05-09-2018	8	0	0	1.0000	7200000
43	Bakarpur	7200000	2092	08-10-2018	8	0	0	1.0000	7200000
44	Kambala	7200000	874	05-09-2018	8	0	0	1.0000	7200000
45	Safipur	5220000	272	02-08-2018	6	0	0	1.2500	6525000
46	Kambala	7200000	3784	07-12-2018	3	13 1/4	0	0.4578	6200000
47	Dharamgarh	5220000	5234	02-12-2016	2	1	0	0.2563	6150000
48	Dharamgarh	5220000	3184	10-08-2016	8	8	6	1.0542	6120000
49	Dharamgarh	5220000	2975	02-11-2018	8	0	0	1.0000	5225000
Highest 50% Sale Deed Total.								73.7558	926183343
Average Rate of Preceding last Three Years (49 No. Highest Registry).								12557431	
Existing Circle rate of the time of Section-11 Notification Rs./Acres.								7200000	
Rate to be adopted for award.								12557431	

Average rate of 49 number sale deeds of highest sale price mentioned in the above Table-II, works out to Rs. 1,25,57,431/- of Village Rurka. At the time of filing objections/claims before this office, some of the land owners had also claimed compensation of land under acquisition at the rates of Rs.15 CRORE per acre to Rs.20 CRORE per acre. However, none of these 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. 49 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 Rurka is determined @ Rs. 1,25,57,431/- 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.

VILLAGE SAFIPUR

In order to work out market value of the land of Village Safipur as per criteria mentioned in clauses "a" and "b" of section 26(1) of the Act ibid, collector rates of these villages fixed by District Collector, Sahibzada Ajit Singh Nagar at the relevant time as well as copies of all 161 sale deeds of land of Village Safipur and adjoining five Villages Bakarpur, Rurka, Dharamgarh, Nandiali and Dyalpura (**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. Circle rate of Village Safipur is Rs. 52,20,000/- 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 161 sale deeds of lands of Village Safipur and adjoining five Villages Bakarpur, Rurka, Dharamgarh, Nandiali and Dyalpura (**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) are mentioned in the **Table- I** below:-

Table-I

Average Rate of Sale Deed during Last 3 Years									
Village Name --Safipur and its surrounding					Teshil-Mohali/Derabasi			Distt. S.A.S 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	Dharamgarh	5220000	107	06-04-2017	40	0	0	5.0000	87500000
3	Safipur	5220000	2073	30-06-2016	14	12	0	3.0417	77562501

