

**IN THE COURT OF PARMINDER SINGH GREWAL,  
ADDITIONAL DISTRICT JUDGE (UID NO.PB0438),  
SAS NAGAR.**

1).

|                     |                  |
|---------------------|------------------|
| CIS No.             | LAC-129-2018     |
| CNR No.             | PBSA010094922018 |
| DATE OF INSTITUTION | 19.12.2018       |
| DATE OF DECISION    | 31.07.2023       |

1. Devi Charan Singh son of Harbans Lal,
  2. Ram Kumar son of Harbans Lal,
  3. Rajinder Kumar son of Harbans Lal,
  4. Ram Lal son of Harbans Lal,
  5. Kamlesh Rani wife of Late Sh. Ram Partap,
  6. Harkesh Kumar son of Late Sh. Ram Partap,
  7. Harmesh Kumar son of Late Sh. Ram Partap,
  8. Sandeep Kumar son of Late Sh. Ram Partap,
  9. Sudesh Bala daughter of Late Sh. Ram Partap,
  10. Manju Sharma wife of Sh. Sham Lal,
  11. Mohit Sharma son of Sh. Sham Lal,
  12. Lakhwinder Sharma son of Sham Lal,
- Residents of Village Chilla, Tehsil and District Mohali, Khewatdars  
of Village Manauli, Tehsil and District Mohali.

**.....Petitioners/Claimants  
Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

2).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-125-2018      |
| CNR No.                 | PBSA010094882018  |
| DATE OF INSTITUTION     | 19.12.2018        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

1. Tarlochan Singh son of Sadhu Singh son of Tara Singh,
  2. Bhag Singh son of Sadhu Singh son of Tara Singh,
  3. Labh Singh son of Sadhu Singh son of Tara Singh,
  4. Amarjit Singh son of Sadhu Singh son of Tara Singh,
- Khewatdars and residents of village Chao Majra, Tehsil and District Mohali.

**.....Petitioners/Claimants**  
**Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

3).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-37-2019       |
| CNR No.                 | PBSA010026192019  |
| DATE OF INSTITUTION     | 26.03.2019        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

Neena Garg wife of Sh. Surinder Kumar Aggarwal son of Baldev Krishan Aggarwal, resident of House No.489, Sector 8, Panchkula and Khewatdar of Village Manauli, Tehsil and District Mohali, through her G.P.A. holder/husband Surinder Kumar Aggarwal son of Baldev Krishan Aggarwal, #489, Sector-8, Panchkula.

**.....Petitioner/Claimant**

(Parminder Singh Grewal)  
Additional District Judge,  
SAS Nagar (31.07.2023)

**Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents****4).**

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-21-2019       |
| CNR No.                 | PBSA010016622019  |
| DATE OF INSTITUTION     | 22.02.2019        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

Neena Garg wife of Sh. Surinder Kumar Aggarwal son of Baldev Krishan Aggarwal, resident of House No.489, Sector 8, Panchkula and Khewatdar of Village Chao Majra, Tehsil and District Mohali, through her G.P.A. holder/husband Surinder Kumar Aggarwal son of Baldev Krishan Aggarwal, #489, Sector-8, Panchkula.

**.....Petitioner/Claimant****Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents****5).**

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-35-2019       |
| CNR No.                 | PBSA010025962019  |
| DATE OF INSTITUTION     | 26.03.2019        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

1. Mohinder Singh son of Pritam Singh,
  2. Sher Singh son of Pritam Singh,
  3. Baljit Singh son of Amrik Singh,
  4. Ranjit Singh son of Mohinder Singh,
  5. Avtar Singh son of Mohinder Singh,
  6. Kesar Singh son of Sher Singh,
- Khewatdars and residents of village Chao Marja, Hadbast No.272,  
Tehsil and District Mohali.

**.....Petitioners/Claimants  
Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

6).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-5-2019        |
| CNR No.                 | PBSA010010862019  |
| DATE OF INSTITUTION     | 02.02.2019        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

1. Sukhbir Singh,
  2. Jagtar Singh,
- Sons of Hargobind Singh son of Naranjan Singh,  
Both residents of village Chao Majra, Tehsil and District Mohali.

**.....Petitioners/Claimants  
Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.

2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

7).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-22-2019       |
| CNR No.                 | PBSA010016632019  |
| DATE OF INSTITUTION     | 22.02.2019        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

1. Rur Singh alias Gian Singh son of Jagat Singh,
  2. Karam Singh son of Gian Singh,
  3. Dharam Singh son of Gian Singh,
  4. Jeon Singh son of Gian Singh,
  5. Balbir Singh son of Gian Singh,
  6. Raghbir Singh son of Gian Singh,
- Residents of village Chao Majra, Tehsil and District Mohali.

**.....Petitioners/Claimants**  
**Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

8).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-27-2019       |
| CNR No.                 | PBSA010024612019  |
| DATE OF INSTITUTION     | 20.03.2019        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

Kulwant Singh son of Man Singh son of Kirpa Singh, resident of Village Chao Majra, Tehsil and District Mohali.

