

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

**AWARD:- 592**

**DATE :- 27.08.2024**

**BASIC INFORMATION:-**

Government of Punjab, Department of Housing and Urban Development initiated the process for acquisition of land of Villages Hoshiarpur, Takipur, Bharonjiya, Salamatpur and Rasulpur, Sub-Tehsil Majri, Tehsil-Kharar of District S.A.S Nagar for the public purpose namely for **acquisition of land for the public purpose namely 200 feet wide Road VR-7 Road in New Chandigarh for Disposal of Storm Sewer in S.A.S Nagar as per approved Master Plan vide drawing No.1992/2008 DTP(S)2013/09, dated 21.06.2013 in the area of Sub-Tehsil Majri, Tehsil- Kharar, District S.A.S Nagar** by issuing Notification No. 06/17/2020/-6HG1/01 Dated: 01.01.2021 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 "**Jag Bani**" (**Punjabi Version**) dated 01.05.2021. Social Impact Assessment (SIA) study was conducted by the State Social Impact Assessment Authority Guru Nanak Dev University (Amritsar), who submitted their report in 11.10.2021, the SIA report was further evaluated by the Expert Group comprising of Two non-official Social Scientists (Prof. Rajesh Gill and Prof. Ramanjit Kaur Johal), Two Expert on Rehabilitation,(Sh. Sudesh Kaul and Sh. K.S Sidhu) representatives of Panchayats of concerned villages and one Technical Expert (Sh. Tarlochan Singh Chief Engineer (Retd.)). The Expert Group submitted its report to the Government on 03.12.2021. The Expert Group in its report submitted that it is of the opinion that the proposed Urban Development has been delineated in section 2(i)(e) of "*The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013*". Hence, it serves the public purpose. While doing appraisal on Social Impact Assessment Report the Committee has found that the project is going to be implemented according to the Master Plan. Hence, under this planned development there are no possible alternatives and the land proposed for acquisition is the bare minimum. The Social Impact Assessment report ascertains that the potential benefits of the project outweigh the social cost and adverse social impact. In the light of above mentioned facts, the Expert Group recommended to the Government to proceed for acquisition of land for this project under the Act *ibid*. The Government thereafter, examined the Social Impact



## TYPE OF LAND:-

According to report of field staff, as per Jamabandi of Village Hoshiarpur for the year 2017-18, Takipur for the year 2019-20, Salamatpur for the year 2020-21, Bharonjiya for the year 2018-19 and Rasulpur for the year 2019-20 type of land is mostly "Chahi" but few parcels of land where some construction has done is "Gairmumkin" and ownership of this land is vested with private persons as well as private developers. The compensation of land is to be determined under section 26 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013".

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

Individual 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 03.05.2023 and also published the said notice on the website of GMADA Authority. Through this public notice the land owners were asked to submit their claims themselves or through their nominated persons in the office of Land Acquisition Collector, Urban Development at PUDA Bhawan, Sector 62, S.A.S Nagar. About seventeen (17) numbers of Land owners came present at the time of hearing on 24.05.2023 and their written and verbal claims were heard. In this hearing, the objections regarding area, change in ownership etc were taken into account and the record of the office was got modified accordingly.

Regarding the above said claims of the land owners, it is stated that the land in question is being acquired as per planning of the area according to notified Master Plan of S.A.S Nagar. The compensation of the land is being paid by determining market value of the land under Section 26 of Act ibid with the approval of the State Government. Therefore, the objections raised by the land owners are not tenable and hence the same are kept on record.

## DETERMINATION OF MARKET RATE

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

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

- (a) *The market value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or*
- (b) *The average sale price for similar type of land situated in the nearest village or nearest vicinity area; or*

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- (c) *Consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies of for public private partnership projects,*

*Whichever is higher:-*

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

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

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

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

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

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

- (1) a) Calculation of rates for Village Bharonjiya (Total 47 Sales Deeds) for the period from (08.01.2019 to 08.01.2022).

- b) The vicinity villages considered:- Hoshiarpur, Salamatpur, Parol and Ferozpur Bangar.

Average Rate of Sale Deed during Last 3 Years											
Village Name -Bharonjiya and its surrounding					Tehsil -Majri				District - SAS Nagar		
Sl No	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Bigha / Kanal	Biswa / Marla	Biswansi / Sarsahi			
1	Hoshiarpur	5200000	716	21-07-2020	2325	21	14	0	2.7125	158600000	58470046
2	Bharonjiya	5200000	2637	21-09-2021	2179	21	0.50	0	4.3802	74898000	17099219
3	Bharonjiya	5200000	1889	29-07-2021	2175	9	1	0	1.8854	37708333	20000177
4	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2.0000	276000000	13800000
5	Bharonjiya	5200000	2552	24-10-2019	2149	5	6.57	0	1.1101	24200191	21800010
6	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	180000000	18000000
7	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1.5219	167400000	10999409
8	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2.7000	164000000	6074074
9	Hoshiarpur	5200000	4538	09-03-2021	2301	8	2	0	1.0125	111400000	11002469

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10	Parol	3500000	787	03-06-2019	3463	22	18	0	2.8625	10020000	3500437
11	Parol	3500000	1418	26-07-2019	3476	11	3	0	1.3938	9198750	6599763
12	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
13	Bharonjiya	5200000	171	09-04-2021	2174	2	15.25	0	0.5755	8675781	15075206
14	Hoshiarpur	5200000	3555	22-11-2021	2335	2	19.84	0	0.3740	7700000	20588235
15	Hoshiarpur	5200000	1636	16-07-2021	2316	3	0	0	0.3750	6940000	18506667
16	Hoshiarpur	5200000	2167	19-08-2021	2331	3	5	0	0.4063	6900000	16982525
17	Parol	3500000	2808	11-12-2020	3531	8	0	0	1.0000	6400000	6400000
18	Hoshiarpur	5200000	1125	22-06-2021	2317	4	9.99	0	0.5624	6250000	11113087
19	Hoshiarpur	5200000	4802	25-03-2021	2308	3	16 2/3	0	0.4792	5535000	11550501
20	Bharonjiya	5200000	193	04-06-2020		1	8	0	0.2917	4900000	16798080
21	Salamatpur	5200000	2424	14-03-2019	1413	2	6	0	0.2875	4887500	17000000
22	Hoshiarpur		3415	15-01-2021	2297	2	0	0	0.2500	4820000	19280000
23	Hoshiarpur	5200000	3978	23-12-2021	2336	2	19.84	0	0.3740	4800000	12834225
24	Hoshiarpur	5200000	3883	09-02-2021	2302	5	14.52	0	0.7158	3800000	5308745
25	Parol	3500000	4085	22-02-2021	3540	8	16.4	0	1.1025	3785000	3433107
26	Parol	3500000	4660	19-02-2020	3498	8	0	0	1.0000	3550000	3550000
27	Parol	3500000	4378	07-02-2020	3495	8	0	0	1.0000	3435000	3435000
28	Parol	3500000	3682	29-01-2021	3535	6	1	0	0.7563	2600000	3437789
29	Salamatpur	5200000	2070	12-02-2019	1415	2	0	0	0.2500	2000000	8000000
30	Parol	3500000	2805	01-10-2021	3571	3	7 2/3	0	0.4229	2000000	4729250
31	Parol	3500000	897	15-06-2021	3563	4	6 1/2	0	0.5406	1910000	3533111
32	Parol	3500000	3499	19-01-2021	3534	2	4	0	0.2750	1800000	6545455
33	Hoshiarpur	5200000	4807	25-03-2021	2309	2	6 9/10	0	0.2931	1800000	6141249
34	Parol	3500000	3841	08-02-2021	3543	4	0	0	0.5000	1750000	3500000
35	Parol	3500000	2097	22-02-2019	3446	4	4/5	0	0.5050	1740000	3445545
36	Parol	3500000	3295	02-11-2021	3575	3	18	0	0.4875	1710000	3507692
37	Parol	3500000	2980	13-10-2021	3574	3	11	0	0.4438	1560000	3515097
38	Ferozpur Bangar	5500000	3863	08-02-2021	1032	2	2	0	0.2625	1500000	5714286
39	Ferozpur Bangar	5500000	2803	11-12-2020	1031	2	2	0	0.2625	1450000	5523810
40	Parol	3500000	2576	22-03-2019	3453	3	6.86	0	0.4179	1440000	3445800
41	Hoshiarpur	5200000	4348	03-03-2021	2305	2	1 3/4	0	0.2609	1360000	5212725
42	Hoshiarpur	5200000	4699	19-03-2021		2	1 3/4	0	0.2609	1360000	5212725
43	Hoshiarpur	5200000	1685	20-07-2021	2339	2	1 3/4	0	0.2609	1360000	5212725
44	Parol	3500000	786	03-06-2019	3462	3	2	0	0.3875	1352500	3490323
45	Parol	3500000	4723	22-03-2021	3549	2	18.68	0	0.3668	1300000	3544166
46	Parol	3500000	3249	13-12-2019	3493	3	0	0	0.3750	1290000	3440000
47	Parol	3500000	1601	09-08-2019	3479	2	6.65	0	0.2916	1010000	3463649

50% Higher Sale Deed Rate of the Preceding 3 years from (08-01-2019 to 08-01-2022)

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	Bharonjiya	5200000	2637	21-09-2021	2179	21	0.50	0	4.3802	74898000	17099219
3	Bharonjiya	5200000	1889	29-07-2021	2175	9	1	0	1.8854	37708333	20000177
4	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2.0000	27600000	13800000
5	Bharonjiya	5200000	2552	24-10-2019	2149	5	6.57	0	1.1101	24200191	21800010
6	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
7	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1.5219	16740000	10999409
8	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2.7000	16400000	6074074
9	Hoshiarpur	5200000	4538	09-03-2021	2301	8	2	0	1.0125	11140000	11002469
10	Parol	3500000	787	03-06-2019	3463	22	18	0	2.8625	10020000	3500437
11	Parol	3500000	1418	26-07-2019	3476	11	3	0	1.3938	9198750	6599763
12	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
13	Bharonjiya	5200000	171	09-04-2021	2174	2	15.25	0	0.5755	8675781	15075206
14	Hoshiarpur	5200000	3555	22-11-2021	2335	2	19.84	0	0.3740	7700000	20588235
15	Hoshiarpur	5200000	1636	16-07-2021	2316	3	0	0	0.3750	6940000	18506667
16	Hoshiarpur	5200000	2167	19-08-2021	2331	3	5	0	0.4063	6900000	16982525
17	Parol	3500000	2808	11-12-2020	3531	8	0	0	1.0000	6400000	6400000
18	Hoshiarpur	5200000	1125	22-06-2021	2317	4	9.99	0	0.5624	6250000	11113087
19	Hoshiarpur	5200000	4802	25-03-2021	2308	3	16 2/3	0	0.4792	5535000	11550501
20	Bharonjiya	5200000	193	04-06-2020		1	8	0	0.2917	4900000	16798080
21	Salamatpur	5200000	2424	14-03-2019	1413	2	6	0	0.2875	4887500	17000000
22	Hoshiarpur		3415	15-01-2021	2297	2	0	0	0.2500	4820000	19280000
23	Hoshiarpur	5200000	3978	23-12-2021	2336	2	19.84	0	0.3740	4800000	12834225
24	Hoshiarpur	5200000	3883	09-02-2021	2302	5	14.52	0	0.7158	3800000	5308745
									26.4328	₹ 32,65,13,555	
Highest 50% Sale Deed Total.										₹ 1,23,52,591	
Average Rate of Preceding last Three Years ( 23 No. Highest Registry).											
Note-These sale Deeds 716 are non indicative for Calculation, Hence not Taken for Consideration											

2) a) Calculation of rates for Village Takipur (Total 234 Sales Deeds) for the period from (08.01.2019 to 08.01.2022).

b) The vicinity villages considered:- Hoshiarpur, Kansala, Rajgarh, Majra, Rasulpur, Salamatpur and Kartarpura.

Average Rate of Sale Deed during Last 3 Years											
Village Name -Takipur and its surrounding					Tehsil -Majri				District - SAS Nagar		
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Kanal	Marla	Sarsahi			
1	Hoshiarpur	5200000	716	21-07-2020	2325	21	14	0	2.7125	158600000	58470016
2	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6.8438	126580000	18495573
3	Kansala	5200000	4672	25-02-2020	1833	27	13	0	3.4563	86406250	24999638
4	Rajgarh	5000000	2949	12-10-2021	1628	42	17 1/2	0	5.3594	77500000	14460574
5	Rajgarh	5000000	737	29-05-2019	1578	5	16 1/2	0	0.7281	72850000	100054938
6	Rajgarh	5000000	88	21-05-2020	1620	33	12	0	4.2000	66360000	15800000
7	Kansala	5200000	3294	08-01-2021	1957	28	18.55	0	3.6159	60934688	16851873
8	Takipur	5000000	2948	12-10-2021	1434	28	14 2/3	0	3.5917	51940000	14461119
9	Kansala	5200000	4673	25-02-2020	1832	16	8	0	2.0500	51250000	25000000
10	Kansala	5200000	3297	08-01-2021	1858	17	10.45	0	2.1903	45996563	21000120