4	Nadiyali	5220000	3964	15-09-2016	12	1	0	2.5104	62634896
5	Bakarpur	7200000	1998	06-07-2017	16	18	7.5	2.1177	58236750
6	Dharamgarh	5220000	578	27-04-2017	18	17	0	2.3563	57021250
7	Dharamgarh	5220000	2415	01-08-2017	13	19	0	1.7438	43768125
8	Dyalpura	2664750	5837	09-01-2019	8	0	0	1.6667	31800000
9	Rurka	7200000	898	12-05-2016	9	17 1/2	0	1.2344	30736555
10	Dyalpura	2664750	3882	15-11-2018	6	0	0	1.2500	24925000
11	Dyalpura	2664750	3880	15-11-2018	4	14	10	0.9844	24921875
12	Bakarpur	7200000	9472	27-02-2018	24	0	0	3.0000	22500000
13	Nadiyali	5220000	6257	03-02-2017	26	11	10	5.5365	22145900
14	Dyalpura	2664750	3816	14-11-2018	6	9	19 1/2	1.3539	22000000
15	Dyalpura	2664750	3823	14-11-2018	15	12	0	3.2500	20000000
16	Dyalpura	2664750	5161	21-12-2018	8	11	5 2/5	1.7841	20000000
17	Rurka	7200000	262	02-08-2018	9	4	0	1.1500	17937500
18	Rurka	7200000	2930	01-08-2016	5	7 1/2	0	0.6719	16796875
19	Nadiyali	5220000	6379	09-02-2017	26	11	10	5.5365	16610000
20	Bakarpur	7200000	2052	21-05-2018	16	0	0	2.0000	16000000
21	Bakarpur	7200000	814	23-04-2018	16	0	0	2.0000	14400000
22	Dyalpura	2664750	3818	14-11-2018	3	16	0	0.7917	14000000
23	Rurka	7200000	356	07-08-2018	5	17 1/2	0	0.7344	13872375
24	Bakarpur	7200000	1487	08-05-2018	8	0	0	1.0000	13000000
25	Bakarpur	7200000	1467	08-05-2018	8	0	0	1.0000	13000000
26	Bakarpur	7200000	1477	08-05-2018	8	0	0	1.0000	13000000
27	Bakarpur	7200000	1479	08-05-2018	8	0	0	1.0000	13000000
28	Rurka	7200000	1083	19-05-2017	5	6	7	0.6674	12532662
29	Dharamgarh	5220000	7350	27-03-2017	15	1 1/2	0	1.8844	12000000
30	Dyalpura	2664750	3881	15-11-2018	3	11	10	0.7448	12000000
31	Bakarpur	7200000	2073	21-05-2018	11	10	5	1.4410	11530000
32	Dyalpura	2664750	3740	13-11-2018	5	1	1 1/2	1.0529	11000000
33	Safipur	5220000	861	11-05-2016	2	0	0	0.4167	10800000
34	Bakarpur	7200000	2290	25-05-2018	8	0	0	1.0000	10000000
35	Bakarpur	7200000	3160	21-06-2018	8	0	0	1.0000	10000000
36	Dyalpura	2664750	6537	25-01-2019	4	10	13	0.9443	10000000
37	Dyalpura	2664750	6507	25-01-2019	3	11	0	0.7396	10000000
38	Dharamgarh	5220000	6991	09-03-2017	13	18	4	1.7403	9500000
39	Bakarpur	7200000	7232	29-03-2016	8	5	3	1.0333	9380000
40	Bakarpur	7200000	4061	18-12-2018	8	0	0	1.0000	9000000
41	Dyalpura	2664750	3820	14-11-2018	1	9	6 2/3	0.3056	8751250
42	Bakarpur	7200000	3938	15-09-2016	8	0	0	1.0000	8000000
43	Bakarpur	7200000	5032	15-11-2017	8	0	0	1.0000	7600000
44	Bakarpur	7200000	4126	13-10-2017	8	0	0	1.0000	7500000
45	Bakarpur	7200000	2063	21-05-2018	8	0	0	1.0000	7500000
46	Bakarpur	7200000	2575	06-06-2018	8	0	0	1.0000	7500000
47	Bakarpur	7200000	2895	13-06-2018	8	0	0	1.0000	7500000
48	Bakarpur	7200000	1083	11-09-2018	8	1	0	1.0063	7500000
49	Bakarpur	7200000	347	11-04-2018	8	0	0	1.0000	7200000
50	Bakarpur	7200000	1720	14-05-2018	8	0	0	1.0000	7200000

