


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

AWARD:- 593

DATE :- 27.08.2024

**BASIC INFORMATION:-**

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Villages Uksi, Mandwal, Kawarpur and Pabra, Tehsil-Rajpura of District Patiala for the public purpose namely for acquisition of **150 feet wide road connecting to Integrated Manufacturing Cluster (IMC) under AKIC Corridor Project as per lay out of the site in the area of Tehsil Rajpura, District Patiala.** This scheme has been planned in **Villages Pabra, Mandwal, Uksi and Kawarpur, Tehsil Rajpura, District Patiala** as per approved Master Plan of Patiala in the area of **Tehsil Rajpura, District Patiala** by issuing Notification No. 6/13/2020-6HG1/1685 Dated: 13.11.2020 U/s 4(1) of "The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013", to conduct Social Impact Assessment (SIA) in the locality. The substance of this notification was published in the daily newspapers, i.e. "The Tribune" (English Version) and "Rojana Ajit" (Punjabi Version) dated 21.11.2020. Social Impact Assessment (SIA) study was conducted by the State Social Impact Assessment Authority Punjabi University Patiala which submitted the Social Impact Assessment (SIA) Study Report on 03.05.2021, which was further evaluated by the Expert Group comprising of Two non-official Social Scientists (Prof. Rajesh Gill and Prof. Ramanjit Kaur Johal), Two Expert on Rehabilitation,(Sh. Sudesh Kaul and Sh. K.S Sidhu) Four representative of Panchayats of Villages and One Technical Expert (Sh. Tarlochan Singh Chief Engineer (Retd.)) submitted its report to the Government on 19.05.2021. The Expert Group in its report submitted that it is of the opinion that the proposed Urban Development has been delineated in section 2(i)(e) of "The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013". Hence, it serves the public purpose. While doing appraisal of Social Impact Assessment Report the committee has found that the project is going to be implemented according to the Master Plan. Hence, under this planned development there are no possible alternatives and the land proposed for acquisition is the bare minimum. The



Social Impact Assessment report ascertains that the potential benefits of the project outweigh the social cost and adverse social impact. In the light of above mentioned facts, the Expert Group recommended to the Government to proceed for acquisition of land for this project under the Act *ibid*. The Government thereafter, examined the Social Impact Assessment Study Report as also recommendations of Expert Group and decided to proceed with this acquisition.

Accordingly, Government of Punjab, Department of Housing and Urban Development issued Notification No 06/13/2020-6HG1/1684, dated 28.07.2022 under Section-11 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013", which was published in the Punjab Government Gazette dated 28.07.2022 and was published in the two daily newspapers "The Tribune" (English version) dated 12.08.2022 and "Rozana Ajit" (Punjabi version) dated 12.08.2022. The Public Notice regarding the substance of this notification in local language (Punjabi) was got published in the locality as per Rapat No. 31 (Village Pabra dated 29.09.2022), Rapat No. 14 (Village Mandwal dated 13.09.2022), Rapat No. 32 (Village Kawarpur dated 20.09.2022) and Rapat No. 372 (Village Uksi dated 29.08.2022) of the Roznamcha Waqiyati of the Patwar Circle, in the office of Tehsil Rajpura, and District Collector Patiala. This notification was also uploaded on the website on 29.07.2022 of PUDA, S.A.S Nagar. Against notification issued under Section 11, no objection has been received.

Subsequently, declaration under Section 19 of "the Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013", was issued by the Government of Punjab, Department of Housing and Urban Development vide English and Punjabi notification no. 06/13/2020-6HG1/635 dated 22.03.2023, which was published in official gazette dated 22.03.2023. The substance of this declaration was also published in two daily newspapers, "The Tribune" (English Version) dated 26.04.2023 and "Jag Bani" (Punjabi Version) dated 26.04.2023. In this regard, the rapat was got entered in "Rapat Roznamcha" of "Patwari Halka" of Village Uksi vide Rapat No. 507 dated 29.08.2023, Village Mandwal vide Rapat No. 328 dated 13.08.2023 and Village Kawarpur and Pabra vide Rapat No.331 dated 18.05.2023. Under this declaration, total 3.3021 acres of land of these four villages was notified for acquisition.

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

According to report of field staff, as per Jamabandi of Village Uksi for the year 2018-19, Mandwal for the year 2021-22, Kawarpur for the year 2019-20 and Pabra for the year 2018-19, type of land is mostly "Chahi" but few parcels of land where some construction done is "Gairmumkin" and ownership of this land is vested with private persons as well as private

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developers. The compensation of land is to be determined under section 26 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013".

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

Individual notices were also issued to the land owners to get claims to compensations and rehabilitation and resettlement for all interests in such land under section 21 of "the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013" and public notices for hearing were got affixed at prominent places in the concerned villages for the knowledge of land owners for 18.08.2023 and also published the said notice on the website of PUDA Authority. Through this public notice the land owners were asked to submit their claims themselves or through their nominated persons in the office of Land Acquisition Collector, Urban Development at PUDA Bhawan, Sector 62, S.A.S Nagar about Sixteen (16) numbers of Land owners came present at the time of hearing on 23.08.2023 and their written and verbal claims were heard. Objections regarding area, change in ownership etc. were taken into account and the record of the office was got modified accordingly.

### **DETERMINATION OF MARKET RATE**

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

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

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

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

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



**Explanation 2** – For determining the average sale price referred to in Explanation 1, one-half of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.

**Explanation 3** – While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the district shall not be taken into consideration.

**Explanation 4** – While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid, which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purposes of calculating market value.

The stamp duty rate of the area as per section 26(1) and average registry rate of similar type of land situated in nearest village/vicinity area as mentioned in section 26(1) (b) is presented in following Table:-

- (1) Calculation of rates for Village Kawarpur and its surrounding villages (Total 38 Sales Deeds) for the period from (28.07.2019 to 28.07.2022).  
b) The vicinity villages considered:- Devi Nagar, Faridpur, Uksi and Upalheri.