1	Kansala	5200000	3418	12-11-2021	1958	20	17.36	0	2.6085	40757813	15625000
12	Takipur	5000000	1635	16-07-2021	1411	17	11 9/53	0	2.1948	40600000	18498269
13	Majra	3500000	582	13-07-2020	3847	27	9.28	0	3.4330	40510000	11800175
14	Kansala	5200000	1488	13-07-2021	1890	28	4	7	3.5299	40500000	11473413
15	Kansala	5200000	3872	09-02-2021	1862	22	16.90	0	2.8556	40000000	14007564
16	Majra	3500000	2866	14-11-2019	3804	31	15	0	3.9688	39300000	9902237
17	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2.5223	38052000	15086231
18	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2.0000	27600000	13800000
19	Majra	3500000	294	16-06-2020	3839	28	8	0	3.5500	26625000	7500000
20	Kansala	5200000	340	20-04-2021	1883	23	19 2/3	0	2.9979	25000000	8339171
21	Majra	3500000	2421	17-11-2020	3892	24	0	0	3.0000	24885000	8295000
22	Rajgarh	5000000	1734	26-07-2021	1626	8	18 88/100	0	1.1180	24840000	22218247
23	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1.2688	23852500	18799259
24	Rasulpur	5200000	883	05-08-2020	1094	8	0	0	1.0000	22200000	22200000
25	Majra	3500000	1826	09-10-2020	3881	14	14	0	1.8375	21626250	11769388
26	Rasulpur	5200000	352	20-04-2021	1112	17	19	0	2.2438	20000000	8913450
27	Majra	3500000	2975	13-10-2021	3975	20	0	0	2.5000	18750000	7500000
28	Rasulpur	5200000	351	20-04-2021	1114	6	7 1/2	0	0.7969	18050675	22651117
29	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
30	Rasulpur	5200000	4125	23-02-2021	1105	6	7.5	0	0.7969	17518875	21983781
31	Kartarpura	5000000	2170	19-08-2021	1557	8	0	0	1.0000	16900000	16900000
32	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1.5219	16740000	10999409
33	Majra	3500000	746	19-5-2021	3942	29	10	0	3.6875	16600000	4501695
34	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	14100000
35	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2.7000	16400000	6074074
36	Rajgarh	5000000	3820	17-12-2021	1635	23	8 3/4	0	2.9297	15000000	5119978
37	Majra	3500000	2361	12-03-2019		28	0	0	3.5000	14000000	4000000
38	Rajgarh	5000000	3316	03-09-2021	1632	6	9.05	8	0.8121	13785842	16975547
39	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0.5819	13000000	22340608
40	Majra	3500000	5142	20-03-2020	3833	28	12	0	3.5750	12878000	3602238
41	Majra	3500000	1080	20-8-2020	3861	11	19 2/3	0	1.4979	12731938	8499858
42	Takipur	5000000	3284	01-11-2021	1428	7	2.76	0	0.8923	12580725	14099210
43	Majra	3500000	642	11-5-2021	3940	16	13	0	2.0813	12000000	5765627
44	Majra	3500000	2480	20-11-2020	3890	20	0	0	2.5000	11250000	4500000
45	Hoshiarpur	5200000	4538	09-03-2021	2301	8	2	0	1.0125	11140000	11002469
46	Takipur	5000000	4022	24-12-2021	1435	7	8	0	0.9250	11100000	12000000
47	Majra	3500000	2591	22-03-2019	3775	22	3	0	2.7688	11075000	3999928
48	Kansala	5200000	1039	25-08-2020	1880	7	0	0	0.8750	11000000	12571429
49	Majra	3500000	2560	25-11-2020	3893	18	16.15	0	2.3509	10575000	4498277
50	Majra	3500000	3879	21-12-2021	3991	8	0	0	1.0000	10000000	10000000
51	Rajgarh	5000000	2950	12-10-2021	1627	5	7.33	0	0.6708	9700000	14460346
52	Kartarpura	5000000	1499	7/13/2021	1546	4	0	0	0.5000	9500000	19000000
53	Kartarpura	5000000	3240	10/29/2021	1561	4	10.55	0	0.5659	9500000	16787418
54	Majra	3500000	4453	11-02-2020	3822	20	12	0	2.5750	9270000	3600000
55	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
56	Rajgarh	5000000	391	22-04-2021	1618	13	18.75	0	1.7422	9000000	5165882
57	Majra	3500000	2555	25-11-2020	3897	16	0	0	2.0000	9000000	4500000
58	Majra	3500000	4880	30-03-2021	3928	20	3	0	2.5188	9000000	3573130
59	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1.0000	8930000	8930000
60	Kansala	5200000	110	10-04-2019	1794	3	2	0	0.3875	8718750	22500000
61	Majra	3500000	3478	17-11-2021	3987	17	3.82	0	2.1489	8600000	4002048
62	Kartarpura	5000000	123	10-04-2019	1494	14	0	0	1.7500	8510000	4862857
63	Majra	3500000	2421	07-09-2021	3958	16	5	0	2.0313	8145000	4009747
64	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0.5500	8000000	14545455
65	Kansala	5200000	3518	18-11-2021	1924	10	7.83	0	1.2989	8000000	6159058
66	Hoshiarpur	5200000	3555	22-11-2021	2335	2	19.84	0	0.3740	7700000	20588235
67	Kansala	5200000	2535	24-11-2020	1851	7	18	0	0.9875	7500000	7594937
68	Majra	3500000	2419	17-11-2020	3891	7	0	0	0.8750	7258125	8295000
69	Majra	3500000	695	20-07-2020	3844	4	0	0	0.5000	7000000	14000000
70	Kansala	5200000	1302	17-7-2019	1805	4	0	0	0.5000	7000000	14000000
71	Majra	3500000	1542	05-08-2019	3792	7	13	0	0.9563	7000000	7319879
72	Hoshiarpur	5200000	1636	16-07-2021	2316	3	0	0	0.3750	6940000	18506667
73	Hoshiarpur	5200000	2167	19-08-2021	2331	3	5	0	0.4063	6900000	1682525
74	Kansala	5200000	4674	25-02-2020		2	4	0	0.2750	6875000	25000000
75	Majra	3500000	4461	12-02-2020	3823	15	14 2/3	0	1.9667	6780000	3447399
76	Kartarpura	5000000	2510	13-09-2021	1552	5	19 1/2	0	0.7469	6730000	9010577
77	Kansala	5200000	3646	14-12-2021	1924	4	0	0	0.5000	6500000	13000000
78	Takipur	5000000	1025	27-06-2019	1312	8	19.92	0	1.1245	6500000	5780347
79	Majra	3500000	556	06-05-2021	3935	14	9	0	1.8063	6325000	3501633
80	Hoshiarpur	5200000	1125	22-06-2021	2317	4	9.99	0	0.5624	6250000	11113087
81	Rasulpur	5200000	2847	06-10-2021	1120	3	0	0	0.3750	6225000	16600000
82	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	1.0083	6040000	5990281

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83	Rajgarh	5000000	4699	19-03-2021	1617	9	10	0	1.1875	6000000	5052632
84	Kartarpura	5000000	4026	17-01-2020	1518	2	0	0	0.2500	5800000	23200000
85	Kartarpura	5000000	1837	7/27/2021	1565	4	0	0	0.5000	5750000	11500000
86	Kansala	5200000	1971	04-02-2019	1781	7	0	0	0.8750	5700000	6514286
87	Hoshiarpur	5200000	4802	25-03-2021	2308	3	16 2/3	0	0.4792	5535000	11550501
88	Kansala	5200000	3116	03-12-2019	1818	8	0	0	1.0000	5500000	5500000
89	Kartarpura	5000000	3664	14-12-2021	1580	8	0	0	1.0000	5300000	5300000
90	Kansala	5200000	3314	03-11-2021	1913	4	0	0	0.5000	5250000	10500000
91	Kartarpura	5000000	111	07-04-2021	1540	4	0	0	0.5000	5200000	10400000
92	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0.2500	5125000	20500000
93	Rasulpur	5200000	341	20-04-2021	1111	7	17 2/3	0	0.9854	5125000	5200934
94	Majra	3500000	3268	16-12-2019	3812	7	5 1/2	0	0.9094	5010000	5509127
95	Takipur	5000000	3531	18-11-2021	1433	4	18.36	0	0.6148	5000000	8132726
96	Rajgarh	5000000	2293	27-08-2021	1625	8	0	0	1.0000	5000000	5000000
97	Majra	3500000	778	27-07-2020	3888	7	12 1/2	0	0.9531	4960000	5204071
98	Majra	3500000	821	10-06-2021	3951	9	18	0	1.2375	4950000	4000000
99	Majra	3500000	1027	17-06-2021	3948	9	12	0	1.2000	4944000	4120000
100	Rajgarh	5000000	4872	06-03-2020	1609	8	0	0	1.0000	4900000	4900000
101	Majra	3500000	822	10-06-2021	3950	9	10	0	1.1875	4892500	4120000
102	Salamatpur	5200000	2424	14-03-2019	1413	2	6	0	0.2875	4887500	17000000
103	Majra	3500000	972	16-06-2021	3947	7	7	0	0.9188	4850000	5278624
104	Hoshiarpur	5200000	3415	15-01-2021	2297	2	0	0	0.2500	4820000	19280000
105	Hoshiarpur	5200000	3978	23-12-2021	2336	2	19.84	0	0.3740	4800000	12834225
106	Rajgarh	5000000	1426	29-07-2019	1585	3	4 2/3	0	0.4042	4768675	11797810
107	Majra	3500000	1028	17-06-2021	3949	9	0	0	1.1250	4702500	4180000
108	Takipur	5000000	2767	09-12-2020	1361	4	2	0	0.5125	4570000	8917073
109	Kansala	5200000	892	15-06-2021	1927	6	12.59	0	0.8287	4565000	5508628
110	Majra	3500000	3782	03-2-2021	3921	8	0	0	1.0000	4500000	4500000
111	Majra	3500000	2704	06-11-2019	3803	6	5	0	0.7813	4300000	5503648
112	Kartarpura	5000000	2511	13-09-2021	1550	4	2/3	0	0.5042	4290000	8508528
113	Kansala	5200000	3085	22-10-2021	1909	3	1	0	0.3813	4200000	11014949
114	Kartarpura	5000000	501	13-05-2019	1501	4	0	0	0.5000	4100000	8200000
115	Rajgarh	5000000	736	29-05-2019	1580	4	0 3/4	0	0.5047	4040000	8004755
116	Takipur	5000000	2529	14-09-2021	1431	5	8	0	0.6750	4000000	5925926
117	Majra	3500000	3256	01-11-2021	3982	8	0	0	1.0000	4000000	4000000
118	Majra	3500000	3257	01-11-2021	3983	8	0	0	1.0000	4000000	4000000
119	Majra	3500000	3258	01-11-2021	3984	8	0	0	1.0000	4000000	4000000
120	Kansala	5200000	3512	24-12-2019	1821	6	0	0	0.7500	3870000	5160000
121	Takipur	5000000	4795	02-03-2020	1332	4	19	0	0.6188	3850000	6221719
122	Hoshiarpur	5200000	3883	09-02-2021	2302	5	14.52	0	0.7158	3800000	5308745
123	Kartarpura	5000000	2821	06-10-2021	1559	4	0	0	0.5000	3750000	7500000
124	Kartarpura	5000000	2822	10/6/2021	1560	4	0	0	0.5000	3750000	7500000
125	Takipur	5000000	4219	25-02-2021	1370	4	19.74	0	0.6234	3750000	6015399
126	Majra	3500000	4451	11-02-2020	3820	8	0	0	1.0000	3612500	3612500
127	Majra	3500000	4452	11-02-2020	3821	8	0	0	1.0000	3608000	3608000
128	Takipur	5000000	1594	08-08-2019	1320	4	0	0	0.5000	3600000	7200000
129	Majra	3500000	1665	19-07-2021	3970	7	17.34	0	0.9834	3600000	3660769
130	Majra	3500000	437	23-04-2021	3932	8	0.71	0	1.0044	3600000	3584229
131	Majra	3500000	421	23-04-2021	3933	8	0.71	0	1.0044	3600000	3584229
132	Rajgarh	5000000	1440	29-07-2019	1583	4	0 1/4	0	0.5016	3510938	6999478
133	Kansala	5200000	219	10-06-2020	1838	4	1	0	0.5063	3500000	6912897
134	Rasulpur	5200000	2755	07-11-2019	1088	5	8 1/2	0	0.6781	3500000	5161481
135	Rajgarh	5000000	272	24-04-2019	1576	4	15	0	0.5938	3443750	5799512
136	Kartarpura	5000000	1836	7/27/2021	1564	4	0	0	0.5000	3250000	6500000
137	Takipur	5000000	4833	25-03-2021	1374	5	3	0	0.6438	3250000	5048152
138	Kansala	5200000	1128	01-09-2020	1845	4	1/2	0	0.5031	3220000	6400318
139	Kansala	5200000	3248	29-10-2021	1969	4	17.77	0	0.6111	3190000	5220095
140	Takipur	5000000	3317	03-11-2021	1426	2	2	0	0.2625	3100000	11809524
141	Majra	3500000	2233	04-11-2020	3885	7	4	0	0.9000	3095000	3438889
142	Kansala	5200000	4323	02-03-2021	1869	3	1	0	0.3813	3000000	7867821
143	Majra	3500000	4037	24-12-2021	4000	3	3 1/2	0	0.3969	3000000	7558579
144	Kansala	5200000	263	11-06-2020	1845	4	0	0	0.5000	3000000	6000000
145	Kartarpura	5000000	480	28-04-2021	1542	4	0	0	0.5000	3000000	6000000
146	Majra	3500000	1865	28-07-2021	3955	4	2	0	0.5125	2900000	5658537
147	Rajgarh	5000000	3147	12/5/2019	-	2	0	0	0.2500	2800000	11200000
148	Kansala	5200000	3086	22-10-2021	1906	2	1	0	0.2563	2800000	10924698
149	Takipur	5000000	2103	22-02-2019	1303	3	14 1/4	0	0.4641	2785000	6000862
150	Majra	3500000	2547	25-11-2020	3895	2	0	0	0.2500	2750000	11000000
151	Takipur	5000000	1122	22-06-2021	1421	2	0	0	0.2500	2750000	11000000
152	Kansala	5200000	3209	28-10-2021	1915	4	2 1/2	0	0.5156	2750000	5333592
153	Kansala	5200000	1344	19-07-2019	1807	4	2	0	0.5125	2660000	5190244
154	Majra	3500000	2157	18-08-2021	3961	4	0	0	0.5000	2600000	5200000