**.....Petitioner/Claimant  
Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

9).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-135-2018      |
| CNR No.                 | PBSA010095002018  |
| DATE OF INSTITUTION     | 19.12.2018        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

1. Sadhu Singh son of Chhaju son of Chuhar Singh,
  2. Baldev Singh,
  3. Kesar Singh,
  4. Gurmail Singh,
  5. Balwinder Singh,
  6. Amrik Singh,
- Sons of Kirpal Singh son of Chhaju,  
Residents of village Chao Majra, Tehsil and District Mohali.

**.....Petitioners/Claimants  
Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.

2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

10).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-4-2019        |
| CNR No.                 | PBSA010006342019  |
| DATE OF INSTITUTION     | 19.01.2019        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

1. Nirmal Singh son of Ranjit Singh,
  2. Bakhshish Singh son of Ranjit Singh,
- Both residents of village Chao Majra, Tehsil and District Mohali.

**.....Petitioners/Claimants**  
**Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

11).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-341-2017      |
| CNR No.                 | PBSA010054932017  |
| DATE OF INSTITUTION     | 28.07.2017        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

Gurudwara Shri Amb Sahib Patshahi Satwi, Lambian, SAS Nagar, Mohali, Sector 62, Tehsil and District SAS Nagar, Mohali, through its GPA Sh. Simarjeet Singh, aged about 42 years, son of Sh. Sulakhan Singh, R/o #342, New Azad Nagar, Ferozepur City, Tehsil and District Ferozepur.

**.....Petitioner/Claimant**  
**Versus.**

Greater Mohali Area Development Authority, SAS Nagar, Mohali (GMADA), through its Estate Officer, Mohali.

**.....Respondent**

12).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-26-2019       |
| CNR No.                 | PBSA010024602019  |
| DATE OF INSTITUTION     | 20.03.2019        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

1. Makhan Singh son of Surjan Singh,
2. Jaswinder Singh son of Surjan Singh,
3. Bhupinder Singh son of Surjan Singh son of Hakam Singh,  
LRs of Surjan Singh, since deceased, son of Hakam Singh,  
Residents of Village Chao Majra, Tehsil and District Mohali.

**.....Petitioners/Claimants  
Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

13).

|                         |                   |
|-------------------------|-------------------|
| CIS No.                 | LAC-38-2019       |
| CNR No.                 | PBSA010026202019  |
| DATE OF INSTITUTION     | 26.03.2019        |
| <b>DATE OF DECISION</b> | <b>31.07.2023</b> |

1. Sucha Singh son of Hari Singh,
2. Bhupinder Singh son of Hari Singh, through attorney Sucha Singh son of Hari Singh,
3. Gurmit Kaur wife of Sucha Singh, through attorney Sucha Singh son of Hari Singh,



Residents of Village Saini Majra (Premgarh), Tehsil and District Mohali, Khewatdars of Village Chao Majra, Tehsil and District Mohali.

**.....Petitioners/Claimants  
Versus.**

1. State of Punjab, through the Land Acquisition Collector, Urban Estates, Punjab, (Greater Mohali Area Development Authority), Sector 62, SAS Nagar (Mohali), District Mohali.
2. The Greater Mohali Area Development Authority, SAS Nagar (Mohali), District Mohali, through its Chief Administrator.

**.....Respondents**

**APPLICATION UNDER SECTION 18 OF THE LAND  
ACQUISITION ACT, 1894.**

Present : Mr. Sher Singh Rathore, Advocate for the claimants.  
Mr. Kuldeep Singh Rathore, Advocate for the claimants in connected cases bearing no. LAC-21-2019 and LAC-37-2019.  
Mr. S.K. Attri, Advocate for the claimants no.4 & 5 in connected case titled as, "Mohinder Singh & others Vs. State of Punjab & anr., LAC-35-2019".  
Mr. Bharpur Singh, Government Pleader for the respondent no.1.  
Mr. Maninder Badwal Advocate, Mr. Pankaj Sikka Advocate and Mr. Ashok Sharma Advocate for the respondent no.2/GMADA.

**AWARD**

1. This Award of this Court shall dispose of the aforesaid 13 petitions arisen out of the same Award No.527, whereby the land of the petitioners was acquired by the respondents. The aforesaid 13 Land References are based upon the similar facts, similar pleadings and common question of law involved therein, however, the same are filed in connection with enhancement of compensation of the adjoining acquired land and therefore, the same are hereby taken up together for final

disposal on merits.

2. The claimants/petitioners have filed the aforesaid 13 claim petitions under Section 18 of the Land Acquisition Act, 1894 for referring the matter to the Learned Reference Court/Learned Additional District Judge, SAS Nagar (Mohali) for proper adjudication of the matter for the purposes of determination of the actual value of the land in question situated in village Manauli (Hadbast No.270), Chao Majra (Hadbast No.272), Saini Majra (Hadbast No.71), Tehsil and District Mohali acquired vide Award No.527 dated 13.12.2011 and also on account of superstructures, underground pipeline, tubewell, kotha, trees, etc.

