

901/1/Forest/2025/NHA/PIU-LDH/21376

22.09.2025

To

The Member Secretary, Infra-I
Ministry of Environment, Forest and Climate Change
Impact Assessment Division
Indira Paryavaran Bhawan
Jor Bagh Road, Aliganj
New Delhi-11003

Sub: Development of access controlled Ludhiana-Bhatinda Greenfield Highway starting from Delhi-Katra Expressway (chainage 251+800 of NE-5) near Ludhiana (village Ballowal) and terminating at (proposed chainage 94+500) Amritsar-Bhatinda Greenfield highway at Bhatinda near Rampura Phul as a part of Ludhiana-Ajmer Economic Corridor in the state of Punjab under Bharatmala Pariyojana by M/s National Highways Authority of India (Total length 78 km) - Environmental Clearance [Proposal No. IA/PB/NCP/236213/2020; File No. 10-63/2020-IA.III]

Ref:-

- Agenda No. 3.10 of MoM of 409th EAC meeting held on 30th-31st July, 2025 for recommendations of Environmental Clearance.
- Agenda No. 3.4 of MoM of 281st EAC meeting held on 24th-25th November, 2021 for recommendations of Environmental Clearance.
- ToR was granted during 246th EAC Meeting of the EAC held on 20th-21st October 2020.

Sir,

1. In reference to the subject cited above, the proposal for EC had been examined by the Member Secretary during the EAC meeting held on 30th-31st July, 2025 (Agenda No. 3.10). The said proposal has not been accepted and the Additional details sought as per the statement uploaded on the portal of Ministry.

2. The EAC observed that there are court cases pending against the proposal; therefore, the committee requested that the court case details to be provided for further consideration of the proposal.

3. In this regard, the detail of the Court Case is as hereunder:

CWP No. 33019-2024 titled as Piara Singh vs. Union of India & Others in respect of village Halwara before Hon'ble Punjab & Haryana High Court, Chandigarh: The instant case pertains to CWP 33019 of 2024 pending before Hon'ble Punjab & Haryana High Court at Chandigarh relating to land acquisition and compensation of land/structure (pertaining to Ludhiana-Bathinda Pkg-2), wherein the Union of India and NHA are arrayed as respondents. Copy of the relevant order is attached herewith for ready reference.

The Advocate has been appointed to defend the case on behalf of NHA and the next hearing is scheduled on 29.09.2025. Copy of the relevant order is attached herewith for ready reference.



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

(सडक परिवहन और राजमार्ग मंत्रालय, भारत सरकार)

National Highways Authority Of India

(Ministry of Road Transport and Highways, Govt. of India)

परियोजना कार्यान्वयन इकाई, लुधियाना/Project Implementation Unit-Ludhiana

किमी- 7+500, लाडोवाल बाईपास गांव जैनपुर, लुधियाना-141027

At Km7+500 on Laddowal Bypass, Vill. Jainpur, Ludhiana-141027

दूरभाष/Phone:0161-6767698

E-mail: nhaipiuludhiana@gmail.com

:Ludhiana@nhai.org



901/1/Forest/2025/NHAI/PIU-LDH/21376

22.09.2025

4. Moreover, it is to inform that MoEFCC, Regional Office, Chandigarh has granted Stage-I Approval (In-principle) on dated 05.05.2022 and Stage-II Clearance on dated 16.04.2023 under VSESA, 1980 for the subject project. (Copy of Stage-I and II Clearances are enclosed).

5. In view of above, the aforesaid information is submitted herewith for your perusal & further consideration of the proposal, please.

Encl: As above.

Yours Sincerely,

Digitally signed by PRIYANKA
MEENA

Date: 2025.09.22 17:48:33 +05'30'

(Priyanka Meena)
Project Director

**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

To,

The Deputy Registrar (Judicial),
Punjab and Haryana High Court,
Chandigarh.

C.W.P. No. _____ of 2024

Piara Singh

...Petitioner

versus

Union of India & Others

...Respondents

Sir,

Kindly treat the accompanying petition as an urgent one in accordance with the provision of Rule 9, Chapter 3-A, Rules and Orders of High Court, Volume V. Hence the grounds of urgency are-

AS PRAYED FOR


Yours Faithfully,

KANWALJEET SINGH

Advocate

P-2218/2015, NOR-PH222510

Counsel for Petitioner

Date-02.12.2024

**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

C.W.P. No. _____ of 2024

Piara Singh

...Petitioner

versus

Union of India & Others

...Respondents

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Sr. No	PARTICULARS	DATE	PAGE	COURT FEE
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2.	Civil Writ Petition	02.12.2024	6-45	50.00
3.	Affidavit	03.12.2024	46-47	-
4.	Annexure P-1 (Aadhar Card of Petitioner)	NIL	48	0.65
5.	Annexure P-2 (Notification)	19.11.2020	49-52	2.60
6.	Annexure P-3 (Photographs)	Nil	53-57	3.25
7.	Annexure P-4 (Impugned Award No. 1 of 2021)	21.09.2021	58-80	15.00
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11.	Annexure P-5 (Representation)	26.09.2024	85	—
Total Court Fee				80/-

Notes:-

1. Law points are at para no. 26 on page no. 34.
2. Any caveat: No
3. Any similar case: CWP No. 7488 of 2024, CWP No. 29047 of 2023, CWP No. 6558 of 2024, CWP No. 7188 of 2024 and CWP No. 27086 of 2023.
4. Act/Rules/Regulation/Instructions:-
 - (i) Constitution of India;
 - (ii) The National Highways Act, 1956,
5. That no constitutional validity of any Act, Rule or Notification has been challenged in the present writ petition.
6. Advance Copy supplied.
7. Soft Copy and Hard Copy are same.
8. Whether any sitting/former MP/MLAs is involved- No

CHANDIGARH
DATED: 02.12.2024


KANWALJEET SINGH
P-2218/15, NOR-PH222510


SATVIR SINGH
P-1829/17, NOR-PH224805
ADVOCATES
COUNSEL FOR THE PETITIONER

RECEIVED ADVANCE COPY
(O/o Advocate General Punjab)
Diary No. 22820
Date 2/12/24 Time 11:20 AM
Signature of Receiving Official

IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

C.W.P. No. _____ of 2024

Piara Singh

...Petitioner

versus

Union of India & Others

...Respondents

TOTAL COURT FEE- Rs.

Government of Chandigarh		
e-Court Fee		
District : HighCourt	Date & Time :03-DEC-2024 21:53:36	
Establishment : High Court of Punjab and Haryana		
Stockholding Reference No :	EPSCH0336125321833987	
Party Transaction No :	NPHHC0120244696L	
Name of litigant :	Piara Singh	
e-Court Fee Receipt No :	CHCT0355L2455V805	
e-Court Fee amount :	Rs. 80	
(Rupees Eighty And Paise Zero Only)		
		
CHCT0355L2455V805		
Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is required to be verified & locked by the Court official for further process in the Court.		

CHANDIGARH
DATED: 02.12.2024


KANWALJEET SINGH
P-2218/15, NOR-PH222510


SATVIR SINGH
P-1829/17, NOR-PH224805
ADVOCATES
COUNSEL FOR THE PETITIONER

SYNOPSIS

The present Civil Writ Petition is being filed for seeking the issuance of a writ, order or direction especially in the nature of certiorari for quashing of impugned Award No. 01 of 2021 dated 21.09.2021(**Annexure P-4**) passed by the Competent Authority for Land Acquisition cum DRO, Ludhiana, including all subsequential, incidental and ancillary proceedings to the acquisition in question being illegal, null and void ab initio.

Annexure P-1
(Aadhar Card of
Petitioner)

Page No. 48

19.11.2020

Annexure P-2
(Notification)

Page No. 49

Copy of Aadhar Card of Petitioner is
attached

That the Ministry of Road Transport and Highways, Government of India has issued different notifications under subsection (1) of Section 3 (A) of the National Highways Act, 1956 declaring its intention to acquire the agricultural, Gair-mumkin and commercial land and properties of the petitioner situated at Burj Lattan (Halwara) for Ludhiana-Bathinda Greenfield Highway. The

Annexure P-3
(Photographs)
Page No. 53

details of notification issued u/s 3-A (1) of Act of 1956 dated 19.11.2020 is attached.

That upon the land of the petitioner his fully furnished house, showroom, Wood based Industry (Saw) etc. is situated. The entire structure of the Petitioner situated on the land measuring 28 Biswas in question is fully equipped with modern facilities is new one and renovated from time to time by spending huge amount of money. The photographs of structures and fixed assets are attached.

21.09.2021
Annexure P-4
(Impugned Award
No. 1 of 2021)
Page No. 58

That although no notice u/s 3G(3) of the act of 1956 have been issued by the respondent CALAs to the petitioner providing him an option to file his claim for determination of compensation. As per section 26 of the Act of 2013, the respondent CALAs were duty bound to calculate the average sale price prevailing in the near villages and vicinity area. Some of the sale deeds executed in the nearby villages @ rate of

Rs. 75 to 80 lacs. But none of such claim and sale deeds have been considered by the respondent competent authority while passing the impugned Award. Petitioner has never been granted any opportunity for hearing of his legal genuine concern/ grievance. Copy of the Impugned Award No. 1 of 2021 dated 21.09.2021 is attached.

26.09.2024
Annexure P-5
(Representation)
Page No. 81

No notice has been issued by the respondent CALA to the petitioner providing him an option to file their claim for determination of compensation but the petitioner has filed his detailed claim. The petitioner has given the representation for claim.

CHANDIGARH
DATED: 02.12.2024


KANWALJEET SINGH
P-2218/15, NOR-PH222510


SATVIR SINGH
P-1829/17, NOR-PH224805
ADVOCATES
COUNSEL FOR THE PETITIONER

LIST OF DATES AND EVENTS

19.11.2020 The Ministry of Road Transport and Highways, Government of India has issued different notifications under subsection (1) of Section 3 (A) of the National Highways Act, 1956 declaring its intention to acquire the agricultural, Gair-mumkin and commercial land and properties of the petitioner situated at Burj Littan (Halwara) for Ludhiana-Bathinda Greenfield Highway.

--- The Central Government has authorized the District Revenue Officer Ludhiana to perform the functions of Competent Authority defined under section 3(a) of the National Highways Act, 1956, for acquisition of land and property of the petitioner

--- Upon the land of the petitioner their fully furnished house, showroom, Wood based Industry (Saw) etc. is situated. The entire structure of the Petitioner situated on the

land measuring 28 Biswas in question is fully equipped with modern facilities is new one and renovated from time to time by spending huge amount of money.

There is a provision under sub-section (1) of section 30 of the Act of 2013 that "(1) The Collector having determined the total compensation to be paid, shall to arrive at the final award, impose a "Solatium" amount equivalent to one hundred per cent of the compensation amount." The intention of the legislature behind insertion of this provision to provide solatium to a landloser is to compensate him for the emotional harm apart from the physical or financial loss.

The petitioner, his son, and his family is solely dependent on the income of this agricultural land and its allied activities. Thus due to this acquisition, his right to

earn livelihood as enshrined under Article 21 of the Constitution of India is infringed

The immediate indulgence of this Hon'ble court is sought because the respondents are not following the due course of law and are not ready to provide to the petitioner the rightful compensation, benefits and entitlements as per law. None of the respondents have paid any heed to any of his objections.

Hence the present writ petition.

CHANDIGARH
DATED: 02.12.2024


KANWALJEET SINGH
P-2218/15, NOR-PH222510


SATVIR SINGH
P-1829/17, NOR-PH224805
ADVOCATES
COUNSEL FOR THE PETITIONER

**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

C.W.P. No. _____ of 2024

MEMO OF PARTIES

Piara Singh son of Banta Singh, aged 68 years, Aadhar No. 985019863136, resident of Burj Littan, Tehsil Raikot, District Ludhiana, M- 8427540004.

...Petitioner

Vs.

1. Union of India through Secretary, Ministry of Road Transport and Highways, Government of India, Transport Bhawan, New Delhi- 110001.
2. The National Highways Authority of India, through its Chairman, G-5&6, Sector- 10, Dwarka, New Delhi-110001.
3. Chief Engineer (PIC), National Highway, Government of India, G-5&6, Sector- 10, Dwarka, New Delhi-110001.
4. Superintending Engineer cum Social Development Specialist, National Highway, G-5&6, Sector- 10, Dwarka, New Delhi-110001.
5. The Competent Authority for Land Acquisition cum District Revenue Officer, Ludhiana, office at Kacheri Complex Ludhiana, District Ludhiana, Punjab.

6. The Rehabilitation and Resettlement Officer, Project Implementation Unit, Ludhiana office at WPJW+X72, Jainpur Rd. Jainpur, Punjab 141027.
7. State of Punjab through its Chief Secretary, office at Punjab Civil Secretariat, Sector -1, Chandigarh- 160001
8. The Ministry of Environment, Forest and Climate Change, Government of India through its Secretary, Office at 3rd Floor, Prithvi-Block Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi- 110003
9. Director, Enviro Infra Solutions Pvt. Ltd. Office at 301, 302 & 305 SRBC, Plot No. INS- 12, Sector- 9, Vasundhara, Ghaziabad (NCR) Uttar Pradesh- 201012

...Respondents

CHANDIGARH
DATED: 02.12.2024


KANWALJEET SINGH
P-2218/15, NOR-PH222510
(M-9855440222)

SATVIR SINGH
P-1829/17, NOR-PH224805
(M-8146169030)
ADVOCATES
COUNSEL FOR THE PETITIONER

Civil Writ Petition under Articles 226/227 of the Constitution of India, 1950 for issuance of a writ, order or direction especially in the nature of certiorari for quashing of impugned Award No. 01 of 2021 dated 21.09.2021(**Annexure P-4**) passed by the Competent Authority for Land Acquisition cum DRO, Ludhiana, including all subsequential, incidental and ancillary proceedings to the acquisition in question being illegal, null and void ab initio, because-

a. The respondents have failed to revise and update the market value of the land and properties subject matter of acquisition, on the basis of prevalent market rates in the area as per third proviso to Section 26 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

b. The respondents have failed to issue/ publish separate public notice u/s 3G(3) of the National Highway Act, 1956 before proceeding to determine the amount of compensation.

c. The respondents have failed to give an option to the petitioner to get the market value of their land determined by the District Land Price Fixation Committee (DLPFC) as per the Punjab Govt. Notification Memo No. 24/85/2015-LR-1 issued by the Land Revenue Rehabilitation and Disaster Management of Govt. of Punjab.

d. The entire process of determination of compensation is concluded by treating the land of petitioner as agricultural in complete ignorance of the fact that as per its use and location as major portion of the same is Commercial and residential, shops, showrooms etc. of petitioner is situated.

e. No compensation for loss of business, earnings, source of livelihood, structures, buildings and fixed assets, severance as well as on account of other losses and R & R components specified under Section 28 of the Act of 2013, para 3.5.1 (iii) and 3.5.6 (iv) of the Manual of Guidelines 2018 and Section 3G(7) of the Act of 1956 has been provided.

f. No individual Award as per section 30 (2) of the Act of 2013 has been passed.

g. The same is passed in a secret manner without issuing and publishing public notice in view of para 3.8 i) of the Manual of Guidelines, 2018, regarding passing of same.

h. The same is violative and contrary to;

i. Notification No. S.O. 2368 (E) dated 28.8.2015 issued by GOI

ii. the Letter dated 11.09.2015 issued by the MORTH, GOI.

iii) the National Rehabilitation and Resettlement Policy, 2007,

iv. the Fundamental, Constitution rights of petitioner enshrined under Article 14, 19, 21 & 300-A of the Constitution of India as well as settled proposition of law.

Further issuance of an appropriate Writ, Order or Direction, especially, a writ in the nature of Mandamus for directing the respondents-

a. To issue notice under section 3G(3) of the Act of 1956 before initiating proceedings for determination of compensation, by providing an option to the petitioner to get the Market value of his land and property determined by the DLPFC in view of the Punjab Govt. Notification Memo No. 1/55/78-LR-

I/4810 dated 14.07.1997 and continued
vide notification Memo No. 24/85/2015-
LR-1/18361-88 dated 06.11.2015.

b. To revise and update the market value of land and properties subject matter of acquisition, on the basis of prevalent market rates in the area as per third proviso to section 26 of the Act of 201, before initiating the process of determination of compensation.

c. To pass afresh consolidated Award for Land by including compensation for buildings, structures, fixed assets, and trees at current replacement cost and in strict compliance to the provisions of Section 23, 26 to 30 and First Schedule of the Act of 2013 particularly by considering the market rates which are specified for the commercial land in this area.

d. To grant compensation on all the parameters/ heads specified under

Section 28 of the Act of 2013 as well as
in view of Punjab Govt. Letter File No.
Revenue-LR01/18/2021-LR1Revenue/
6893 dated 14.07.2021

e. To provide alternative means of
livelihood to the petitioner.

f. To provide adequate amount of
compensation for loss of business.

g. To pass the Rehabilitation and
Resettlement Award strictly in view of
Section 31, 38 and 105 (3) and Second
schedule of the Act of 2013, to provide
well-constructed residential house,
shop, showroom etc. alongwith all the
other benefits, compensation and
entitlement so prescribed.

h. To make provisions for infrastructural
and basic amenities, in settlement areas
as per Third schedule and Section 32,
38 and 105 (3) of the Act of 2013.