51	Bakarpur	7200000	2188	23-05-2018	8	0	0	1.0000	7200000
52	Bakarpur	7200000	4002	10-07-2018	8	0	0	1.0000	7200000
53	Bakarpur	7200000	299	03-08-2018	8	0	0	1.0000	7200000
54	Bakarpur	7200000	883	05-09-2018	8	0	0	1.0000	7200000
55	Bakarpur	7200000	2092	08-10-2018	8	0	0	1.0000	7200000
56	Safipur	5220000	272	02-08-2018	6	0	0	1.2500	6525000
57	Dharamgarh	5220000	5234	02-12-2016	2	1	0	0.2563	6150000
58	Dharamgarh	5220000	3184	10-08-2016	8	8	6	1.0542	6120000
59	Dyalpura	2664750	5148	20-12-2018	4	10	18	0.9469	6000000
60	Dharamgarh	5220000	2975	02-11-2018	8	0	0	1.0000	5225000
61	Bakarpur	7200000	3073	09-11-2018	5	10	5	0.6910	4972500
62	Bakarpur	7200000	953	20-05-2016	4	0	0	0.5000	4900000
63	Bakarpur	7200000	82	27-07-2018	4	0	0	0.5000	4900000
64	Dyalpura	2664750	3625	13-07-2018	2	6	0	0.4792	4895000
65	Dyalpura	2664750	3623	13-07-2018	2	4	0	0.4583	4880000
66	Nadiyali	5220000	5890	11-01-2017	4	0	0	0.8333	4850000
67	Bakarpur	7200000	2514	06-06-2018	4	0	0	0.5000	4800000
68	Dyalpura	2664750	2702	11-07-2017	2	19	0	0.6146	4800000
69	Dyalpura	2664750	4858	13-12-2018	2	0	10	0.4219	4800000
70	Dyalpura	2664750	3748	13-11-2018	2	7	8.75	0.4941	4700000
71	Dyalpura	2664750	4221	15-09-2017	1	8	8	0.2958	4600800
72	Bakarpur	7200000	4701	06-11-2017	5	0	0	0.6250	4500000
73	Bakarpur	7200000	6097	15-02-2018	3	1	0	0.3813	4500000
74	Bakarpur	7200000	4269	18-07-2018	4	0	0	0.5000	4500000
75	Bakarpur	7200000	4271	18-07-2018	4	0	0	0.5000	4500000
76	Bakarpur	7200000	80	27-07-2018	4	0	0	0.5000	4500000
77	Dyalpura	2664750	4936	03-10-2017	1	19	12	0.4125	4500000
78	Dyalpura	2664750	4663	06-12-2018	2	7	5	0.4922	4500000
79	Dyalpura	2664750	5368	27-12-2018	1	15	10	0.3698	4500000
80	Dyalpura	2664750	4904	14-12-2018	1	13	15	0.3516	4200000
81	Bakarpur	7200000	2504	15-07-2016	5	4	3	0.6521	4000000
82	Bakarpur	7200000	3750	06-12-2018	4	0	0	0.5000	4000000
83	Dyalpura	2664750	3741	13-11-2018	2	17	15	0.6016	4000000
84	Dyalpura	2664750	3742	13-11-2018	1	18	15	0.4036	4000000
85	Dyalpura	2664750	4371	29-11-2018	2	0	10	0.4219	4000000
86	Dyalpura	2664750	4207	14-09-2017	3	6	0	0.6875	3960000
87	Dyalpura	2664750	2087	05-06-2018	2	18	0	0.6042	3731000
88	Bakarpur	7200000	3740	04-07-2018	4	1.5	0	0.5094	3700000
89	Bakarpur	7200000	3739	04-07-2018	4	1.5	0	0.5094	3700000
90	Bakarpur	7200000	1386	07-05-2018	4	0	0	0.5000	3600000
91	Bakarpur	7200000	3459	30-06-2018	4	0	0	0.5000	3600000
92	Bakarpur	7200000	3460	30-06-2018	4	0	0	0.5000	3600000
93	Bakarpur	7200000	4028	11-07-2018	4	11	0	0.5688	3600000
94	Bakarpur	7200000	800	04-09-2018	4	0	0	0.5000	3600000
95	Bakarpur	7200000	3072	09-11-2018	4	0	0	0.5000	3600000
96	Dyalpura	2664750	3951	19-11-2018	2	1	1 1/2	0.4279	3600000
97	Dyalpura	2664750	692	02-05-2017	1	19	12	0.4125	3550000
98	Dyalpura	2664750	693	02-05-2017	1	19	12	0.4125	3550000
99	Dyalpura	2664750	4263	27-11-2018	2	14	0	0.5625	3500000