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155	Kansala	5200000	1219	04-09-2020		4	0	0	0.5000	2575000	5150000
156	Rajgarh	5000000	4870	06-03-2020	1608	4	3	0	0.5188	2550000	4915189
157	Kartarpura	5000000	2036	10-08-2021	1612	2	0	0	0.2500	2500000	10000000
158	Kartarpura	5000000	2038	10-08-2021	1612	2	0	0	0.2500	2500000	10000000
159	Rajgarh	5000000	3142	12/4/2019		2	0	0	0.2500	2500000	10000000
160	Kartarpura	5000000	4023	17-01-2020	1521	4	0	0	0.5000	2500000	5000000
161	Majra	3500000	2259	25-08-2021	3976	4	13	0	0.5813	2500000	4300705
162	Majra	3500000	874	05-08-2020	3854	5	0	0	0.6250	2500000	4000000
163	Takipur	5000000	1304	09-09-2020	1345	4	0	0	0.5000	2430000	4860000
164	Kartarpura	5000000	3189	10-12-2019	1414	3	18	0	0.4875	2390000	4902564
165	Kansala	5200000	3451	23-12-2019		2	1	0	0.2563	2355000	9188451
166	Takipur	5000000	479	28-04-2021	1423	3	12 1/4	0	0.4516	2258000	5000000
167	Takipur	5000000	477	28-04-2021	1386	3	12 1/4	0	0.4516	2258000	5000000
168	Rajgarh	5000000	2508	13-09-2021	1623	2	0	0	0.2500	2250000	9000000
169	Majra	3500000	747	19-5-2021	3941	4	0	0	0.5000	2250000	4500000
170	Rajgarh	5000000	3141	12/5/2019		2	0	0	0.2500	2200000	8800000
171	Majra	3500000	1498	13-07-2021	3963	5	0	0	0.6250	2200000	3520000
172	Takipur	5000000	3377	13-01-2021	1367	3	8.31	0	0.4269	2140000	5012884
173	Takipur	5000000	1836	23-01-2019	1302	3	10	0	0.4375	2130000	4868571
174	Kansala	5200000	423	29-06-2020	1863	3	5 1/2	0	0.4094	2110000	5153884
175	Majra	3500000	2414	16-10-2019	3798	4	11.42	0	0.5714	2050000	3587679
176	Rajgarh	5000000	1331	19-07-2019	1587	2	0	0	0.2500	2043000	8172000
177	Salamatpur	5200000	2070	12-02-2019	1415	2	0	0	0.2500	2000000	8000000
178	Kansala	5200000	3800	17-12-2021	1954	2	1	0	0.2563	2000000	7803355
179	Takipur	5000000	179	12-04-2021	1381	2	2	0	0.2625	2000000	7619048
180	Takipur	5000000	154	12-04-2019	1305	2	3.83	0	0.2739	2000000	7301935
181	Takipur	5000000	2417	14-03-2019	1304	3	0	0	0.3750	2000000	5333333
182	Majra	3500000	1192	09-07-2019	3785	4	11.42	0	0.5714	1975000	3456423
183	Rajgarh	5000000	4917	09-03-2020	1610	2	12 1/3	0	0.3271	1962750	6000459
184	Takipur	5000000	2264	26-08-2021	1403	3	1.81	0	0.3863	1950000	5047890
185	Kansala	5200000	1724	21-08-2019	1819	2	19.04	0	0.3690	1905000	5162602
186	Majra	3500000	2802	28-03-2019		4	0	0	0.5000	1901000	3802000
187	Majra	3500000	2202	20-08-2021	3960	3	18	0	0.4875	1900000	3897436
188	Hoshiarpur	5200000	4807	25-03-2021	2309	2	6 9/10	0	0.2931	1800000	6141249
189	Rajgarh	5000000	237	10-06-2020	1611	2	18.11	0	0.3632	1770000	4873348
190	Majra	3500000	1670	30-09-2020	3874	4	2	0	0.5125	1770000	3453659
191	Majra	3500000	2847	29-03-2019		2	2.83	0	0.2677	1740000	6499813
192	Takipur	5000000	2616	01-12-2020	1359	2	16.79	0	0.3549	1740000	4902790
193	Kansala	5200000	4094	22-02-2021	1866	2	5 1/3	0	0.2833	1700000	6000706
194	Rajgarh	5000000	3638	27-01-2021	1615	2	15.50	0	0.3469	1690000	4871721
195	Rajgarh	5000000	3637	27-01-2021	1616	2	15.50	0	0.3469	1690000	4871721
196	Rajgarh	5000000	2131	2/25/2019		2	4.44	0	0.2778	1666500	5998920
197	Kartarpura	5000000	1921	30-07-2021	1551	2	11	0	0.3188	1650000	5175659
198	Rajgarh	5000000	273	24-04-2019	1577	2	5	0	0.2813	1631250	5798969
199	Takipur	5000000	2990	14-10-2021	1425	2	11	0	0.3188	1610000	5050188
200	Majra	3500000	3202	04-01-2021	3916	3	13.64	0	0.4603	1600000	3475994
201	Kartarpura	5000000	2102	22-02-2019	1486	2	1.95	0	0.2622	1575000	6006865
202	Majra	3500000	7	12-05-2020	3845	3	12.91	0	0.4557	1565000	3434277
203	Rajgarh	5000000	4142	23-01-2020	1606	2	9 1/2	0	0.3094	1510000	4880414
204	Kartarpura	5000000	4794	02-03-2020	1522	2	0	0	0.2500	1500000	6000000
205	Takipur	5000000	472	09-05-2019	1309	2	1	0	0.2563	1432440	5588919
206	Majra	3500000	2344	01-09-2021	3962	3	0	0	0.3750	1400000	3733333
207	Majra	3500000	3036	27-11-2019	3811	3	3 1/2	0	0.3969	1365000	3439153
208	Hoshiarpur	5200000	4348	03-03-2021	2305	2	1 3/4	0	0.2609	1360000	5212725
209	Hoshiarpur	5200000	4699	19-03-2021		2	1 3/4	0	0.2609	1360000	5212725
210	Hoshiarpur	5200000	1685	20-07-2021	2339	2	1 3/4	0	0.2609	1360000	5212725
211	Rasulpur	5200000	1491	01-08-2019	1084	2	2	0	0.2625	1360000	5180952
212	Kansala	5200000	4786	02-03-2020	1857	2	1.57	0	0.2598	1340000	5157814
213	Takipur	5000000	478	28-04-2021	1387	2	11.96	0	0.3248	1315000	4048645
214	Kansala	5200000	719	21-07-2020		2	0.45	0	0.2528	1314650	5200356
215	Majra	3500000	2575	26-11-2020	3894	3	0.90	0	0.3806	1310000	3441934
216	Kansala	5200000	5040	16-03-2020	1900	2	0	0	0.2500	1300000	5200000
217	Kansala	5200000	3364	11-11-2021	1917	2	0	0	0.2500	1300000	5200000
218	Kartarpura	5000000	3755	01-02-2021	1539	2	0	0	0.2500	1300000	5200000
219	Majra	3500000	318	26-04-2019	3776	2	19.9	0	0.3744	1300000	3472222
220	Takipur	5000000	2734	29-09-2021	1415	2	1/2	0	0.2531	1270000	5017780
221	Kartarpura	5000000	790	28-07-2020	1526	2	0	0	0.2500	1250000	5000000
222	Majra	3500000	874	11-06-2021	3965	2	11	0	0.3188	1250000	3920954
223	Majra	3500000	875	11-06-2021	3973	2	11	0	0.3188	1250000	3920954
224	Kartarpura	5000000	124	10-04-2019	1493	2	0	0	0.2500	1220000	4880000
225	Majra	3500000	2153	29-10-2020	3884	2	14.8	0	0.3425	1200000	3503650
226	Majra	3500000	3968	12-02-2021	3915	2	11	0	0.3188	1120000	3513174



27	Majra	3500000	1217	11-07-2019	3786	2	10	0	0.3125	1075000	3440000
228	Majra	3500000	2948	20-11-2019	3810	2	10	0	0.3125	1075000	3440000
229	Majra	3500000	2725	07-12-2020	3898	2	8	0	0.3000	1050000	3500000
230	Majra	3500000	419	6-5-2019	3771	2	0	0	0.2500	900000	3600000
231	Majra	3500000	3281	01-11-2021	3986	2	0	0	0.2500	900000	3600000
232	Majra	3500000	952	25-08-2020	3860	2	1/2	0	0.2531	900000	3555907
233	Majra	3500000	812	29-07-2020	3851	2	4/5	0	0.2550	900000	3529412
234	Majra	3500000	2639	02-12-2020	3896	2	0.30	0	0.2519	870000	3453751
<b>50% Higher Sale Deed Rate of the Preceding 3 years from (08-01-2019 to 08-01-2022)</b>											
2	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6.8438	126580000	18495573
3	Kansala	5200000	4672	25-02-2020	1833	27	13	0	3.4563	86406250	24999638
4	Rajgarh	5000000	2949	12-10-2021	1628	42	17 1/2	0	5.3594	77500000	14460574
6	Rajgarh	5000000	88	21-05-2020	1620	33	12	0	4.2000	66360000	15800000
7	Kansala	5200000	3294	08-01-2021	1957	28	18.55	0	3.6159	60934688	16851873
8	Takipur	5000000	2948	12-10-2021	1434	28	14 2/3	0	3.5917	51940000	14461119
9	Kansala	5200000	4673	25-02-2020	1832	16	8	0	2.0500	51250000	25000000
10	Kansala	5200000	3297	08-01-2021	1858	17	10.45	0	2.1903	45996563	21000120
11	Kansala	5200000	3418	12-11-2021	1958	20	17.36	0	2.6085	40757813	15625000
12	Takipur	5000000	1635	16-07-2021	1411	17	11 9/53	0	2.1948	40600000	18498269
13	Majra	3500000	582	13-07-2020	3847	27	9.28	0	3.4330	40510000	11800175
14	Kansala	5200000	1488	13-07-2021	1890	28	4	7	3.5299	40500000	11473413
15	Kansala	5200000	3872	09-02-2021	1862	22	16.90	0	2.8556	40000000	14007564
16	Majra	3500000	2866	14-11-2019	3804	31	15	0	3.9688	39300000	9902237
17	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2.5223	38052000	15086231
18	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2.0000	27600000	13800000
19	Majra	3500000	294	16-06-2020	3839	28	8	0	3.5500	26625000	7500000
20	Kansala	5200000	340	20-04-2021	1883	23	19 2/3	0	2.9979	25000000	8339171
21	Majra	3500000	2421	17-11-2020	3892	24	0	0	3.0000	24885000	8295000
22	Rajgarh	5000000	1734	26-07-2021	1626	8	18 88/100	0	1.1180	24840000	22218247
23	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1.2688	23852500	18799259
24	Rasulpur	5200000	883	05-08-2020	1094	8	0	0	1.0000	22200000	22200000
25	Majra	3500000	1826	09-10-2020	3881	14	14	0	1.8375	21626250	11769388
26	Rasulpur	5200000	352	20-04-2021	1112	17	19	0	2.2438	20000000	8913450
27	Majra	3500000	2975	13-10-2021	3975	20	0	0	2.5000	18750000	7500000
28	Rasulpur	5200000	351	20-04-2021	1114	6	7 1/2	0	0.7969	18050675	22651117
29	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
30	Rasulpur	5200000	4125	23-02-2021	1105	6	7.5	0	0.7969	17518875	21983781
31	Kartarpura	5000000	2170	19-08-2021	1557	8	0	0	1.0000	16900000	16900000
32	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1.5219	16740000	10999409
33	Majra	3500000	746	19-5-2021	3942	29	10	0	3.6875	16600000	4501695
34	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	14100000
35	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2.7000	16400000	6074074
36	Rajgarh	5000000	3820	17-12-2021	1635	23	8 3/4	0	2.9297	15000000	5119978
37	Majra	3500000	2361	12-03-2019		28	0	0	3.5000	14000000	4000000
38	Rajgarh	5000000	3316	03-09-2021	1632	6	9.05	8	0.8121	13785842	16975547
39	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0.5819	13000000	22340608
40	Majra	3500000	5142	20-03-2020	3833	28	12	0	3.5750	12878000	3602238
41	Majra	3500000	1080	20-8-2020	3861	11	19 2/3	0	1.4979	12731938	8499858
42	Takipur	5000000	3284	01-11-2021	1428	7	2.76	0	0.8923	12580725	14099210
43	Majra	3500000	642	11-5-2021	3940	16	13	0	2.0813	12000000	5765627
44	Majra	3500000	2480	20-11-2020	3890	20	0	0	2.5000	11250000	4500000
45	Hoshiarpur	5200000	4538	09-03-2021	2301	8	2	0	1.0125	11140000	11002469
46	Takipur	5000000	4022	24-12-2021	1435	7	8	0	0.9250	11100000	12000000
47	Majra	3500000	2591	22-03-2019	3775	22	3	0	2.7688	11075000	3999928
48	Kansala	5200000	1039	25-08-2020	1880	7	0	0	0.8750	11000000	12571429
49	Majra	3500000	2560	25-11-2020	3893	18	16.15	0	2.3509	10575000	4498277
50	Majra	3500000	3879	21-12-2021	3991	8	0	0	1.0000	10000000	10000000
51	Rajgarh	5000000	2950	12-10-2021	1627	5	7.33	0	0.6708	9700000	14460346
52	Kartarpura	5000000	1499	7/13/2021	1546	4	0	0	0.5000	9500000	19000000
53	Kartarpura	5000000	3240	10/29/2021	1561	4	10.55	0	0.5659	9500000	16787418
54	Majra	3500000	4453	11-02-2020	3822	20	12	0	2.5750	9270000	3600000
55	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
56	Rajgarh	5000000	391	22-04-2021	1618	13	18.75	0	1.7422	9000000	5165882
57	Majra	3500000	2555	25-11-2020	3897	16	0	0	2.0000	9000000	4500000
58	Majra	3500000	4880	30-03-2021	3928	20	3	0	2.5188	9000000	3573130
59	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1.0000	8930000	8930000
60	Kansala	5200000	110	10-04-2019	1794	3	2	0	0.3875	8718750	22500000
61	Majra	3500000	3478	17-11-2021	3987	17	3.82	0	2.1489	8600000	4002048
62	Kartarpura	5000000	123	10-04-2019	1494	14	0	0	1.7500	8510000	4862857
63	Majra	3500000	2421	07-09-2021	3958	16	5	0	2.0313	8145000	4009747
64	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0.5500	8000000	14545455
65	Kansala	5200000	3518	18-11-2021	1924	10	7.83	0	1.2989	8000000	6159058