**(1. Devi Charan Singh & ors. Vs. State of Punjab & anr., LAC-129-2018).**

3. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioners before the aforesaid concerned Land Acquisition Collector is that the land (mentioned in the notices issued under Section 9 of the Land Acquisition Act, 1894) of the petitioners situated at Village Manauli, Hadbast No.270, Tehsil and District Mohali has been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(2. Tarlochan Singh & ors. Vs. State of Punjab & anr., LAC-125-2018).**

4. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioners before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khasra Nos.9//4(1-18), 5/2/1(1-3), 6/2(4-0), 7/1(2-0), 14/2(1-8), 15/1(5-6) and 140(0-2), Khasra Nos.18//21/1(2-1), 19//24(8-0),

25/1(2-14), 25/3(2-13), 19//26(1-4), 28//4(5-8), 5(9-4), 6/2(3-8), 7(6-3), 13/2min(3-7), 14min(4-13), 15/1min(0-14), 28//18min(0-6), Khasra Nos.21//1/1(3-12), 22//4/2(4-7), 22//5(7-19), Khasra No.167(0-2) as per their respective shares as per the revenue record alongwith superstructures, underground pipeline, tubewell and kotha etc. situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioners/claimants, have been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(3. Neena Garg Vs. State of Punjab & anr., LAC-37-2019).**

5. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioner before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khewat/Khatoni No.177/184c, Khasra Nos.541/1(0-8), 541/2(0-13), Khasra Nos.1652/540(0-3), 2112/1651/540, Khewat/Khatoni Nos.2/2, 3/3c, Khasra Nos.1186(15-4), 1185(30-18), Khewat/Khatoni No.182/189c, Khasra No.542(14-10), Khewat/Khatoni No.211/218, Khasra No.946(9-1), Khewat/Khatoni No.862/974, Khasra No.2659/2076/1615(6-13) situated at Village Manauli, Hadbast No.270, Tehsil and District Mohali belonging to the petitioner/claimant, being co-sharer, has been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(4. Neena Garg Vs. State of Punjab & anr., LAC-21-2019).**

6. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioner before

the aforesaid concerned Land Acquisition Collector is that the land comprising in Khewat/Khatoni No.26/28, Khasra No.20//26(0-18), Khewat/Khatoni No.25/27, Khasra Nos. 22//3/2c(4-0), 14/2c(3-13), 15/2(4-4), 16/1(3-16), Khewat/Khatoni No.22/24, Khasra Nos.22//4/1(3-0), 7/2c(3-16), Khewat/Khatoni No.284/293, Khasra No. 5//14/1(6-2), Khewat/Khatoni No.314/323, Khasra No.26//5/1(2-0), Khewat/Khatoni No.135/142, Khasra Nos.26//1/2(3-17), 2/1/2(1-0), Khewat/Khatoni No.312/321, Khasra Nos.26//14/1/2(5-11), 15/2(5-16), 16/1(4-0), 27//21/2(4-0) situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioner/claimant, being co-sharer, has been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(5. Mohinder Singh & ors. Vs. State of Punjab & anr., LAC-35-2019).**

7. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioners before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khewat No.26/28, Khasra No.20//26(0-18), Khewat No.22/24, Khasra Nos.22//4/1(3-0), 7/2c(3-16), Khewat/Khatoni No.25/27, Khasra Nos.22//3/2c(4-0), 14/2c(3-13), 15/2(4-4), 16/1(3-16), Khewat No.269/278, Khasra No.122(0-5) and Khewat/Khatoni No.23/25, Khasra No.139(0-2) alongwith trees i.e. 2 Popular trees, 1 Safeda tree and 2 Tut trees situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioners/claimants, have been acquired by the Punjab Government for the public purpose for I.T. City in the area

of SAS Nagar (Mohali).

**(6. Sukhbir Singh & anr. Vs. State of Punjab & anr., LAC-5-2019).**

8. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioners before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khewat/Khatoni No.19/19, Khasra Nos.10//27(0-9), 35(4-8), Khewat/Khatoni No.15/15, Khasra Nos.10//1/2(6-8), 9/1(0-9), 10/1(4-16), 10/2(1-13), 11/3(3-8), 12/1(2-16), Khewat/Khatoni No.17/17, Khasra Nos.21//4/4(2-6), 7/2(3-2), Khewat/Khatoni No.233/243, Khasra Nos.18//1/2(1-11), 2/1/2(0-13), 10(9-6), 11(5-11), 19//4/2(1-3), 5/2(1-7), 6(8-0), 7(7-10), 14/1(2-0) alongwith underground pipeline situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioners/claimants, have been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(7. Rur Singh & ors. Vs. State of Punjab & anr., LAC-22-2019).**

9. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioners before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khewat/Khatoni No.319/328, Khasra Nos.5//14/2(3-6), 17/2(6-2), 18/1(4-0), 23/2(4-10), 24/1(2-0), 12//3(8-0), 4/1(1-0), 8(10-0), 19//2/1(1-12), 3(8-4), Khewat/Khatoni No.228/237, Khasra No.19//26(1-4), Khewat/Khatoni No.134/192, Khasra No.5//23/1/3(0-14), 18//2/2(2-11), 3(7-7), 8/1(7-0), Khewat/Khatoni No.134/142, Khasra Nos.6//11/1(3-

0), 19(7-19), 20(5-12), 7//15/2(2-8), 30(1-12), 39(5-14), 18//9/1(1-4), 1/1(5-11), 21//17(8-0) alongwith underground pipeline situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioners/claimants, have been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(8. Kulwant Singh Vs. State of Punjab & anr., LAC-27-2019).**

10. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioner before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khewat/Khatoni No.65/67, Khasra No.132(0-2), Khewat No.64/65, Khasra No.10//12/3/1(1-9), Khewat No.160/166, Khasra No.10//12/2(1-6), Khewat No.66/68, Khasra Nos.142(0-2), 143(0-2) situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioner/claimant has been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(9. Sadhu Singh & ors. Vs. State of Punjab & anr., LAC-135-2018).**

11. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioners before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khewat/Khatoni No.33/35, Khasra Nos.18//5(7-7), 6/1(4-0), Khewat No.32/34, Khasra Nos.17//10(8-0), 11(8-0), 12/1(4-0), 18/2(0-3)19(3-7), 26//4/2(4-0), 7/1(4-0), 144/1(0-2), Khewat No.34/36, Khasra No.10//8(8-0), Khewat No.35/37, Khasra No.10//30(3-17), Khewat

No.36/38, Khasra No.10//3(5-0) alongwith underground pipeline situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioners/claimants have been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(10. Nirmal Singh & anr. Vs. State of Punjab & anr., LAC-4-2019).**

12. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioners before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khasra Nos.6//15/3(3-15), 16/1(5-7) and 7//32(2-13) situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioners/claimants has been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(11. Gurudwara Shri Amb Sahib Vs. GMADA, LAC-341-2017).**

13. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioner before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khewat/Khatoni No.24/28, Khasra No.1 to 82/19(1-7), 1 to 82/21(0-2), 1 to 82/22(0-1), 1 to 82/23(27-11), 83 to 239/3(26-1), Kite 5 land measuring 55 Bigha 2 Biswa situated at Village Saini Majra, Hadbast No.71, Tehsil and District Mohali belonging to the petitioner/claimant has been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(12. Makhan Singh & ors. Vs. State of Punjab & anr., LAC-26-2019).**

14. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioners before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khewat/Khatoni No.287/296, Khasra Nos. 26//8/1(0-16), 9/1(4-0), 9/1(4-0), Khewat/Khatoni No.50/52, Khasra Nos.7//3(0-6), 11//4/3(1-13), 5/1(2-0), 26//2/2/1(5-4) and 9/2/2(2-5) situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioners/claimants has been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

**(13. Sucha Singh & ors. Vs. State of Punjab & anr., LAC-38-2019).**

15. The factual conspectus of this case in brief as outlined/pleaded/alleged in the application filed by the petitioners before the aforesaid concerned Land Acquisition Collector is that the land comprising in Khasra Nos.14//12/2(3-4), 19/1(2-6), 14//8/1(6-0), 19//26(1-4), 4//12/2(2-0), 17(6-18), 18/1(4-1), 18/2(5-1), 19(8-0), 20(8-0), 21(7-12), 22(8-0), 24/1(8-0), 5//15(7-4), 16(8-0), 17/1(2-0), 24/2(6-0), 25(8-0), 12//4/2(7-0), 5(8-0), 6/1(1-7), 6/2(6-13), 7(6-0), 14(6-0), 15(8-0), 16(8-0), 16(8-0), 17(6-0), 24/1(1-12), 25/1(2-4), 13//1(7-11), 2(7-12) alongwith 7 Safeda trees and kikkar trees situated at Village Chao Majra, Hadbast No.272, Tehsil and District Mohali belonging to the petitioners/claimants has been acquired by the Punjab Government for the public purpose for I.T. City in the area of SAS Nagar (Mohali).