Average Rate of Sale Deed during Last 3 Years											
Village Name:-Kawarpur & Surrounding Village					Tehsil - Rajpura					District - Patiala	
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Bigha	Biswa	Biswasi			
1	Kawarpur	1989000	715	10-7-2020	270	24	0	0	5.0000	99000000	19800000
2	Devi nagar	2433600	1063	26-05-2022	938	132	4	0	27.5417	53000000	1924355
3	Faridpur	1491750	1062	26-05-2022	948	18	5	0	3.8021	26200000	6890929
4	Upalheri	8950500	779	12-05-2022	1537	11	14	0	2.4375	16785000	6886154
5	Faridpur	1491750	128	29-05-2020	928	7	3	0	1.4896	10160000	6820623
6	Upalheri	8950500	693	06-5-2022	1536	5	17	0	1.2188	8392000	6885461
7	Upalheri	8950500	338	19-4-2021	1503	15	0	2	3.1260	5860000	1874600
8	Upalheri	8950500	5294	14-03-2022	1532	3	13	0	0.7604	5800000	7627564
9	Upalheri	8950500	1387	21-06-2022	1543	4	0	0	0.8333	5737500	6885275
10	Upalheri	8950500	5295	14-03-2022	1528	3	12	0	0.7500	5700000	7600000
11	Upalheri	8950500	5216	22-03-2021	1508	3	13	0	0.7604	5240000	6891110
12	Upalheri	8950500	4489	12-2-2020	1481	3	8	16	0.7167	4935000	6885726
13	Upalheri	8950500	2155	15-10-2020	1491	3	13	0	0.7604	3800000	4997370
14	Upalheri	8950500	4513	02-02-2022	1525	2	12	18 2/5	0.5513	3800000	6892799
15	Upalheri	8950500	2156	15-10-2020	1492	3	12	0	0.7500	3700000	4933333
16	Faridpur	1491750	4520	02-02-2022	942	2	9	15	0.5182	3568500	6886337
17	Faridpur	1491750	4716	27-02-2020	927	2	1	7	0.4307	3013000	6995589
18	Faridpur	1491750	1810	01-08-2019	922	2	1	0	0.4271	2942000	6888317
19	Devi nagar	2433600	3351	29-11-2019	902	4	7	0	0.9063	2501250	2759848
20	Devi nagar	2433600	326	20-04-2022	937	11	14	10	2.4427	2000000	818766
21	Upalheri	8950500	4238	27-1-2020	1480	4	0	0	0.8333	1560000	1872075
22	Uksi	1989000	2108	23-07-2021	2150	4	0	0	0.8333	1500000	1800072
23	Kawarpur	1989000	1293	27-6-2019	266	4	0	18	0.8427	1300000	1542660
24	Upalheri	8950500	1887	7-8-2019	1471	3	0	0	0.6250	1170000	1872000
25	Uksi	1989000	3038	02-12-2020	2141	3	10	0	0.7292	1116000	1530444
26	Faridpur	1491750	3964	19-01-2021	932	2	12	4	0.5438	1020000	1875690
27	Devi nagar	2433600	1884	7-8-2019	903	2	10	0	0.5208	975000	1872120
28	Upalheri	8950500	1395	21-06-2022	1538	2	9	19	0.5203	975000	1873919
29	Devi nagar	2433600	2349	09-08-2021	929	2	9	0	0.5104	960000	1880878
30	Upalheri	8950500	1098	25-8-2020	1486	2	4	0	0.4583	858000	1872136
31	Devi nagar	2433600	3469	9-12-2019	905	2	3	12	0.4542	851000	1873624
32	Uksi	1989000	2569	02-09-2021	2156	2	5	0	0.4688	800000	1706485
33	Devi nagar	2433600	3706	20-12-2019	906	2	0	0	0.4167	780000	1871850
34	Devi nagar	2433600	4459	11-2-2020	909	2	0	0	0.4167	780000	1871850
35	Devi nagar	2433600	1965	16-07-2021	928	2	0	0	0.4167	780000	1871850
36	Uksi	1989000	4680	24-02-2020	2145	1	10	0	0.3125	687000	2198400
37	Devi nagar	2433600	1885	7-8-2019	903	1	4	0	0.2500	468000	1872000

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Sl No.	Village Name	Collector Rate	Sale Deed No.	Date	Mutation No.	Bigha	Biswa	Biswasi	Area (Acre)	Consideration Amount	Rate (Per Acre)
38	Uksi	1989000	2176	15-10-2020	2140	1	5	0	0.2604	400000	1536098
<b>50% Higher Sale Deed Rate of the Preceding 3 years from (28-07-2019 TO 28-07-2022)</b>											
1	Kawarpur	1989000	715	10-7-2020	270	24	0	0	5.0000	99000000	19800000
2	Devi nagar	2433600	1063	26-05-2022	938	132	4	0	27.5417	53000000	1924355
3	Faridpur	1491750	1062	26-05-2022	948	18	5	0	3.8021	26200000	6890929
4	Upalheri	8950500	779	12-05-2022	1537	11	14	0	2.4375	16785000	6886154
5	Faridpur	1491750	128	29-05-2020	928	7	3	0	1.4896	10160000	6820623
6	Upalheri	8950500	693	06-5-2022	1536	5	17	0	1.2188	8392000	6885461
7	Upalheri	8950500	338	19-4-2021	1503	15	0	2	3.1260	5860000	1874600
8	Upalheri	8950500	5294	14-03-2022	1532	3	13	0	0.7604	5800000	7627564
9	Upalheri	8950500	1387	21-06-2022	1543	4	0	0	0.8333	5737500	6885275
10	Upalheri	8950500	5295	14-03-2022	1528	3	12	0	0.7500	5700000	7600000
11	Upalheri	8950500	5216	22-03-2021	1508	3	13	0	0.7604	5240000	6891110
12	Upalheri	8950500	4489	12-2-2020	1481	3	8	16	0.7167	4935000	6885726
13	Upalheri	8950500	2155	15-10-2020	1491	3	13	0	0.7604	3800000	4997370
14	Upalheri	8950500	4513	02-02-2022	1525	2	12	18 2/5	0.5513	3800000	6892799
15	Upalheri	8950500	2156	15-10-2020	1492	3	12	0	0.7500	3700000	4933333
16	Faridpur	1491750	4520	02-02-2022	942	2	9	15	0.5182	3568500	6886337
17	Faridpur	1491750	4716	27-02-2020	927	2	1	7	0.4307	3013000	6995589
18	Faridpur	1491750	1810	01-08-2019	922	2	1	0	0.4271	2942000	6888317
19	Devi nagar	2433600	3351	29-11-2019	902	4	7	0	0.9063	2501250	2759848
<b>Highest 50% Sale Deed Total.</b>									<b>52.7805</b>	<b>₹ 27,01,34,250</b>	
<b>Average Rate of Preceding last Three Years (19 No. Highest Registry).</b>										<b>₹ 51,18,069</b>	

2. a) Calculation of rates for Village Mandwal and its surrounding villages (Total 70 Sales Deeds) for the period from (28.07.2019 to 28.07.2022).  
b) The vicinity villages considered:- Bhedwal, Jainagar, Khanpur Khurd, Pabra, Pabri and Uksi.

<b>Average Rate of Sale Deed during Last 3 Years</b>											
<b>Village Name:-Mandwal &amp; Surrounding Village</b>					<b>Tehsil - Rajpura</b>				<b>District - Patiala</b>		
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Bigha	Biswa	Biswasi			
1	Pabra	1491750	1999	7-10-2020	1093	851	14	0	177.4375	438284820	2470080
2	Jainagar	1491750	1456	27-06-2022	1482	29	13	0	6.1771	7089000	1147626
3	Mandwal	1491750	723	10-05-2021	820	12	0	14.39	2.5075	6000000	2392822
4	Jainagar	1491750	1455	27-06-2022	1481	24	8	0	5.0833	5834000	1147680
5	Bhedwal	1491750	4874	04-03-2021	1172	22	0	5	4.5859	5400000	1177522
6	Bhedwal	1491750	4377	11-02-2021	1169	19	7	12 1/2	4.0378	4950000	1225915
7	Bhedwal	1491750	4223	19-01-2022	1180	18	6	0	3.8125	4385000	1150164
8	Bhedwal	1491750	3120	27-10-2021	1181	12	2	8 1/3	2.5252	3000000	1188025
9	Pabri	1491750	2618	03-10-2019	1494	12	0	0	2.5000	2900000	1160000
10	Pabri	1491750	5361	17-03-2022	1552	10	0	10	2.0885	2580000	1235336
11	Jainagar	1491750	3129	15-11-2019	1426	10	9	0	2.1771	2500000	1148317
12	Jainagar	1491750	2412	28-10-2020	1454	10	0	0	2.0833	2400000	1152018
13	Pabri	1491750	5537	31-03-2022	1557	9	10	0	1.9792	2400000	1212611
14	Bhedwal	1491750	1763	22-07-2022	1195	7	7	0	1.5313	2290000	1495461
15	Jainagar	1491750	1179	31-05-2022	1480	8	5 1/3	0	1.7222	2100000	1219371
16	Pabri	1491750	5362	17-03-2022	1551	7	18	15	1.6536	1920000	1161103
17	Jainagar	1491750	3410	21-12-2020	1457	7	6	0	1.5208	1750000	1150710
18	Pabri	1491750	2411	16-08-2021	1545	6	16	0	1.4167	1700000	1199972
19	Uksi	1989000	2108	23-07-2021	2150	4	0	0	0.8333	1500000	1800072
20	Pabri	1491750	1442	04-09-2020	1526	6	5	0	1.3021	1500000	1151985
21	Jainagar	1491750	2189	19-10-2020	1453	6	3	0	1.2813	1471000	1148053
22	Jainagar	1491750	1015	30-07-2020	1441	6	0	0	1.2500	1440000	1152000
23	Pabra	1491750	3147	8-12-2020	1096	5	15	0	1.1979	1400000	1168712
24	Pabri	1491750	2484	23-09-2019	1495	3	6	13 1/3	0.6944	1266667	1824117
25	Pabri	1491750	2252	04-09-2019	1492	5	0	0	1.0417	1200000	1151963
26	Bhedwal	1491750	1506	26-06-2022	1190	4	17	0	1.0104	1160000	1148060
27	Uksi	1989000	3038	02-12-2020	2141	3	10	0	0.7292	1116000	1530444
28	Pabra	1491750	2629	09-09-2021	1110	4	0	6	0.8365	1000000	1195457
29	Bhedwal	1491750	947	21-05-2021	1185	4	0	0	0.8333	960000	1152046
30	Pabri	1491750	4290	29-01-2020	1503	4	0	0	0.8333	960000	1152046
31	Mandwal	1491750	1908	08-09-2019	805	4	0	0	0.8333	955000	1146046
32	Pabri	1491750	2824	22-10-2019	1496	3	11	13	0.7464	900000	1205788
33	Uksi	1989000	2569	02-09-2021	2156	2	5	0	0.4688	800000	1706485
34	Pabri	1491750	897	22-07-2020	1516	3	0	0	0.6250	750000	1200000
35	Pabra	1491750	3383	18-12-2020	1099	3	1	10	0.6406	736000	1148923