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66	Hoshiarpur	5200000	3555	22-11-2021	2335	2	19.84	0	0.3740	7700000	20588235
67	Kansala	5200000	2535	24-11-2020	1851	7	18	0	0.9875	7500000	7594937
68	Majra	3500000	2419	17-11-2020	3891	7	0	0	0.8750	7258125	8295000
69	Majra	3500000	695	20-07-2020	3844	4	0	0	0.5000	7000000	14000000
70	Kansala	5200000	1302	17-7-2019	1805	4	0	0	0.5000	7000000	14000000
71	Majra	3500000	1542	05-08-2019	3792	7	13	0	0.9563	7000000	7319879
72	Hoshiarpur	5200000	1636	16-07-2021	2316	3	0	0	0.3750	6940000	18506667
73	Hoshiarpur	5200000	2167	19-08-2021	2331	3	5	0	0.4063	6900000	16982525
74	Kansala	5200000	4674	25-02-2020		2	4	0	0.2750	6875000	25000000
75	Majra	3500000	4461	12-02-2020	3823	15	14 2/3	0	1.9667	6780000	3447399
76	Kartarpura	5000000	2510	13-09-2021	1552	5	19 1/2	0	0.7469	6730000	9010577
77	Kansala	5200000	3646	14-12-2021	1924	4	0	0	0.5000	6500000	13000000
78	Takipur	5000000	1025	27-06-2019	1312	8	19.92	0	1.1245	6500000	5780347
79	Majra	3500000	556	06-05-2021	3935	14	9	0	1.8063	6325000	3501633
80	Hoshiarpur	5200000	1125	22-06-2021	2317	4	9.99	0	0.5624	6250000	11113087
81	Rasulpur	5200000	2847	06-10-2021	1120	3	0	0	0.3750	6225000	16600000
82	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	1.0083	6040000	5990281
83	Rajgarh	5000000	4699	19-03-2021	1617	9	10	0	1.1875	6000000	5052632
84	Kartarpura	5000000	4026	17-01-2020	1518	2	0	0	0.2500	5800000	23200000
85	Kartarpura	5000000	1837	7/27/2021	1565	4	0	0	0.5000	5750000	11500000
86	Kansala	5200000	1971	04-02-2019	1781	7	0	0	0.8750	5700000	6514286
87	Hoshiarpur	5200000	4802	25-03-2021	2308	3	16 2/3	0	0.4792	5535000	11550501
88	Kansala	5200000	3116	03-12-2019	1818	8	0	0	1.0000	5500000	5500000
89	Kartarpura	5000000	3664	14-12-2021	1580	8	0	0	1.0000	5300000	5300000
90	Kansala	5200000	3314	03-11-2021	1913	4	0	0	0.5000	5250000	10500000
91	Kartarpura	5000000	111	07-04-2021	1540	4	0	0	0.5000	5200000	10400000
92	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0.2500	5125000	20500000
93	Rasulpur	5200000	341	20-04-2021	1111	7	17 2/3	0	0.9854	5125000	5200934
94	Majra	3500000	3268	16-12-2019	3812	7	5 1/2	0	0.9094	5010000	5509127
95	Takipur	5000000	3531	18-11-2021	1433	4	18.36	0	0.6148	5000000	8132726
96	Rajgarh	5000000	2293	27-08-2021	1625	8	0	0	1.0000	5000000	5000000
97	Majra	3500000	778	27-07-2020	3888	7	12 1/2	0	0.9531	4960000	5204071
98	Majra	3500000	821	10-06-2021	3951	9	18	0	1.2375	4950000	4000000
99	Majra	3500000	1027	17-06-2021	3948	9	12	0	1.2000	4944000	4120000
100	Rajgarh	5000000	4872	06-03-2020	1609	8	0	0	1.0000	4900000	4900000
101	Majra	3500000	822	10-06-2021	3950	9	10	0	1.1875	4892500	4120000
102	Salamatpur	5200000	2424	14-03-2019	1413	2	6	0	0.2875	4887500	17000000
103	Majra	3500000	972	16-06-2021	3947	7	7	0	0.9188	4850000	5278624
104	Hoshiarpur		3415	15-01-2021	2297	2	0	0	0.2500	4820000	19280000
105	Hoshiarpur	5200000	3978	23-12-2021	2336	2	19.84	0	0.3740	4800000	12834225
106	Rajgarh	5000000	1426	29-07-2019	1585	3	4 2/3	0	0.4042	4768675	11797810
107	Majra	3500000	1028	17-06-2021	3949	9	0	0	1.1250	4702500	4180000
108	Takipur	5000000	2767	09-12-2020	1361	4	2	0	0.5125	4570000	8917073
109	Kansala	5200000	892	15-06-2021	1927	6	12.59	0	0.8287	4565000	5508628
110	Majra	3500000	3782	03-2-2021	3921	8	0	0	1.0000	4500000	4500000
111	Majra	3500000	2704	06-11-2019	3803	6	5	0	0.7813	4300000	5503648
112	Kartarpura	5000000	2511	13-09-2021	1550	4	2/3	0	0.5042	4290000	8508528
113	Kansala	5200000	3085	22-10-2021	1909	3	1	0	0.3813	4200000	11014949
114	Kartarpura	5000000	501	13-05-2019	1501	4	0	0	0.5000	4100000	8200000
115	Rajgarh	5000000	736	29-05-2019	1580	4	0 3/4	0	0.5047	4040000	8004755
116	Takipur	5000000	2529	14-09-2021	1431	5	8	0	0.6750	4000000	5925926
117	Majra	3500000	3256	01-11-2021	3982	8	0	0	1.0000	4000000	4000000
118	Majra	3500000	3257	01-11-2021	3983	8	0	0	1.0000	4000000	4000000
Highest 50% Sale Deed Total.									174.5470	₹	
Average Rate of Preceding last Three Years ( 116 No. Highest Registry).										₹	
											1,82,46,91,669
											1,04,53,870
Note-These sale Deeds 716,737 are non indicative for Calculation, Hence not Taken for Consideration											

3) a) Calculation of rates for Village Hoshiarpur (Total 150 Sales Deeds) for the period from (08.01.2019 to 08.01.2022).

b) The vicinity villages considered:- Takipur, Bharonjiya, Majra and Parol.

Average Rate of Sale Deed during Last 3 Years											
Village Name Hoshiarpur and its surrounding						Tehsil -Majri			District - SAS Nagar		
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Kanal	Marla	Sarsahi			
1	Hoshiarpur	5200000	716	21-07-2020	2325	21	14	0	2.7125	15860000	58470046
2	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6.8438	126580000	18495573

3	Bharojiya	5200000	2637	21-09-2021	2179	21	0.50	0	4.3802	74898000	17099219
4	Takipur	5000000	2948	12-10-2021	1434	28	14 2/3	0	3.5917	51940000	14461119
5	Takipur	5000000	1635	16-07-2021	1411	17	11 9/53	0	2.1948	40600000	18498269
6	Majra	3500000	582	13-07-2020	3847	27	9.28	0	3.4330	40510000	11800175
7	Majra	3500000	2866	14-11-2019	3804	31	15	0	3.9688	39300000	9902237
8	Bharojiya	5200000	1889	29-07-2021	2175	9	1	0	1.8854	37708333	20000177
9	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2.0000	27600000	13800000
10	Majra	3500000	294	16-06-2020	3839	28	8	0	3.5500	26625000	7500000
11	Majra	3500000	2421	17-11-2020	3892	24	0	0	3.0000	24885000	8295000
12	Bharojiya	5200000	2552	24-10-2019	2149	5	6.57	0	1.1101	24200191	21800010
13	Majra	3500000	1826	09-10-2020	3881	14	14	0	1.8375	21626250	11769388
14	Majra	3500000	2975	13-10-2021	3975	20	0	0	2.5000	18750000	7500000
15	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1.5219	16740000	10999409
16	Majra	3500000	746	19-5-2021	3942	29	10	0	3.6875	16600000	4501695
17	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	14100000
18	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2.7000	16400000	6074074
19	Majra	3500000	2361	12-03-2019		28	0	0	3.5000	14000000	4000000
20	Majra	3500000	5142	20-03-2020	3833	28	12	0	3.5750	12878000	3602238
21	Majra	3500000	1080	20-8-2020	3861	11	19 2/3	0	1.4979	12731938	8499858
22	Takipur	5000000	3284	01-11-2021	1428	7	2.76	0	0.8923	12580725	14099210
23	Majra	3500000	642	11-5-2021	3940	16	13	0	2.0813	12000000	5765627
24	Majra	3500000	2480	20-11-2020	3890	20	0	0	2.5000	11250000	4500000
25	Hoshiarpur	5200000	4538	09-03-2021	2301	8	2	0	1.0125	11140000	11002469
26	Takipur	5000000	4022	24-12-2021	1435	7	8	0	0.9250	11100000	12000000
27	Majra	3500000	2591	22-03-2019	3775	22	3	0	2.7688	11075000	3999928
28	Majra	3500000	2560	25-11-2020	3893	18	16.15	0	2.3509	10575000	4498277
29	Parol	3500000	787	03-06-2019	3463	22	18	0	2.8625	10020000	3500437
30	Majra	3500000	3879	21-12-2021	3991	8	0	0	1.0000	10000000	10000000
31	Majra	3500000	4453	11-02-2020	3822	20	12	0	2.5750	9270000	3600000
32	Parol	3500000	1418	26-07-2019	3476	11	3	0	1.3938	9198750	6599763
33	Majra	3500000	2555	25-11-2020	3897	16	0	0	2.0000	9000000	4500000
34	Majra	3500000	4880	30-03-2021	3928	20	3	0	2.5188	9000000	3573130
35	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1.0000	8930000	8930000
36	Bharojiya	5200000	171	09-04-2021	2174	2	15.25	0	0.5755	8675781	15075206
37	Majra	3500000	3478	17-11-2021	3987	17	3.82	0	2.1489	8600000	4002048
38	Majra	3500000	2421	07-09-2021	3958	16	5	0	2.0313	8145000	4009747
39	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0.5500	8000000	14545455
40	Hoshiarpur	5200000	3555	22-11-2021	2335	2	19.84	0	0.3740	7700000	20588235
41	Majra	3500000	2419	17-11-2020	3891	7	0	0	0.8750	7258125	8295000
42	Majra	3500000	695	20-07-2020	3844	4	0	0	0.5000	7000000	14000000
43	Majra	3500000	1542	05-08-2019	3792	7	13	0	0.9563	7000000	7319879
44	Hoshiarpur	5200000	1636	16-07-2021	2316	3	0	0	0.3750	6940000	18506667
45	Hoshiarpur	5200000	2167	19-08-2021	2331	3	5	0	0.4063	6900000	16982525
46	Majra	3500000	4461	12-02-2020	3823	15	14 2/3	0	1.9667	6780000	3447399
47	Takipur	5000000	1025	27-06-2019	1312	8	19.92	0	1.1245	6500000	5780347
48	Parol	3500000	2808	11-12-2020	3531	8	0	0	1.0000	6400000	6400000
49	Majra	3500000	556	06-05-2021	3935	14	9	0	1.8063	6325000	3501633
50	Hoshiarpur	5200000	1125	22-06-2021	2317	4	9.99	0	0.5624	6250000	11113087
51	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	1.0083	6040000	5990281
52	Hoshiarpur	5200000	4802	25-03-2021	2308	3	16 2/3	0	0.4792	5535000	11550501
53	Majra	3500000	3268	16-12-2019	3812	7	5 1/2	0	0.9094	5010000	5509127
54	Takipur	5000000	3531	18-11-2021	1433	4	18.36	0	0.6148	5000000	8132726
55	Majra	3500000	778	27-07-2020	3888	7	12 1/2	0	0.9531	4960000	5204071
56	Majra	3500000	821	10-06-2021	3951	9	18	0	1.2375	4950000	4000000
57	Majra	3500000	1027	17-06-2021	3948	9	12	0	1.2000	4944000	4120000
58	Bharojiya	5200000	193	04-06-2020		1	8	0	0.2917	4900000	16798080
59	Majra	3500000	822	10-06-2021	3950	9	10	0	1.1875	4892500	4120000
60	Majra	3500000	972	16-06-2021	3947	7	7	0	0.9188	4850000	5278624
61	Hoshiarpur	5200000	3415	15-01-2021	2297	2	0	0	0.2500	4820000	19280000
62	Hoshiarpur	5200000	3978	23-12-2021	2336	2	19.84	0	0.3740	4800000	12834225
63	Majra	3500000	1028	17-06-2021	3949	9	0	0	1.1250	4702500	4180000
64	Takipur	5000000	2767	09-12-2020	1361	4	2	0	0.5125	4570000	8917073
65	Majra	3500000	3782	03-2-2021	3921	8	0	0	1.0000	4500000	4500000
66	Majra	3500000	2704	06-11-2019	3803	6	5	0	0.7813	4300000	5503648
67	Takipur	5000000	2529	14-09-2021	1431	5	8	0	0.6750	4000000	5925926
68	Majra	3500000	3256	01-11-2021	3982	8	0	0	1.0000	4000000	4000000
69	Majra	3500000	3257	01-11-2021	3983	8	0	0	1.0000	4000000	4000000
70	Majra	3500000	3258	01-11-2021	3984	8	0	0	1.0000	4000000	4000000
71	Takipur	5000000	4795	02-03-2020	1332	4	19	0	0.6188	3850000	6221719
72	Hoshiarpur	5200000	3883	09-02-2021	2302	5	14.52	0	0.7158	3800000	5308745
73	Parol	3500000	4085	22-02-2021	3540	8	16.4	0	1.1025	3785000	3433107
74	Takipur	5000000	4219	25-02-2021	1370	4	19.74	0	0.6234	3750000	6015399