16. This Court is of the considered view that similar



grounds/pleas for enhancement of compensation has been pleaded and the similar relief has been sought in the aforesaid 13 claim petitions, which is reproduced here as under:-

- (a) It has been further pleaded that the Award in respect of the land in question was announced by the concerned Land Acquisition Collector, but the petitioners/claimants were neither present at the time of announcement of the aforesaid Award nor any notice under Section 12 (2) of the Land Acquisition Act, 1894 was ever served upon the petitioners/claimants by the concerned Land Acquisition Collector. It has been further pleaded that the petitioners while calling in the office of the Land Acquisition Collector were asked to sign some papers and were asked unless said papers are not signed, they would not get the compensation. It has been further pleaded that if at all, the said papers were got signed by the respondent from the petitioners with regard to the non-litigation premium without apprising/explaining the contents thereof, the petitioners submitted that those papers be treated as cancelled as got signed from them in ignorance and they have to file the appeal for further enhancement of the compensation and if any compensation is there, of 10% non-litigation premium has been paid to the petitioners, while getting their signatures on some papers, not understood/known/explained to the petitioners and the

same be treated as cancelled. It has been further pleaded that the office of the Land Acquisition Collector has neither intimated the petitioners with regard to the contents/number and particulars of the Award at any point of time nor they were explained any contents qua the aforesaid 10% amount paid to them behind the curtains. It has been further pleaded that the petitioners have come to know about the announcement of the aforesaid Award only on dated 20.08.2013 when they visited the office of the Land Acquisition Collector and as such, the present petition has been filed well within the period of limitation from the date of knowledge.

- (b) It has been further pleaded that the compensation awarded vide the Award in question in respect of the acquired land of the petitioners is inadequate, insufficient and the same is not acceptable to them. It has been further pleaded that the compensation, if any, awarded to the petitioners without making aware them about the 10% amount is wrong, illegal and against all cannons of law and any instructions taken by the Department by its own cannot stop the poor claimants to avail their remedy, which has been provided to them by the Statute i.e. the Land Acquisition Act, 1894 and these instructions cannot be superseded the foundation of the Statute. It has been further pleaded that the public purposes

indicated in the Award itself talks about the potentiality of the land in question, which is apparently fit for residential as well as commercial purposes and the following factors with respect to the location of the land are very crucial for adjudication of the proper value of the land in question at the relevant time:-

- i). Because as depicted from the public purpose given in the Award itself, it makes it abundantly clear that the land in question is on the road leading from famous 'Aerocity' Mohali to City SAS Nagar (Mohali) and as such it is having potentiality for residential and thus, the value of the same is not less than Rs.10 Crores per acre.
- ii). That the land in question touches/falls very near to the Aerocity, Urban Estate, Mohali.
- iii). That the land in question is situated just at a distance of about 2-3 kms. Only from the beautiful city Chandigarh.
- iv). That the land in question is surrounded by already developed Urban Estates of SAS Nagar (Mohali) and further, there are number of commercial shops adjacent to the land in question and as such, the value of the land in question is more than awarded by the concerned Land Acquisition Collector and the same is not less than Rs.10 Crores per acre.
- v). That number of big developers involved in construction and sale of residential flats etc. also falls in the

vicinity of the land in question. The land in question is a prime land of already developed Urban Estate of SAS Nagar and near to the land in question itself, already a lot of developments have come up and number of private companies have built up many storey buildings/flats and they are earning crores of rupees out of few kanals of land and the said factor is also crucial, which throw light on the value/price of the land in question at the relevant time.

vi). That the land in question has already become part and parcel of the fast developing city Mohali and the same is already extending towards the land in question.

vii). That the land in question is a prime land in view of its location and falling near the beautiful city Chandigarh and Zirakpur etc.

viii). That one important factor, which clearly throws light on the potential value of the land in question is the public purpose itself as reflected from the notification under Section 4 of the Land Acquisition Act that the same is required for 'I.T. City/Knowledge Park in the area of SAS Nagar (Mohali)' and keeping in view of the aforesaid purpose itself, nothing is required to be proved to say that the land in question form part of the SAS Nagar (Mohali) and as such, the value as asserted above to the tune of Rs.10 Crores per acre is absolutely with consonance to the value as prevalent

today of the land in question.

- (c) It has been further pleaded that keeping in view the aforesaid factors, the value of the land in question is much more than the awarded one and being dis-satisfied with the award of the concerned Land Acquisition Collector announced under Section 11 of the Land Acquisition Act, 1894, the petitioners claimed the compensation to the tune of Rs.10 Crores per acre alongwith all statutory benefits as available under the amended Act in respect of their acquired land.
- (d) It has been further pleaded that the land, which has been acquired by the Punjab Government for setting up Sectors 88-89 in the area of Urban Estates of SAS Nagar (Mohali) in continuation of the notification dated 19.01.2004 under Section 4 of the Land Acquisition Act, 1894, the rate of the land was fixed to the tune of Rs.1,08,45,070/- per acre, but arbitrarily, the Government while acquiring the land in question in the present matter, the relevant date of notification under Section 4 of the Land Acquisition Act, which is dated 22.12.2010 published on dated 31.12.2010 i.e. after a period of more than six years after the aforesaid notification, has also awarded the compensation of the land in question at the same rate of Rs.1,08,45,070/- per acre, whereas, the petitioners/claimants are entitled to get the compensation, while keeping in view the gap/appreciation

for the period of aforesaid six years. It has been further pleaded that the petitioners/claimants are also entitled to get all the benefits of the Land Acquisition Act, 1894. Hence, the present references.