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36	Bhedwal	1491750	5485	28-03-2022	1188	3	0	0	0.6250	720000	1152000
37	Pabra	1491750	2725	12-11-2020	1095	2	0	0	0.4167	700000	1679866
38	Uksi	1989000	4680	24-02-2020	2145	1	10	0	0.3125	687000	2198400
39	Mandwal	1491750	3828	03-01-2022	824	2	15	0	0.5729	660000	1152034
40	Bhedwal	1491750	1905	28-06-2022	1191	2	0	0	0.4167	630000	1511879
41	Pabri	1491750	1411	22-06-2022	1559	2	10	0	0.5208	600000	1152074
42	Pabri	1491750	5396	22-03-2022	1556	2	6	5 1/2	0.4820	560000	1161826
43	Khanpur Khurd	1491750	1821	01-08-2019	1152	2	2	15	0.4453	511000	1147541
44	Pabra	1491750	1906	14-07-2021	1108	1	10	0	0.3125	500000	1600000
45	Pabra	1491750	3177	02-11-2021	1111	2	0	0	0.4167	500000	1199904
46	Pabri	1491750	2922	25-10-2019	1497	2	0	0	0.4167	500000	1199904
47	Bhedwal	1491750	3235	10-11-2021	1178	2	0	0	0.4167	480000	1151908
48	Khanpur Khurd	1491750	2406	17-09-2019	1155	2	0	0	0.4167	480000	1151908
49	Mandwal	1491750	662	08-07-2020	813	2	0	0	0.4167	480000	1151908
50	Jainagar	1491750	185	02-06-2020	1435	2	0	0	0.4167	480000	1151908
51	Pabra	1491750	3661	19-12-2019	1082	2	0	0	0.4167	480000	1151908
52	Pabri	1491750	2123	26-07-2021	1544	2	0	0	0.4167	478100	1147348
53	Jainagar	1491750	43	20-05-2020	1434	4	10	0	0.9375	470000	501333
54	Pabra	1491750	3430	13-12-2021	1113	1	16	0	0.3750	435000	1160000
55	Uksi	1989000	2176	15-10-2020	2140	1	5	0	0.2604	400000	1536098
56	Mandwal	1491750	3528	17-12-2021	823	1	12	10	0.3385	395000	1166913
57	Pabra	1491750	3382	18-12-2020	1101	1	13	0	0.3438	395000	1148924
58	Mandwal	1491750	2065	22-07-2021	822	1	11	5	0.3255	375000	1152074
59	Bhedwal	1491750	1659	17-09-2020		1	10	0	0.3125	360000	1152000
60	Jainagar	1491750	258	09-06-2020	1439	1	9	11 2/3	0.3082	360000	1168073
61	Pabra	1491750	1175	31-05-2022	1118	1	10	0	0.3125	360000	1152000
62	Pabra	1491750	3381	18-12-2020	1100	1	8	10	0.2969	341000	1148535
63	Mandwal	1491750	3627	17-12-2019	806	1	8	0	0.2917	340000	1165581
64	Bhedwal	1491750	1838	28-09-2020	1163	1	7	0	0.2813	325000	1155350
65	Bhedwal	1491750	3191	10-12-2020	1165	1	5 29/50	0	0.2665	307000	1151970
66	Jainagar	1491750	1620	15-09-2020	1444	1	5	0	0.2604	300000	1152074
67	Jainagar	1491750	296	16-04-2021	1469	1	4	17	0.2589	300000	1158749
68	Pabra	1491750	3351	17-11-2021	1115	1	4	0	0.2500	300000	1200000
69	Pabri	1491750	4550	14-02-2020	1505	1	5	0	0.2604	300000	1152074
70	Bhedwal	1491750	2739	11-10-2019	1148	4	19	0	1.0313	142500	138175
<b>50% Higher Sale Deed Rate of the Preceding 3 years from (28-07-2019 TO 28-07-2022)</b>											
1	Pabra	1491750	1999	7-10-2020	1093	851	14	0	177.4375	438284820	2470080
2	Jainagar	1491750	1456	27-06-2022	1482	29	13	0	6.1771	7089000	1147626
3	Mandwal	1491750	723	10-05-2021	820	12	0	14.39	2.5075	6000000	2392822
4	Jainagar	1491750	1455	27-06-2022	1481	24	8	0	5.0833	5834000	1147680
5	Bhedwal	1491750	4874	04-03-2021	1172	22	0	5	4.5859	5400000	1177522
6	Bhedwal	1491750	4377	11-02-2021	1169	19	7	12 1/2	4.0378	4950000	1225915
7	Bhedwal	1491750	4223	19-01-2022	1180	18	6	0	3.8125	4385000	1150164
8	Bhedwal	1491750	3120	27-10-2021	1181	12	2	8 1/3	2.5252	3000000	1188025
9	Pabri	1491750	2618	03-10-2019	1494	12	0	0	2.5000	2900000	1160000
10	Pabri	1491750	5361	17-03-2022	1552	10	0	10	2.0885	2580000	1235336
11	Jainagar	1491750	3129	15-11-2019	1426	10	9	0	2.1771	2500000	1148317
12	Jainagar	1491750	2412	28-10-2020	1454	10	0	0	2.0833	2400000	1152018
13	Pabri	1491750	5537	31-03-2022	1557	9	10	0	1.9792	2400000	1212611
14	Bhedwal	1491750	1763	22-07-2022	1195	7	7	0	1.5313	2290000	1495461
15	Jainagar	1491750	1179	31-05-2022	1480	8	5 1/3	0	1.7222	2100000	1219371
16	Pabri	1491750	5362	17-03-2022	1551	7	18	15	1.6536	1920000	1161103
17	Jainagar	1491750	3410	21-12-2020	1457	7	6	0	1.5208	1750000	1150710
18	Pabri	1491750	2411	16-08-2021	1545	6	16	0	1.4167	1700000	1199972
19	Uksi	1989000	2108	23-07-2021	2150	4	0	0	0.8333	1500000	1800072
20	Pabri	1491750	1442	04-09-2020	1526	6	5	0	1.3021	1500000	1151985
21	Jainagar	1491750	2189	19-10-2020	1453	6	3	0	1.2813	1471000	1148053
22	Jainagar	1491750	1015	30-07-2020	1441	6	0	0	1.2500	1440000	1152000
23	Pabra	1491750	3147	8-12-2020	1096	5	15	0	1.1979	1400000	1168712
24	Pabri	1491750	2484	23-09-2019	1495	3	6	13 1/3	0.6944	1266667	1824117
25	Pabri	1491750	2252	04-09-2019	1492	5	0	0	1.0417	1200000	1151963
26	Bhedwal	1491750	1506	26-06-2022	1190	4	17	0	1.0104	1160000	1148060
27	Uksi	1989000	3038	02-12-2020	2141	3	10	0	0.7292	1116000	1530444
28	Pabra	1491750	2629	09-09-2021	1110	4	0	6	0.8365	1000000	1195457
29	Bhedwal	1491750	947	21-05-2021	1185	4	0	0	0.8333	960000	1152046
30	Pabri	1491750	4290	29-01-2020	1503	4	0	0	0.8333	960000	1152046
31	Mandwal	1491750	1908	08-09-2019	805	4	0	0	0.8333	955000	1146046
32	Pabri	1491750	2824	22-10-2019	1496	3	11	13	0.7464	900000	1205788
33	Uksi	1989000	2569	02-09-2021	2156	2	5	0	0.4688	800000	1706485
34	Pabri	1491750	897	22-07-2020	1516	3	0	0	0.6250	750000	1200000