100	Dyalpura	2664750	4179	13-09-2017	1	8	8	0.2958	3456000
101	Dyalpura	2664750	3635	30-01-2018	2	0	0	0.4167	3400000
102	Bakarpur	7200000	6248	08-02-2016	2	19 1/2	0	0.3719	3350000
103	Dharamgarh	5220000	6055	19-12-2017	4	19	4	0.6215	3312500
104	Dharamgarh	5220000	879	12-05-2016	4	0	0	0.5000	3250000
105	Dharamgarh	5220000	3723	29-09-2017	4	1	2	0.5076	3250000
106	Dyalpura	2664750	3508	11-07-2018	2	5	0	0.4688	3230500
107	Dyalpura	2664750	5025	24-10-2016	3	4	19 3/4	0.6770	3050000
108	Dyalpura	2664750	5027	24-10-2016	3	4	19 3/4	0.6770	3050000
109	Dharamgarh	5220000	3350	26-06-2018	3	0	0	0.3750	3000000
110	Dharamgarh	5220000	14	25-07-2018	4	0	0	0.5000	3000000
111	Dyalpura	2664750	5029	24-10-2016	2	10	10 3/4	0.5264	3000000
112	Dyalpura	2664750	5030	24-10-2016	2	10	10 3/4	0.5264	3000000
113	Dyalpura	2664750	3079	27-07-2017	2	0	0	0.4167	3000000
114	Dyalpura	2664750	4784	27-09-2017	2	0	0	0.4167	3000000
115	Dharamgarh	5220000	4307	05-10-2016	4	0	0	0.5000	2900000
116	Bakarpur	7200000	1330	04-05-2018	3	0	0	0.3750	2812500
117	Rurka	7200000	3402	22-08-2016	2	16	0	0.3500	2800000
118	Dyalpura	2664750	8099	31-03-2017	2	9	2.5	0.5117	2712500
119	Dyalpura	2664750	5026	24-10-2016	2	17	15	0.6016	2710000
120	Bakarpur	7200000	864	05-09-2018	2	19	0	0.3688	2700000
121	Bakarpur	7200000	2974	02-11-2018	3	0	0	0.3750	2700000
122	Dyalpura	2664750	3464	10-07-2018	2	4	0	0.4583	2700000
123	Dyalpura	2664750	5290	21-11-2016	4	8	0	0.9167	2572000
124	Dyalpura	2664750	4671	27-09-2017	1	8	8	0.2958	2556000
125	Dyalpura	2664750	5087	09-10-2017	1	8	8	0.2958	2556000
126	Dyalpura	2664750	4367	22-09-2017	2	2	0	0.4375	2500000
127	Dyalpura	2664750	5666	26-10-2017	2	2	10	0.4427	2340000
128	Dyalpura	2664750	3095	27-07-2017	2	10	0	0.5208	2303000
129	Dyalpura	2664750	4005	23-07-2018	2	0	4	0.4188	2200000
130	Dyalpura	2664750	4814	29-09-2017	2	0	0	0.4167	2120000
131	Dyalpura	2664750	372	03-08-2018	1	19	0	0.4063	2100000
132	Dyalpura	2664750	4657	26-09-2017	1	14	0	0.3542	2060000
133	Dyalpura	2664750	6011	06-11-2017	1	17	10	0.3906	2060000
134	Safipur	5220000	4943	13-11-2017	1	14	0	0.3542	2054200
135	Dyalpura	2664750	6005	15-01-2019	2	0	0	0.4167	2000000
136	Dharamgarh	5220000	2254	08-07-2016	2	12	0	0.3250	1885000
137	Dharamgarh	5220000	2079	12-07-2017	2	10	5	0.3160	1850000
138	Dyalpura	2664750	7711	22-12-2017	2	0	4	0.4188	1800000
139	Dyalpura	2664750	299	01-08-2018	3	2	0	0.6458	1725000
140	Bakarpur	7200000	21314	04-04-2018	2	1	0	0.2563	1676570
141	Dyalpura	2664750	4089	21-11-2018	1	18	0	0.3958	1663000
142	Bakarpur	7200000	2421	01-08-2017	2	12	0	0.3250	1600000
143	Dharamgarh	5220000	4261	04-10-2016	2	3	3	0.2708	1600000
144	Dyalpura	2664750	1262	19-05-2017	1	5	0	0.2604	1600000
145	Dyalpura	2664750	344	02-08-2018	3	2	0	0.6458	1600000