- i. To decide the representation given by the petitioner with proper application of mind by passing speaking order.
- j. To provide minimum 50% severance allowance for the unacquired bifurcated land and property.
- k. To determine the amount of compensation by considering all the sale deeds and agreements to sell of village, nearest village/vicinity irrespective of measurement of the land.
- l. To provide all those benefits and entitlements which have been provided to the similar situated affected persons whose land has been acquired for construction of certain other National Highways namely NH-707 Poanta Sahib-Gumma Fediz, NH-70 Hamirpur Mandi, NH- 158 Ras Beawar-Mandal, NH- 516E Bowdara-Vizianagram, NH-731K Bewar-Pilibhit, NH-92 Bewar -Etawah projects & grant all the benefits and entitlements

which have been provided to similar situated persons in above projects.

m. To provide adequate compensation for the marginal unacquired portions of land and structures which have been rendered unusable due to this acquisition.

n. To make payment of 100 percent compensation and R& R entitlement in view of Section 3E, 3H of the Act of 2013 and the Disbursement Rules, 2019 before taking possession of the land and structures in question.

o. To implement the provisions/commitments made in the Environment impact Assessment (EIA) Report, Social Impact Assessment (SIA) Report and Retaliation Action Plan (RAP) in view of MoEF&CC's Office Memorandum No. 22-65/2017-IA.III dated 30.09.2020 with Immediate effect.

p. To Comply with the conditions of Environment Clearance Certificate (ECC) as well the approved Terms of Reference (ToR) strictly.

q. To Prepare a comprehensive Rehabilitation Policy Framework (RPF) on the lines of RPF prepared/ issued by the MORTH, Govt. of India for acquisition of land for construction of certain other National Highways namely NH-707 Poanta Sahib- Gumma Fediz, NH-70 Hamirpur Mandi, NH- 158 Ras Beawar-Mandal, NH- 516E Bowdara-Vizianagram, NH-731K Bewar- Pilibhit, NH-92 Bewar -Etawah projects & grant all the benefits & entitlements which have provided to similar situated persons in above projects.

r. To make a specific provision that construction would be permitted on the remaining part of the land and the Central or State Rules/ provisions of "No

Construction Zone" or requirement of CLU or NOC would not apply to the remaining part of the land left un-acquired

And

To direct the respondents to provide to the petitioner, the entitlement and benefits prescribe in the Social Impact Assessment Report of this Project.

And

To direct the respondents to produce the Rehabilitation & Resettlement Scheme of this Project (if not prepared then prepare the same on line of RPF prepared in other National Highways as undertaken to be prepared/ framed by them in the Environment Clearance Certificate and the Environment Impact Assessment Report while taking Environment Clearance from the MoEF&CC as well as

direct them to provide all the benefits and entitlements in compliance to same.

And

Further the respondents their men, servants, agents, associates, subordinates, administrators, and assignees be restrained from taking the possession of property subject matter of acquisition without redressing the above stated grievances of the petitioner and during the pendency of this petition.

And

To direct the respondent National Highways Authority of India, Union of India to file an affidavit before this Hon'ble Court to disclose the amount of Rehabilitation & Resettlement Budget kept/reserved for this project in question.

And

Issue any other appropriate order or directions which this Hon'ble Court may deem appropriate in the facts and circumstance of the case.

Respectfully Showeth:-

1. That the petitioner is citizen of India and resident of Punjab and therefore entitled to invoke the extra ordinary writ jurisdiction of this Hon'ble Court. A Copy of Aadhar Card of Petitioner is annexed herewith as **Annexure P-1.**
2. That the Ministry of Road Transport and Highways, Government of India has issued different notifications under subsection (1) of Section 3 (A) of the National Highways Act, 1956 declaring its intention to acquire the agricultural, Gair-mumkin and commercial land and properties of the petitioner situated at Burj Lattan (Halwara) for Ludhiana-Bathinda Greenfield Highway. The details of notification issued u/s 3-A (1) of Act of 1956 dated 19.11.2020 is annexed herewith as **Annexure P-2.**
3. That upon this land of the petitioner their fully furnished house, showroom, Wood based Industry (Saw)

etc. is situated. The entire structure of the Petitioner situated on the land measuring 28 Biswas in question is fully equipped with modern facilities is new one and renovated from time to time by spending huge amount of money. The photographs of structures and fixed assets are annexed herewith as **Annexure P-3**

4. That the Central Government has authorized the District Revenue Officer Ludhiana to perform the functions of Competent Authority defined under section 3(a) of the National Highways Act, 1956, for acquisition of land and property of the petitioner.

5. That the petitioner is strictly against this compulsory and involuntary acquisition because due to it, he is not only going to lose his commercial, residential, agricultural and building, the only source of his livelihood and shelter, but his future generations is going to be landless. It is hereby brought into the kind notice of this Hon'ble court that this is not just piece of earth/land which the petitioner is going to lose in this acquisition; it is the sense of security, freedom from fear and social status in the

society which he would lose forever. As such he never wanted to part with land and property subject matter of this acquisition.

6. That the immediate indulgence of this Hon'ble court is sought because the respondents are not following the due course of law and are not ready to provide to the petitioner the rightful compensation, benefits and entitlements as per law. None of the respondents have paid any heed to any of his objections. This Hon'ble Court is well versed of the fact that what place and position, the agricultural land keeps in the life a landowner in Punjab. Justice V.R. Krishna Iyer has very rightly observed in the case titled The State of Punjab and another v/s Gurdial Singh and Others, SLP (c) No. 1270 of 1978, that in Punjab, a province of peasant prosperity and private ownership, land is held dear even to the point of murder and tragic factions fester round. Similarly, in the case titled State of MP v/s Narmada Bachao Andolan (2011) 7 SCC 639 and Brij Mohan v/s HUDA 2011 2 SCC 29, the Hon'bl Supreme Court has held that the fundamental right

of a farmer to cultivation is a part of right to livelihood.

"Agricultural land is foundation for a sense of security and freedom from fear. Assured possession is a lasting soured for peace and prosperity. India being a predominantly agricultural society, there is a strong linkage between that land and the person's status in the social system". In the case in hand, the respondents by ignoring the due process of law and by hiding the Environment Impact Assessment Report, Social Impact Assessment Report and the R & R Plan from the landlosers, are flagrantly infringing their statutory, fundamental constitutional and human rights.

7. That it is hereby brought into the kind notice of this Hon'ble Court that there is a provision under sub-section (1) of section 30 of the Act of 2013 that "(1) The Collector having determined the total compensation to be paid, shall to arrive at the final award, impose a "Solatium" amount equivalent to one hundred per cent of the compensation amount." The intention of the legislature behind insertion of this provision to provide solatium to a landloser is to compensate him for the emotional harm apart from the

physical or financial loss.

8. That it is humbly submitted that the petitioner, his son, and his family is solely dependant on the income of this agricultural land and its allied activities. Thus due to this acquisition, his right to earn livelihood as enshrined under Article 21 of the Constitution of India is infringed.

9. That recently in the case titled Mahanadi Coal Fields Ltd v/s Mathias Oam, (SLP NO. (C) 6933 of 2007, decided on 3 November, 2022), the Hon'ble Apex court has granted the benefits and entitlements of all of the above said three schedules of the act of 2013 to the persons affected due to acquisition of their land situated in village Gopalpur and others, district Sundergarh, Orissa for the purpose of coal mining under the Coal Bearing Areas (Acquisition and Development) Act, 1957 (hereinafter, "CBA Act") by the Central Government. The Hon'ble Court has observed that "under the R & R Act, 2013 the State and MCL are under an obligation to ensure that rehabilitation and resettlement plans are prepared in consultation with the displaced owners." It is pertinent to mention here that the

CBA act is at entry No. 11 under the enactments specified in the Fourth schedule of the Act of 2013. Similar to that the NH act, 1956 is at entry no. 7 in the said Schedule. But in the case in hand, the respondents have deliberately ignored to pass the R & R award which is not only violation of the provision of Central Govt. Notification dated 28.08.2015 but also of the law laid down by the Hon'ble Apex court in the above title matter.

10. That it is hereby brought into the kind notice of this Hon'ble Court that the petitioner is not a big landlord. He has small land holding and is running his house on this land only. But no heed was paid by the respondent Govt. to save this priceless and precious land at any cost.

11. That the respondent UOI and the NHAI have failed to provide alternative means of livelihood or adequate compensation in lieu of snatching the sources of livelihood of the petitioner. This act and conduct of the respondent is a flagrant violation of the law laid down by the Hon'ble Court in the case titled Om Parkash v/s State of Haryana, CWP No. 14365 of 2012 (P & H) (DB), the Hon'ble Division

Bench of this Hon'ble Court while portraying the plight of poor farmer has rightly observed that "it has to be realized that an illiterate farmer whose land has been acquired cannot run Pizza Huts or PVRs. He must be given alternative means of livelihood, of which he is capable to manage, maintain and run. The State cannot skip or hide from this responsibility on the pretext of payment of adequate compensation. The adequacy of compensation has to be seen from the angle of the affected family and on the premise whether such family will be able to earn a reasonable livelihood and sustain itself, keeping in view the current market forces. The absence of such a guarantee, indeed renders the State action as a brazen violation of Articles 21 and 14 of the Constitution.

12. That it is pertinent to mention here that the land and property of the petitioner has great commercial potential in the present form because of the same are surrounded by various commercial establishments. Therefore these were required to be assessed at the commercial rates but the respondent CALA has deliberately ignored this feature of

the land of petitioner while determining the amount of compensation.

13. That the entire acquisition proceedings are null and void on the ground that the Environment impact Assessment Report prepared to take the Environment clearance (EC) by the requiring body for this National Highway project from the Ministry of Environment, Forest and Climate Change (MoEF&CC), Government of India is not in accordance with the provisions Environment Policy of 2006 issued by the ministry in this regard. On the basis of this sole illegality, the entire acquisition proceedings need to be quashed.

14. That it is also brought into the kind notice of this Hon'ble Court that the answering respondents are accused of sweeping the Social Impact Assessment Report and the R & R Scheme including the Rehabilitation Action plan of this project under the carpet to cause wrongful loss to the petitioner and thousands of other landowners.

15. That it is pertinent to mention here that the EIA Report which has been made for this project also

comprises a Social impact Assessment Report (SIA) as well as a R & R Plan as prescribed under Section 4 to 8 & 16 to 19 of the RECTLARR Act, 2003. But it is very sad state of affair that till date, the respondent NHAI is falsely deposing before this Hon'ble Court in other national highway cases that in the NH acquisitions it is not mandatory to prepare the SIA Report and the R & R plans.

16. That from the terms of the EC Certificate it is clarified that the respondent NHAI has deposed before the Expert Appraisal Committee (EAC) that "Adequate compensation would be paid as per the measurement and prevailing state government norms. Further the compensation towards the acquisition of land will be made as per the provisions of NH Act 1956 and applicable clauses and procedures as laid down in the RECTLARR Act, 2013.

17. That it is also pertinent to mention here that even the assurances given in the orders passed by the respondents CALA to resolve some of the grievances of the petitioner has proved to be a mere paper formality because

none of such assurance has been complied in reality till date.

18. That it is humbly submitted that the Act of 1956 including its amendment Act of 1997 are predated to the central govt. notification dated 28.08.2015 that's why the same are silent regarding the procedure for providing the R & R entitlement. Under the shadow of this old, outdated, unamended national highways act which does not at all fits in the present day philosophy and intention of the Central Legislature to provide the fair, adequate and transparent compensation and rehabilitation and resettlement entitlements to the victims of any form of compulsory acquisition for public purpose, the respondent NHAI is throwing dust in the eyes of petitioner and this Hon'ble court as well.

19. That although no notice u/s 3G(3) of the act of 1956 have been issued by the respondent CALAs to the petitioner providing him an option to file his claim for determination of compensation. As per section 26 of the Act of 2013, the respondent CALAs were duty bound to

30

calculate the average sale price prevailing in the near villages and vicinity area. Some of the sale deeds executed in the nearby villages @ rate of Rs. 75 to 80 lacs. But none of such claim and sale deeds have been considered by the respondent competent authority while passing the impugned Award. Petitioner has never been granted any opportunity for hearing of his legal genuine concern/ grievance. Copy of the Impugned Award No. 1 of 2021 dated 21.09.2021 is annexed herewith as **Annexure P-4**.

20. That the immediate indulgence of this Hon'ble Court is prayed as the impugned Award (in addition to the plethora of illegalities discussed in succeeding paras of this writ petition) do not stand in the eyes of law as the same suffer from serious illegality and impropriety that the value of land arrived at for determination of compensation is based on the old, unrevised and un-updated collector rates. Whereas the third proviso to Section 26 of the Act of 2013 provides that the collector shall, before initiation of any land acquisition proceedings in any area, take all necessary steps to revise and update the market value of

the land on the basis of prevalent market rate in that area. It is quite astonishing that the respondent CALA has categorically admitted in the impugned Award the collector rate of these village are exceptionally low and doesn't represent the true market value of land" but has not revised and updated the market value of the land under acquisition.

21. That it is humbly submitted that immediate indulgence of this Hon'ble Court is sought so that the benefits and entitlements could reach the real beneficiaries. Impugned Award may kindly be quashed immediately and the amount of compensation be re-determined as per the provisions of Section 23, 26 to 30 and First Schedule of the Act of 2013 because this illegal act and conduct of the respondent CALA has not only violated the mandatory provisions of section 26 of the Act of 2013 but also infringed the petitioner's constitutional right to property and fundamental right to life enshrined under Article 300-A and Article 21 of the Constitution of India.

22. That although no notice has been issued by the respondent CALA to the petitioner providing him an option to file their claim for determination of compensation but the petitioner has filed his detailed claim. The petitioner has given the representation for claim. Copy of the representation dated 26.09.2024 is annexed herewith as

Annexure P-5.

23. That the impugned award is also under the challenge for the reason that no compensation for loss of business, bifurcation/ severance of land and on other parameters of section 28 of the Act of 2013 has been provided. The compensation for structures which was required to include in the impugned Award is missing therefrom. Shockingly, no compensation for structures and R & R entitlement have even been determined/ ascertained by the respondent CALA and the respondents are approaching to take possession of the structures and land of the petitioner which is flagrant violation of the provisions of the Act of 2013, Central Govt. Notification dated 28.05.2015 and Article 300-A of the Constitution of India.

24. That the impugned Award deserve to be quashed as no public notice before initiating proceedings for determination of compensation, were issued by the respondent CALA under section 3 (G) (3) of the Act of 1956. The requirement of issuance of public notice in two newspapers as contemplated by section 3G(3) is not mere formality but is sine qua non for initiating compensation proceedings. In absence of which the whole acquisition proceedings deserve to be quashed.

25. That it is also pertinent to mention here that certain other cases CWP No. 5904 of 2023, CWP No. 5912 of 2023, CWP No. 30177 of 2022, CWP No. 27169 of 2022, CWP No. 26214 of 2022, CWP No. 11342 of 2022, CWP No. 18543 of 2022, CWP No. 19454 of 2022 challenging the notification issued u/s 3-A (1), 3-D(1) and the Award for land has been preferred by certain other landowners affected due to acquisition of their land by the NHAI and are pending before the Hon'ble DB of the this Hon'ble Court. Certain other writ petitions bearing CWP No. 27641 of 2018, CWP No. 10552 of 2021, CWP No. 11844 of 2020, CWP No.

11916 of 2020, CWP No. 7488 of 2024 wherein similar prayer for issuing direction to pass the R & R Awards along with other incidental relief preferred by certain other landowner are also pending before this Hon'ble Court.