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35	Pabra	1491750	3383	18-12-2020	1099	3	1	10	0.6406	736000	1148923
Highest 50% Sale Deed Total.									239.9970	₹ 51,65,97,487	
Average Rate of Preceding last Three Years (35 No. Highest Registry).										₹ 21,52,516	

3. a) Calculation of rates for Village Uksi and its surrounding villages (Total 76 Sales Deeds) for the period from (28.07.2019 to 28.07.2022).

b) The vicinity villages considered:- Bhedwal, Chandu Khurd, Devi Nagar, Kawarpur, Khanpur Khurd, Mandwal, Ramnagar and Upalheri.

Average Rate of Sale Deed during Last 3 Years											
Village Name:-Uksi & Surrounding Village					Tehsil - Rajpura					District - Patiala	
Sl No	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Bigha	Biswa	Biswas			
1	Kawarpur	1989000	715	10-7-2020	270	24	0	0	5.0000	99000000	19800000
2	Devi nagar	2433600	1063	26-05-2022	938	132	4	0	27.5417	53000000	1924355
3	Ramnagar urf Sonti	2234700	165	01-06-2020	1078	20	7	0	4.2396	19332500	4559982
4	Upalheri	8950500	779	12-05-2022	1537	11	14	0	2.4375	16785000	6886154
5	Ramnagar urf Sonti	2234700	3343	17-11-2021	1097	8	8	0	1.7500	12048800	6885029
6	Ramnagar urf Sonti	2234700	3110	26-10-2021	1095	35	2	0	7.3125	11190000	1530256
7	Upalheri	8950500	693	06-5-2022	1536	5	17	0	1.2188	8392000	6885461
8	Mandwal	1491750	723	10-05-2021	820	12	0	14.39	2.5075	6000000	2392822
9	Upalheri	8950500	338	19-4-2021	1503	15	0	2	3.1260	5860000	1874600
10	Upalheri	8950500	5294	14-03-2022	1532	3	13	0	0.7604	5800000	7627564
11	Upalheri	8950500	1387	21-06-2022	1543	4	0	0	0.8333	5737500	6885275
12	Upalheri	8950500	5295	14-03-2022	1528	3	12	0	0.7500	5700000	7600000
13	Bhedwal	1491750	4874	04-03-2021	1172	22	0	5	4.5859	5400000	1177522
14	Upalheri	8950500	5216	22-03-2021	1508	3	13	0	0.7604	5240000	6891110
15	Ramnagar urf Sonti	2234700	5365	17-03-2022	1102	16	0	0	3.3333	5100000	1530015
16	Bhedwal	1491750	4377	11-02-2021	1169	19	7	12 1/2	4.0378	4950000	1225915
17	Upalheri	8950500	4489	12-2-2020	1481	3	8	16	0.7167	4935000	6885726
18	Bhedwal	1491750	4223	19-01-2022	1180	18	6	0	3.8125	4385000	1150164
19	Ramnagar urf Sonti	2234700	3342	17-11-2021	1096	12	6	0	2.5625	3941700	1538224
20	Upalheri	8950500	2155	15-10-2020	1491	3	13	0	0.7604	3800000	4997370
21	Upalheri	8950500	4513	02-02-2022	1525	2	12	18 2/5	0.5513	3800000	6892799
22	Upalheri	8950500	2156	15-10-2020	1492	3	12	0	0.7500	3700000	4933333
23	Chandu Khurd	1491750	2041	20-07-2021	1053	10	7	6	2.1594	3305000	1530518
24	Bhedwal	1491750	3120	27-10-2021	1181	12	2	8 1/3	2.5252	3000000	1188025
25	Chandu Khurd	1491750	2554	01-09-2021	1054	11	0	0	2.2917	2630000	1147620
26	Devi nagar	2433600	3351	29-11-2019	902	4	7	0	0.9063	2501250	2759848
27	Bhedwal	1491750	1763	22-07-2022	1195	7	7	0	1.5313	2290000	1495461
28	Devi nagar	2433600	326	20-04-2022	937	11	14	10	2.4427	2000000	818766
29	Ramnagar urf Sonti	2234700	45	04-04-2022	1104/1	1	4	0	0.2500	1720000	6880000
30	Upalheri	8950500	4238	27-1-2020	1480	4	0	0	0.8333	1560000	1872075
31	Uksi	1989000	2108	23-07-2021	2150	4	0	0	0.8333	1500000	1800072