17. The respondent no.2/GMADA has filed similar replies in all the 13 claim petitions on the basis of similar grounds/pleas taken therein. In the replies filed thereto, the respondent No.2/GMADA has raised preliminary objections that the present land reference is time barred and has been filed beyond the prescribed period of limitation. It has been further pleaded that the Award in question was announced on dated 13.12.2011 and the petitioners had received their compensation on dated 06.02.2012, but they had filed the present petition under Section 18 of the Land Acquisition Act, 1894 on dated 19.09.2013, which is clearly time barred. It has been further pleaded that the petitioners/claimants had voluntarily accepted the amount of compensation without any protest and as such, they are now estopped by their own act and conduct from filing the present reference. It has been further pleaded that the petitioners/landowners, while receiving the compensation amount of their acquired land had consented to receive extra 10% amount of Non-litigation Premium with the undertaking not to seek enhancement by filing reference in the Court as they had actually received non-litigation premium alongwith their compensation amount, the detail of which has been mentioned in the Statement under Section 19(1). It has been further pleaded that the present land reference is not maintainable and the same

has been filed without any cause of action. It has been further pleaded that the amount of compensation awarded is sufficient and adequate and the compensation has been granted/awarded after considering all the relevant factors like prevalent market price, situation and location of land, sale transactions and other relevant factors. It has been further pleaded that a bare reading of the Award No.527 dated 13.12.2011 makes it amply clear that the same is well reasoned and legal award and it does not deserve any interference and modification. It has been further pleaded that the land shown in the revenue statement under Section 19 of the Land Acquisition Act, 1894 has been acquired by the Land Acquisition Collector vide Award No.527 dated 13.12.2011. It has been further pleaded that the Award in question has been passed in the presence of all the land owners, whose land had been acquired and the petitioners were duly intimated regarding the acquisition and the petitioners/claimants have voluntarily accepted the amount of compensation without any protest. It has been further pleaded that all the benefits under law available to the petitioners have been fully paid as per the applicable provisions of the Land Acquisition Act. It has been further pleaded that in respect of the land acquired for Sectors 88-89, though the notification under Section 4 of the Land Acquisition Act was issued on dated 19.01.2004, but as the acquisition of the land was stayed by the Hon'ble High Court of Punjab & Haryana and the awards could not be announced on dated 15.01.2011, when the market value of the acquired land had increased and keeping in view the aforesaid factors, the compensation awarded by the Government

was at par with other acquisitions made during that relevant period, however, this factor does not contribute for enhancement of compensation of the land in question. It has been further pleaded that all the benefits available under law have been fully paid to the petitioners and nothing more is due. All other averments of the present petitions have been denied and a prayer for dismissal of the same has been made.

18. Learned Government Pleader for the respondent no.1/State has made statement before the Learned Predecessor Court of this Court, whereby the Learned Government Pleader for the respondent no.1/State has adopted the written statement filed by the respondent No.2/GMADA as the written statement on behalf of the respondent no.1/State, as the respondent no.1/State has not filed a separate written statement to the present petition as well as in the connected petitions.

19. From the respective pleadings of the all the parties, the following issues were framed by the Learned Predecessor Court of this Court in the aforesaid 13 claim petitions :-

**(1. Devi Charan Singh & ors. Vs. State of Punjab & anr., LAC-129-2018).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR



4. Whether this application is not maintainable? OPR
5. Relief.

**(2. Tarlochan Singh & ors. Vs. State of Punjab & anr., LAC-125-2018).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(3. Neena Garg Vs. State of Punjab & anr., LAC-37-2019).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(4. Neena Garg Vs. State of Punjab & anr., LAC-21-2019).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land

Acquisition Act? OPA

2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(5. Mohinder Singh & ors. Vs. State of Punjab & anr., LAC-35-2019).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(6. Sukhbir Singh & anr. Vs. State of Punjab & anr., LAC-5-2019).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR

5. Relief.

**(7. Rur Singh & ors. Vs. State of Punjab & anr., LAC-22-2019).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(8. Kulwant Singh Vs. State of Punjab & anr., LAC-27-2019).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(9. Sadhu Singh & ors. Vs. State of Punjab & anr., LAC-135-2018).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA

2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(10. Nirmal Singh & anr. Vs. State of Punjab & anr., LAC-4-2019).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(11. Gurudwara Shri Amb Sahib Vs. GMADA, LAC-341-2017).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(12. Makhan Singh & ors. Vs. State of Punjab & anr., LAC-26-2019).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

**(13. Sucha Singh & ors. Vs. State of Punjab & anr., LAC-38-2019).**

1. What was the market value of the acquired land at the time of issuance of notification under Section 4 of the Land Acquisition Act? OPA
2. Whether the claimants are entitled to enhancement of the compensation? if so, to what extent? OPA
3. Whether this application is time barred? OPR
4. Whether this application is not maintainable? OPR
5. Relief.