26. That the following questions of Law are involved in the present writ petition:

- i) Whether the impugned Award passed in contravention to the Punjab Govt. Policy Memo No. 24/85/2015-LR-1/18361-88 dated 06.11.2015, deserve to be quashed?
- ii) Whether respondent NHAI can be allowed to take possession of land & Property of the petitioner when none of the commitments made in the EIA Report has been fulfilled till date?
- iii) Whether the respondent NHAI can be allowed to take possession of the land and property of the petitioner when no Rehabilitation and Resettlement Plan in compliance of the approved Terms of Reference and the Environment Clearance Certificate, has been made?
- iv) Whether the impugned Awards passed without issuing mandatory notice u/s 3G(3) can sustain in the eyes of law?

v) Whether the petitioner is entitled to get all the benefits and entitlement provide to the above stated situated persons on the basis of parity?

vi) Whether the act and conduct of competent authority initiating the acquisition proceedings without updating and revising the market value of the land on the basis of prevalent market rates in that area (as contemplated in second lat proviso to section 26 of the Act of 2013) is justified?

vii) Whether the respondents have any authority to take possession of the land of petitioner (upon which his house, tree, structure is situated) without passing the Rehabilitation and Resettlement Award in view of section 31, 38 and Second Schedule of the Act of 2013?

27. That the petitioner is not left with any other equally efficacious remedy of appeal or revision against the action/inaction of the respondents except to file the present writ petition.

28. That no such or similar petition has been filed by the petitioner in this Hon'ble Court or in the Hon'ble Supreme Court of India.

PRAYER

Prayer is being most humbly made for issuance of:-

Writ, order or direction especially in the nature of certiorari for quashing of impugned Award No. 01 of 2021 dated 21.09.2021 (**Annexure P-4**) passed by the Competent Authority for Land Acquisition cum DRO, Ludhiana, including all subsequential, incidental and ancillary proceedings to the acquisition in question being illegal, null and void ab initio, because-

- a. The respondents have failed to revise and update the market value of the land and properties subject matter of acquisition, on the basis of prevalent market rates in the area as per third proviso to Section 26 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.
- b. The respondents have failed to issue/ publish separate public notice u/s 3G(3) of the National Highway Act, 1956 before proceeding to determine the amount of compensation.
- c. The respondents have failed to give an option to the petitioner to get the market value of their land determined

by the District Land Price Fixation Committee (DLPFC) as per the Punjab Govt. Notification Memo No. 24/85/2015-LR-1 issued by the Land Revenue Rehabilitation and Disaster Management of Govt. of Punjab.

d. The entire process of determination of compensation is concluded by treating the land of petitioner as agricultural in complete ignorance of the fact that as per its use and location as major portion of the same is Commercial and residential, shops, showrooms etc. of petitioner is situated.

e. No compensation for loss of business, earnings, source of livelihood, structures, buildings and fixed assets, severance as well as on account of other losses and R & R components specified under Section 28 of the Act of 2013, para 3.5.1 (iii) and 3.5.6 (iv) of the Manual of Guidelines 2018 and Section 3G(7) of the Act of 1956 has been provided.

f. No individual Award as per section 30 (2) of the Act of 2013 has been passed.

g. The same is passed in a secret manner without issuing and publishing public notice in view of para 3.8 i) of the Manual of Guidelines, 2018, regarding passing of same.

h. The same is violative and contrary to;

i. Notification No. S.O. 2368 (E) dated 28.8.2015 issued by GOI

ii. the Letter dated 11.09.2015 issued by the MORTH, GOI.

iii) the National Rehabilitation and Resettlement Policy, 2007,

iv. the Fundamental, Constitution rights of petitioner enshrined under Article 14, 19, 21 & 300-A of the Constitution of India as well as settled proposition of law.

Further issuance of an appropriate Writ, Order or Direction, especially, a writ in the nature of Mandamus for directing the respondents-

a. To issue notice under section 3G(3) of the Act of 1956 before initiating proceedings for determination of compensation, by providing an option to the petitioner to get the Market value of his land and property determined

by the DLPFC in view of the Punjab Govt. notification Memo No. 1/55/78-LR-I/4810 dated 14.07.1997 and continued vide notification Memo No. 24/85/2015- LR-1/18361-88 dated 06.11.2015.

- b. To revise and update the market value of land and properties subject matter of acquisition, on the basis of prevalent market rates in the area as per third proviso to section 26 of the Act of 201, before initiating the process of determination of compensation.
- c. To pass afresh consolidated Award for Land by including compensation for buildings, structures, fixed assets, and trees at current replacement cost and in strict compliance to the provisions of Section 23, 26 to 30 and First Schedule of the Act of 2013 particularly by considering the market rates which are specified for the commercial land in this area.
- d. To grant compensation on all the parameters/ heads specified under Section 28 of the Act of 2013 as well as in view of Punjab Govt. Letter File No. Revenue-LR01/18/2021-LR1Revenue/ 6893 dated 14.07.2021

- e. To provide alternative means of livelihood to the petitioner.
- f. To provide adequate amount of compensation for loss of business.
- g. To pass the Rehabilitation and Resettlement Award strictly in view of Section 31, 38 and 105 (3) and Second schedule of the Act of 2013, to provide well-constructed residential house, shop, showroom etc. alongwith all the other benefits, compensation and entitlement so prescribed.
- h. To make provisions for infrastructural and basic amenities, in settlement areas as per Third schedule and Section 32, 38 and 105 (3) of the Act of 2013.
- i. To decide the representation given by the petitioner with proper application of mind by passing speaking order.
- j. To provide minimum 50% severance allowance for the unacquired bifurcated land and property.
- k. To determine the amount of compensation by considering all the sale deeds and agreements to sell of village, nearest village/vicinity irrespective of measurement of the land.

l. To provide all those benefits and entitlements which have been provided to the similar situated affected persons whose land has been acquired for construction of certain other National Highways namely NH-707 Poanta Sahib-Gumma Fediz, NH-70 Hamirpur Mandi, NH- 158 Ras Beawar-Mandal, NH- 516E Bowdara-Vizianagram, NH-731K Bewar- Pilibhit, NH-92 Bewar -Etawah projects & grant all the benefits and entitlements which have been provided to similar situated persons in above projects.

m. To provide adequate compensation for the marginal unacquired portions of land and structures which have been rendered unusable due to this acquisition.

n. To make payment of 100 percent compensation and R& R entitlement in view of Section 3E, 3H of the Act of 2013 and the Disbursement Rules, 2019 before taking possession of the land and structures in question.

o. To implement the provisions/commitments made in the Environment impact Assessment (EIA) Report, Social Impact Assessment (SIA) Report and Retaliation Action Plan (RAP) in view of MoEF&CC's Office Memorandum No. 22-65/2017-IA.III dated 30.09.2020 with Immediate effect.

p. To Comply with the conditions of Environment Clearance Certificate (ECC) as well the approved Terms of Reference (ToR) strictly.

q. To Prepare a comprehensive Rehabilitation Policy Framework (RPF) on the lines of RPF prepared/ issued by the MORTH, Govt. of India for acquisition of land for construction of certain other National Highways namely NH-707 Poanta Sahib- Gumma Fediz, NH-70 Hamirpur Mandi, NH- 158 Ras Beawar-Mandal, NH- 516E Bowdara-Vizianagram, NH-731K Bewar- Pilibhit, NH-92 Bewar - Etawah projects & grant all the benefits & entitlements which have provided to similar situated persons in above projects.

r. To make a specific provision that construction would be permitted on the remaining part of the land and the Central or State Rules/ provisions of "No Construction Zone" or requirement of CLU or NOC would not apply to the remaining part of the land left un-acquired

And

To direct the respondents to provide to the petitioner, the entitlement and benefits prescribe in the Social Impact Assessment Report of this Project.

And

To direct the respondents to produce the Rehabilitation & Resettlement Scheme of this Project (if not prepared then prepare the same on line of RPF prepared in other National Highways as undertaken to be prepared/ framed by them in the Environment Clearance Certificate and the Environment Impact Assessment Report while taking Environment Clearance from the MoEF&CC as well as direct them to provide all the benefits and entitlements in compliance to same.

And

Further the respondents their men, servants, agents, associates, subordinates, administrators, and assignees be restrained from taking the possession of property subject matter of acquisition without redressing the above stated grievances of the petitioner and during the pendency of this petition.

And

To direct the respondent National Highways Authority of India, Union of India to file an affidavit before this Hon'ble Court to disclose the amount of Rehabilitation & Resettlement Budget kept/reserved for this project in question.

AND

Permission to place on record Annexure P-1 to P-5 and exemption from filling the certified copies of the same may kindly be granted.

AND/OR

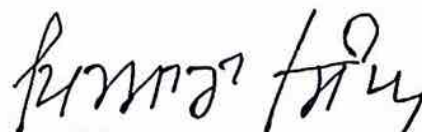
Any other appropriate order or directions which this Hon'ble Court may deem appropriate in the facts and circumstance of the case.

It is further prayed that:-

- a) Call the record of the case.
- b) Cost of the petition may kindly be awarded in favour of the petitioner and against the respondents.

Place: Chandigarh

Dated: 02.12.2024


Petitioner

(PIARA SINGH)

Through Counsel

45
KANWALJEET SINGH

P-2218/2015, NOR-PH222510

SATVIR SINGH

P-1829/17 NOR-PH224805

ADVOCATES

Verification:

It is verified that the contents of para 1 to 25, 27 and 28 of the writ petition have been drawn and drafted on the instructions of the deponent and para 26 is based on legal advice. No part of the contents of the said para are false and nothing material has been concealed therefrom.

Place: Chandigarh

Dated: 02.12.2024

Petitioner

(PIARA SINGH)

**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

C.W.P. No. _____ of 2024

Piara Singh

...Petitioner

versus

Union of India & Others

...Respondents

Affidavit of Piara Singh son of Banta Singh, aged 68 years, Aadhar No. 985019863136, resident of Burj Littan, Tehsil Raikot, District Ludhiana.

I, the above named deponent do hereby solemnly affirm

and declare as under:-



1. That the contents of para 1 to 25, 27 and 28 of the writ petition have been drawn and drafted on the instructions of the deponent and para 26 is based on legal advice. No part of the content of the said para is false and nothing material has been concealed therefrom.

2. That the petitioner has not filed any other such or similar petition either in this Hon'ble Court or in the Hon'ble Supreme Court of India.
3. That the Aadhar Card of the petitioner has been annexed as a proof of identity and residential address with the petition

PLACE: Chandigarh

DATED: 02.12.2024

03 DEC 2024


DEPONENT

(PIARA SINGH)

VERIFICATION

Verified that the contents of my above said affidavit are true and correct to my knowledge. Nothing material has been concealed therein.

PLACE: Chandigarh

DATED: 02.12.2024

03 DEC 2024

Piara Singh
DEPONENT

(PIARA SINGH)



18616
Certified that above statement made
on 02.12.2024 at Chandigarh
by Piara Singh
Son of Banta Singh
Resident of Burj C-11
Teh Raikot Dist LDH
Identification Kanwaljeet Singh
who is personally known to me.

Dated 3/12/24 Oath Commissioner
Chandigarh

... the deponent
... the deponent
marked in my presence
Signature

THE CONTENTS OF THE AFFIDAVIT HAVE BEEN
READ & EXPLAINED IN HINDI, PUNJABI
UNDERSTANDING THE SAME IN HINDI, PUNJABI
SIGNED IN HINDI, PUNJABI

Annexure P-1

Government of India

Photo

Piara Singh

Year of Birth- 1956

Male

985019863136

Unique Identification Authority of India

Address: S/O Banta Singh, Teh. Raikot, Burj Littan, Kailey,
Ludhiana, Punjab, 141107

Aadhar- Aam Aadmi Ka Aadhikaar

Certified to be True Translated copy


Advocate

						8 कोटे हंस(105)
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[फा. सं. 25221/NHAI/PIU/BTI/BTI-LDH]

राजेश गुप्ता, उप सचिव

MINISTRY OF ROAD TRANSPORT AND HIGHWAYS

NOTIFICATION

New Delhi, the 19th November, 2020

S.O. 4165(E).—In exercise of powers conferred by clause (a) of section 3 of the National Highways Act, 1956 (48 of 1956), the Central Government hereby authorizes the officers mentioned in column (2) of the Schedule annexed here to as the competent authorities to perform the functions of such authorities under the said Act with effect from the date of publication of this notification in the Official Gazette, in respect of the stretch of land Ludhiana-Bathinda Greenfield Highway from Km. 0.000 to Km. 78.000 of the NH No. Yet to be assigned for Construction, maintenance, management and operation in the State of Punjab.

SCHEDULE

Land acquisition of Ludhiana-Bathinda Greenfield Highway from Chainage Km. 000 to Km. 78.000 in the State of Punjab.

Sl. No.	CALA	Stretch	State	District	Taluk/Mandal	Name of the Village
1	2	3	4	5	6	7
1	District Revenue Officer	64KM To 78KM	PUNJAB	BATHINDA	Rampura Phul	1 Kauloke (36) 2 Burj Gill (35) 3 Dhapali (444) 4 Phulewala (443) 5 Dhingar (445) 6 Patti Karam Chand Mehraj (193) 7 Phul (Rural) 39 8 Harnam Singhwala (38) 9 Sadhana (37) 10 Patti Kala Mehraj (192) 11 Mehraj 192 12 Phul 39 13 Selbrah 34
					Bathinda	1 Burj Dalla (184) 2 Bhaini (188) 3 Poohla (198) 4 Bath (197) 5 Marhi(26)

2	District Revenue Officer	34KM To 64KM	PUNJAB	BARNALA	Barnala	1 Chhiniwal Kalan (35) 2 Chananwal (427) 3 ISHER SINGH WALA (51)
					Tapa	1 Baloke (3) 2 Sandhu Kalan (4) 3 Deepgarh (15) 4 Badhata (437) 5 Burj Fatehgarh (439) 6 Bhotna 435 7 Chung (436) 8 Bhila (18) 9 Kothe Jandsar 1 10 Mour Maksootha 51 11 Burj 14 12 Chungan (436)
					Bhadaur	1 Gagewal (24) 2 Sadowal (23) 3 Chhiniwal Khurd (22) 4 Naraingarh Sohian (20) 5 Gehal (19) 6 Patti Diwana (434) 7 Ramgarh (16) 8 Tallewal (17) 9 Majuke (14) 10 Sehna (438) 11 Malian (433) 12 Nainewala (6) 13 Bhadaur (7,8,9) 14 Diwana (21)
					Dhanaula	1 Rayia (2)
3	District Revenue Officer	0KM To 34KM	PUNJAB	LUDHIANA	Mehal Kalan	1 Dhaner (28) 2 Moom (25)
					Ludhiana (East)	1 Gujjarwal (310) 2 Phallewal (311)
					Ludhiana (West)	1 Narangwal Kalan (306) 2 Ballawal(305)

[illegible]

[भाग II—खण्ड 3(ii)]

भारत का राजपत्र : असाधारण

						26 Jalaldiwal (30)
						27 Dhurkot (27)
						28 Chak Bhai Ka (26)
						29 Nathowal (169)
						30 Boparai Khurd (168)
						31 Ramgarh Sivian (167)
						32 Shahjahanpur (166)
						33 Bassian (162)
						34 Siloani (161)
						35 Burj Naklian (155)
						36 Umarpura (154)
						37 Binjal (153)
						38 Halwara 95
						39 AKALGARH (191)
						40 Bhora Sahib (87)
						41 Gurusar Sudhar(90)
						42 Chak Chhajjawal (156)
						43 Kamalpura 144
						44 Kothe Mullanpur 140
						45 Raikot 160
					Jagraon	1 Sujapur (102)
						2 Hans Kalan (105)
						3 Bardeke (115)
						4 Pabbian (106)
						5 Kular (107)
						6 Jassowal (89)
						7 Boparai Kalan (88)
						8 Kothe Hans (105)

[F. No. 25221/NHAI/PIU/BTI/BTI-LDH]