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32	Chandu Khurd	1491750	117	28-05-2020	1038	5	11 1/4	0	1.1589	1330000	1147640
33	Kawarpur	1989000	1293	27-6-2019	266	4	0	18	0.8427	1300000	1542660
34	Chandu Khurd	1491750	2859	23-10-2019	1032	5	0	0	1.0417	1200000	1151963
35	Upalheri	8950500	1887	7-8-2019	1471	3	0	0	0.6250	1170000	1872000
36	Bhedwal	1491750	1506	26-06-2022	1190	4	17	0	1.0104	1160000	1148060
37	Uksi	1989000	3038	02-12-2020	2141	3	10	0	0.7292	1116000	1530444
38	Chandu Khurd	1491750	4118	17-01-2022	1060	4	4	0	0.8750	1005000	1148571
39	Ramnagar urf Sonti	2234700	4242	27-01-2020	1069	3	2	5	0.6484	995000	1534547
40	Devi nagar	2433600	1884	7-8-2019	903	2	10	0	0.5208	975000	1872120
41	Upalheri	8950500	1395	21-06-2022	1538	2	9	19	0.5203	975000	1873919
42	Bhedwal	1491750	947	21-05-2021	1185	4	0	0	0.8333	960000	1152046
43	Chandu Khurd	1491750	2449	19-08-2021	1056	4	0	0	0.8333	960000	1152046
44	Devi nagar	2433600	2349	09-08-2021	929	2	9	0	0.5104	960000	1880878
45	Mandwal	1491750	1908	08-09-2019	805	4	0	0	0.8333	955000	1146046
46	Upalheri	8950500	1098	25-8-2020	1486	2	4	0	0.4583	858000	1872136
47	Devi nagar	2433600	3469	9-12-2019	905	2	3	12	0.4542	851000	1873624
48	Uksi	1989000	2569	02-09-2021	2156	2	5	0	0.4688	800000	1706485
49	Ramnagar urf Sonti	2234700	3105	03-12-2020	1088	2	9	0	0.5104	781000	1530172
50	Devi nagar	2433600	3706	20-12-2019	906	2	0	0	0.4167	780000	1871850
51	Devi nagar	2433600	4459	11-2-2020	909	2	0	0	0.4167	780000	1871850
52	Devi nagar	2433600	1965	16-07-2021	928	2	0	0	0.4167	780000	1871850
53	Bhedwal	1491750	5485	28-03-2022	1188	3	0	0	0.6250	720000	1152000
54	Chandu Khurd	1491750	3166	01-11-2021	1058	3	0	0	0.6250	720000	1152000
55	Chandu Khurd	1491750	1396	03-09-2020	1041	2	19	0	0.6146	705500	1147901
56	Chandu Khurd	1491750	162	01-06-2020	1037	2	17 3/4	0	0.6016	691000	1148604
57	Uksi	1989000	4680	24-02-2020	2145	1	10	0	0.3125	687000	2198400
58	Mandwal	1491750	3828	03-01-2022	824	2	15	0	0.5729	660000	1152034
59	Chandu Khurd	1491750	2225	29-07-2021	1055	2	14	0	0.5625	646000	1148444
60	Ramnagar urf Sonti	2234700	3288	15-11-2021	1099	2	0	0	0.4167	637500	1529878
61	Bhedwal	1491750	1905	28-06-2022	1191	2	0	0	0.4167	630000	1511879
62	Khanpur Khurd	1491750	1821	01-08-2019	1152	2	2	15	0.4453	511000	1147541
63	Bhedwal	1491750	3235	10-11-2021	1178	2	0	0	0.4167	480000	1151908
64	Khanpur Khurd	1491750	2406	17-09-2019	1155	2	0	0	0.4167	480000	1151908
65	Mandwal	1491750	662	08-07-2020	813	2	0	0	0.4167	480000	1151908
66	Devi nagar	2433600	1885	7-8-2019	903	1	4	0	0.2500	468000	1872000
67	Uksi	1989000	2176	15-10-2020	2140	1	5	0	0.2604	400000	1536098
68	Mandwal	1491750	3528	17-12-2021	823	1	12	10	0.3385	395000	1166913
69	Mandwal	1491750	2065	22-07-2021	822	1	11	5	0.3255	375000	1152074
70	Bhedwal	1491750	1659	17-09-2020		1	10	0	0.3125	360000	1152000
71	Mandwal	1491750	3627	17-12-2019	806	1	8	0	0.2917	340000	1165581
72	Bhedwal	1491750	1838	28-09-2020	1163	1	7	0	0.2813	325000	1155350

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73	Chandu Khurd	1491750	2421	18-09-2019	1031	1	7	0	0.2813	323000	1148240
74	Chandu Khurd	1491750	1700	21-09-2020	1043	1	7	0	0.2813	323000	1148240
75	Bhedwal	1491750	3191	10-12-2020	1165	1	5 29/50	0	0.2665	307000	1151970
76	Bhedwal	1491750	2739	11-10-2019	1148	4	19	0	1.0313	142500	138175
<b>50% Higher Sale Deed Rate of the Preceding 3 years from ( 28-07-2019 TO 28-07-2022)</b>											
1	Kawarpur	1989000	715	10-7-2020	270	24	0	0	5.0000	99000000	1980000 0
2	Devi nagar	2433600	1063	26-05-2022	938	132	4	0	27.5417	53000000	1924355
3	Ramnagar urf Sonti	2234700	165	01-06-2020	1078	20	7	0	4.2396	19332500	4559982
4	Upalheri	8950500	779	12-05-2022	1537	11	14	0	2.4375	16785000	6886154
5	Ramnagar urf Sonti	2234700	3343	17-11-2021	1097	8	8	0	1.7500	12048800	6885029
6	Ramnagar urf Sonti	2234700	3110	26-10-2021	1095	35	2	0	7.3125	11190000	1530256
7	Upalheri	8950500	693	06-5-2022	1536	5	17	0	1.2188	8392000	6885461
8	Mandwal	1491750	723	10-05-2021	820	12	0	14.39	2.5075	6000000	2392822
9	Upalheri	8950500	338	19-4-2021	1503	15	0	2	3.1260	5860000	1874600
10	Upalheri	8950500	5294	14-03-2022	1532	3	13	0	0.7604	5800000	7627564
11	Upalheri	8950500	1387	21-06-2022	1543	4	0	0	0.8333	5737500	6885275
12	Upalheri	8950500	5295	14-03-2022	1528	3	12	0	0.7500	5700000	7600000
13	Bhedwal	1491750	4874	04-03-2021	1172	22	0	5	4.5859	5400000	1177522
14	Upalheri	8950500	5216	22-03-2021	1508	3	13	0	0.7604	5240000	6891110
15	Ramnagar urf Sonti	2234700	5365	17-03-2022	1102	16	0	0	3.3333	5100000	1530015
16	Bhedwal	1491750	4377	11-02-2021	1169	19	7	12 1/2	4.0378	4950000	1225915
17	Upalheri	8950500	4489	12-2-2020	1481	3	8	16	0.7167	4935000	6885726
18	Bhedwal	1491750	4223	19-01-2022	1180	18	6	0	3.8125	4385000	1150164
19	Ramnagar urf Sonti	2234700	3342	17-11-2021	1096	12	6	0	2.5625	3941700	1538224
20	Upalheri	8950500	2155	15-10-2020	1491	3	13	0	0.7604	3800000	4997370
21	Upalheri	8950500	4513	02-02-2022	1525	2	12	18 2/5	0.5513	3800000	6892799
22	Upalheri	8950500	2156	15-10-2020	1492	3	12	0	0.7500	3700000	4933333
23	Chandu Khurd	1491750	2041	20-07-2021	1053	10	7	6	2.1594	3305000	1530518
24	Bhedwal	1491750	3120	27-10-2021	1181	12	2	8 1/3	2.5252	3000000	1188025
25	Chandu Khurd	1491750	2554	01-09-2021	1054	11	0	0	2.2917	2630000	1147620
26	Devi nagar	2433600	3351	29-11-2019	902	4	7	0	0.9063	2501250	2759848
27	Bhedwal	1491750	1763	22-07-2022	1195	7	7	0	1.5313	2290000	1495461
28	Devi nagar	2433600	326	20-04-2022	937	11	14	10	2.4427	2000000	818766
29	Ramnagar urf Sonti	2234700	45	04-04-2022	1104/1	1	4	0	0.2500	1720000	6880000
30	Upalheri	8950500	4238	27-1-2020	1480	4	0	0	0.8333	1560000	1872075
31	Uksi	1989000	2108	23-07-2021	2150	4	0	0	0.8333	1500000	1800072
32	Chandu Khurd	1491750	117	28-05-2020	1038	5	11 1/4	0	1.1589	1330000	1147640
33	Kawarpur	1989000	1293	27-6-2019	266	4	0	18	0.8427	1300000	1542660
34	Chandu Khurd	1491750	2859	23-10-2019	1032	5	0	0	1.0417	1200000	1151963
35	Upalheri	8950500	1887	7-8-2019	1471	3	0	0	0.6250	1170000	1872000
36	Bhedwal	1491750	1506	26-06-2022	1190	4	17	0	1.0104	1160000	1148060

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37	Uksi	1989000	3038	02-12-2020	2141	3	10	0	0.7292	1116000	1530444
38	Chandu Khurd	1491750	4118	17-01-2022	1060	4	4	0	0.8750	1005000	1148571
Highest 50% Sale Deed Total.									99.404	₹	
									2	₹	32,28,84,750
Average Rate of Preceding last Three Years (38 No. Highest Registry).										₹	32,48,200

4. a) Calculation of rates for Village Pabra and its surrounding villages (Total 87 Sales Deeds) for the period from (28.07.2019 to 28.07.2022).  
b) The vicinity villages considered:- Pabri, Jainagar, Mandwal, Shehra and Takhtu Majra.