20. In order to prove their case, the petitioners/claimants have examined PW-1 Devi Charan, the petitioner no.1 in the main petition, PW-2 Didar Singh Numberdar, PW-3 Amar Singh, who has proved the documents i.e. Ex.PW3/B location plan, Ex.PW3/C valuation report in respect of the structure/tubewell of Sukhbir Singh and Jagtar Singh,

Ex.PW3/D the site plan and thereafter, Learned counsel for the claimants has tendered into evidence documents i.e. Ex.P1 map, Ex.P2 the copy of Aks Latha, Ex.P3 the copy of Aks Sajra, Ex.P4 the copy of sale deed dated 10.04.2008, Ex.P5 the copy of the Award dated 20.02.2019 passed by the Court of Mrs. Monika Goyal, the then Learned Additional District Judge, SAS Nagar in case titled as, “Nirmal Kaur & others Vs. State of Punjab & another, CIS No. LAC/155/2016”, Ex.P6 the copy of the Award dated 16.09.2016 passed by the Court of Mr. Tarsem Mangla, the then Learned Additional District Judge, SAS Nagar in case titled as, “Neena Garg Vs. State of Punjab & another, CIS No. LAC/265/2013”, Ex.P7 the copy of the Award dated 23.10.2019 passed by the Court of Mrs. Monika Goyal, the then Learned Additional District Judge, SAS Nagar in case titled as, “Surjit Kaur & others Vs. State of Punjab & another, CIS No. LAC/7/2016”, Ex.P8 the copy of the Award dated 07.04.2017 passed by the Court of Mr. Tarsem Mangla, the then Learned Additional District Judge, SAS Nagar in case titled as, “Jaswant Singh Vs. State of Punjab & another, CIS No. LAC/121/2015”, Ex.P9 the site plan, Ex.P10 the copy of Master Plan and thereafter, the Learned counsel for the petitioners/claimants closed his evidence.

21. On the other hand, to rebut the evidence led by the petitioners, the respondents have examined RW-1 Parminder Singh Patwari, who has proved the documents i.e. Ex.R1 the copy of the notification under Section 4 of the Land Acquisition Act, Ex.R2 the copy of the Award No.527 dated 13.12.2011, Ex.R3 to Ex.R16 the copies of the

statement under Section 19 of the Land Acquisition Act.

The respondents have further examined RW-2 Girdhar Gopal, Senior Assistant Accounts, office of the Land Acquisition Collector, SA Nagar, who has proved the documents i.e. Ex.R17 to Ex.R107 the copies of the payment details of the bank and payment forms alongwith affidavits submitted by the claimants.

Learned counsel for the respondent no.2/GMADA have also tendered into evidence documents i.e. the copy of the letter dated 31.05.2011 as Ex.R108; the copy of the proceedings of the Cabinet meeting dated 21.09.2011 as Ex.R109; List of average rate of sale deeds of Village Manauli as Ex.R110; the copy of sale deed vide Vasika No.806 dated 27.04.2010 as Ex.R111; the copy of sale deed vide Vasika No.4569 dated 03.09.2010 as Ex.R-112; the copy of sale deed vide Vasika No.4620 dated 08.09.2010 as Ex.R-113; the copy of sale deed vide Vasika No.4609 dated 08.09.2010 as Ex.R-114; the copy of sale deed vide Vasika No.4767 dated 17.09.2010 as Ex.R-115; the copy of sale deed vide Vasika No.4766 dated 17.09.2010 as Ex.R-116; the copy of sale deed vide Vasika No.4784 dated 20.09.2010 as Ex.R-117; the copy of sale deed vide Vasika No.4783 dated 20.09.2010 as Ex.R-118; the copy of sale deed vide Vasika No.4861 dated 27.09.2010 as Ex.R-119; the copy of sale deed vide Vasika No.4917 dated 11.10.2010 as Ex.R-120; the copy of sale deed vide Vasika No.4900 dated 11.10.2010 as Ex.R-121; the copy of sale deed vide Vasika No.4974 dated 12.10.2010 as Ex.R-122; the copy of sale deed vide Vasika No.4973 dated 12.10.2010 as Ex.R-123; the copy of sale deed vide Vasika No.5011