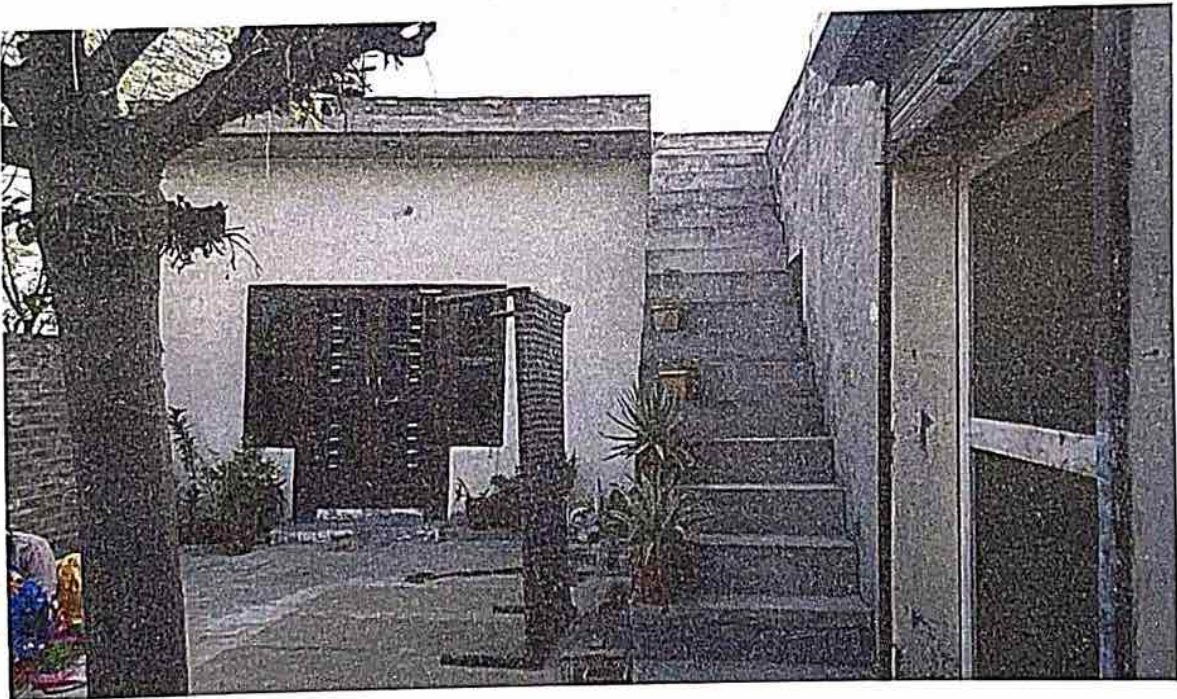
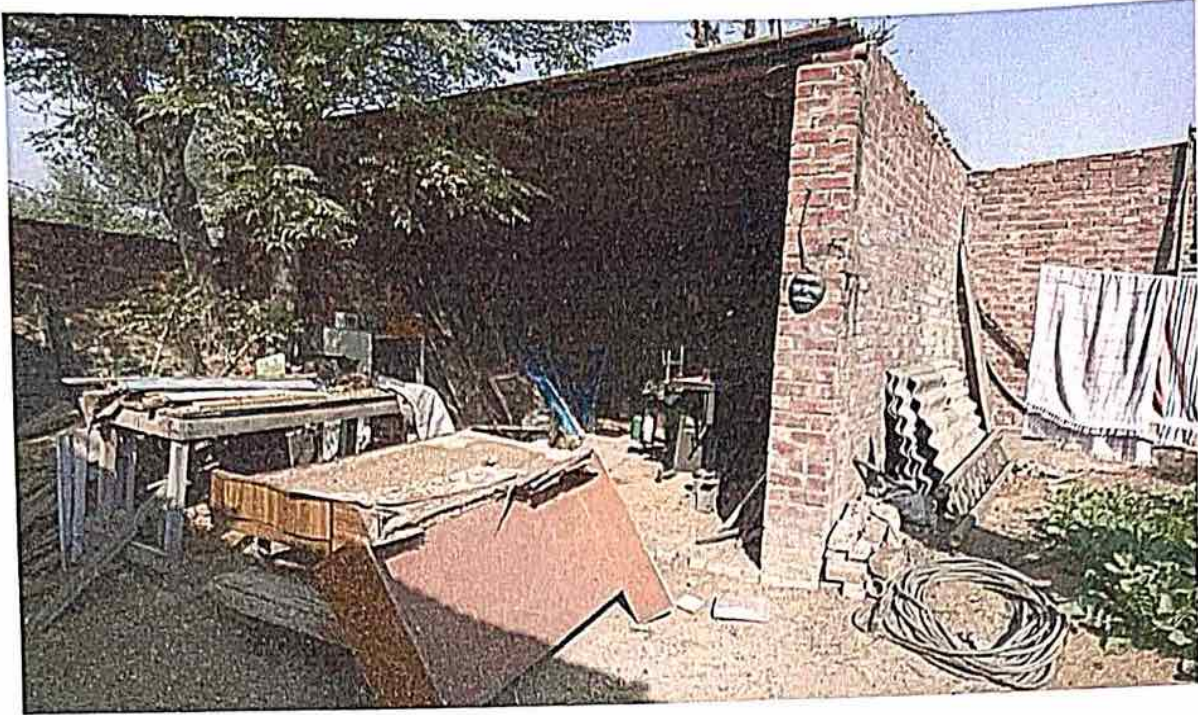
RAJESH GUPTA, Dy. Secy.

Time only

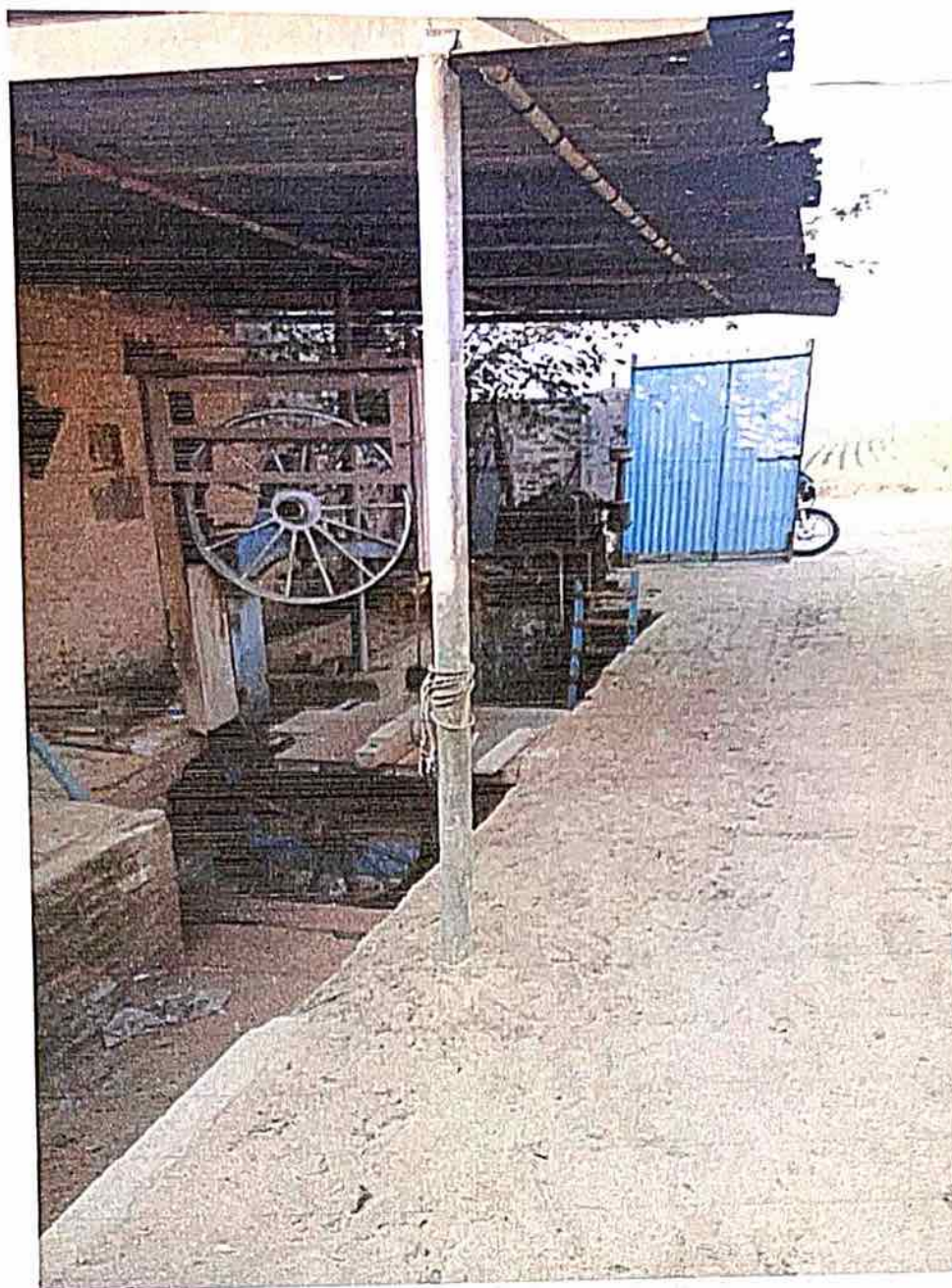
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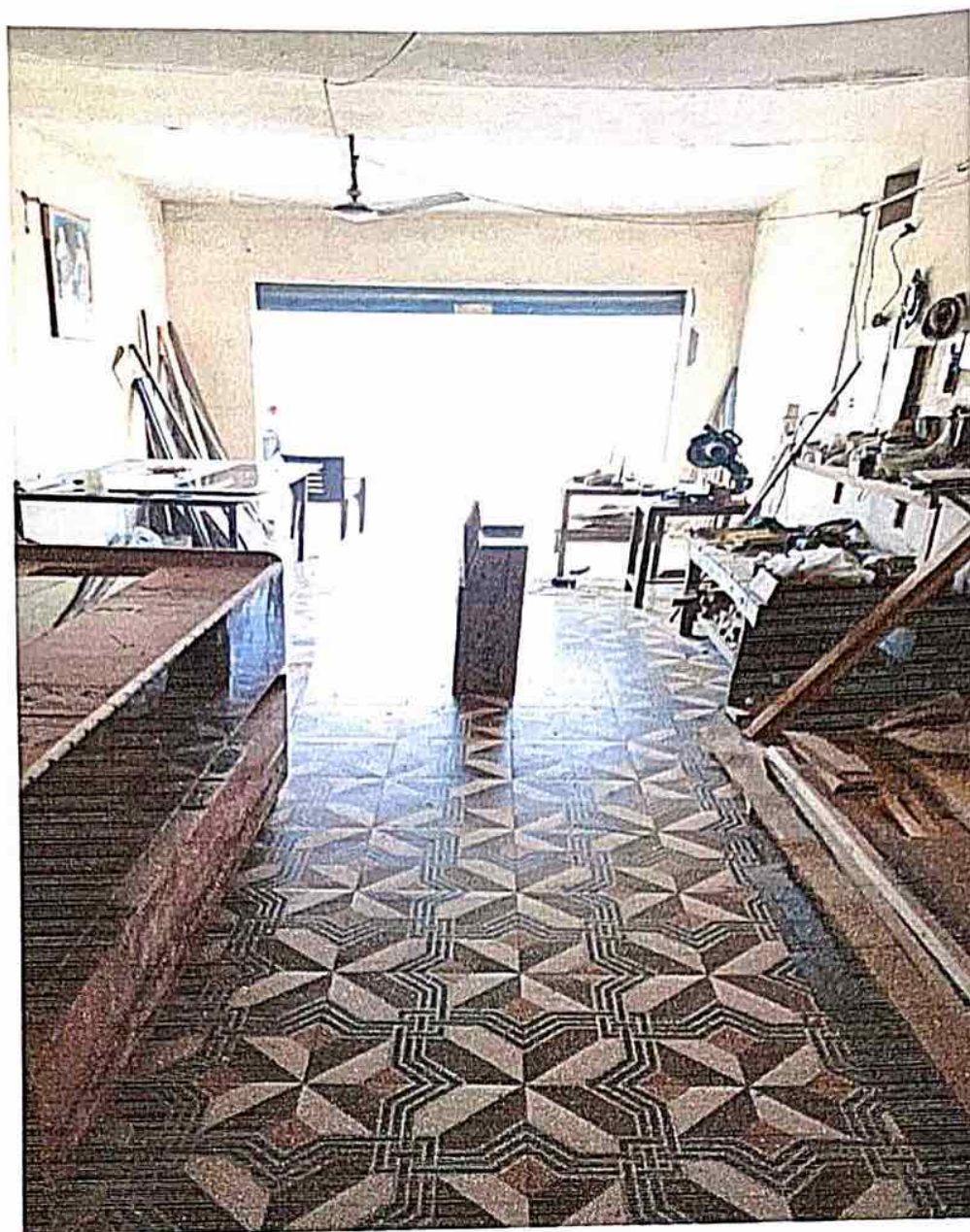
Annex m P-3