Average Rate of Sale Deed during Last 3 Years											
Village Name:-Pabra- & Surrounding Village					Tehsil - Rajpura				District - Patiala		
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						B/K	B/M	B/S			
1	Pabra	1491750	1999	7-10-2020	1093	851	14	0	177.4375	438284820	2470080
2	Takhtu Majra	1491750	2002	07-10-2020	1310	228	10	0	47.6042	142422666	2991809
3	Jainagar	1491750	1456	27-06-2022	1482	29	13	0	6.1771	7089000	1147626
4	Mandwal	1491750	723	10-05-2021	820	12	0	14.39	2.5075	6000000	2392822
5	Jainagar	1491750	1455	27-06-2022	1481	24	8	0	5.0833	5834000	1147680
6	Pabri	1491750	2618	03-10-2019	1494	12	0	0	2.5000	2900000	1160000
7	Shehra	1491750	966	24-7-2020	1368	18	5	0	2.2813	2620000	1148468
8	Shehra	1491750	1374	16-06-2021	1394	18	5	0	2.2813	2618000	1147591
9	Shehra	1491750	3874	04-01-2022	1417	18	3 1/2	0	2.2719	2611000	1149258
10	Takhtu Majra	1491750	1246	28-08-2020	1308	10	12	10	2.2135	2600000	1174610
11	Pabri	1491750	5361	17-03-2022	1552	10	0	10	2.0885	2580000	1235336
12	Jainagar	1491750	3129	15-11-2019	1426	10	9	0	2.1771	2500000	1148317
13	Takhtu Majra	1491750	1331	16-06-2022	1345	10	0	0	2.0833	2500000	1200019
14	Jainagar	1491750	2412	28-10-2020	1454	10	0	0	2.0833	2400000	1152018
15	Pabri	1491750	5537	31-03-2022	1557	9	10	0	1.9792	2400000	1212611
16	Shehra	1491750	4011	10-01-2022	1407	16	7	0	2.0438	2345500	1147617
17	Shehra	1491750	4550	19-2-2021	1387	16	0	0	2.0000	2300000	1150000
18	Jainagar	1491750	1179	31-05-2022	1480	8	5 1/3	0	1.7222	2100000	1219371
19	Shehra	1491750	3055	22-10-2021	1401	14	0	0.78	1.7505	2010000	1148243
20	Takhtu Majra	1491750	1007	02-06-2021	1330	8	6	0	1.7292	1985000	1147930
21	Pabri	1491750	5362	17-03-2022	1551	7	18	15	1.6536	1920000	1161103
22	Jainagar	1491750	3410	21-12-2020	1457	7	6	0	1.5208	1750000	1150710
23	Pabri	1491750	2411	16-08-2021	1545	6	16	0	1.4167	1700000	1199972
24	Pabri	1491750	1442	04-09-2020	1526	6	5	0	1.3021	1500000	1151985
25	Jainagar	1491750	2189	19-10-2020	1453	6	3	0	1.2813	1471000	1148053
26	Jainagar	1491750	1015	30-07-2020	1441	6	0	0	1.2500	1440000	1152000
27	Takhtu Majra	1491750	327	19-04-2021	1326	5	18	0	1.2292	1420000	1155223
28	Pabra	1491750	3147	8-12-2020	1096	5	15	0	1.1979	1400000	1168712
29	Shehra	1491750	4596	18-2-2020	1364	9	6	0	1.1625	1352500	1163441
30	Takhtu Majra	1491750	1513	28-06-2021	1325	5	6	5	1.1068	1300000	1174557
31	Pabri	1491750	2484	23-09-2019	1495	3	6	13 1/3	0.6944	1266667	1824117
32	Takhtu Majra	1491750	646	07-07-2020	1302	5	5	0	1.0938	1256000	1148290
33	Takhtu Majra	1491750	4663	24-02-2021	1319	5	2	0	1.0625	1220000	1148235
34	Pabri	1491750	2252	04-09-2019	1492	5	0	0	1.0417	1200000	1151963
35	Shehra	1491750	5435	24-03-2022	1419	8	0	0	1.0000	1150000	1150000
36	Shehra	1491750	2534	27-08-2021	1418	8	0	0	1.0000	1147500	1147500
37	Shehra	1491750	806	13-05-2021	1391	7	11 1/2	0	0.9469	1100000	1161686
38	Takhtu Majra	1491750	31	05-04-2021	1327	4	11	0	0.9479	1100000	1160460
39	Pabra	1491750	2629	09-09-2021	1110	4	0	6	0.8365	1000000	1195457
40	Pabri	1491750	4290	29-01-2020	1503	4	0	0	0.8333	960000	1152046
41	Mandwal	1491750	1908	08-09-2019	805	4	0	0	0.8333	955000	1146046
42	Pabri	1491750	2824	22-10-2019	1496	3	11	13	0.7464	900000	1205788
43	Takhtu Majra	1491750	613	29-04-2021	1324	3	12	15 1/2	0.7581	900000	1187178
44	Takhtu Majra	1491750	1858	13-07-2021	1328	3	15	0	0.7813	900000	1151926
45	Shehra	1491750	4463	11-2-2020	1365	6	0	0	0.7500	870000	1160000
46	Takhtu Majra	1491750	5290	14-03-2022	1340	3	7	0	0.6979	805000	1153460
47	Shehra	1491750	75	05-04-2022	1422	5	10	0	0.6875	800000	1163636
48	Takhtu Majra	1491750	303	11-06-2020	1301	2	10	0	0.5208	800000	1536098
49	Pabri	1491750	897	22-07-2020	1516	3	0	0	0.6250	750000	1200000
50	Pabra	1491750	3383	18-12-2020	1099	3	1	10	0.6406	736000	1148923