146	Dharamgarh	5220000	2793	11-06-2018	2	7	6	0.2979	1553000
147	Bakarpur	7200000	4029	11-07-2018	2	15	0	0.3438	1500000
148	Dharamgarh	5220000	4450	07-10-2016	2	0	3	0.2521	1500000
149	Dyalpura	2664750	139	05-04-2016	2	1	0	0.4271	1409022
150	Dyalpura	2664750	290	11-04-2016	1	10	0	0.3125	1400000
151	Dharamgarh	5220000	3339	21-11-2018	2	0	1/4	30.6903	1375000
152	Dyalpura	2664750	948	06-05-2016	2	0	0	0.4167	1375000
153	Dyalpura	2664750	188	10-04-2018	2	9	6	0.5135	1375000
154	Dharamgarh	5220000	4643	14-01-2019	2	1	0	0.2563	1337625
155	Dharamgarh	5220000	2523	06-06-2018	2	0	1	0.2507	1310000
156	Dyalpura	2664750	914	20-08-2018	1	10	0	0.3125	1237500
157	Bakarpur	7200000	2802	31-08-2017	2	1	0	0.2563	1200000
158	Dyalpura	2664750	1528	11-09-2018	1	19	13	0.4130	1200000
159	Dyalpura	2664750	354	13-04-2018	1	5	0	0.2604	1095000
160	Dyalpura	2664750	4329	19-09-2017	1	6	0	0.2708	931000
161	Dyalpura	2664750	3652	13-07-2018	1	5	0	0.2604	900000

Out of all these 161 number of sale deeds, 81 sale deeds of Village Safipur and adjoining five Villages Bakarpur, Rurka, Dharamgarh, Nadiyal and Dyalpura (**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 Safipur.

Table-II

50% Higher Sale Deed Rate of the Preceding 3 years from (06-02-2016 To 06-02-2019)									
1	Bakarpur	7200000	2735	24-08-2017	96	0	0	12.0000	150000000
2	Dharamgarh	5220000	107	06-04-2017	40	0	0	5.0000	87500000
3	Safipur	5220000	2073	30-06-2016	14	12	0	3.0417	77562501
4	Nadiyali	5220000	3964	15-09-2016	12	1	0	2.5104	62634896
5	Bakarpur	7200000	1998	06-07-2017	16	18	7.5	2.1177	58236750
6	Dharamgarh	5220000	578	27-04-2017	18	17	0	2.3563	57021250
7	Dharamgarh	5220000	2415	01-08-2017	13	19	0	1.7438	43768125
8	Dyalpura	2664750	5837	09-01-2019	8	0	0	1.6667	31800000
9	Rurka	7200000	898	12-05-2016	9	17 1/2	0	1.2344	30736555
10	Dyalpura	2664750	3882	15-11-2018	6	0	0	1.2500	24925000
11	Dyalpura	2664750	3880	15-11-2018	4	14	10	0.9844	24921875
12	Bakarpur	7200000	9472	27-02-2018	24	0	0	3.0000	22500000
13	Nadiyali	5220000	6257	03-02-2017	26	11	10	5.5365	22145900
14	Dyalpura	2664750	3816	14-11-2018	6	9	19 1/2	1.3539	22000000
15	Dyalpura	2664750	3823	14-11-2018	15	12	0	3.2500	20000000
16	Dyalpura	2664750	5161	21-12-2018	8	11	5 2/5	1.7841	20000000
17	Rurka	7200000	262	02-08-2018	9	4	0	1.1500	17937500
18	Rurka	7200000	2930	01-08-2016	5	7 1/2	0	0.6719	16796875
19	Nadiyali	5220000	6379	09-02-2017	26	11	10	5.5365	16610000