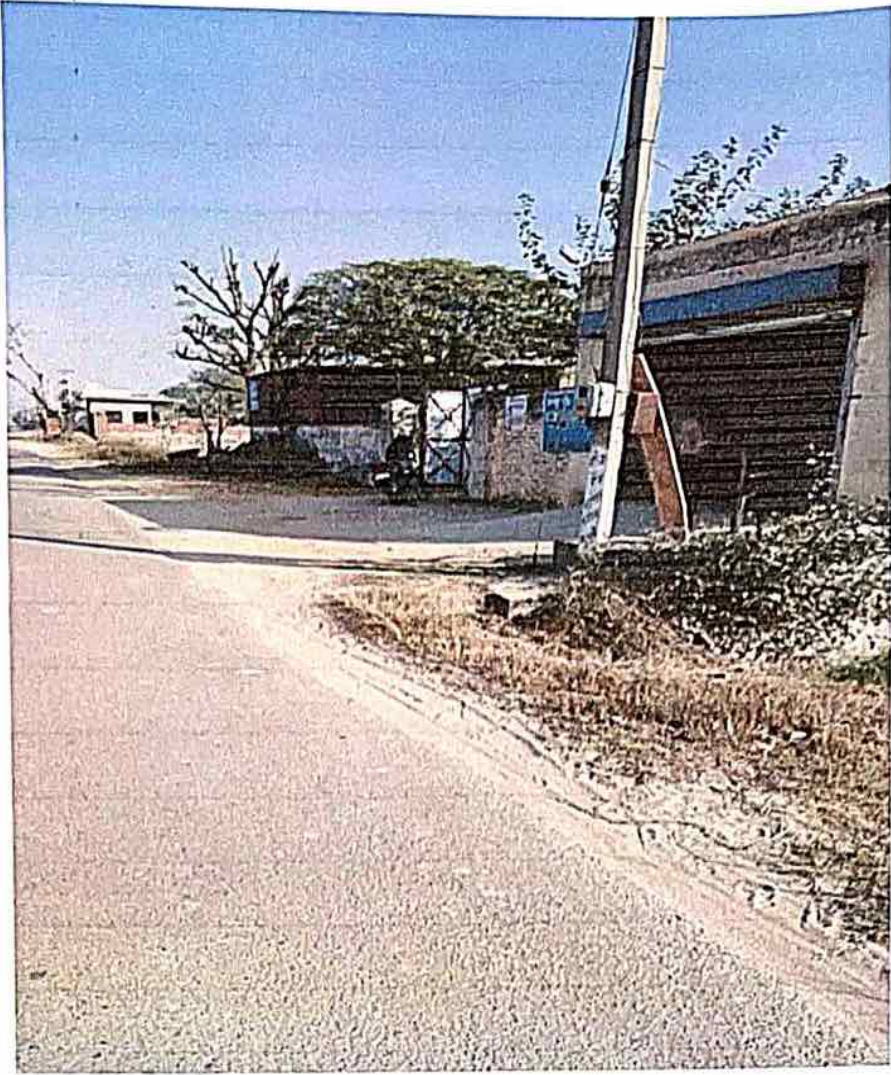


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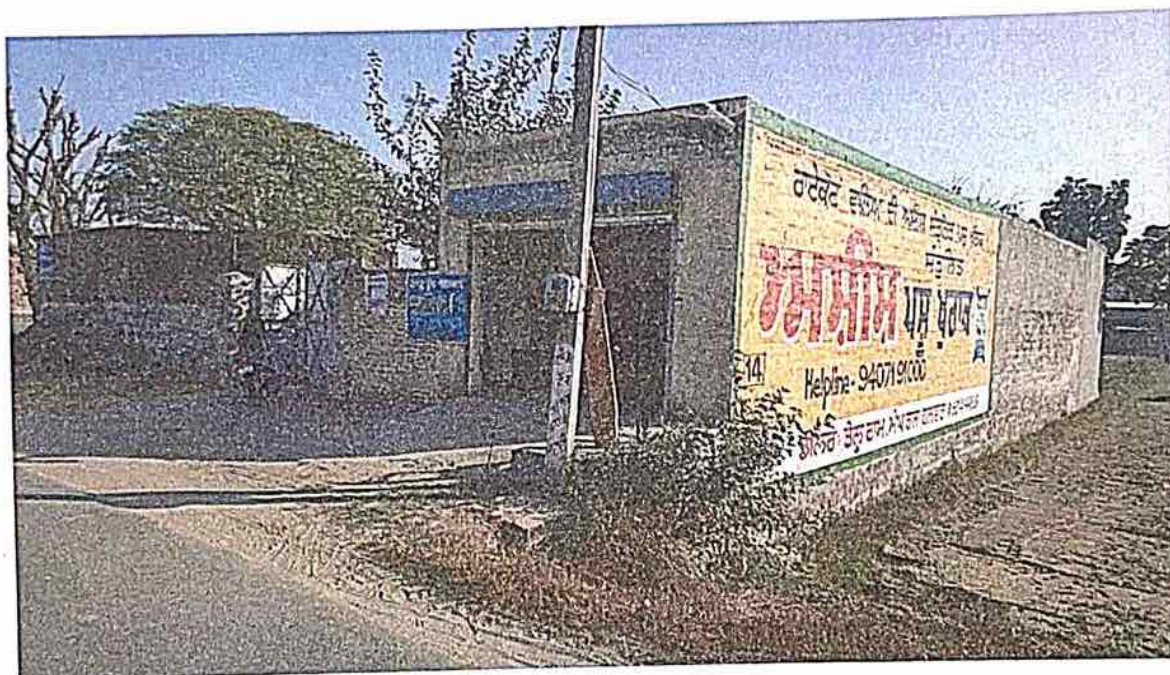
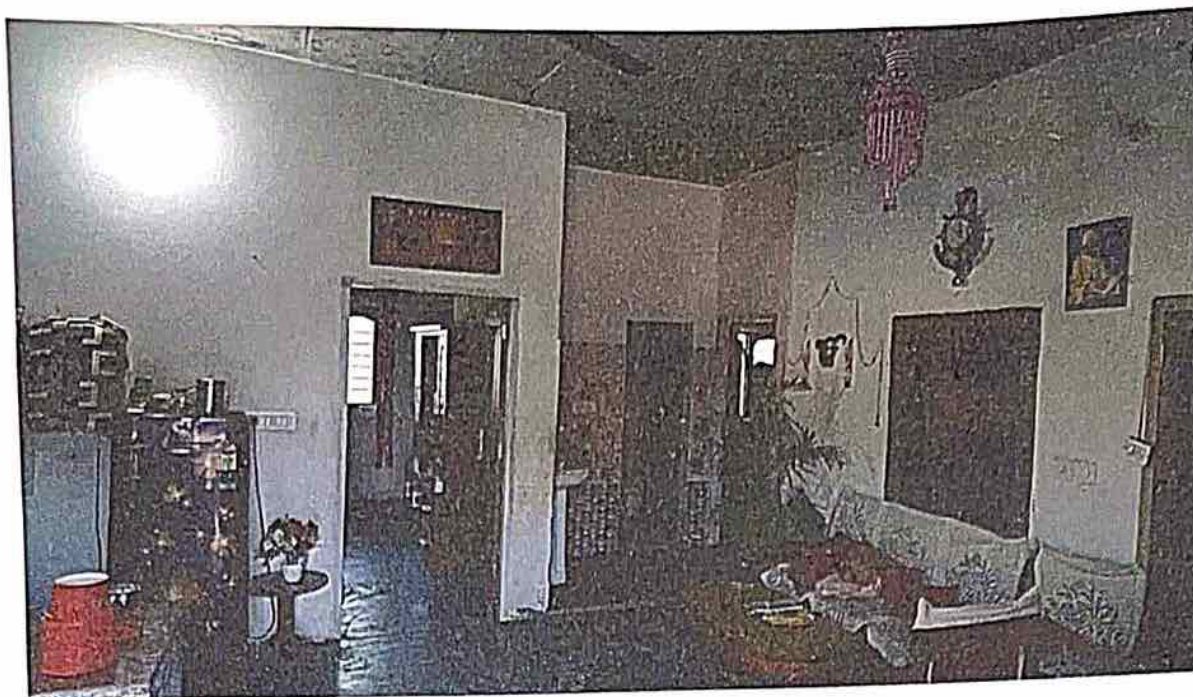


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(58)

Annexure P-4

In the office of District Revenue Officer-cum-
Competent Authority for Land Acquisition, Ludhiana

Award No: 01 of 2021

Dated: 21.09.2021

AWARD

Award in respect of Villages Ballowal, Chaminda, Gujjarwal, Sarabha, Bassian, Burj Hari Singh Wala, Burj Littan, Chak Bhai Ka, Rajoana Khurd, Talwandi Rai, Leel, Nurpur, Halwara, Nathowal, Ramgarh Sivian, & Toosa District Ludhiana announced by Sh Joginder Singh, District Revenue Officer-cum-Competent Authority for Land Acquisition, Ludhiana.

1. Public Purpose

In exercise of the power conferred under the sub section (1) of section 3A of National Highway Act, 1956 (48 of 1956) (herein after referred to as "the Act") the Central Government, after being satisfied that for the public purpose, the land, the brief description of which is given in the notification, is required for building (widening/four-laning with paved shoulder/Six laning etc.), maintenance, management and operation of NH-754AD on the stretch of land from Km. 0.000 to Km. 75.543 in the District of Ludhiana in the State of Punjab, had declared its intention to acquire such land.

2. Notification u/s 3A

For acquisition of land for building (widening/four-laning with paved shoulder/Six laning etc.), maintenance, management and operation of NH-754AD on the stretch of land from Km. 34.000 to Km. 64.000 in the District of Ludhiana in the State of Punjab, the Government of India has issued Notification No. S.O. 4739 (E) dated 28th December, 2020 under sub-section (1) of section 3A of the NH Act, 1956, declaring its intention to acquire such land of Villages Ballowal, Chaminda, Gujjarwal, Sarabha, Bassian, Burj Hari Singh Wala, Burj Littan, Chak Bhai Ka, Rajoana Khurd, Talwandi Rai, Leel, Nurpur, Halwara, Nathowal, Ramgarh Sivian, & Toosa District Ludhiana and the same was published in the Gazette of India Extraordinary part-II by the Ministry of Road Transport & Highways, Government of India. The substance of the said notification was also published in two daily News Papers widely circulated in the locality namely "Hindustan Times" in English language & "Ajit" in Punjabi language both on 02.01.2021 for the information of General Public.

3. Notification u/s 3-D

Notifications No. 2423 (E) dated 21st June, 2021 & 1955 (E) dated 24th May 2021 under sub section (1) of section 3(D) of the said Act was published in the Gazette of India Extraordinary part-II declaring that the land specified in the said schedule should be acquired for the aforesaid purpose. Further in pursuance of the sub-section (2) of section 3D of the said Act, the Central Government declared that on publication of this notification in the Official Gazette, the land specified in the said schedule shall vest absolutely in the Central Government, free from all encumbrances. The substance of the said Notification was also published in two daily newspapers widely circulated in the locality "Hindustan Times" in English language and "Ajit" in Punjabi language both on 28.06.2021 & 04.06.2021 respectively.

Necessary notice u/s 3G (3) was also issued which was published in two daily newspapers widely circulated in the locality requiring all the concerned persons interested in the land to be acquired to appear in person or by an agent or by a legal practitioner to submit their claims. The substance of the notice was published in "Hindustan Times" in English language and "Ajit" in Punjabi language both on 28.06.2021 & 04.06.2021.

4. Hearings / Objections

Objections were received on 3A published through Notification No. S.O. 4739 (E) dated 28th December, 2020 under sub-section (1) of section 3A of the NH Act, 1956, declaring its intention to acquire such land of Villages Ballowal, Chaminda, Gujjarwal, Sarabha, Bassian, Burj Hari Singh Wala, Burj Littan, Chak Bhai Ka, Rajoana Khurd, Talwandi Rai, Leel, Nurpur, Halwara, Nathowal, Ramgarh Sivian, & Toosa District Ludhiana and the same was published in the Gazette of India Extraordinary part-II by the Ministry of Road Transport & Highways, Government of India. The substance of the said notification was also published in two daily News Papers widely circulated in the locality namely "Hindustan Times" in English language & "Ajit" in Punjabi language both on 02.01.2021 for the information of General Public. All objections were received from land

Office, Ludhiana

ਦੋਵੇਰਾਪੀ ਅਸਲ ਮਜ਼ਸਿਕ ਨੀਕ ਨੇ ।

Completed
[Signature]

owners on 3A within the prescribed period. Accordingly, opportunity of hearing was given to all such persons from whom the claims had been received, and all objections/claims were disposed off/settled by CALA.

Notifications No. 2423 (E) dated 21st June, 2021 & 1955 (E) dated 24th May 2021 under sub section (1) of section 3(D) of the said Act was published in the Gazette of India Extraordinary part-II declaring that the land specified in the said schedule should be acquired for the aforesaid purpose. The substance of the said Notification was also published in two daily newspapers widely circulated in the locality "Hindustan Times" in English language and "Ajit" in Punjabi language both on 28.06.2021 & 04.06.2021

Notice u/s 3G (3) was also issued which was published in two daily newspapers widely circulated in the locality requiring all the concerned persons interested in the land to be acquired to appear in person or by an agent or by a legal practitioner to submit their claims. The substance of the notice was published in "Hindustan Times" in English language and "Ajit" in Punjabi language both on 28.06.2021 & 04.06.2021. Whereas, claims were received from the land owners under section 3G (3) within the prescribed period. Accordingly, opportunity of hearing was given to all such persons from whom the claims had been received, and all claims were disposed off/settled by CALA.

5. Measurement

Revenue officers were asked to do a complete ground survey and check the alignment at site with the help of revenue record and maps. The details of total area/survey numbers published in the notification under section 3(D) and required effective area in 3G are as

Sr. No.	Name of Village	Area Published in 3(D) (Ha)	Effective area in 3G (Ha)	Less area than 3(D)
1	Ballowal	20.5304342	20.5304342	Nil
2	Chamlinda	5.3749000	5.3749000	Nil
3	Gujarwal	1.4530000	1.4530000	Nil
4	Sarabha	18.3742000	17.86420	0.5100
5	Bassian	6.4066970	6.4066970	Nil
6	Eurj Hari Singh	16.7955000	16.7955000	Nil
7	Burj Littan	0.1732659	0.1732659	Nil
8	Chak Bhai Ka	8.3014000	8.3014000	Nil
9	Rajoana Khurd	4.0626021	4.0626021	Nil
10	Talwandi Rai	4.9771000	4.9771000	Nil
11	Leel	4.1362000	4.1362000	Nil
12	Nurpur	7.8946000	7.8946000	Nil
13	Halwara	25.3389000	25.3389000	Nil
14	Nathowal	16.1290000	16.1290000	Nil
15	Ramgarh Sivian	16.6145000	16.6145000	Nil
16	Toosa	17.1663770	17.1663770	Nil
	Total	173.7286762	173.2186762	0.5100

Most of the above area falls under the survey numbers which are recorded as purely agricultural (Nehri) in nature. Apart from this, some of the area, though mentioned as Gairmumkin land in notification under section 3D of the said Act, is Gairmumkin only for the purpose of revenue assessment and is either situated amongst/atop the surrounding agricultural lands away from the village settlement (Abadi/Deh) and/or being used for agricultural purposes namely as Gairmumkin Rasta (thoroughfare), GairmumkinKhal (irrigation channel), Gairmumkin Residential, GairmumkinNehri (canal-irrigated), GairmumkinKotha(Shed), Gairmumkin Bore, GairmumkinMakan (House), Gairmumkin Tubewell, Gairmumkin Dairy Farm, Gairmumkin Pig Farm, Gairmumkin Fish Farm etc. Admittedly, structures in one form or the other might have been raised/ erected upon these lands and the land might have been put to non-agricultural uses but in the absence of applicable CLU certificates from the Competent Authority, the nature of land, per se, does not necessarily change to non-agricultural/residential/commercial by merely putting the land to non-agricultural use. This aspect has also been discussed in detail in para. 3.5.3 of the Manual of guidelines on Land Acquisition for National Highways under The National Highways Act, 1956. Hence, in view of the above discussion it has been decided to consider all of the aforementioned categories of land as agricultural land. Nonetheless, the compensation for buildings/structures constructed thereupon shall be announced as per provisions applicable in this respect.

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Additionally, as per para 3.5.5 of the Manual of Guidelines on Land Acquisition for National Highways under The National Highways Act, 1956, the land vesting in the Central/ State Government is transferred to Central Government/ MoRTH free of cost.

The land under acquisition is fully described in the schedule of notification under section 3D. The Classification of land at present is given as under: -

Name of Village	Total Area Under Acquisition (In Hact.)	Class of Land Acquired		
		Agricultural (In Hact.)		Total Area for which compensation is payable (In Hact.)
		Govt.	Private	
Ballowal	20.5304342	0.00000	20.5304342	20.5304342
Chaminda	5.3740000	0.00000	5.3740000	5.3740000
Gujarwal	1.4530000	0.00000	1.4530000	1.4530000
Sarebha	17.80420	0.00000	17.80420	17.80420
Bassian	6.4066970	0.00000	6.4066970	6.4066970
Burj Hari Singh	16.7955000	0.00000	16.7955000	16.7955000
Burj Lattan	0.1732659	0.00000	0.1732659	0.1732659
Chak Bhai Ka	8.3014000	0.00000	8.3014000	8.3014000
Rajoana Khurd	4.0626021	0.00000	4.0626021	4.0626021
Talwandi Rai	4.9771	0.00000	4.9771000	4.9771000
Leel	4.1362	0.00000	4.1362000	4.1362000
Nurpur	7.8946	0.00000	7.8946000	7.8946000
Halwara	25.3389	0.2377	25.10120	25.10120
Nathowal	16.129	0.00000	16.1290000	16.1290000
Ramgarh Sivan	16.6145	0.00000	16.6145000	16.6145000
Toosa	17.166377	0.00000	17.1663770	17.1663770

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6. Market Rates/Cost of land

The land is being acquired under the NH Act, 1956 and its various provisions whereas the compensation is determined as per the provisions of RFCTLARR Act, 2013. As per the notification of Ministry of Road Transport & Highways vide No. 11011/30/2015-LA dated 28-12-2017, any award assessed on or after 01-01-2015 for acquisition of land under National Highways Act, 1956, will be as per the First Schedule of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. Thus, the basic market rate shall be as per First Schedule of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

In accordance with Section 26 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Tehsildar, Ludhiana West & Raikot have supplied the relevant collector rates of villages which prevailed on the date of the Notification under Section 3A as well as the total number of sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area in immediately preceding three years from the date of Notification under Section 3A of the Act.

Further, as per sub-section 26 (1) (b) of section 26 of the RFCTLARR Act, 2013, the average of highest 50% sale deeds registered over the immediately preceding three years from the date of Notification under Section 3A of the Act have been considered. While calculating the average sale price, sale deeds which were not indicative of prevailing market value due to reason of being too high as to suggest speculation, pre-emption or otherwise non-representative, were discounted as per explanation 4 of the sub-section (1) of section 26 of the RFCTLARR Act, 2013 and therefore not included. Accordingly, the summary of village wise applicable Collector rates & average of highest 50% sale deeds registered over the

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The land under acquisition in all these villages is highly fertile. This land is the main source of livelihood of the people. Life of the people in this area highly depends on this land. Moreover since this Highway has a controlled access, villagers will have a very limited access to this Highway. Road will have an average elevation of around 10 feet and walls will be constructed on either sides of the road. This will further hamper the accessibility for the farmers. There is no scope of enhancement in market value of the above said lands in the near future rather market value is expected to go further down due to reduced accessibility.

Section 28(7) of RFCTLARR Act, 2013 provides us to take into consideration following factors for determination of the amount of Compensation to be awarded for the land acquired:-

Seventhly, Any other ground which may be in the interest of equity, justice and beneficial to the affected families.

Competent Authority has referred to sub-section 26(1) (b) of the RFCTLARR Act, 2013, as per which *Average sale price for similar type of land situated in the nearest village or nearest vicinity area* is to be considered.

Land of these 16 villages in district Ludhiana is being acquired for the development of NH-754AD. The Highway being a linear project, villages of district Ludhiana in this award are considered as vicinity area in accordance with section 26(1) (b) of the RFCTLARR Act, 2013 and on the grounds of equality and justice under section 28 of the RFCTLARR Act, 2013. Further nature of land is same in all of 16 villages considered under this award and all the 16 villages falls outside 2 kms of Non Municipal Corporation/Committees/Nagar Panchayat and their agriculture potential is also same. The quality, the productivity and the crop produced, as well as type of soil and sources of irrigation in these villages is also the same. Thus the maximum of chant rates of all 16 villages is Rs. 10,23,128/-.