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51	Takhtu Majra	1491750	93	27-05-2020	1299	3	0	0	0.6250	720000	1152000
52	Takhtu Majra	1491750	1859	13-07-2021	1329	2	18	16 2/3	0.6128	705000	1150457
53	Pabra	1491750	2725	12-11-2020	1095	2	0	0	0.4167	700000	1679866
54	Mandwal	1491750	3828	03-01-2022	824	2	15	0	0.5729	660000	1152034
55	Pabri	1491750	1411	22-06-2022	1559	2	10	0	0.5208	600000	1152074
56	Shehra	1491750	3356	29-11-2019	1360	4	0	0	0.5000	576000	1152000
57	Shehra	1491750	3599	20-12-2021	1403	4	0	0	0.5000	575000	1150000
58	Takhtu Majra	1491750	3426	13-12-2021	1332	2	7	13 1/3	0.4965	575000	1158107
59	Pabri	1491750	5396	22-03-2022	1556	2	6	5 1/2	0.4820	560000	1161826
60	Shehra	1491750	3676	19-12-2019	1361	3	14	0	0.4625	540000	1167568
61	Pabra	1491750	1906	14-07-2021	1108	1	10	0	0.3125	500000	1600000
62	Pabra	1491750	3177	02-11-2021	1111	2	0	0	0.4167	500000	1199904
63	Pabri	1491750	2922	25-10-2019	1497	2	0	0	0.4167	500000	1199904
64	Mandwal	1491750	662	08-07-2020	813	2	0	0	0.4167	480000	1151908
65	Jainagar	1491750	185	02-06-2020	1435	2	0	0	0.4167	480000	1151908
66	Pabra	1491750	3661	19-12-2019	1082	2	0	0	0.4167	480000	1151908
67	Pabri	1491750	2123	26-07-2021	1544	2	0	0	0.4167	478100	1147348
68	Jainagar	1491750	43	20-05-2020	1434	4	10	0	0.9375	470000	501333
69	Pabra	1491750	3430	13-12-2021	1113	1	16	0	0.3750	435000	1160000
70	Mandwal	1491750	3528	17-12-2021	823	1	12	10	0.3385	395000	1166913
71	Pabra	1491750	3382	18-12-2020	1101	1	13	0	0.3438	395000	1148924
72	Mandwal	1491750	2065	22-07-2021	822	1	11	5	0.3255	375000	1152074
73	Shehra	1491750	2635	4-10-2019	1359	2	10	0	0.3125	362000	1158400
74	Jainagar	1491750	258	09-06-2020	1439	1	9	11 2/3	0.3082	360000	1168073
75	Pabra	1491750	1175	31-05-2022	1118	1	10	0	0.3125	360000	1152000
76	Pabra	1491750	3381	18-12-2020	1100	1	8	10	0.2969	341000	1148535
77	Mandwal	1491750	3627	17-12-2019	806	1	8	0	0.2917	340000	1165581
78	Shehra	1491750	4168	1-2-2021	1384	2	5	0.9	0.2819	323000	1145796
79	Jainagar	1491750	1620	15-09-2020	1444	1	5	0	0.2604	300000	1152074
80	Jainagar	1491750	296	16-04-2021	1469	1	4	17	0.2589	300000	1158749
81	Pabra	1491750	3351	17-11-2021	1115	1	4	0	0.2500	300000	1200000
82	Pabri	1491750	4550	14-02-2020	1505	1	5	0	0.2604	300000	1152074
83	Shehra	1491750	4477	11-2-2020	1362	2	0	0	0.2500	300000	1200000
84	Takhtu Majra	1491750	47	21-05-2020	1300	1	5	0	0.2604	300000	1152074
85	Takhtu Majra	1491750	4774	02-03-2021	1318	1	5	0	0.2604	300000	1152074
86	Shehra	1491750	3594	20-12-2021	1404	2	0	0	0.2500	288000	1152000
87	Takhtu Majra	1491750	3569	29-12-2020	1313	1	5	0	0.2604	125000	480031
50% Higher Sale Deed Rate of the Preceding 3 years from (28-07-2019 TO 28-07-2022)											
1	Pabra	1491750	1999	7-10-2020	1093	851	14	0	177.4375	438284820	2470080
2	Takhtu Majra	1491750	2002	07-10-2020	1310	228	10	0	47.6042	142422666	2991809
3	Jainagar	1491750	1456	27-06-2022	1482	29	13	0	6.1771	7089000	1147626
4	Mandwal	1491750	723	10-05-2021	820	12	0	14.39	2.5075	6000000	2392822
5	Jainagar	1491750	1455	27-06-2022	1481	24	8	0	5.0833	5834000	1147680
6	Pabri	1491750	2618	03-10-2019	1494	12	0	0	2.5000	2900000	1160000
7	Shehra	1491750	966	24-7-2020	1368	18	5	0	2.2813	2620000	1148468
8	Shehra	1491750	1374	16-06-2021	1394	18	5	0	2.2813	2618000	1147591
9	Shehra	1491750	3874	04-01-2022	1417	18	3 1/2	0	2.2719	2611000	1149258
10	Takhtu Majra	1491750	1246	28-08-2020	1308	10	12	10	2.2135	2600000	1174610
11	Pabri	1491750	5361	17-03-2022	1552	10	0	10	2.0885	2580000	1235336
12	Jainagar	1491750	3129	15-11-2019	1426	10	9	0	2.1771	2500000	1148317
13	Takhtu Majra	1491750	1331	16-06-2022	1345	10	0	0	2.0833	2500000	1200019
14	Jainagar	1491750	2412	28-10-2020	1454	10	0	0	2.0833	2400000	1152018
15	Pabri	1491750	5537	31-03-2022	1557	9	10	0	1.9792	2400000	1212611
16	Shehra	1491750	4011	10-01-2022	1407	16	7	0	2.0438	2345500	1147617
17	Shehra	1491750	4550	19-2-2021	1387	16	0	0	2.0000	2300000	1150000
18	Jainagar	1491750	1179	31-05-2022	1480	8	5 1/3	0	1.7222	2100000	1219371
19	Shehra	1491750	3055	22-10-2021	1401	14	0	0.78	1.7505	2010000	1148243
20	Takhtu Majra	1491750	1007	02-06-2021	1330	8	6	0	1.7292	1985000	1147930
21	Pabri	1491750	5362	17-03-2022	1551	7	18	15	1.6536	1920000	1161103
22	Jainagar	1491750	3410	21-12-2020	1457	7	6	0	1.5208	1750000	1150710
23	Pabri	1491750	2411	16-08-2021	1545	6	16	0	1.4167	1700000	1199972
24	Pabri	1491750	1442	04-09-2020	1526	6	5	0	1.3021	1500000	1151985
25	Jainagar	1491750	2189	19-10-2020	1453	6	3	0	1.2813	1471000	1148053
26	Jainagar	1491750	1015	30-07-2020	1441	6	0	0	1.2500	1440000	1152000
27	Takhtu Majra	1491750	327	19-04-2021	1326	5	18	0	1.2292	1420000	1155223
28	Pabra	1491750	3147	8-12-2020	1096	5	15	0	1.1979	1400000	1168712
29	Shehra	1491750	4596	18-2-2020	1364	9	6	0	1.1625	1352500	1163441
30	Takhtu Majra	1491750	1513	28-06-2021	1325	5	6	5	1.1068	1300000	1174557
31	Pabri	1491750	2484	23-09-2019	1495	3	6	13 1/3	0.6944	1266667	1824117

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32	Takhtu Majra	1491750	646	07-07-2020	1302	5	5	0	1.0938	1256000	1148290
33	Takhtu Majra	1491750	4663	24-02-2021	1319	5	2	0	1.0625	1220000	1148235
34	Pabri	1491750	2252	04-09-2019	1492	5	0	0	1.0417	1200000	1151963
35	Shehra	1491750	5435	24-03-2022	1419	8	0	0	1.0000	1150000	1150000
36	Shehra	1491750	2534	27-08-2021	1418	8	0	0	1.0000	1147500	1147500
37	Shehra	1491750	806	13-05-2021	1391	7	11 1/2	0	0.9469	1100000	1161686
38	Takhtu Majra	1491750	31	05-04-2021	1327	4	11	0	0.9479	1100000	1160460
39	Pabra	1491750	2629	09-09-2021	1110	4	0	6	0.8365	1000000	1195457
40	Pabri	1491750	4290	29-01-2020	1503	4	0	0	0.8333	960000	1152046
41	Mandwal	1491750	1908	08-09-2019	805	4	0	0	0.8333	955000	1146046
42	Pabri	1491750	2824	22-10-2019	1496	3	11	13	0.7464	900000	1205788
43	Takhtu Majra	1491750	613	29-04-2021	1324	3	12	15 1/2	0.7581	900000	1187178
44	Takhtu Majra	1491750	1858	13-07-2021	1328	3	15	0	0.7813	900000	1151926
Highest 50% Sale Deed Total.									295.7117	₹ 66,64,08,653	
Average Rate of Preceding last Three Years (44 No. Highest Registry).										₹ 22,53,576	

- From the above table, it is ascertained that circle rate of Chahi land of Village Kawarpur 19,89,000/- Per Acre and the rate for agriculture land adjacent to GT Road upto 2 acres of few Khasra no.s is Rs. 89,50,500/- Per acre, Village Uksi is Rs. 19,89,000/- Per Acre, Village Mandwal is Rs. 14,91,750/- Per Acre and Village Pabra is Rs. 14,91,750/- Per Acre.
- As per section (1) (c) consented amount of compensation as agreed under sub section (2) of section 2 in case of acquisition of land for private companies or for public private partnership project is **Not Available**.
- However, it is decided that average of higher 50% registry in all the four villages is higher than circle rate shall be considered as market rate.