20	Bakarpur	7200000	2052	21-05-2018	16	0	0	2.0000	16000000
21	Bakarpur	7200000	814	23-04-2018	16	0	0	2.0000	14400000
22	Dyalpura	2664750	3818	14-11-2018	3	16	0	0.7917	14000000
23	Rurka	7200000	356	07-08-2018	5	17 1/2	0	0.7344	13872375
24	Bakarpur	7200000	1487	08-05-2018	8	0	0	1.0000	13000000
25	Bakarpur	7200000	1467	08-05-2018	8	0	0	1.0000	13000000
26	Bakarpur	7200000	1477	08-05-2018	8	0	0	1.0000	13000000
27	Bakarpur	7200000	1479	08-05-2018	8	0	0	1.0000	13000000
28	Rurka	7200000	1083	19-05-2017	5	6	7	0.6674	12532662
29	Dharamgarh	5220000	7350	27-03-2017	15	1 1/2	0	1.8844	12000000
30	Dyalpura	2664750	3881	15-11-2018	3	11	10	0.7448	12000000
31	Bakarpur	7200000	2073	21-05-2018	11	10	5	1.4410	11530000
32	Dyalpura	2664750	3740	13-11-2018	5	1	1 1/2	1.0529	11000000
33	Safipur	5220000	861	11-05-2016	2	0	0	0.4167	10800000
34	Bakarpur	7200000	2290	25-05-2018	8	0	0	1.0000	10000000
35	Bakarpur	7200000	3160	21-06-2018	8	0	0	1.0000	10000000
36	Dyalpura	2664750	6537	25-01-2019	4	10	13	0.9443	10000000
37	Dyalpura	2664750	6507	25-01-2019	3	11	0	0.7396	10000000
38	Dharamgarh	5220000	6991	09-03-2017	13	18	4	1.7403	9500000
39	Bakarpur	7200000	7232	29-03-2016	8	5	3	1.0333	9380000
40	Bakarpur	7200000	4061	18-12-2018	8	0	0	1.0000	9000000
41	Dyalpura	2664750	3820	14-11-2018	1	9	6 2/3	0.3056	8751250
42	Bakarpur	7200000	3938	15-09-2016	8	0	0	1.0000	8000000
43	Bakarpur	7200000	5032	15-11-2017	8	0	0	1.0000	7600000
44	Bakarpur	7200000	4126	13-10-2017	8	0	0	1.0000	7500000
45	Bakarpur	7200000	2063	21-05-2018	8	0	0	1.0000	7500000
46	Bakarpur	7200000	2575	06-06-2018	8	0	0	1.0000	7500000
47	Bakarpur	7200000	2895	13-06-2018	8	0	0	1.0000	7500000
48	Bakarpur	7200000	1083	11-09-2018	8	1	0	1.0063	7500000
49	Bakarpur	7200000	347	11-04-2018	8	0	0	1.0000	7200000
50	Bakarpur	7200000	1720	14-05-2018	8	0	0	1.0000	7200000
51	Bakarpur	7200000	2188	23-05-2018	8	0	0	1.0000	7200000
52	Bakarpur	7200000	4002	10-07-2018	8	0	0	1.0000	7200000
53	Bakarpur	7200000	299	03-08-2018	8	0	0	1.0000	7200000
54	Bakarpur	7200000	883	05-09-2018	8	0	0	1.0000	7200000
55	Bakarpur	7200000	2092	08-10-2018	8	0	0	1.0000	7200000
56	Safipur	5220000	272	02-08-2018	6	0	0	1.2500	6525000
57	Dharamgarh	5220000	5234	02-12-2016	2	1	0	0.2563	6150000
58	Dharamgarh	5220000	3184	10-08-2016	8	8	6	1.0542	6120000
59	Dyalpura	2664750	5148	20-12-2018	4	10	18	0.9469	6000000
60	Dharamgarh	5220000	2975	02-11-2018	8	0	0	1.0000	5225000
61	Bakarpur	7200000	3073	09-11-2018	5	10	5	0.6910	4972500
62	Bakarpur	7200000	953	20-05-2016	4	0	0	0.5000	4900000
63	Bakarpur	7200000	82	27-07-2018	4	0	0	0.5000	4900000
64	Dyalpura	2664750	3625	13-07-2018	2	6	0	0.4792	4895000
65	Dyalpura	2664750	3623	13-07-2018	2	4	0	0.4583	4880000
66	Nadiyali	5220000	5890	11-01-2017	4	0	0	0.8333	4850000
67	Bakarpur	7200000	2514	06-06-2018	4	0	0	0.5000	4800000