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75	Majra	3500000	4451	11-02-2020	3820	8	0	0	1.0000	3612500	3612500
76	Majra	3500000	4452	11-02-2020	3821	8	0	0	1.0000	3608000	3608000
77	Takipur	5000000	1594	08-08-2019	1320	4	0	0	0.5000	3600000	7200000
78	Majra	3500000	1665	19-07-2021	3970	7	17.34	0	0.9834	3600000	3660769
79	Majra	3500000	437	23-04-2021	3932	8	0.71	0	1.0044	3600000	3584229
80	Majra	3500000	421	23-04-2021	3933	8	0.71	0	1.0044	3600000	3584229
81	Parol	3500000	4660	19-02-2020	3498	8	0	0	1.0000	3550000	3550000
82	Parol	3500000	4378	07-02-2020	3495	8	0	0	1.0000	3435000	3435000
83	Takipur	5000000	4833	25-03-2021	1374	5	3	0	0.6438	3250000	5048152
84	Takipur	5000000	3317	03-11-2021	1426	2	2	0	0.2625	3100000	11809524
85	Majra	3500000	2233	04-11-2020	3885	7	4	0	0.9000	3095000	3438889
86	Majra	3500000	4037	24-12-2021	4000	3	3 1/2	0	0.3969	3000000	7558579
87	Majra	3500000	1865	28-07-2021	3955	4	2	0	0.5125	2900000	5658537
88	Takipur	5000000	2103	22-02-2019	1303	3	14 1/4	0	0.4641	2785000	6000862
89	Majra	3500000	2547	25-11-2020	3895	2	0	0	0.2500	2750000	11000000
90	Takipur	5000000	1122	22-06-2021	1421	2	0	0	0.2500	2750000	11000000
91	Majra	3500000	2157	18-08-2021	3961	4	0	0	0.5000	2600000	5200000
92	Parol	3500000	3682	29-01-2021	3535	6	1	0	0.7563	2600000	3437789
93	Majra	3500000	2259	25-08-2021	3976	4	13	0	0.5813	2500000	4300705
94	Majra	3500000	874	05-08-2020	3854	5	0	0	0.6250	2500000	4000000
95	Takipur	5000000	1304	09-09-2020	1345	4	0	0	0.5000	2430000	4860000
96	Takipur	5000000	479	28-04-2021	1423	3	12 1/4	0	0.4516	2258000	5000000
97	Takipur	5000000	477	28-04-2021	1386	3	12 1/4	0	0.4516	2258000	5000000
98	Majra	3500000	747	19-5-2021	3941	4	0	0	0.5000	2250000	4500000
99	Majra	3500000	1498	13-07-2021	3963	5	0	0	0.6250	2200000	3520000
100	Takipur	5000000	3377	13-01-2021	1367	3	8.31	0	0.4269	2140000	5012884
101	Takipur	5000000	1836	23-01-2019	1302	3	10	0	0.4375	2130000	4868571
102	Majra	3500000	2414	16-10-2019	3798	4	11.42	0	0.5714	2050000	3587679
103	Takipur	5000000	179	12-04-2021	1381	2	2	0	0.2625	2000000	7619048
104	Takipur	5000000	154	12-04-2019	1305	2	3.83	0	0.2739	2000000	7301935
105	Takipur	5000000	2417	14-03-2019	1304	3	0	0	0.3750	2000000	5333333
106	Parol	3500000	2805	01-10-2021	3571	3	7 2/3	0	0.4229	2000000	4729250
107	Majra	3500000	1192	09-07-2019	3785	4	11.42	0	0.5714	1975000	3456423
108	Takipur	5000000	2264	26-08-2021	1403	3	1.81	0	0.3863	1950000	5047890
109	Parol	3500000	897	15-06-2021	3563	4	6 1/2	0	0.5406	1910000	3533111
110	Majra	3500000	2802	28-03-2019		4	0	0	0.5000	1901000	3802000
111	Majra	3500000	2202	20-08-2021	3960	3	18	0	0.4875	1900000	3897436
112	Parol	3500000	3499	19-01-2021	3534	2	4	0	0.2750	1800000	6545455
113	Hoshiarpur	5200000	4807	25-03-2021	2309	2	6 9/10	0	0.2931	1800000	6141249
114	Majra	3500000	1670	30-09-2020	3874	4	2	0	0.5125	1770000	3453659
115	Parol	3500000	3841	08-02-2021	3543	4	0	0	0.5000	1750000	3500000
116	Majra	3500000	2847	29-03-2019		2	2.83	0	0.2677	1740000	6499813
117	Takipur	5000000	2616	01-12-2020	1359	2	16.79	0	0.3549	1740000	4902790
118	Parol	3500000	2097	22-02-2019	3446	4	4/5	0	0.5050	1740000	3445545
119	Parol	3500000	3295	02-11-2021	3575	3	18	0	0.4875	1710000	3507692
120	Takipur	5000000	2990	14-10-2021	1425	2	11	0	0.3188	1610000	5050188
121	Majra	3500000	3202	04-01-2021	3916	3	13.64	0	0.4603	1600000	3475994
122	Majra	3500000	7	12-05-2020	3845	3	12.91	0	0.4557	1565000	3434277
123	Parol	3500000	2980	13-10-2021	3574	3	11	0	0.4438	1560000	3515097
124	Parol	3500000	2576	22-03-2019	3453	3	6.86	0	0.4179	1440000	3445800
125	Takipur	5000000	472	09-05-2019	1309	2	1	0	0.2563	1432440	5588919
126	Majra	3500000	2344	01-09-2021	3962	3	0	0	0.3750	1400000	3733333
127	Majra	3500000	3036	27-11-2019	3811	3	3 1/2	0	0.3969	1365000	3439153
128	Hoshiarpur	5200000	4348	03-03-2021	2305	2	1 3/4	0	0.2609	1360000	5212725
129	Hoshiarpur	5200000	4699	19-03-2021		2	1 3/4	0	0.2609	1360000	5212725
130	Hoshiarpur	5200000	1685	20-07-2021	2339	2	1 3/4	0	0.2609	1360000	5212725
131	Parol	3500000	786	03-06-2019	3462	3	2	0	0.3875	1352500	3490323
132	Takipur	5000000	478	28-04-2021	1387	2	11.96	0	0.3248	1315000	4048645
133	Majra	3500000	2575	26-11-2020	3894	3	0.90	0	0.3806	1310000	3441934
134	Parol	3500000	4723	22-03-2021	3549	2	18.68	0	0.3668	1300000	3544166
135	Majra	3500000	318	26-04-2019	3776	2	19.9	0	0.3744	1300000	3472222
136	Parol	3500000	3249	13-12-2019	3493	3	0	0	0.3750	1290000	3440000
137	Takipur	5000000	2734	29-09-2021	1415	2	1/2	0	0.2531	1270000	5017780
138	Majra	3500000	874	11-06-2021	3965	2	11	0	0.3188	1250000	3920954
139	Majra	3500000	875	11-06-2021	3973	2	11	0	0.3188	1250000	3920954
140	Majra	3500000	2153	29-10-2020	3884	2	14.8	0	0.3425	1200000	3503650
141	Majra	3500000	3968	12-02-2021	3915	2	11	0	0.3188	1120000	3513174
142	Majra	3500000	1217	11-07-2019	3786	2	10	0	0.3125	1075000	3440000
143	Majra	3500000	2948	20-11-2019	3810	2	10	0	0.3125	1075000	3440000
144	Majra	3500000	2725	07-12-2020	3898	2	8	0	0.3000	1050000	3500000
145	Parol	3500000	1601	09-08-2019	3479	2	6.65	0	0.2916	1010000	3463649
146	Majra	3500000	419	6-5-2019	3771	2	0	0	0.2500	900000	3600000

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147	Majra	3500000	3281	01-11-2021	3986	2	0	0	0.2500	900000	3600000
148	Majra	3500000	952	25-08-2020	3860	2	1/2	0	0.2531	900000	3555907
149	Majra	3500000	812	29-07-2020	3851	2	4/5	0	0.2550	900000	3529412
150	Majra	3500000	2639	02-12-2020	3896	2	0.30	0	0.2519	870000	3453751

**50% Higher Sale Deed Rate of the Preceding 3 years from (08-01-2019 to 08-01-2022)**

2	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6.8438	126580000	18495573
3	Bharojiya	5200000	2637	21-09-2021	2179	21	0.50	0	4.3802	74898000	17099219
4	Takipur	5000000	2948	12-10-2021	1434	28	14 2/3	0	3.5917	51940000	14461119
5	Takipur	5000000	1635	16-07-2021	1411	17	11 9/53	0	2.1948	40600000	18498269
6	Majra	3500000	582	13-07-2020	3847	27	9.28	0	3.4330	40510000	11800175
7	Majra	3500000	2866	14-11-2019	3804	31	15	0	3.9688	39300000	9902237
8	Bharojiya	5200000	1889	29-07-2021	2175	9	1	0	1.8854	37708333	20000177
9	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2.0000	27600000	13800000
10	Majra	3500000	294	16-06-2020	3839	28	8	0	3.5500	26625000	7500000
11	Majra	3500000	2421	17-11-2020	3892	24	0	0	3.0000	24885000	8295000
12	Bharojiya	5200000	2552	24-10-2019	2149	5	6.57	0	1.1101	24200191	21800010
13	Majra	3500000	1826	09-10-2020	3881	14	14	0	1.8375	21626250	11769388
14	Majra	3500000	2975	13-10-2021	3975	20	0	0	2.5000	18750000	7500000
15	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1.5219	16740000	10999409
16	Majra	3500000	746	19-5-2021	3942	29	10	0	3.6875	16600000	4501695
17	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	14100000
18	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2.7000	16400000	6074074
19	Majra	3500000	2361	12-03-2019		28	0	0	3.5000	14000000	4000000
20	Majra	3500000	5142	20-03-2020	3833	28	12	0	3.5750	12878000	3602238
21	Majra	3500000	1080	20-8-2020	3861	11	19 2/3	0	1.4979	12731938	8499858
22	Takipur	5000000	3284	01-11-2021	1428	7	2.76	0	0.8923	12580725	14099210
23	Majra	3500000	642	11-5-2021	3940	16	13	0	2.0813	12000000	5765627
24	Majra	3500000	2480	20-11-2020	3890	20	0	0	2.5000	11250000	4500000
25	Hoshiarpur	5200000	4538	09-03-2021	2301	8	2	0	1.0125	11140000	11002469
26	Takipur	5000000	4022	24-12-2021	1435	7	8	0	0.9250	11100000	12000000
27	Majra	3500000	2591	22-03-2019	3775	22	3	0	2.7688	11075000	3999928
28	Majra	3500000	2560	25-11-2020	3893	18	16.15	0	2.3509	10575000	4498277
29	Parol	3500000	787	03-06-2019	3463	22	18	0	2.8625	10020000	3500437
30	Majra	3500000	3879	21-12-2021	3991	8	0	0	1.0000	10000000	10000000
31	Majra	3500000	4453	11-02-2020	3822	20	12	0	2.5750	9270000	3600000
32	Parol	3500000	1418	26-07-2019	3476	11	3	0	1.3938	9198750	6599763
33	Majra	3500000	2555	25-11-2020	3897	16	0	0	2.0000	9000000	4500000
34	Majra	3500000	4880	30-03-2021	3928	20	3	0	2.5188	9000000	3573130
35	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1.0000	8930000	8930000
36	Bharojiya	5200000	171	09-04-2021	2174	2	15.25	0	0.5755	8675781	15075206
37	Majra	3500000	3478	17-11-2021	3987	17	3.82	0	2.1489	8600000	4002048
38	Majra	3500000	2421	07-09-2021	3958	16	5	0	2.0313	8145000	4009747
39	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0.5500	8000000	14545455
40	Hoshiarpur	5200000	3555	22-11-2021	2335	2	19.84	0	0.3740	7700000	20588235
41	Majra	3500000	2419	17-11-2020	3891	7	0	0	0.8750	7258125	8295000
42	Majra	3500000	695	20-07-2020	3844	4	0	0	0.5000	7000000	14000000
43	Majra	3500000	1542	05-08-2019	3792	7	13	0	0.9563	7000000	7319879
44	Hoshiarpur	5200000	1636	16-07-2021	2316	3	0	0	0.3750	6940000	18506667
45	Hoshiarpur	5200000	2167	19-08-2021	2331	3	5	0	0.4063	6900000	16982525
46	Majra	3500000	4461	12-02-2020	3823	15	14 2/3	0	1.9667	6780000	3447399
47	Takipur	5000000	1025	27-06-2019	1312	8	19.92	0	1.1245	6500000	5780347
48	Parol	3500000	2808	11-12-2020	3531	8	0	0	1.0000	6400000	6400000
49	Majra	3500000	556	06-05-2021	3935	14	9	0	1.8063	6325000	3501633
50	Hoshiarpur	5200000	1125	22-06-2021	2317	4	9.99	0	0.5624	6250000	11113087
51	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	1.0083	6040000	5990281
52	Hoshiarpur	5200000	4802	25-03-2021	2308	3	16 2/3	0	0.4792	5535000	11550501
53	Majra	3500000	3268	16-12-2019	3812	7	5 1/2	0	0.9094	5010000	5509127
54	Takipur	5000000	3531	18-11-2021	1433	4	18.36	0	0.6148	5000000	8132726
55	Majra	3500000	778	27-07-2020	3888	7	12 1/2	0	0.9531	4960000	5204071
56	Majra	3500000	821	10-06-2021	3951	9	18	0	1.2375	4950000	4000000
57	Majra	3500000	1027	17-06-2021	3948	9	12	0	1.2000	4944000	4120000
58	Bharojiya	5200000	193	04-06-2020		1	8	0	0.2917	4900000	16798080
59	Majra	3500000	822	10-06-2021	3950	9	10	0	1.1875	4892500	4120000
60	Majra	3500000	972	16-06-2021	3947	7	7	0	0.9188	4850000	5278624
61	Hoshiarpur		3415	15-01-2021	2297	2	0	0	0.2500	4820000	19280000
62	Hoshiarpur	5200000	3978	23-12-2021	2336	2	19.84	0	0.3740	4800000	12834225
63	Majra	3500000	1028	17-06-2021	3949	9	0	0	1.1250	4702500	4180000
64	Takipur	5000000	2767	09-12-2020	1361	4	2	0	0.5125	4570000	8917073
65	Majra	3500000	3782	03-2-2021	3921	8	0	0	1.0000	4500000	4500000
66	Majra	3500000	2704	06-11-2019	3803	6	5	0	0.7813	4300000	5503648
67	Takipur	5000000	2529	14-09-2021	1431	5	8	0	0.6750	4000000	5925926
68	Majra	3500000	3256	01-11-2021	3982	8	0	0	1.0000	4000000	4000000

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69	Majra	3500000	3257	01-11-2021	3983	8	0	0	1.0000	4000000	4000000
70	Majra	3500000	3258	01-11-2021	3984	8	0	0	1.0000	4000000	4000000
71	Takipur	5000000	4795	02-03-2020	1332	4	19	0	0.6188	3850000	6221719
72	Hoshiarpur	5200000	3883	09-02-2021	2302	5	14.52	0	0.7158	3800000	5308745
73	Parol	3500000	4085	22-02-2021	3540	8	16.4	0	1.1025	3785000	3433107
74	Takipur	5000000	4219	25-02-2021	1370	4	19.74	0	0.6234	3750000	6015399
75	Majra	3500000	4451	11-02-2020	3820	8	0	0	1.0000	3612500	3612500
76	Majra	3500000	4452	11-02-2020	3821	8	0	0	1.0000	3608000	3608000
Highest 50% Sale Deed Total.									120.6643	₹	1,03,19,33,093
Average Rate of Preceding last Three Years ( 75 No. Highest Registry).										₹	85,52,099
Note-These sale Deeds 716 are non indicative for Calculation, Hence not Taken for Consideration											

4) a) Calculation of rates for Village Rasulpur (Total 121 Sales Deeds) for the period from (08.01.2019 to 08.01.2022).

b) The vicinity villages considered:- Takipur, Kansala, Paithpur, Salamatpur and Dhode Majra.