To arrive at Market Rate of the award, sale deeds for the last 3 years of the concerned village and surrounding villages were obtained from the Tehsil Office Rajpura Distt. Patiala the calculation of Average Rate has been prepared as per Act, ibid.

Keeping in view the Average Rate calculated as per sale deed following rates shall be considered as market rate:-

Sr. No.	Name of Villages	Collector Rate	Average rate calculated for Chahi Land (Per Acre)
1	Kawarpur Chahi land	₹ 19,89,000	₹ 51,18,069
	Kawarpur Chahi Land adjacent to GT Road	₹ 89,50,500	₹ 89,50,500
2	Uksi	₹ 19,89,000	₹ 32,48,200
3	Mandwal	₹ 14,91,750	₹ 21,52,516
4	Pabra	₹ 14,91,750	₹ 22,53,576

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As per the notification no. 24/84/2013-LR-1/16196 dated 30.10.2014 and further amended vide notification number 30/3/2016-LR-1(1)/3614 dated 01.04.2021 issued by the Additional Chief Secretary-Cum- Financial Commissioner, Revenue and Rehabilitation Punjab, in addition to the market value, Multiplier Factor for considering the distance from Urban Locality is to be taken into account which is to be multiplied 1.5. Since the villages which are under acquisition are covered in the 1.5 multiplier factor.

The proposed rates were sent to the Government which were considered and have been approved by the Principal Secretary Housing and Urban Development on the main file on dated 21.08.2024.

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

#### **STRUCTURES ETC:-**

There are Fruit bearing trees, Non Fruit bearing trees, Structures/Tubewells/Pipelines/Kothas/Houdis in the acquired land. The survey reports of these have been sent to the Concerned Technical Departments of the State Government for valuation/assessment. The payment of compensation of these Fruit bearing trees, Non Fruit bearing trees, Structures/Tubewells/Pipelines/Kothas/Houdis will be made to the concerned land owners as per valuation/assessment made by the Concerned Technical Departments and as per the provisions of "the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013.

#### **ADDITIONAL BENEFITS TO BE GIVEN TO THE LAND OWNERS:-**

Apart from compensation and benefits under the Act, ibid, the land owners will also be issued Sahuliyat Certificate of the following benefits. The validity of Sahuliyat Certificate shall be counted two years from the date of acceptance of the cash compensation:-

1. The Stamp duty and registration fees payable for registration of the land purchased by the land owner will be exempted in any other area of Punjab against the amount of compensation received by the land owner.
2. The land owner will be eligible for one Electric Connection for Tubewell on priority basis.

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## PROCESS OF PAYMENT OF COMPENSATION:-

The land owners 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 21.08.2024.

## NECESSARY LAND ACQUISITION BENEFITS:-

The land owners will get the necessary benefits and compensation of acquired 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:

RAJPURA CORRIDOR								
Sr. No.	Village Name	Area in acres	Market Value per acre	Rate After Multiplying Factor 1.5	Solatium 100%	A.P 12% from (13.11.2020 to 27.08.2024) (1383 Days)	Total Compensation Per Acre (5+6+7)	Gross Amount for area as per column no.3
1	2	3	4	5	6	7	8	9
	Kanwarpur	0.6250	₹ 51,18,069	₹ 76,77,104	₹ 76,77,104	₹ 34,90,663	₹ 1,88,44,871	₹ 1,17,78,044
1	Rate of the land adjacent to G.T. Road	0.1667	₹ 89,50,500	₹ 1,34,25,750	₹ 1,34,25,750	₹ 61,04,486	₹ 3,29,55,986	₹ 54,93,763
2	Mandwal	1.3229	₹ 21,52,516	₹ 32,28,774	₹ 32,28,774	₹ 14,68,075	₹ 79,25,623	₹ 1,04,84,807
3	Uksi	0.0104	₹ 32,48,200	₹ 48,72,300	₹ 48,72,300	₹ 22,15,361	₹ 1,19,59,961	₹ 1,24,384
4	Pabra	1.1771	₹ 22,53,576	₹ 33,80,364	₹ 33,80,364	₹ 15,37,001	₹ 82,97,729	₹ 97,67,256
		3.3021		Grand Total				₹ 3,76,48,254

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

1. Fruit Bearing Trees assessment by Horticulture Department = Rs. 2,471 /-
2. Non Fruit Bearing Trees assessed by Forest Department = Rs. 42,310 /-

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Additional Award of Solatium and A.P. U/S 30 of the LARRA Act 2013 in the above amount is added and the same is as under:

Sr. No.	Particulars	Amount accessed by technical department	Solatium 100%	A.P 12% from (13.11.2020 to 27.08.2024) (1383 Days)	Gross Amount
1	Fruit Bearing Trees	₹ 2,471	₹ 2,471	₹ 1,124	₹ 6,066
2	Non Fruit Bearing Trees	₹ 42,310	₹ 42,310	₹ 19,238	₹ 1,03,858
<b>Grand Total</b>					₹ 1,09,923

### **AWARD OF REHABILITATION AND RESETTLEMENT**

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

*"Whereas, Commissioner, Rehabilitation and Resettlement has approved the Rehabilitation and Resettlement Scheme on 03.03.2022 and forwarded the said report to be made available to the Public & uploaded on the website of Punjab Government as per Section 18 of the said Act. The summary of Rehabilitation and Resettlement Scheme included benefits such as choice of annuity at the lump sum rate of Rs. 5,00,000/- along with Resettlement Allowance of Rs. 50,000/- to each affected family. 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."*

### **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 PUDA free from all encumbrances.

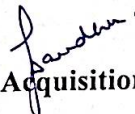
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**LAND REVENUE ON THE LAND:-**

The land which has been acquired is free from land revenue. From today onwards the ownership of the land measuring 3.3021 acres falling in Villages Uksi, Mandwal, Kawarpur and Pabra vests with the Department of Housing and Urban Development/PUDA free from all encumbrances.

The Land Owners were invited through Mushtari Munadi vide notice no. 2927 dated 22.08.2024 to be present at the time of announcement of award on 27.08.2024 at PUDA Bhawan, Sector- 62, S.A.S Nagar. The land owners, who were not present during the announcement of award and individual notices will also be issued to them under section 37(2) of "The Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013" to receive the amount of compensation. Thereafter, any unpaid compensation amount will be deposited with the Land Acquisition, Rehabilitation and Resettlement Authority (District Judge, S.A.S Nagar) under section 77 (2) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and no interest will be paid on the said amount.

Ran Prakash

  
Land Acquisition Collector

  
जगवंत सिंह  
कृषि विभाग

Jagwant Singh

Ravinder Singh

वसन्त सिंह