The Project stretch from Bathinda to Ludhiana is a part of Economic Corridor Amritsar Jammu NH 754A and linking the same with Delhi Katra Expressway NH 205K. In the land acquisition proceedings, the recent awards declared for Bathinda and Barnala District for the same project were considered *in the interest of equity, justice and beneficial to the affected families*, wherein the average market rate was given to Rs 12,37,324.00/-. The land being acquired under Ludhiana district for the same project is having same nature, uses & productivity with reference to land being acquired in Barnala District. The land of Ludhiana District of Agriculture use has comparatively equal potential & value to Agriculture land of Bathinda & Barnala Districts. Now Keeping in mind the facts stated above and in accordance with sub-section 26 (1) (b) & 28(7) of the RFCTLARR Act, 2013 and to give equal justice for the affected families of Ludhiana district for the same project & in the same vicinity, it has been decided to fix the basic Market value Rs. 12,37,324.00/- per acre for Ballowal, Chaminda, Gujjarwal, Sarabha, Bassian, Burj Hari Singh Wala, Burj Littan, Chak Bhai Ka, Rajoana Khurd, Talwandi Rai, Leel, Nurpur, Haiwara, Nathowal, Ramgarh Sivian, & Toosa for agriculture type of land situated in the nearest village or nearest vicinity area, for all villages, i.e. beyond 2 kms from Municipal Councils/ Nagar Panchayat.

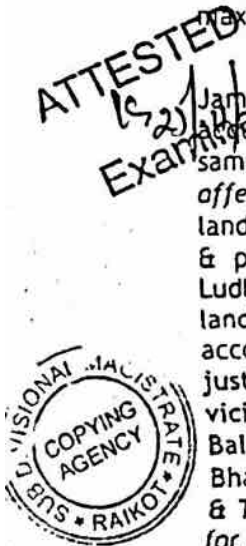
A detailed analysis of Sale Deed Prices considered for last 3 Years from date of Publication of 3A is attached herewith as Annexure-A.

As per the provisions of sub-section (1) of section 26 the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, whichever rate of the two i.e. the Collector Rate or the average sale price, is higher, is to be adopted as the basic market value of the land. Keeping this in view, the following is fixed as the basic market value rate of the land under acquisition:

Sr. No.	Name of Village	Nature of land	Basic Market Rate of Compensation per acre (In Rupees)	Basic Market Rate of Compensation per Hectare (In Rupees)
1	Ballowal	Agricultural (Nehri)	1237324.00	3057385.72
2	Chaminda	Agricultural (Nehri)	1237324.00	3057385.72
3	Gujjarwal	Agricultural (Nehri)	1237324.00	3057385.72
4	Sarabha	Agricultural (Nehri)	1237324.00	3057385.72
		Near Main Road	2493884.00	61,62,302 94
5	Bassian	Agricultural (Nehri)	1237324.00	3057385.72

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6	Burj Hari Singh	Agricultural (Nehri)	1237324.00	3057385.72
7	Burj Litten	Agricultural (Nehri)	1237324.00	3057385.72
8	Chak Bhai Ka	Agricultural (Nehri)	1237324.00	3057385.72
9	Rajonna Khurd	Agricultural (Nehri)	1237324.00	3057385.72
10	Talwandi Rai	Agricultural (Nehri)	1237324.00	3057385.72
11	Leel	Agricultural (Nehri)	1237324.00	3057385.72
12	Nurpur	Agricultural (Nehri)	1237324.00	3057385.72
13	Halwara	Agricultural (Nehri)	1237324.00	3057385.72
		Near Main Road	1805046.00	4160207.56
14	Nathowal	Agricultural (Nehri)	1237324.00	3057385.72
15	Ramgarh Sivan	Agricultural (Nehri)	1237324.00	3057385.72
16	Toosa	Agricultural (Nehri)	1237324.00	3057385.72
		Near Main Road	1429280.00	3531702.50

As all 16 villages falls beyond 2 kms of nearest Municipal Corporation/Committees/Nagar Panchayat, the Basic Market Rate fixed by CALA shall be multiplied by factor of 2.00 for the villages Ballawal, Chaminda, Gujjarwal, Sarabha, Bassian, Burj Hari Singh Wala, Burj Litten, Chak Bhai Ka, Rajoana Khurd, Talwandi Rai, Leel, Nurpur, Halwara, Nathowal, Ramgarh Sivan, & Toosa as per Revenue, Rehabilitation and Disaster management Department, Government of Punjab, notification dated 01.04.2021 and First Schedule of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. As per sections 30(1) and 30(3) of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the land owners and interested persons are also entitled to a solatium at a rate of 12% of market value (i.e. Basic rate Multiplied by Factor 1.5 & 2.0 as applicable) and additional value at the rate of 12% per annum of the determined basic value of land from the date of notification under section 3A (1) i.e. 02.01.2021 to the date of announcement of award i.e. 21.09.2021

7. Severance :

The claim towards severing of land from other land is subject to verification of same through the concerned Authority and the onus of proving such claim lies with the land loser; hence the severance amount if any shall be taken into account separately as per extent guidelines.

8. Structures & Other Assets (Trees, Buildings, Wells etc.)

This award pertains only to the compensation for the land being acquired in the aforesaid villages. The compensation for buildings/structures/trees/fruit-bearing plants/tubewells/any other assets attached to the land, will be announced subsequently on receipt of the assessment report from the concerned departments of Govt. of Punjab.

THE FIRST SCHEDULE

Section 30 (2)

Compensation for Land Owners

The following components shall constitute the minimum compensation package to be given to those whose land is acquired and to tenants referred to in clause(c) of section 3 in a proportion to be decided by the appropriate government.

Serial No.	Component of compensation in respect of land acquired under the Act	Manner of determination of value
1	Market value of land	To be determined as provided under section 26.
2	Factor by which the market value is to be multiplied in the case of rural areas	As per Revenue, Rehabilitation and Disaster management Department, Government of Punjab, notification dated 01.04.2021, market value is to be multiplied by a factor of 1.5/2.00 based on the distance from the urban body.

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3	Factor by which market value is to be multiplied in the case of urban areas.	1 (one)
4	Value of assets attached to land of building.	To be determined by concerned PWD/PHED/Horticulture/Forest etc. departments.
5	Solatium	Equivalent to one hundred percent of the market value of the land mentioned against serial number 1 multiplied by the factor specified against serial no 2 for rural area or serial no 3 for urban area plus value of assets attach to land or building serial no. 4 under column (2)
6	Final award in rural areas	Market value of the land mentioned against serial no. 1 multiplied by the factor specified against serial no 2 plus value of assets attach to land or building serial no. 4 under column (2) plus Solatium mentioned against serial no 5 under column (2).
7	Final award in urban areas	Market value of land mentioned against serial no. 1 multiplied by the factor specified against serial no. 3 plus value of assets attached to land or building mentioned against serial no. 4 under column (2) plus Solatium mentioned against serial no. 5 under column (2).

8. Date of Possession and Damage to the Standing Crops

At the time of award, no crops are standing in the land under acquisition. The department is liable to pay appropriate compensation to the land owner on account of this, if any standing crop exists there at the time of actual possession provided that the date of possession precedes the date of deposition of compensation amount by the acquiring department. The possession has not been taken by the acquiring department earlier. In accordance with Section 3E of the Act, the date of possession shall be the day on which compensation amount is deposited by the department with the Competent Authority for Land Acquisition/Land owners/Beneficiaries. Thereafter, the Competent Authority, Land Acquisition shall immediately proceed to take possession of the acquired land and will disburse the compensation to the concerned persons with the cooperation of revenue department. Tehsildar Ludhiana West & Raikot are directed to take and handover the possession of the land under acquisition to the representative of Project Director, National Highway Authority of India, PIU-Ludhiana immediately after receipt of compensation amount from the Acquiring department.

9. Mode of Payment:

Payment will be made to the land owners and interested persons according to the share and interest of owners as per revenue record at the time of disbursal. However on account of the death of any owner, the compensation would be paid to the legal heirs of the deceased as per revenue record. In case of any dispute regarding entitlement of compensation the same will be adjudicated by the competent Court of law. It is further clarified that if there is any mistake found out on later stage in area calculation of any plot or any types of clerical or mathematical mistake the same will be modified and over or under payment by means of this mistake will be recovered from or paid to the land owners as per the rules. If there is any loan/mortgage charge/amount outstanding on any land under acquisition, then the compensation of that land will be withheld which will be released on the basis of clearance certificate/no due/non encumbrance certificate from the concerned bank/institution/society etc. It shall be incumbent upon the bank/institution/society to make this office aware of any such claim on the land being acquired where an entry in the revenue record reflecting such a claim has not been made for whatever reason. However, it is clarified that the same shall not hinder the possession of land by the acquiring department in any manner whatsoever. Necessary deductions under the income tax laws shall be made.

10. Award

On the basis of aforementioned paras and by applying the above mentioned rates, the amount of the compensation of land under acquisition has been worked out on the basis of area required. The calculation sheet is attached as Annexure -"B".

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Compensation on account of buildings/Structures/Tube wells etc. will be awarded as per technical assessment made by the concerned department and reports received.

Nonetheless, any clerical mistake or error which may have erupted inadvertently during calculation and detected after the announcement of award shall be corrected by a corrigendum to the award. Any amount disbursed to the land owners more than what is due to them shall be recovered under the provisions of Punjab Land Revenue Act and any amount disbursed less than what is due to them shall be compensated for after proper verification. If any error relating to kind of land is found, the same shall be corrected after proper verification and compensation shall be paid accordingly. The ownership of the acquired land shall vest absolutely in the Ministry of Road Transport and Highways, Govt. of India free from all encumbrance from the date of Notification under Section 3 (D) of the Act.

11. The Proprietary Right

The proprietary rights of the acquired land shall, henceforth, vest absolutely in the Central Government (Ministry of Road, Transport and Highways, Govt. of India, New Delhi) free from all encumbrances with effect from date of Notification of 3(D) i.e. 24.05.2021 & 28.06.2021. Tehsildar Ludhiana West & Raikot is asked to make necessary entries in the revenue record relating to transfer of ownership of land.

As per letter no.11011/76/2020-LA dated 14-08-2020 issued by the Government of India, Ministry of Road Transport and Highways (Land Acquisition Division), it is hereby certified that:-

1. The compensation has been determined by strictly following the legal provisions and Ministry's guidelines.
2. Proposed land use or prospective land use or potential value has not been considered in any manner for determining compensation amount.
3. No change in land Use has been considered for determining compensation.

Notwithstanding, it is reiterated that the award is being announced in quasi-judicial capacity as outlined in Para 3.5.1(i) of the Manual of Guidelines On Land Acquisition for National Highways Under The National Highways Act, 1956,

The draft award is announced as final today i.e, on 21.09.2021

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Encl. Reports

1. Annexure - A
2. Annexure - B

Competent Authority for Land Acquisition
-cum-District Revenue Officer Ludhiana

No.

Date: 21.09.2021

A Copy is forwarded for information and necessary action to:

1. The Hon'ble Deputy Commissioner, Ludhiana
2. Project Director, National Highway Authority of India, PIU Ludhiana
3. Tehsildar, Ludhiana West & Raikot

Certified to be true copy

Examine

Authorised under Section 76 of
the Evidence Act 1972

Competent Authority for Land Acquisition
-cum-District Revenue Officer Ludhiana

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Immediately preceding three years from the date of Notification under Section 3A of the Act are mentioned below:

S No.	Name of Village	Nature of Land	Collector Rate 2013-2020 for village per Acre (In Rupees)	Avg. of last 3 yrs. top 50 % Sale Deed Rate for village per Acre (In Rupees)
1	Balokwal	Agricultural (Heath)	6,66,470/-	6,24,047/-
2	Chaminda	Agricultural (Heath)	6,66,470/-	9,01,602/-
3	Gujarwal	Agricultural (Heath)	5,94,270/-	7,46,500/-
4	Sarobha	Agricultural (Heath)	9,51,510/-	10,23,122/-
		Man Road	20,22,720/-	24,93,224/-
5	Braslan	Agricultural (Heath)	6,54,000/-	6,77,739/-
6	Burj Hari Singh	Agricultural (Heath)	6,54,000/-	7,26,120/-
7	Burj Litan	Agricultural (Heath)	7,52,000/-	NA
8	Chak Bhai Ka	Agricultural (Heath)	6,54,000/-	6,23,356/-
9	Rajana Khurd	Agricultural (Heath)	6,54,000/-	2,01,593/-
10	Talwandi Rai	Agricultural (Heath)	6,54,000/-	6,93,130/-
11	Leel	Agricultural (Heath)	6,54,000/-	6,79,054/-
12	Harpur	Agricultural (Heath)	6,54,000/-	7,32,892/-
13	Halwara	Agricultural (Heath)	6,54,000/-	2,20,403/-
		Man Road	17,25,000/-	18,05,045/-
14	Nathowal	Agricultural (Heath)	6,54,000/-	6,75,721/-
15	Rangarh Sivian	Agricultural (Heath)	6,54,000/-	6,59,102/-
16	Toosa	Agricultural (Heath)	6,54,000/-	7,51,675/-
		Man Road	14,22,000/-	14,29,280/-

Section 26 of the RFCTLARR Act, 2013 clearly talks about Determination of Market value of land by Collector. As per the provision 26 (1) of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the collector shall adopt following criteria for assessing the Market Value of the land:-

(a) Market value if any specified in the Indian Stamp Act. OR

(b) Average sale price for similar type of land situated in the nearest village or nearest vicinity area.....whichever is higher.

Section 26 of the RFCTLARR Act, 2013 also clearly state that the Collector shall, before initiation of any land acquisition proceedings in any area, take all necessary steps to revise and update the market value of the land on the basis of the prevalent market rate in that area.

With respect to land of above mentioned 16 villages under the process of acquisition, a detailed analysis of Market Rate specified in the stamp act was done. It has been found that the Collector rates of these villages are exceptionally low and doesn't represent the true market value of land.

After giving notice for receiving claims under section 3G(3), a hearing was given to farmers who had filed their claims regarding compensation. The prime objection filed was related to the low Collector Rates of the villages. It was brought in the notice of the undersigned by participants of the meeting that the collector rates are low and do not reflect the actual market value prevailing in the area.