Average Rate of Sale Deed during Last 3 Years											
Village Name -Rasulpur and its surrounding					Tehsil -Majri				District - SAS Nagar		
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Area (Acre)	Consideration Amount	Rate (Per Acre)
						Bigha/ Kanal	Biswa/ Marla	Biswansi/ Sarsahi			
1	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6.8438	126580000	18495573
2	Kansala	5200000	4672	25-02-2020	1833	27	13	0	3.4563	86406250	24999638
3	Kansala	5200000	3294	08-01-2021	1957	28	18.55	0	3.6159	60934688	16851873
4	Paithpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
5	Takipur	5000000	2948	12-10-2021	1434	28	14 2/3	0	3.5917	51940000	14461119
6	Kansala	5200000	4673	25-02-2020	1832	16	8	0	2.0500	51250000	25000000
7	Kansala	5200000	3297	08-01-2021	1858	17	10.45	0	2.1903	45996563	21000120
8	Kansala	5200000	3418	12-11-2021	1958	20	17.36	0	2.6085	40757813	15625000
9	Takipur	5000000	1635	16-07-2021	1411	17	11 9/53	0	2.1948	40600000	18498269
10	Kansala	5200000	1488	13-07-2021	1890	28	4	7	3.5299	40500000	11473413
11	Kansala	5200000	3872	09-02-2021	1862	22	16.90	0	2.8556	40000000	14007564
12	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2.5223	38052000	15086231
13	Paithpur	5500000	62	06-04-2021	1302	7	14	0	1.6042	27291667	17012634
14	Paithpur	5500000	4199	25-02-2021	1313	6	5 1/2	0	1.3073	26118750	19979156
15	Kansala	5200000	340	20-04-2021	1883	23	19 2/3	0	2.9979	25000000	8339171
16	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1.2688	23852500	18799259
17	Rasulpur	5200000	883	05-08-2020	1094	8	0	0	1.0000	22200000	22200000
18	Paithpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
19	Paithpur	5500000	2623	31-10-2019	1268	6	12.50	0	1.3802	20494000	14848573
20	Rasulpur	5200000	352	20-04-2021	1112	17	19	0	2.2438	20000000	8913450
21	Paithpur	5500000	3105	28-12-2020	1297	5	4.61	0	1.0897	19723380	18099826
22	Paithpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800348
23	Paithpur	5500000	1722	05-10-2020	1285	4	14	0	0.9792	18664583	19061053
24	Rasulpur	5200000	351	20-04-2021	1114	6	7 1/2	0	0.7969	18050675	22651117
25	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
26	Rasulpur	5200000	4125	23-02-2021	1105	6	7.5	0	0.7969	17518875	21983781
27	Dhode majra	5200000	2266	26-08-2021	1230	7	16.86	0	0.9804	16670000	17003264
28	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	14100000
29	Dhode majra	5200000	1878	05-09-2019	1201	6	7	0	0.7938	15875000	19998740
30	Paithpur	5500000	1103	01-07-2019	1258	3	14	0	0.7708	15416667	20000865
31	Paithpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.7361	14722917	20001246
32	Dhode majra	5200000	1239	12-07-2019	1197	7	5	0	0.9063	14241248	15713614
33	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0.5819	13000000	22340608
34	Takipur	5000000	3284	01-11-2021	1428	7	2.76	0	0.8923	12580725	14099210
35	Dhode majra	5200000	573	10-07-2020	1217	4	0.73	0	0.5046	11100375	21998365
36	Takipur	5000000	4022	24-12-2021	1435	7	8	0	0.9250	11100000	12000000
37	Kansala	5200000	1039	25-08-2020	1880	7	0	0	0.8750	11000000	12571429
38	Paithpur	5500000	2372	12-11-2020	1296	2	5	0	0.4688	9003125	19204618
39	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
40	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1.0000	8930000	8930000
41	Kansala	5200000	110	10-04-2019	1794	3	2	0	0.3875	8718750	22500000
42	Paithpur	5500000	1948	20-10-2020		2	0	0	0.4167	8491667	20378371

44	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0.5500	8000000	14545455
45	Kansala	5200000	3518	18-11-2021	1924	10	7.83	0	1.2989	8000000	6159058
45	Paithpur	5500000	1102	01-07-2019	1257	2	3.78	0	0.4560	7749390	16994276
46	Dhode majra	5200000	2130	04-10-2019	1216	2	16	0	0.3500	7700000	22000000
47	Dhode majra	5200000	1380	23-07-2019	1198	3	17.66	0	0.4854	7678147	15818185
48	Dhode majra	5200000	4230	07-01-2022	1242	4	0	0	0.5000	7500000	15000000
49	Kansala	5200000	2535	24-11-2020	1851	7	18	0	0.9875	7500000	7594937
50	Kansala	5200000	1302	17-7-2019	1805	4	0	0	0.5000	7000000	14000000
51	Kansala	5200000	4674	25-02-2020		2	4	0	0.2750	6875000	25000000
52	Kansala	5200000	3646	14-12-2021	1924	4	0	0	0.5000	6500000	13000000
53	Takipur	5000000	1025	27-06-2019	1312	8	19.92	0	1.1245	6500000	5780347
54	Rasulpur	5200000	2847	06-10-2021	1120	3	0	0	0.3750	6225000	16600000
55	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	1.0083	6040000	5990281
56	Kansala	5200000	1971	04-02-2019	1781	7	0	0	0.8750	5700000	6514286
57	Dhode majra	5200000	3110	03-12-2019	1205	8	11 1/3	0	1.0708	5550000	5183041
58	Kansala	5200000	3116	03-12-2019	1818	8	0	0	1.0000	5500000	5500000
59	Kansala	5200000	3314	03-11-2021	1913	4	0	0	0.5000	5250000	10500000
60	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0.2500	5125000	20500000
61	Rasulpur	5200000	341	20-04-2021	1111	7	17 2/3	0	0.9854	5125000	5200934
62	Takipur	5000000	3531	18-11-2021	1433	4	18.36	0	0.6148	5000000	8132726
63	Paithpur	5500000	3864	08-02-2021	1299	1	11.22	0	0.3252	4989432	15342657
64	Paithpur	5500000	3159	30-12-2020	1298	4	7	0	0.9063	4930000	5439700
65	Dhode majra	5200000	2711	28-09-2021	1232	4	5 2/3	0	0.5354	4900000	9152036
66	Salamatpur	5200000	2424	14-03-2019	1413	2	6	0	0.2875	4887500	17000000
67	Takipur	5000000	2767	09-12-2020	1361	4	2	0	0.5125	4570000	8917073
68	Kansala	5200000	892	15-06-2021	1927	6	12.59	0	0.8287	4565000	5508628
69	Kansala	5200000	3085	22-10-2021	1909	3	1	0	0.3813	4200000	11014949
70	Dhode majra	5200000	3865	20-12-2021	1249	5	12.17	0	0.7011	4200000	5990586
71	Paithpur	5500000	4592	20-02-2020	1278	1	11.22	0	0.3252	4189431	12882629
72	Takipur	5000000	2529	14-09-2021	1431	5	8	0	0.6750	4000000	5925926
73	Kansala	5200000	3512	24-12-2019	1821	6	0	0	0.7500	3870000	5160000
74	Takipur	5000000	4795	02-03-2020	1332	4	19	0	0.6188	3850000	6221719
75	Takipur	5000000	4219	25-02-2021	1370	4	19.74	0	0.6234	3750000	6015399
76	Takipur	5000000	1594	08-08-2019	1320	4	0	0	0.5000	3600000	7200000
77	Kansala	5200000	219	10-06-2020	1838	4	1	0	0.5063	3500000	6912897
78	Rasulpur	5200000	2755	07-11-2019	1088	5	8 1/2	0	0.6781	3500000	5161481
79	Dhode majra	5200000	1418	16-09-2020	1218	2	1	0	0.2563	3477500	13568084
80	Takipur	5000000	4833	25-03-2021	1374	5	3	0	0.6438	3250000	5048152
81	Kansala	5200000	1128	01-09-2020	1845	4	1/2	0	0.5031	3220000	6400318
82	Kansala	5200000	3248	29-10-2021	1969	4	17.77	0	0.6111	3190000	5220095
83	Takipur	5000000	3317	03-11-2021	1426	2	2	0	0.2625	3100000	11809524
84	Kansala	5200000	4323	02-03-2021	1869	3	1	0	0.3813	3000000	7867821
85	Kansala	5200000	263	11-06-2020	1845	4	0	0	0.5000	3000000	6000000
86	Kansala	5200000	3086	22-10-2021	1906	2	1	0	0.2563	2800000	10924698
87	Takipur	5000000	2103	22-02-2019	1303	3	14 1/4	0	0.4641	2785000	6000862
88	Paithpur	5500000	1852	24-01-2019	1249	1	6	0	0.2708	2760000	10192024
89	Takipur	5000000	1122	22-06-2021	1421	2	0	0	0.2500	2750000	11000000
90	Kansala	5200000	3209	28-10-2021	1915	4	2 1/2	0	0.5156	2750000	5333592
91	Kansala	5200000	1344	19-07-2019	1807	4	2	0	0.5125	2660000	5190244
92	Kansala	5200000	1219	04-09-2020		4	0	0	0.5000	2575000	5150000
93	Dhode majra	5200000	1777	01-08-2021	1260	2	0	0	0.2500	2500000	10000000
94	Takipur	5000000	1304	09-09-2020	1345	4	0	0	0.5000	2430000	4860000
95	Dhode majra	5200000	1359	06-07-2021	1228	3	10	0	0.4375	2412000	5513143
96	Kansala	5200000	3451	23-12-2019		2	1	0	0.2563	2355000	9188451
97	Takipur	5000000	479	28-04-2021	1423	3	12 1/4	0	0.4516	2258000	5000000
98	Takipur	5000000	477	28-04-2021	1386	3	12 1/4	0	0.4516	2258000	5000000
99	Takipur	5000000	3377	13-01-2021	1367	3	8.31	0	0.4269	2140000	5012884
100	Takipur	5000000	1836	23-01-2019	1302	3	10	0	0.4375	2130000	4868571
101	Kansala	5200000	423	29-06-2020	1863	3	5 1/2	0	0.4094	2110000	5153884
102	Salamatpur	5200000	2070	12-02-2019	1415	2	0	0	0.2500	2000000	8000000
103	Kansala	5200000	3800	17-12-2021	1954	2	1	0	0.2563	2000000	7803355
104	Takipur	5000000	179	12-04-2021	1381	2	2	0	0.2625	2000000	7619048
105	Takipur	5000000	154	12-04-2019	1305	2	3.83	0	0.2739	2000000	7301935
106	Takipur	5000000	2417	14-03-2019	1304	3	0	0	0.3750	2000000	5333333
107	Takipur	5000000	2264	26-08-2021	1403	3	1.81	0	0.3863	1950000	5047890