68	Dyalpura	2664750	2702	11-07-2017	2	19	0	0.6146	4800000
69	Dyalpura	2664750	4858	13-12-2018	2	0	10	0.4219	4800000
70	Dyalpura	2664750	3748	13-11-2018	2	7	8.75	0.4941	4700000
71	Dyalpura	2664750	4221	15-09-2017	1	8	8	0.2958	4600800
72	Bakarpur	7200000	4701	06-11-2017	5	0	0	0.6250	4500000
73	Bakarpur	7200000	6097	15-02-2018	3	1	0	0.3813	4500000
74	Bakarpur	7200000	4269	18-07-2018	4	0	0	0.5000	4500000
75	Bakarpur	7200000	4271	18-07-2018	4	0	0	0.5000	4500000
76	Bakarpur	7200000	80	27-07-2018	4	0	0	0.5000	4500000
77	Dyalpura	2664750	4936	03-10-2017	1	19	12	0.4125	4500000
78	Dyalpura	2664750	4663	06-12-2018	2	7	5	0.4922	4500000
79	Dyalpura	2664750	5368	27-12-2018	1	15	10	0.3698	4500000
80	Dyalpura	2664750	4904	14-12-2018	1	13	15	0.3516	4200000
81	Bakarpur	7200000	2504	15-07-2016	5	4	3	0.6521	4000000
Highest 50% Sale Deed Total.								108.7711	1294681814
Average Rate of Preceding last Three Years (81 No. Highest Registry).									11902811
Existing Circle rate of the time of Section-11 Notification Rs./Acres.									5220000
Rate to be adopted for award.									11902811

Average rate of 81 number sale deeds of highest sale price mentioned in the above Table-II, works out to Rs. 1,19,02,811/- of Village Safipur. At the time of filing objections/claims before this office, some of the land owners had also claimed compensation of land under acquisition at the rates of Rs.15 CRORE per acre to Rs.20 CRORE per acre. However, none of these 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. 81 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 Safipur is determined @ Rs. 1,19,02,811/- 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:-

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)	-	-	-	1	X	X	X	X	1

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 07.01.2021.

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	Solatium 100%	A.P 12% from (06.12.2017 to 07.01.2021) (1128 Days)	Total Per Acre	Gross Amount
(1)	Bakarpur	566.466	Rs. 92,51,543/-	Rs. 92,51,543/-	Rs. 34,30,928/-	Rs. 2,19,34,014/-	Rs. 1242,48,73,175/-
(2)	Rurka	5.3813	Rs. 1,25,57,431/-	Rs. 1,25,57,431/-	Rs. 46,56,915/-	Rs. 2,97,71,777/-	Rs. 16,02,10,864/-
(3)	Safipur	7.8646	Rs. 1,19,02,811/-	Rs. 1,19,02,811/-	Rs. 44,14,149/-	Rs. 2,82,19,771/-	Rs. 22,19,37,211/-
Grand Total							Rs. 1280,70,21,250/-

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:-

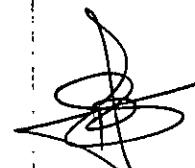
Sr. No.	CWP Numbers & Date	Petitioners Name	Area Affected	Remarks
(1)	18443 of 2020	Kavil Singh and other's	8 ACRE – 1 KANAL – 13 MARLA	Status quo with regard to possession.
(2)	21111 of 2020	Charanpal Singh and other's	116 KANAL – 15 MARLA	Status quo with regard to possession.
(3)	18786 of 2020	Jaswinder Kaur and other's	2 KANAL – 9 MARLA	Notice of motion. Notice regarding stay.
(5)	22449 of 2020	Pawan Kumar and other's	2 KANAL – 9 MARLA	Notice of motion. Notice regarding stay.

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 **579.7119** acres falling in Village Bakarpur, Rurka and Safipur, (**POCKET-A**) except the area under litigation 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. 1518 dated 07.01.2021 to be present at the time of announcement of award on 08.01.2021 at 9:30 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.



**Paviter Singh (P.C.S),
Land Acquisition Collector.**