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Award Statement of Village Halwara, Tehsil-Raikot of Ludhiana District

Sr. No.	Village Name	Name of Land Owner/Proprietor	Plot No.	Type of Land	Nature of Land	Land Category as per Ceiling Act 1962	Acquired land in (Hect)	Area of land, Acquired by Govt. (Hect)	Market Price, Acquired by Govt. (Rs. per Hect)	Market Value of Land (Rs.)	Application for Acquisition	Market Price of Land (Rs. per Hect)	Value of land, Acquired by Govt. (Rs.)	100% reduction in Market Price of land (Rs.)	Total No. of days from the date of Acquisition to the date of Award Declaration	ES per acre as per the provision of the Act	Total Compensation Amount (Rs.)
1	Halwara	Land Malaria 1 Dargah Halwara 1344	1344	Government	Cult. Malaria	Ag. Cult. (from Govt. land)	0.019	1.20.304	3,007,285.72	315975	2	231750	0	231750	254	9876	₹ 4,73,176
2	Halwara	Land Malaria 1 Dargah Halwara 1354	1354	Government	Cult. Malaria	Ag. Cult. (from Govt. land)	0.005	1.20.304	3,007,285.72	123824	2	247648	0	247648	254	10040	₹ 5,05,637
3	Halwara	Land Malaria 1 Dargah Halwara 1359	1359	Government	Cult. Malaria	Ag. Cult. (from Govt. land)	0.0177	1.20.304	3,007,285.72	54116	2	108231	0	108231	254	4539	₹ 2,20,982
4	Halwara	Land Malaria 1 Dargah Halwara 1362	1362	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.0202	1.20.304	3,007,285.72	61759	2	123516	0	123516	254	5157	₹ 2,52,194
5	Halwara	Land Malaria 1 Dargah Halwara 1374	1374	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.0173	1.20.304	3,007,285.72	603222	2	220614	0	220614	254	90373	₹ 24,63,262
6	Halwara	Land Malaria 1 Dargah Halwara 1381	1381	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.0309	1.20.304	3,007,285.72	2446	2	3452	0	3452	254	204	₹ 9,988
7	Halwara	Land Malaria 1 Dargah Halwara 1382	1382	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.0305	1.20.304	3,007,285.72	927917	2	1355833	0	1355833	254	77487	₹ 37,69,154
8	Halwara	Land Malaria 1 Dargah Halwara 1383	1383	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.0506	1.20.304	3,007,285.72	154704	2	309407	0	309407	254	12919	₹ 6,31,714
9	Halwara	Land Malaria 1 Dargah Halwara 1384	1384	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.0720	1.20.304	3,007,285.72	22056	2	16411	0	16411	254	19378	₹ 9,47,601
10	Halwara	Land Malaria 1 Dargah Halwara 1385	1385	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.0075	1.20.304	3,007,285.72	7043	2	15747	0	15747	254	638	₹ 31,212
11	Halwara	Land Malaria 1 Dargah Halwara 1386	1386	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.1416	1.20.304	3,007,285.72	432936	2	865552	0	865552	254	36152	₹ 17,67,856
12	Halwara	Land Malaria 1 Dargah Halwara 1387	1387	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.0983	1.20.304	3,007,285.72	208819	2	417639	0	417639	254	17438	₹ 8,52,716
13	Halwara	Land Malaria 1 Dargah Halwara 1388	1388	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.2542	1.20.304	3,007,285.72	718097	2	1438194	0	1438194	254	60260	₹ 29,38,438
14	Halwara	Land Malaria 1 Dargah Halwara 1389	1389	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.043	1.20.304	3,007,285.72	131468	2	762935	0	762935	254	10978	₹ 5,36,849
15	Halwara	Land Malaria 1 Dargah Halwara 1390	1390	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.1113	1.20.304	3,007,285.72	340237	2	680574	0	680574	254	28416	₹ 13,89,564
16	Halwara	Land Malaria 1 Dargah Halwara 1391	1391	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.0835	1.20.304	3,007,285.72	255282	2	510583	0	510583	254	21319	₹ 10,42,485
17	Halwara	Land Malaria 1 Dargah Halwara 1392	1392	Private	Ag. Cult. (from Govt. land)	Ag. Cult. (from Govt. land)	0.3102	1.20.304	3,007,285.72	968745	2	1933491	0	1933491	254	80730	₹ 39,47,713



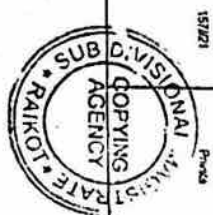
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 District Revenue Officer Ludhiana

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18	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157713	Pahal	Agriculture	Agriculture (away from bit road)	0.0554	1237.234	3,057,365.72	1697961	2	339741	0	239911	254	24385	₹ 6,94,158
19	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157714	Pahal	Agriculture	Agriculture (away from bit road)	0.2605	1237.234	3,057,365.72	796449	2	1597289	0	1597289	254	66509	₹ 33,52,105
20	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157715	Pahal	Agriculture	Agriculture (away from bit road)	0.3541	1237.234	3,057,365.72	1082630	2	2165242	0	2165242	254	90406	₹ 44,20,827
21	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157716	Pahal	Agriculture	Agriculture (away from bit road)	0.0101	1237.234	3,057,365.72	30380	2	61759	0	61759	254	2579	₹ 1,18,097
22	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157717	Pahal	Agriculture	Agriculture (away from bit road)	0.1543	1237.234	3,057,365.72	471755	2	943509	0	943509	254	39385	₹ 19,26,413
23	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157718	Pahal	Agriculture	Agriculture (away from bit road)	0.0753	1237.234	3,057,365.72	77352	2	154704	0	154704	254	6459	₹ 3,15,857
24	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157719	Pahal	Agriculture	Agriculture (away from bit road)	0.1706	1237.234	3,057,365.72	549106	2	1093213	0	1093213	254	45854	₹ 22,42,280
25	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157720	Pahal	Agriculture	Agriculture (away from bit road)	0.1872	1237.234	3,057,365.72	572343	2	114605	0	114605	254	47795	₹ 23,37,165
26	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157721	Pahal	Agriculture	Agriculture (away from bit road)	0.2251	1237.234	3,057,365.72	668218	2	1376435	0	1376435	254	57971	₹ 28,10,341
27	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157722	Pahal	Agriculture	Agriculture (away from bit road)	0.0204	1237.234	3,057,365.72	92945	2	185389	0	185389	254	7782	₹ 3,79,540
28	Habera	Uchali Singh SO Karam Singh SO Pahal Singh SO 23858 Share, Hargob Singh SO Pender Singh SO Suman Singh SO 18 Share, Pender Singh SO Suman Singh SO Ushan Singh SO 18 Share	157723	Pahal	Agriculture	Agriculture (away from bit road)	0.3657	1237.234	3,057,365.72	1121143	2	2242287	0	2242287	254	93623	₹ 48,79,197



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61	Hibara	172011	Private	Agriculture	Agriculture (long term link road)	0.7251	1,227,324	3,057,385.17	698218	2	1376435	0	1376435	254	57471	¥120,10,241
62	Hibara	172010	Private	Agriculture	Agriculture (long term link road)	0.2463	1,227,324	3,057,385.17	749977	2	1469953	0	1469953	254	61018	¥10,62,515
63	Hibara	172019	Private	Agriculture	Agriculture (long term link road)	0.0606	1,227,324	3,057,385.17	154704	2	309407	0	309407	254	12919	¥6,31,734
64	Hibara	172027	Private	Agriculture	Agriculture (long term link road)	0.6401	1,227,324	3,057,385.17	147060	2	294121	0	294121	254	12261	¥6,00,522
65	Hibara	172025	Private	Agriculture	Agriculture (long term link road)	0.1447	1,227,324	3,057,385.17	440875	2	231750	0	231750	254	56816	¥18,00,316
66	Hibara	172022	Private	Agriculture	Agriculture (long term link road)	0.1972	1,227,324	3,057,385.17	572343	2	1144635	0	1144635	254	47795	¥13,37,165
67	Hibara	172023	Private	Agriculture	Agriculture (long term link road)	0.0276	1,227,324	3,057,385.17	69723	2	139417	0	139417	254	5921	¥2,84,655
68	Hibara	162016	Private	Agriculture	Agriculture (long term link road)	0.1009	1,227,324	3,057,385.17	331664	2	665287	0	665287	254	27778	¥13,38,352
69	Hibara	162014	Private	Agriculture	Agriculture (long term link road)	0.0101	1,227,324	3,057,385.17	308820	2	63159	0	63159	254	2579	¥1,26,097
70	Hibara	162012	Private	Agriculture	Agriculture (long term link road)	0.1619	1,227,324	3,057,385.17	494991	2	989981	0	989981	254	41335	¥20,21,293
71	Hibara	152012	Agriculture	Agriculture	Agriculture (long term link road)	0.1113	1,227,324	3,057,385.17	340287	2	680574	0	680574	254	28416	¥13,89,564
72	Hibara	162022	Agriculture	Agriculture	Agriculture (long term link road)	0.0025	1,227,324	3,057,385.17	7643	2	15287	0	15287	254	635	¥31,212



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103	Habera	Garment Singh Machine Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19002	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.1519	1227.324	3,607,305.72	464111	2	9782222	0	9782222	254	38756	₹ 18 99 201
104	Habera	Garment Singh Bhagender Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19003	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.2094	1227.324	3,607,305.72	911314	2	1824644	0	1824648	254	76185	₹ 17 25 481
105	Habera	Garment Singh Bhagender Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19004	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.0001	1227.324	3,607,305.72	30880	2	61759	0	61759	254	2579	₹ 12 25 097
106	Habera	Garment Singh Bhagender Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19005	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.203	1227.324	3,607,305.72	804092	2	1608185	0	1608185	254	67147	₹ 12 83 517
107	Habera	Garment Singh Bhagender Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19006	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.0101	1227.324	3,607,305.72	30880	2	61759	0	61759	254	2579	₹ 12 25 097
108	Habera	Garment Singh Bhagender Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19007	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.7935	1227.324	3,607,305.72	911630	2	1825259	0	1825259	254	76211	₹ 17 26 729
109	Habera	Garment Singh Bhagender Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19008	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.0101	1227.324	3,607,305.72	30880	2	61759	0	61759	254	2579	₹ 12 25 097
110	Habera	Garment Singh Bhagender Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19009	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.0101	1227.324	3,607,305.72	30880	2	61759	0	61759	254	2579	₹ 12 25 097
111	Habera	Garment Singh Bhagender Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19010	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.0101	1227.324	3,607,305.72	30880	2	61759	0	61759	254	2579	₹ 12 25 097
112	Habera	Garment Singh Bhagender Singh Shu Bhagender Singh Shu Mahan Singh 1st Share, Rukher Singh Garment Singh Jagdish Singh Shu Mahan Singh Shu Bhagender Singh Shu Share (Part Survey Number 294)	19011	Rukher	Agriculture	Agriculture (Survey from 1st share)	0.0101	1227.324	3,607,305.72	30880	2	61759	0	61759	254	2579	₹ 12 25 097



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123	Hakara	Gurinder Singh S/O Mahender Singh S/O Kanta Singh 19116	19116	Phinda	Agriculture	Agriculture (away from land road)	0.0536	1,237,324	3,067,285.72	169,921	2	339,981	0	339,981	254	14195	₹ 6,94,158
124	Hakara	Jasinder Singh Urf Jasinder Singh S/O Mahender Singh S/O Kanta Singh (Part Survey Number 711) 19117	19117	Phinda	Agriculture	Agriculture (away from land road)	0.0079	1,237,324	3,067,285.72	115,875	2	231,750	0	231,750	254	9676	₹ 4,73,176
125	Hakara	Mahinder Singh Pindar Singh S/O Kanta Singh S/O Bikan Singh 19118 19119 19120 19121 19122 19123 19124 19125 19126 19127	19117	Phinda	Agriculture	Agriculture (away from land road)	0.0025	1,237,324	3,067,285.72	7643	2	15287	0	15287	254	638	₹ 31,212
126	Hakara	Hardeep Singh S/O Hardeep Singh S/O Ratan Singh 19175	19175	Phinda	Agriculture	Agriculture (away from land road)	0.0079	1,237,324	3,067,285.72	84975	2	169,921	0	169,921	254	7098	₹ 3,47,073
127	Hakara	Hardeep Singh S/O Hardeep Singh S/O Ratan Singh 19176 19177 19178 19179 19180 19181 19182 19183 19184 19185 19186 19187 19188 19189 19190 19191 19192 19193 19194 19195 19196 19197 19198 19199 19200 19201 19202 19203 19204 19205 19206 19207 19208 19209 19210 19211 19212 19213 19214 19215 19216 19217 19218 19219 19220 19221 19222 19223 19224 19225 19226 19227 19228 19229 19230 19231 19232 19233 19234 19235 19236 19237 19238 19239 19240 19241 19242 19243 19244 19245 19246 19247 19248 19249 19250 19251 19252 19253 19254 19255 19256 19257 19258 19259 19260 19261 19262 19263 19264 19265 19266 19267 19268 19269 19270 19271 19272 19273 19274 19275 19276 19277 19278 19279 19280 19281 19282 19283 19284 19285 19286 19287 19288 19289 19290 19291 19292 19293 19294 19295 19296 19297 19298 19299 19300 19301 19302 19303 19304 19305 19306 19307 19308 19309 19310 19311 19312 19313 19314 19315 19316 19317 19318 19319 19320 19321 19322 19323 19324 19325 19326 19327 19328 19329 19330 19331 19332 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19997 19998 19999 20000	Phinda	Agriculture	Agriculture (away from land road)	0.0101	1,237,324	3,067,285.72	30880	2	61759	0	61759	254	2579	₹ 1,26,097	
128	Hakara	Hardeep Singh S/O Hardeep Singh S/O Ratan Singh 19175	19175	Phinda	Agriculture	Agriculture (away from land road)	0.0033	1,65,076	4,607,207.36	1763577	2	3527154	0	3527154	254	106517	₹ 51,57,825
129	Hakara	Gurinder Singh S/O Mahender Singh S/O Kanta Singh (Part Survey Number 171) 19201	19201	Phinda	Agriculture	Area Under Plough (road)	0.1012	1,005,546	4,402,207.95	451313	2	901746	0	901746	254	37693	₹ 18,43,185
130	Hakara	Gurinder Singh S/O Mahender Singh S/O Kanta Singh (Part Survey Number 271) 19202	19202	Phinda	Agriculture	Agriculture (away from land road)	0.330	1,237,324	3,067,285.72	1036454	2	2072906	0	2072906	254	85551	₹ 42,32,266
131	Hakara	Hardeep Singh S/O Hardeep Singh S/O Ratan Singh 19203	19203	Phinda	Agriculture	Agriculture (away from land road)	0.0152	1,211,316	3,267,385.72	46472	2	92945	0	92945	254	3881	₹ 1,89,770
132	Hakara	Hardeep Singh S/O Hardeep Singh S/O Ratan Singh 19204	19204	Phinda	Agriculture	Agriculture (away from land road)	0.130	1,237,324	3,067,285.72	1152129	2	2304657	0	2304657	254	96227	₹ 47,05,544
133	Hakara	Gurinder Singh S/O Mahender Singh S/O Kanta Singh (Part Survey Number 471) 19205	19204	Phinda	Agriculture	Agriculture (away from land road)	0.130	1,237,324	3,067,285.72	597635	2	1095210	0	1095210	254	83309	₹ 40,73,628
134	Hakara	Hardeep Singh S/O Hardeep Singh S/O Ratan Singh 19206	19204	Phinda	Agriculture	Agriculture (away from land road)	0.0794	1,237,324	3,067,285.72	238599	2	479398	0	479398	254	20017	₹ 9,78,813
135	Hakara	Hardeep Singh S/O Hardeep Singh S/O Ratan Singh 19207 19208 19209 19210 19211 19212 19213 19214 19215 19216 19217 19218 19219 19220 19221 19222 19223 19224 19225 19226 19227 19228 19229 19230 19231 19232 19233 19234 19235 19236 19237 19238 19239 19240 19241 19242 19243 19244 19245 19246 19247 19248 19249 19250 19251 19252 19253 19254 19255 19256 19257 19258 19259 19260 19261 19262 19263 19264 19265 19266 19267 19268 19269 19270 19271 19272 19273 19274 19275 19276 19277 19278 19279 19280 19281 19282 19283 19284 19285 19286 19287 19288 19289 19290 19291 19292 19293 19294 19295 19296 19297 19298 19299 19300 19301 19302 19303 19304 19305 19306 19307 19308 19309 19310 19311 19312 19313 19314 19315 19316 19317 19318 19319 19320 19321 19322 19323 19324 19325 19326 19327 19328 19329 19330 19331 19332 19333 19334 19335 19336 19337 19338 19339 19340 19341 19342 19343 19344 19345 19346 19347 19348 19349 19350 19351 19352 19353 19354 19355 19356 19357 19358 19359 19360 19361 19362 19363 19364 19365 19366 19367 19368 19369 19370 19371 19372 19373 19374 19375 19376 19377 19378 19379 19380 19381 19382 19383 19384 19385 19386 19387 19388 19389 19390 19391 19392 19393 19394 19395 19396 19397 19398 19399 19400 19401 19402 19403 19404 19405 19406 19407 19408 19409 19410 19411 19412 19413 19414 19415 19416 19417 19418 19419 19420 19421 19422 19423 19424 19425 19426 19427 19428 19429 19430 19431 19432 19433 19434 19435 19436 19437 19438 19439 19440 19441 19442 19443 19444 19445 19446 19447 19448 19449 19450 19451 19452 19453 19454 19455 19456 19457 19458 19459 19460 19461 19462 19463 19464 19465 19466 19467 19468 19469 19470 19471 19472 19473 19474 19475 19476 19477 19478 19479 19480 19481 19482 19483 19484 19485 19486 19487 19488 19489 19490 19491 19492 19493 19494 19495 19496 19497 19498 19499 19500 19501 19502 19503 19504 19505 19506 19507 19508 19509 19510 19511 19512 19513 19514 19515 19516 19517 19518 19519 19520 19521 19522 19523 19524 19525 19526 19527 19528 19529 19530 19531 19532 19533 19534 19535 19536 19537 19538 19539 19540 19541 19542 19543 19544 19545 19546 19547 19548 19549 19550 19551 19552 19553 19554 19555 19556 19557 19558 19559 19560 19561 19562 19563 19564 19565 19566 19567 19568 19569 19570 19571 19572 19573 19574 19575 19576 19577 19578 19579 19580 19581 19582 19583 19584 19585 19586 19587 19588 19589 19590 19591 19592 19593 19594 19595 19596 19597 19598 19599 19600 19601 19602 19603 19604 19605 19606 19607 19608 19609 19610 19611 19612 19613 19614 19615 19616 19617 19618 19619 19620 19621 19622 19623 19624 19625 19626 19627 19628 19629 19630 19631 19632 19633 19634 19635 19636 19637 19638 19639 19640 19641 19642 19643 19644 19645 19646 19647 19648 19649 19650 19651 19652 19653 19654 19655 19656 19657 19658 19659 19660 19661 19662 19663 19664 19665 19666 19667 19668 19669 19670 19671 19672 19673 19674 19675 19676 19677 19678 19679 19680 19681 19682 19683 19684 19685 19686 19687 19688 19689 19690 19691 19692 19693 19694 19695 19696 19697 19698 19699 19700 19701 19702 19703 19704 19705 19706 19707 19708 19709 19710 19711 19712 19713 19714 19715 19716 19717 19718 19719 19720 19721 19722 19723 19724 19725 19726 19727 19728 19729 19730 19731 19732 19733 19734 19735 19736 19737 19738 19739 19740 19741 19742 19743 19744 19745 19746 19747 19748 19749 19750 19751 19752 19753 19754 19755 19756 19757 19758 19759 19760 19761 19762 19763 19764 19765 19766 19767 19768 19769 1977															