98	Kansala	5200000	1724	21-08-2019	1819	2	19.04	0	0.3690	1905000	5162602
99	Paithpur	5500000	1792	08-10-2020	1286	1	6	0	0.2708	1820000	6720827
110	Takipur	5000000	2616	01-12-2020	1359	2	16.79	0	0.3549	1740000	4902790
111	Kansala	5200000	4094	22-02-2021	1866	2	5 1/3	0	0.2833	1700000	6000706
112	Takipur	5000000	2990	14-10-2021	1425	2	11	0	0.3188	1610000	5050188
113	Dhode majra	5200000	2973	13-10-2021	1237	2	2.16	0	0.2635	1455000	5521822
114	Takipur	5000000	472	09-05-2019	1309	2	1	0	0.2563	1432440	5588919
115	Rasulpur	5200000	1491	01-08-2019	1084	2	2	0	0.2625	1360000	5180952
116	Kansala	5200000	4786	02-03-2020	1857	2	1.57	0	0.2598	1340000	5157814
117	Takipur	5000000	478	28-04-2021	1387	2	11.96	0	0.3248	1315000	4048645
118	Kansala	5200000	719	21-07-2020		2	0.45	0	0.2528	1314650	5200356
119	Kansala	5200000	5040	16-03-2020	1900	2	0	0	0.2500	1300000	5200000
120	Kansala	5200000	3364	11-11-2021	1917	2	0	0	0.2500	1300000	5200000
121	Takipur	5000000	2734	29-09-2021	1415	2	1/2	0	0.2531	1270000	5017780
<b>50% Higher Sale Deed Rate of the Preceding 3 years from (08-01-2019 to 08-01-2022)</b>											
1	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6.8438	126580000	18495573
2	Kansala	5200000	4672	25-02-2020	1833	27	13	0	3.4563	86406250	24999638
3	Kansala	5200000	3294	08-01-2021	1957	28	18.55	0	3.6159	60934688	16851873
4	Paithpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
5	Takipur	5000000	2948	12-10-2021	1434	28	14 2/3	0	3.5917	51940000	14461119
6	Kansala	5200000	4673	25-02-2020	1832	16	8	0	2.0500	51250000	25000000
7	Kansala	5200000	3297	08-01-2021	1858	17	10.45	0	2.1903	45996563	21000120
8	Kansala	5200000	3418	12-11-2021	1958	20	17.36	0	2.6085	40757813	15625000
9	Takipur	5000000	1635	16-07-2021	1411	17	11 9/53	0	2.1948	40600000	18498269
10	Kansala	5200000	1488	13-07-2021	1890	28	4	7	3.5299	40500000	11473413
11	Kansala	5200000	3872	09-02-2021	1862	22	16.90	0	2.8556	40000000	14007564
12	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2.5223	38052000	15086231
13	Paithpur	5500000	62	06-04-2021	1302	7	14	0	1.6042	27291667	17012634
14	Paithpur	5500000	4199	25-02-2021	1313	6	5 1/2	0	1.3073	26118750	19979156
15	Kansala	5200000	340	20-04-2021	1883	23	19 2/3	0	2.9979	25000000	8339171
16	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1.2688	23852500	18799259
17	Rasulpur	5200000	883	05-08-2020	1094	8	0	0	1.0000	22200000	22200000
18	Paithpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
19	Paithpur	5500000	2623	31-10-2019	1268	6	12.50	0	1.3802	20494000	14848573
20	Rasulpur	5200000	352	20-04-2021	1112	17	19	0	2.2438	20000000	8913450
21	Paithpur	5500000	3105	28-12-2020	1297	5	4.61	0	1.0897	19723380	18099826
22	Paithpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800348
23	Paithpur	5500000	1722	05-10-2020	1285	4	14	0	0.9792	18664583	19061053
24	Rasulpur	5200000	351	20-04-2021	1114	6	7 1/2	0	0.7969	18050675	22651117
25	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
26	Rasulpur	5200000	4125	23-02-2021	1105	6	7.5	0	0.7969	17518875	21983781
27	Dhode majra	5200000	2266	26-08-2021	1230	7	16.86	0	0.9804	16670000	17003264
28	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	14100000
29	Dhode majra	5200000	1878	05-09-2019	1201	6	7	0	0.7938	15875000	19998740
30	Paithpur	5500000	1103	01-07-2019	1258	3	14	0	0.7708	15416667	20000865
31	Paithpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.7361	14722917	20001246
32	Dhode majra	5200000	1239	12-07-2019	1197	7	5	0	0.9063	14241248	15713614
33	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0.5819	13000000	22340608
34	Takipur	5000000	3284	01-11-2021	1428	7	2.76	0	0.8923	12580725	14099210
35	Dhode majra	5200000	573	10-07-2020	1217	4	0.73	0	0.5046	11100375	21998365
36	Takipur	5000000	4022	24-12-2021	1435	7	8	0	0.9250	11100000	12000000
37	Kansala	5200000	1039	25-08-2020	1880	7	0	0	0.8750	11000000	12571429
38	Paithpur	5500000	2372	12-11-2020	1296	2	5	0	0.4688	9003125	19204618
39	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
40	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1.0000	8930000	8930000
41	Kansala	5200000	110	10-04-2019	1794	3	2	0	0.3875	8718750	22500000
42	Paithpur	5500000	1948	20-10-2020		2	0	0	0.4167	8491667	20378371
43	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0.5500	8000000	14545455
44	Kansala	5200000	3518	18-11-2021	1924	10	7.83	0	1.2989	8000000	6159058
45	Paithpur	5500000	1102	01-07-2019	1257	2	3.78	0	0.4560	7749390	16994276
46	Dhode majra	5200000	2130	04-10-2019	1216	2	16	0	0.3500	7700000	22000000
47	Dhode majra	5200000	1380	23-07-2019	1198	3	17.66	0	0.4854	7678147	15818185
48	Dhode majra	5200000	4230	07-01-2022	1242	4	0	0	0.5000	7500000	15000000
49	Kansala	5200000	2535	24-11-2020	1851	7	18	0	0.9875	7500000	7594937
50	Kansala	5200000	1302	17-7-2019	1805	4	0	0	0.5000	7000000	14000000

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51	Kansala	5200000	4674	25-02-2020		2	4	0	0.2750	6875000	25000000
52	Kansala	5200000	3646	14-12-2021	1924	4	0	0	0.5000	6500000	13000000
53	Takipur	5000000	1025	27-06-2019	1312	8	19.92	0	1.1245	6500000	5780347
54	Rasulpur	5200000	2847	06-10-2021	1120	3	0	0	0.3750	6225000	16600000
55	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	1.0083	6040000	5990281
56	Kansala	5200000	1971	04-02-2019	1781	7	0	0	0.8750	5700000	6514286
57	Dhode majra	5200000	3110	03-12-2019	1205	8	11 1/3	0	1.0708	5550000	5183041
58	Kansala	5200000	3116	03-12-2019	1818	8	0	0	1.0000	5500000	5500000
59	Kansala	5200000	3314	03-11-2021	1913	4	0	0	0.5000	5250000	10500000
60	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0.2500	5125000	20500000
61	Rasulpur	5200000	341	20-04-2021	1111	7	17 2/3	0	0.9854	5125000	5200934
Highest 50% Sale Deed Total.									82.9613	₹ 1,29,66,07,763	
Average Rate of Preceding last Three Years ( 61 No. Highest Registry).										₹ 1,56,29,068	

5) a) Calculation of rates for Village Salamatpur (Total 94 Sales Deeds) for the period from (08.01.2019 to 08.01.2022).

b) The vicinity villages considered:- Hoshiarpur, Takipur, Bharonjiya, Paithpur, Rasulpur and Ratwara.

Average Rate of Sale Deed during Last 3 Years											
Village Name -Salamatpur and its surrounding					Tehsil -Majri				District - SAS Nagar		
Sl No.	Village Name	Collector Rate	Sale Deed Vasika No.	Date	Mutation No.	Area			Consideration Amount	Rate (Per Acre)	
						Bigha/ Kanal	Biswa/ Marla	Biswansi/ Sarsahi			Area (Acre)
1	Hoshiarpur	5200000	716	21-07-2020	2325	21	14	0	2.7125	158600000	58470046
2	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6.8438	126580000	18495573
3	Bharonjiya	5200000	2637	21-09-2021	2179	21	0.50	0	4.3802	74898000	17099219
4	Paithpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
5	Takipur	5000000	2948	12-10-2021	1434	28	14 2/3	0	3.5917	51940000	14461119
6	Takipur	5000000	1635	16-07-2021	1411	17	11 9/53	0	2.1948	40600000	18498269
7	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2.5223	38052000	15086231
8	Bharonjiya	5200000	1889	29-07-2021	2175	9	1	0	1.8854	37708333	20000177
9	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2.0000	27600000	13800000
10	Paithpur	5500000	62	06-04-2021	1302	7	14	0	1.6042	27291667	17012634
11	Paithpur	5500000	4199	25-02-2021	1313	6	5 1/2	0	1.3073	26118750	19979156
12	Bharonjiya	5200000	2552	24-10-2019	2149	5	6.57	0	1.1101	24200191	21800010
13	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1.2688	23852500	18799259
14	Rasulpur	5200000	883	05-08-2020	1094	8	0	0	1.0000	22200000	22200000
15	Paithpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
16	Paithpur	5500000	2623	31-10-2019	1268	6	12.50	0	1.3802	20494000	14848573
17	Rasulpur	5200000	352	20-04-2021	1112	17	19	0	2.2438	20000000	8913450
18	Paithpur	5500000	3105	28-12-2020	1297	5	4.61	0	1.0897	19723380	18099826
19	Paithpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800348
20	Paithpur	5500000	1722	05-10-2020	1285	4	14	0	0.9792	18664583	19061053
21	Rasulpur	5200000	351	20-04-2021	1114	6	7 1/2	0	0.7969	18050675	22651117
22	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
23	Rasulpur	5200000	4125	23-02-2021	1105	6	7.5	0	0.7969	17518875	21983781
24	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1.5219	16740000	10999409
25	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	14100000
26	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2.7000	16400000	6074074
27	Paithpur	5500000	1103	01-07-2019	1258	3	14	0	0.7708	15416667	20000865
28	Paithpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.7361	14722917	20001246
29	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0.5819	13000000	22340608
30	Takipur	5000000	3284	01-11-2021	1428	7	2.76	0	0.8923	12580725	14099210
31	Hoshiarpur	5200000	4538	09-03-2021	2301	8	2	0	1.0125	11140000	11002469
32	Takipur	5000000	4022	24-12-2021	1435	7	8	0	0.9250	11100000	12000000
33	Paithpur	5500000	2372	12-11-2020	1296	2	5	0	0.4688	9003125	19204618
34	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
35	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1.0000	8930000	8930000
36	Bharonjiya	5200000	171	09-04-2021	2174	2	15.25	0	0.5755	8675781	15075206
37	Paithpur	5500000	1948	20-10-2020		2	0	0	0.4167	8491667	20378371
38	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0.5500	8000000	14545455
39	Paithpur	5500000	1102	01-07-2019	1257	2	3.78	0	0.4560	7749390	16994276
40	Hoshiarpur	5200000	3555	22-11-2021	2335	2	19.84	0	0.3740	7700000	20588235
41	Hoshiarpur	5200000	1636	16-07-2021	2316	3	0	0	0.3750	6940000	18506667
42	Hoshiarpur	5200000	2167	19-08-2021	2331	3	5	0	0.4063	6900000	16982525

43	Takipur	5000000	1025	27-06-2019	1312	8	19.92	0	1.1245	6500000	5780347
44	Hoshiarpur	5200000	1125	22-06-2021	2317	4	9.99	0	0.5624	6250000	11113087
45	Rasulpur	5200000	2847	06-10-2021	1120	3	0	0	0.3750	6225000	16600000
46	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	1.0083	6040000	5990281
47	Hoshiarpur	5200000	4802	25-03-2021	2308	3	16 2/3	0	0.4792	5535000	11550501
48	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0.2500	5125000	20500000
49	Rasulpur	5200000	341	20-04-2021	1111	7	17 2/3	0	0.9854	5125000	5200934
50	Takipur	5000000	3531	18-11-2021	1433	4	18.36	0	0.6148	5000000	8132726
51	Paithpur	5500000	3864	08-02-2021	1299	1	11.22	0	0.3252	4989432	15342657
52	Paithpur	5500000	3159	30-12-2020	1298	4	7	0	0.9063	4930000	5439700
53	Bharoijya	5200000	193	04-06-2020		1	8	0	0.2917	4900000	16798080
54	Salamatpur	5200000	2424	14-03-2019	1413	2	6	0	0.2875	4887500	17000000
55	Hoshiarpur		3415	15-01-2021	2297	2	0	0	0.2500	4820000	19280000
56	Hoshiarpur	5200000	3978	23-12-2021	2336	2	19.84	0	0.3740	4800000	12834225
57	Ratwara	5500000	3040	19-10-2021	545	4	12	0	0.5750	4800000	8347826
58	Takipur	5000000	2767	09-12-2020	1361	4	2	0	0.5125	4570000	8917073
59	Ratwara	5500000	1177	22-06-2021	543	2	1	0	0.2563	4430600	17286773
60	Ratwara	5500000	1755	27-08-2019	524	3	4 1/4	0	0.4016	4250000	10582669
61	Ratwara	5500000	1756	27-08-2019	525	3	4 1/4	0	0.4016	4250000	10582669
62	Paithpur	5500000	4592	20-02-2020	1278	1	11.22	0	0.3252	4189431	12882629
63	Takipur	5000000	2529	14-09-2021	1431	5	8	0	0.6750	4000000	5925926
64	Takipur	5000000	4795	02-03-2020	1332	4	19	0	0.6188	3850000	6221719
65	Hoshiarpur	5200000	3883	09-02-2021	2302	5	14.52	0	0.7158	3800000	5308745
66	Takipur	5000000	4219	25-02-2021	1370	4	19.74	0	0.6234	3750000	6015399
67	Takipur	5000000	1594	08-08-2019	1320	4	0	0	0.5000	3600000	7200000
68	Rasulpur	5200000	2755	07-11-2019	1088	5	8 1/2	0	0.6781	3500000	5161481
69	Takipur	5000000	4833	25-03-2021	1374	5	3	0	0.6438	3250000	5048152
70	Takipur	5000000	3317	03-11-2021	1426	2	2	0	0.2625	3100000	11809524
71	Takipur	5000000	2103	22-02-2019	1303	3	14 1/4	0	0.4641	2785000	600862
72	Paithpur	5500000	1852	24-01-2019	1249	1	6	0	0.2708	2760000	10192024
73	Takipur	5000000	1122	22-06-2021	1421	2	0	0	0.2500	2750000	11000000
74	Takipur	5000000	1304	09-09-2020	1345	4	0	0	0.5000	2430000	4860000
75	Takipur	5000000	479	28-04-2021	1423	3	12 1/4	0	0.4516	2258000	5000000
76	Takipur	5000000	477	28-04-2021	1386	3	12 1/4	0	0.4516	2258000	5000000
77	Takipur	5000000	3377	13-01-2021	1367	3	8.31	0	0.4269	2140000	5012884
78	Takipur	5000000	1836	23-01-2019	1302	3	10	0	0.4375	2130000	4868571
79	Salamatpur	5200000	2070	12-02-2019	1415	2	0	0	0.2500	2000000	8000000
80	Takipur	5000000	179	12-04-2021	1381	2	2	0	0.2625	2000000	7619048
81	Takipur	5000000	154	12-04-2019	1305	2	3.83	0	0.2739	2000000	7301935
82	Takipur	5000000	2417	14-03-2019	1304	3	0	0	0.3750	2000000	5333333
83	Takipur	5000000	2264	26-08-2021	1403	3	1.81	0	0.3863	1950000	5047890
84	Paithpur	5500000	1792	08-10-2020	1286	1	6	0	0.2708	1820000	6720827
85	Hoshiarpur	5200000	4807	25-03-2021	2309	2	6 9/10	0	0.2931	1800000	6141249
86	Takipur	5000000	2616	01-12-2020	1359	2	16.79	0	0.3549	1740000	4902790
87	Takipur	5000000	2990	14-10-2021	1425	2	11	0	0.3188	1610000	5050188
88	Takipur	5000000	472	09-05-2019	1309	2	1	0	0.2563	1432440	5588919
89	Hoshiarpur	5200000	4348	03-03-2021	2305	2	1 3/4	0	0.2609	1360000	5212725
90	Hoshiarpur	5200000	4699	19-03-2021		2	1 3/4	0	0.2609	1360000	5212725
91	Hoshiarpur	5200000	1685	20-07-2021	2339	2	1 3/4	0	0.2609	1360000	5212725
92	Rasulpur	5200000	1491	01-08-2019	1084	2	2	0	0.2625	1360000	5180952
93	Takipur	5000000	478	28-04-2021	1387	2	11.96	0	0.3248	1315000	4048645
94	Takipur	5000000	2734	29-09-2021	1415	2	1/2	0	0.2531	1270000	5017780

**50% Higher Sale Deed Rate of the Preceding 3 years from (08-01-2019 to 08-01-2022)**

2	Takipur	5000000	1736	26-07-2021	1412	54	15	0	6.8438	126580000	18495573
3	Bharoijya	5200000	2637	21-09-2021	2179	21	0.50	0	4.3802	74898000	17099219
4	Paithpur	5500000	4819	25-03-2021	1300	16	9	0	3.4271	55395833	16164055
5	Takipur	5000000	2948	12-10-2021	1434	28	14 2/3	0	3.5917	51940000	14461119
6	Takipur	5000000	1635	16-07-2021	1411	17	11 9/53	0	2.1948	40600000	18498269
7	Rasulpur	5200000	2134	25-02-2019	1083	20	3.56	0	2.5223	38052000	15086231
8	Bharoijya	5200000	1889	29-07-2021	2175	9	1	0	1.8854	37708333	20000177
9	Hoshiarpur	5200000	4623	18-03-2021	2307	16	0	0	2.0000	27600000	13800000
10	Paithpur	5500000	62	06-04-2021	1302	7	14	0	1.6042	27291667	17012634
11	Paithpur	5500000	4199	25-02-2021	1313	6	5 1/2	0	1.3073	26118750	19979156
12	Bharoijya	5200000	2552	24-10-2019	2149	5	6.57	0	1.1101	24200191	21800010
13	Rasulpur	5200000	664	12-05-2021	1113	10	3	0	1.2688	23852500	18799259
14	Rasulpur	5200000	883	05-08-2020	1094	8	0	0	1.0000	22200000	22200000
15	Paithpur	5500000	1803	29-08-2019	1265	6	3	0	1.2813	20575925	16058632
16	Paithpur	5500000	2623	31-10-2019	1268	6	12.50	0	1.3802	20494000	14848573
17	Rasulpur	5200000	352	20-04-2021	1112	17	19	0	2.2438	20000000	8913450
18	Paithpur	5500000	3105	28-12-2020	1297	5	4.61	0	1.0897	19723380	18099826
19	Paithpur	5500000	216	18-04-2019	1252	4	11	0	0.9479	18768750	19800348
20	Paithpur	5500000	1722	05-10-2020	1285	4	14	0	0.9792	18664583	19061053

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22	Rasulpur	5200000	351	20-04-2021	1114	6	7 1/2	0	0.7969	18050675	22651117
23	Salamatpur	5200000	1186	06-07-2021	1439	8	0	0	1.0000	18000000	18000000
24	Rasulpur	5200000	4125	23-02-2021	1105	6	7.5	0	0.7969	17518875	21983781
25	Hoshiarpur	5200000	4537	10-03-2021	2303	12	3 1/2	0	1.5219	16740000	10999409
26	Takipur	5000000	2651	23-09-2021	1410	9	8	0	1.1750	16567500	14100000
27	Hoshiarpur	5200000	468	02-07-2020	2324	21	12	0	2.7000	16400000	6074074
28	Paithpur	5500000	1103	01-07-2019	1258	3	14	0	0.7708	15416667	20000865
29	Paithpur	5500000	791	21-05-2021	1314	3	10 2/3	0	0.7361	14722917	20001246
30	Rasulpur	5200000	2703	26-03-2019	1077	4	13.10	0	0.5819	13000000	22340608
31	Takipur	5000000	3284	01-11-2021	1428	7	2.76	0	0.8923	12580725	14099210
32	Hoshiarpur	5200000	4538	09-03-2021	2301	8	2	0	1.0125	11140000	11002469
33	Takipur	5000000	4022	24-12-2021	1435	7	8	0	0.9250	11100000	12000000
34	Paithpur	5500000	2372	12-11-2020	1296	2	5	0	0.4688	9003125	19204618
35	Salamatpur	5200000	3217	05-01-2021	1429	7	0	0	0.8750	9000000	10285714
36	Takipur	5000000	2766	09-12-2020	1360	8	0	0	1.0000	8930000	8930000
37	Bharonjiya	5200000	171	09-04-2021	2174	2	15.25	0	0.5755	8675781	15075206
38	Paithpur	5500000	1948	20-10-2020		2	0	0	0.4167	8491667	20378371
39	Takipur	5000000	2197	20-08-2021	1404	4	8	0	0.5500	8000000	14545455
40	Paithpur	5500000	1102	01-07-2019	1257	2	3.78	0	0.4560	7749390	16994276
41	Hoshiarpur	5200000	3555	22-11-2021	2335	2	19.84	0	0.3740	7700000	20588235
42	Hoshiarpur	5200000	1636	16-07-2021	2316	3	0	0	0.3750	6940000	18506667
43	Hoshiarpur	5200000	2167	19-08-2021	2331	3	5	0	0.4063	6900000	16982525
44	Takipur	5000000	1025	27-06-2019	1312	8	19.92	0	1.1245	6500000	5780347
45	Hoshiarpur	5200000	1125	22-06-2021	2317	4	9.99	0	0.5624	6250000	11113087
46	Rasulpur	5200000	2847	06-10-2021	1120	3	0	0	0.3750	6225000	16600000
47	Takipur	5000000	2190	27-02-2019	1308	8	1 1/3	0	1.0083	6040000	5990281
48	Hoshiarpur	5200000	4802	25-03-2021	2308	3	16 2/3	0	0.4792	5535000	11550501
49	Rasulpur	5200000	2967	18-12-2020	1103	2	0	0	0.2500	5125000	20500000
Highest 50% Sale Deed Total.									63.2638	₹	99,29,66,234
Average Rate of Preceding last Three Years ( 47 No. Highest Registry).										₹	1,56,95,646
Note-These sale Deeds 716 are non indicative for Calculation, Hence not Taken for Consideration											

- From the above table, it is ascertained that circle rate of Village Bharonjiya is 52,00,000/- Per Acre, Village Takipur is 50,00,000/- Per Acre, Village Hoshiarpur is 52,00,000/- Per Acre, Village Rasulpur is 52,00,000/- Per Acre and Village Salamatpur is 52,00,000/- 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 the average of higher 50% registries of the adjoining villages of village Hoshiarpur, Bharonjiya, Rasulpur, Salamatpur and Takipur is higher than circle rate, and hence shall be considered as market rate.

To arrive at Market Rate of the award, sale deeds for the last 3 years of the concerned village and surrounding villages were obtained from the Tehsil Office Mohali. The calculation of Average Rate has been prepared as per Act, ibid. It is also mentioned that while calculating the rates of sale deeds of highest value of sale deed, which are not indicative of market rate have been discounted in the 50% higher sale deeds. The sale deeds which have not been considered for calculating the market rate are 2 in numbers of the under mentioned villages:-

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Sr. No	Village	Vasika No	Land	Consideration amount	Per acre rate
1.	Hoshiapur	2325 dated 21.07.2020	21 Kanal 14 Marla	15,86,00,000/-	5,84,70,046/-
2.	Rajgarh	1578 dated 29.05.2019	5 Kanal 16 ½ Marla	7,28,50,000/-	10,00,54,938/-

The above sale deeds are not indicative to the market value (10 times more than the circle rate), so these sale deeds have been discounted under the provisions of explanation of Section 26 of "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013".

**Keeping in view the Average Rate calculated as per sale deeds following rates have been considered as market rate:-**

Sr. No.	Name of Villages	Average Sale Price Calculated for Chahi Land (Per Acre)
(1)	Bharonjiya and its surrounding villages	Rs. 1,23,52,591/-
(2)	Takipur and its surrounding villages	Rs. 1,04,53,870/-
(3)	Hoshiarpur and its surrounding villages	Rs. 85,52,099/-
(4)	Rasulpur and its surrounding villages	Rs. 1,56,29,068/-
(5)	Salamatpur and its surrounding villages	Rs. 1,56,95,646/-

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

The proposed rates have been considered and approved by the Principal Secretary to Government of Punjab, Housing and Urban Development on 21.08.2024.

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

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### **STRUCTURES ETC:-**

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

### **CROPS:-**

The land owners can harvest the Paddy crops of year 2023 and no compensation for the same will be paid to the land owners.

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

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

1. The Stamp duty and registration fees payable for registration of the land purchased by the land owner will be exempted in any other area of Punjab against the amount of compensation received by the land owner.

The land owner will be eligible for one Electric Connection for Tubewell on priority basis.

### **PROCESS OF PAYMENT OF COMPENSATION:-**

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

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## 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 land as per the provisions of "the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation & Resettlement Act 2013", the nut-shell compensation of acquired land is as under:-

Rate Calculation of VR-7 200 feet Wide road										
Sr. No.	Village Name	Area in acres	Area Under Developers	Balance Area	Market Value per acre	Rate After Multiplying Factor 1.5	Solutium 100%	A.P @ 12% from (01.01.2021 to 27.08.2024) 1334 days	Total Compensation Per Acre (7+8+9)	Gross Amount for area as per column no. 5 (5X10)
1	2	3	4	5	6	7	8	9	10	11
1	Hoshiarpur	0.7063	0	0.7063	₹ 85,52,099	₹ 1,28,28,149	₹ 1,28,28,149	₹ 56,26,110	₹ 3,12,82,408	₹ 2,20,94,765
2	Salamatpur	11.5563	0.3672	11.1891	₹ 1,56,95,646	₹ 2,35,43,469	₹ 2,35,43,469	₹ 1,03,25,585	₹ 5,74,12,523	₹ 64,23,94,461
3	Rasulpur	9.8563	0	9.8563	₹ 1,56,29,068	₹ 2,34,43,602	₹ 2,34,43,602	₹ 1,02,81,786	₹ 5,71,68,990	₹ 56,34,74,716
4	Takipur	2.5125	0	2.5125	₹ 1,04,53,870	₹ 1,56,80,805	₹ 1,56,80,805	₹ 68,77,214	₹ 3,82,38,824	₹ 9,60,75,045
5	Bharonjiya	0.6875	0	0.6875	₹ 1,23,52,591	₹ 1,85,28,887	₹ 1,85,28,887	₹ 81,26,313	₹ 4,51,84,087	₹ 3,10,64,060
Grand Total										₹ 1,35,51,03,047

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

Village	Developer/Promoter	Area	Acres
Salamatpur	Omaxe New Chandigarh Developers Pvt. Ltd.	2 Kanal 18.570 Marla	0.3672 Acres

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

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

1. Tubewell Kotha etc. assessed by Public Health Department is pending and will be released on receipt of assessment.
2. Fruit Bearing Trees assessed by Horticulture Department is pending will be released on receipt of assessment.
3. Non Fruit Bearing Trees assessed by Forest Department is pending will be released on receipt of assessment.

Additional Award of Solatium and A.P. U/S 30 of the LARRA Act 2013 in the above assets amounts is to be added.

### **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 14.11.2022 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."*

The total compensation for Rehabilitation and Resettlement as approved by the Commissioner R & R is for 40 families @ of Rs. 5.5 Lakhs per family as per their share in the Khewats is amounting Rs 2,20,00,000/- which is as per Annexure.

### **DATE OF POSSESSION:-**

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

### **LAND REVENUE ON THE LAND:-**

The land which has been acquired is free from land revenue. From today onwards the ownership of the land measuring 25.3189 acres falling in Villages Hoshiarpur, Takipur, Bharonjiya, Salamatpur and Rasulpur 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. 2915 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 landowners, who were not present during the announcement of award and individual notices will also be issued to them under section 37(2) of "The Right to Fair Compensation and Transparency of Land Acquisition Rehabilitation and Resettlement Act 2013" to receive the amount of compensation. Thereafter, any unpaid compensation amount will be deposited with the Land Acquisition, Rehabilitation and 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.

  
 Land Acquisition Collector

T. Sandhu

- ① J S Bhanu (950144287)
- ② J S Bhanu
- ③ J S Bhanu
- ④ J S Bhanu (Kasulpur)
- 5 J S Bhanu
- 6 J S Bhanu
- 7 J S Bhanu
- 8 J S Bhanu
- 9 J S Bhanu
- 10 J S Bhanu
11. Aminder Singh
12. Sukhpreet Singh.
- 13 J S Bhanu
- 14 J S Bhanu
- 15 J S Bhanu