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Dated

152	Habara	Karnel Kar WIDUday Singh SO Gerdya Singh	1928	1928	Phide	Agribusiness	Agribusiness (new from link road)	0.0075	1207.304	3,067,385.72	7643	2	35287	0	45287	254	638	₹ 31,212
153	Habara	Karnel Kar WIDUday Singh SO Gerdya Singh	1929	1929	Phide	Agribusiness	Agribusiness (new from link road)	0.0003	1207.304	3,067,385.72	247243	2	484685	0	494685	254	20855	₹ 10,40,025
154	Habara	Reyal Singh SO Pratan Singh SO Ram Singh 12 Share, Anur Singh SO Pratan Singh SO Ram Singh 12 Share	192711	192711	Phide	Agribusiness	Agribusiness (new from link road)	0.2003	1207.304	3,067,385.72	618509	2	2237018	0	2237018	254	51650	₹ 25,35,686
155	Habara	Reyal Singh SO Pratan Singh SO Ram Singh 12 Share, Anur Singh SO Pratan Singh SO Ram Singh 12 Share	192711	192711	Phide	Agribusiness	Agribusiness (new from link road)	0.2017	1207.304	3,067,385.72	3108556	2	2211713	0	2211713	254	92347	₹ 45,15,772
156	Habara	Karnel Kar WIDUday Singh SO Gerdya Singh	192713	192713	Phide	Agribusiness	Agribusiness (new from link road)	0.0066	1207.304	3,067,385.72	301458	2	602916	0	602916	254	25174	₹ 12,31,007
157	Habara	Subbar Singh SO Ram Kishan Singh 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192717	192717	Phide	Agribusiness	Agribusiness (new from link road)	0.0461	1207.304	3,067,385.72	347060	2	294121	0	294121	254	17281	₹ 6,00,522
158	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192718	192718	Phide	Agribusiness	Agribusiness (new from link road)	0.2516	1207.304	3,067,385.72	1074077	2	2140954	0	2140954	254	89768	₹ 43,89,675
159	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192719	192719	Phide	Agribusiness	Agribusiness (new from link road)	0.2073	1207.304	3,067,385.72	618509	2	1237018	0	1237018	254	51650	₹ 25,35,686
160	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192720	192720	Phide	Agribusiness	Agribusiness (new from link road)	0.2782	1207.304	3,067,385.72	61759	2	123518	0	123518	254	5157	₹ 2,52,194
161	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192721	192721	Phide	Agribusiness	Agribusiness (new from link road)	0.1315	1207.304	3,067,385.72	402046	2	824092	0	824092	254	33574	₹ 16,41,759
162	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192722	192722	Phide	Agribusiness	Agribusiness (new from link road)	0.2154	1207.304	3,067,385.72	1150972	2	2319944	0	2319944	254	98866	₹ 47,36,754
163	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192723	192723	Phide	Agribusiness	Agribusiness (new from link road)	0.1907	1207.304	3,067,385.72	105583	2	371167	0	371167	254	15497	₹ 7,57,821
164	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192724	192724	Phide	Agribusiness	Agribusiness (new from link road)	0.0278	1207.304	3,067,385.72	69768	2	139417	0	139417	254	5331	₹ 2,84,635
165	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192725	192725	Phide	Agribusiness	Agribusiness (new from link road)	0.3169	1207.304	3,067,385.72	1152329	2	230457	0	230457	254	96227	₹ 47,05,542
166	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192726	192726	Phide	Agribusiness	Agribusiness (new from link road)	0.1467	1207.304	3,067,385.72	448518	2	897037	0	897037	254	37654	₹ 18,31,528
167	Habara	Subbar Singh SO Anur Singh SO Haran Singh 14171414 Share, Anur Singh SO Jyoti Singh SO Ram Kishan 12 Share, Pratan Singh SO Jyoti Singh SO Ram Kishan 12 Share, Anur Singh SO Pratan Singh SO Ram Kishan 12 Share	192727	192727	Phide	Agribusiness	Agribusiness (new from link road)	0.2522	1207.304	3,067,385.72	773213	2	1546426	0	1546426	254	64559	₹ 31,57,420



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16/2/2011

Compactly
Smt

Competent Authority Local Government
District Revenue Office, Rajkot

To

81

Hon'ble SDM Sahib,

Tehsil Raikot District Ludhiana

Subject:- Documents regarding seeking compensation of
acquiring land

Sir,

It is requested that Piara Singh son of Banta Singh son of Nikka Singh resident of Burj Litta Tehsil Raikot District Ludhiana. That area 2 Kanal 7 Marle 6 Sarsahi out of Khasra No.:-190//4/1 area Halwara - 1 Share Hadbast No. 95 Jamabandi Year 2018-2019 is to be acquired by National Highway Authority of India. After getting the price of the land to be acquired, I will be bound to give possession of the land to the government. Therefore, it is humbly requested that compensation be given for our land to be acquired. I will be very grateful to you.

I/we are submitting the following documents for
claiming compensation.

Photocopy of Aadhaar No. 9850-1986-3136

Photocopy of PAN Card No. CYDPS13801

Bank Savings Account Number 652010100005026

Name of Bank BANK OF INDIA Branch RAIKOT

IFSC Code BKID0006520

Cancel Cheque No

Original Jamabandi year 2018-2019

82

Passport size photograph 2

Affidavit (Notary Attestation)

Date :- 26/09/2024

Applicant

Signature Sd/- Piara Singh

Name: Piara Singh

Address:- Burj Litta

Mobile No. 81461-41707

Certified to be True Translation


Advocate

VAKALATNAMA

IN THE HIGH COURT OF PUNJAB & HARYANA AT CHANDIGARH

83

In re :

Case No. CWP

of 2024

Piara Singh

Plaintiff / Defendant
Appellant / Petitioner

VERSUS

Union of India & ors.

Defendant/Respondent

KNOW ALL to whom these presents shall come that I/we the undersigned appoint

KANWALJEET SINGH & SATVIR SINGH

ADVOCATES

PUNJAB & HARYANA HIGH COURT, CHANDIGARH

Room No. 4, New Bar Complex

Office-Cum-Resi. : 2637, Sector 37-C, Chandigarh

M. : 98554-40222, 81461-69030, E-mail : kanwaljeet_sunam@yahoo.com

To be the Advocate for the Petitioner in the above mentioned case, to do all the following acts, deeds and things or any of them, that is to say:-

1. To act, appear & plead in the above-mentioned case in this Court or any other Court in which the same may be tried or heard in the first instance or in appeal or in Letters Patent Appeal or review or revision or execution or in any other stage of its progress until final decision.
2. To present pleadings, appeals, Letters Patent Appeals. Cross-objections or petitions for executions, review, revision or other petitions or affidavits or other documents as deemed necessary or advisable for the prosecution of the said case in all Courts.
3. To withdraw or compromise the said case or submit to the Court any matter relating to the said case or arise touching or in any matter relating to the said case.
4. To deposit, draw and receive money and grant receipt for the same or any part thereof as may be necessary to be done for the progress and prosecution of the said case.
5. To employ any other legal Practitioner authorising him to exercise the powers and authorities hereby conferred on the Advocate whenever he may think fit to do so.

AND I/we hereby agree to ratify whatever the Advocates or his substitute shall do in the premises and in this connection.

AND I/we hereby agree not to hold the Advocates or his substitute responsible for the result of the said case in consequence of his absence from the Court when the said case is called up for hearing.

AND I/we hereby agree that in event of the whole or any part of the fee agreed by me/us to be paid to the Advocates remaining unpaid, he shall be entitled to withdraw from the prosecution of the above said case until the same is paid and if any costs are allowed for an adjournment, the Advocates would be entitled to the same.

AND I/we hereby agree that the Advocates will not be bound to appear for us if the case is transferred to any other Court or the Court sits at any place other than its normal place of sitting and if any application or Return is to be filed in the case, the Advocates will be entitled to a fresh fee as paid in the case.

IN WITNESS WHEREOF I/we hereunto set my /our hands to these presents the contents of which have been explained to and understood by me/us.

This the 2 day of 12 2024

Accepted

Kanwaljeet Singh

KANWALJEET SINGH
ADVOCATE
(E. No. P/2218/2015)

Satvir Singh

SATVIR SINGH
ADVOCATE
(E. No. P/1829/2017)

Piara Singh

(Signature or Thumb Impression)
of the clients

(PIARA SINGH)

भारत सरकार
Government of India

पियारा सिंह
Piara Singh

जन्म वर्ष / Year of Birth : 1956

पुरुष / Male

9850 1986 3136

आधार - आम आदमी का अधिकार

84
Answer P1

आधार
Unique Identification Authority of India

पता: S/O: बंता सिंह, तेह, रायकोट, Address: S/O: Banta Singh, teh,
बुर्ज लिटॉ, कैले, लुधियाना, पंजाब, raikot, Burj Littan, Kailey,
141107 Ludhiana, Punjab, 141107

9850 1986 3136

1947
1800 300 1947

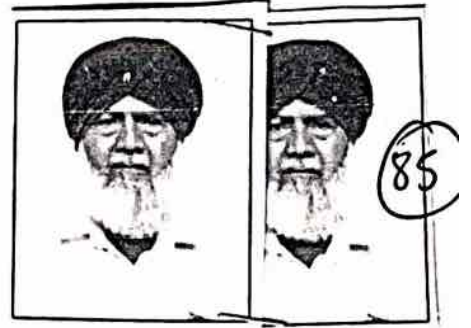
help@uidai.gov.in

www.uidai.gov.in

पियारा सिंह

नमस्ते
AB

→ LAC to get documents completed.
Simoneley Singh
29/09/24



ਸੇਵਾ ਵਿਖੇ,

ਮਾਨਯੋਗ ਐਸ.ਡੀ.ਐਮ. ਸਾਹਿਬ,
ਤਹਿਸੀਲ ਰਾਏਕੋਟ ਜਿਲਾ ਲੁਧਿਆਣਾ

Annexure P-5

ਵਿਸ਼ਾ:-

ਐਕੁਵਾਇਰ ਜਮੀਨ ਦਾ ਮੁਆਵਜ਼ਾ ਲੈਣ ਸਬੰਧੀ ਕਾਗਜ਼ਾਤ।

ਸ਼੍ਰੀਮਾਨ ਜੀ,

ਨਿਮਰਤਾ ਸਾਹਿਤ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਪਿਆਰਾ ਸਿੰਘ ਪੁੱਤਰ ਬੰਤਾ ਸਿੰਘ ਪੁੱਤਰ ਨਿੱਕਾ ਸਿੰਘ ਵਾਸੀ ਬੁਰਜ ਲਿੱਟਾ ਤਹਿਸੀਲ ਰਾਏਕੋਟ ਜਿਲਾ ਲੁਧਿਆਣਾ ਦਾ ਰਹਿਣ ਵਾਲਾ ਹਾਂ। ਇਹ ਕਿ ਰਕਬਾ 2 ਕਨਾਲ 7 ਮਰਲੇ 6 ਸਰਸਾਹੀ ਵਿਚੋਂ ਖਸਰਾ ਨੰਬਰ:-190//4/1 ਵਾਕਿਆ ਹਲਵਾਰਾ - 1 ਹਿਸਾ ਹੱਦਬਸਤ ਨੰਬਰ 95 ਜਮਾਂਬੰਦੀ ਸਾਲ 2018-2019 ਨੈਸ਼ਨਲ ਹਾਈਵੇਅ ਅਥਾਰਟੀ ਆਫ ਇੰਡੀਆ ਵੱਲੋਂ ਐਕੁਵਾਇਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਐਕੁਵਾਇਰ ਹੋਣ ਵਾਲੀ ਜਮੀਨ ਦੀ ਕੀਮਤ ਮਿਲਣ ਉਪਰੰਤ ਜਮੀਨ ਦਾ ਕਬਜ਼ਾ ਸਰਕਾਰ ਨੂੰ ਦੇਣ ਦਾ ਪਾਬੰਧ ਹੋਵਾਂਗਾ/ਹੋਵਾਂਗੀ। ਇਸ ਲਈ ਨਿਮਰਤਾ ਸਾਹਿਤ ਬੇਨਤੀ ਹੈ ਕਿ ਸਾਡੀ ਐਕੁਵਾਇਰ ਹੋਣ ਵਾਲੀ ਜਮੀਨ ਦਾ ਮੁਆਵਜ਼ਾ ਦਿੱਤਾ ਜਾਵੇ। ਆਪ ਜੀ ਦਾ/ਦੇ ਅਤਿ ਧੰਨਵਾਦੀ ਹੋਵਾਂਗਾ।

ਮੁਆਵਜ਼ਾ ਲੈਣ ਸਬੰਧੀ ਮੈਂ/ਅਸੀਂ ਹੇਠ ਲਿਖੇ ਦਸਤਾਵੇਜ਼ ਪੇਸ਼ ਕਰ ਰਿਹਾ/ਰਹੇ ਹੈ/ਹਨ।

- ਅਧਾਰ ਨੰਬਰ 9850-1986-3136 ਦੀ ਫੋਟੋ ਕਾਪੀ
- ਪੈਨ ਕਾਰਡ ਨੰਬਰ CYDPS1380J ਦੀ ਫੋਟੋ ਕਾਪੀ
- ਬੈਂਕ ਅਕਾਊਂਟ Saving Account ਨੰਬਰ 652010100005026
- ਬੈਂਕ ਦਾ ਨਾਮ BANK OF INDIA ਬਰਾਂਚ RAIKOT
- ਆਈ. ਐਫ. ਐਸ. ਸੀ. ਕੋਡ BKID0006520
- ਕੈਸਲ ਚੈਕ ਨੰਬਰ _____
- ਅਸਲ ਜਮਾਂਬੰਦੀ ਸਾਲ 2018-2019
- ਫਾਸਪੋਰਟ ਸਾਇਜ਼ ਫੋਟੋ 2
- ਹਲਫੀਆ ਬਿਆਨ (ਨੋਟਰੀ ਅਟੈਸਟਟ)

ਮਿਤੀ:- 26/09/2024

ਬਿਨੈਕਾਰ

ਦਸਤਖਤ... ਪਿਆਰਾ ਸਿੰਘ

ਨਾਮ: ਪਿਆਰਾ ਸਿੰਘ

ਪਤਾ:- ਬੁਰਜ ਲਿੱਟਾ

ਮੋਬਾਇਲ ਨੰਬਰ 81461-41707

T. Singh
AS

400 CWP-33019-2024

PIARA SINGH V/S UNION OF INDIA AND OTHERS

Present: Mr. Kanwaljeet Singh, Advocate and
 Mr. Satvir Singh, Advocate for the petitioner.

On request, adjourned to 15.01.2025.

09.12.2024
Tejwinder

(HARKESH MANUJA)
JUDGE

288-u

CWP-33019-2024

PIARA SINGH **VERSUS** UNION OF INDIA AND OTHERS

Present: Mr. Satvir Singh, Advocate
for the petitioner.

Similar matter is stated to be listed for hearing on 13.05.2025,
thus, prayer is for adjournment.

List on **13.05.2025**.

February 20, 2025

'dk kamra'

**(HARKESH MANUJA)
JUDGE**