dated 13.10.2010 as Ex.R-124; the copy of sale deed vide Vasika No.5067 dated 18.10.2010 as Ex.R-125; the copy of sale deed vide Vasika No.5098 dated 19.10.2010 as Ex.R-126; the copy of sale deed vide Vasika No.5203 dated 26.10.2010 as Ex.R-127; the copy of sale deed vide Vasika No.5187 dated 26.10.2010 as Ex.R-128; the copy of sale deed vide Vasika No.5279 dated 29.10.2010 as Ex.R-129; the copy of sale deed vide Vasika No.5305 dated 01.11.2010 as Ex.R-130; the copy of sale deed vide Vasika No.5540 dated 18.11.2010 as Ex.R-131; the copy of sale deed vide Vasika No.5547 dated 18.11.2010 as Ex.R-132; the copy of sale deed vide Vasika No.5692 dated 29.11.2010 as Ex.R-133; the copy of sale deed vide Vasika No.5693 dated 29.11.2010 as Ex.R-134; the copy of sale deed vide Vasika No.5729 dated 01.12.2010 as Ex.R-135; the copy of sale deed vide Vasika No.5837 dated 07.12.2010 as Ex.R-136; the copy of sale deed vide Vasika No.5825 dated 07.12.2010 as Ex.R-137; List of average rate of sale deeds of Village Chau Majra as Ex.R-138; the copy of sale deed vide Vasika No.3643 dated 19.07.2010 as Ex.R-139; the copy of sale deed vide Vasika No.3694 dated 21.07.2010 as Ex.R-140; the copy of sale deed vide Vasika No.4017 dated 10.08.2010 as Ex.R-141; the copy of sale deed vide Vasika No.4844 dated 22.09.2010 as Ex.R-142; the copy of sale deed vide Vasika No.4885 dated 27.09.2010 as Ex.R-143; the copy of sale deed vide Vasika No.5882 dated 08.12.2010 as Ex.R-144; List of average rate of sale deeds of Village Rurka as Ex.R-145; the copy of sale deed vide Vasika No.2963 dated 21.07.2008 as Ex.R-146; the copy of sale deed vide Vasika No.3691 dated 20.03.2008 as Ex.R-147; the copy of sale deed vide Vasika No.722



dated 29.05.2008 as Ex.R-148; the copy of sale deed vide Vasika No.2021 dated 02.09.2008 as Ex.R-149; the copy of sale deed vide Vasika No.3132 dated 26.11.2008 as Ex.R-150; List of average rate of sale deeds of Village Nagiyari as Ex.R-151; the copy of sale deed vide Vasika No.4018 dated 03.02.2009 as Ex.R-152; the copy of sale deed vide Vasika No.4090 dated 06.02.2009 as Ex.R-153; the copy of sale deed vide Vasika No.4611 dated 18.03.2009 as Ex.R-154; the copy of sale deed vide Vasika No.3701 dated 11.08.2009 as Ex.R-155; List of average rate of sale deeds of Village Chachu Majra as Ex.R-156; the copy of sale deed vide Vasika No.4851 dated 22.09.2010 as Ex.R-157; the copy of sale deed vide Vasika No.5548 dated 18.11.2010 as Ex.R-158; List of average rate of sale deeds of Village Dhurali as Ex.R-159; the copy of sale deed vide Vasika No.4872 dated 27.09.2010 as Ex.R-160; the copy of sale deed vide Vasika No.4967 dated 12.10.2010 as Ex.R-161; the copy of sale deed vide Vasika No.5310 dated 01.11.2010 as Ex.R-162; the copy of sale deed vide Vasika No.6058 dated 20.12.2010 as Ex.R-163; the copy of sale deed vide Vasika No.6108 dated 22.12.2010 as Ex.R-164; List of average rate of sale deeds of Village Deri as Ex.R-165; the copy of sale deed vide Vasika No.3805 dated 19.01.2009 as Ex.R-166; the copy of sale deed vide Vasika No.2109 dated 04.06.2010 as Ex.R-167; List of average rate of sale deeds of Village Saini Majra as Ex.R-168; the copy of sale deed vide Vasika No.4825 dated 21.09.2010 as Ex.R-169; List of average rate of sale deeds of Village Manakpur Kallar as Ex.R-170; the copy of sale deed vide Vasika No.4830 dated 21.09.2010 as Ex.R-171; the copy of sale deed vide

Vasika No.5331 dated 02.11.2010 as Ex.R-172; List of average rate of sale deeds of Village Sioun as Ex.R-173; the copy of sale deed vide Vasika No.811 dated 27.04.2010 as Ex.R-174; the copy of sale deed vide Vasika No.3469 dated 06.07.2010 as Ex.R-175; the copy of sale deed vide Vasika No.4012 dated 09.08.2010 as Ex.R-176; the copy of sale deed vide Vasika No.5078 dated 18.10.2010 as Ex.R-177; the copy of sale deed vide Vasika No.4805 dated 21.09.2010 as Ex.R-178; the copy of sale deed vide Vasika No.4878 dated 27.09.2010 as Ex.R-179; the copy of sale deed vide Vasika No.4964 dated 12.10.2010 as Ex.R-180; the copy of sale deed vide Vasika No.5134 dated 20.10.2010 as Ex.R-181; the copy of sale deed vide Vasika No.5450 dated 11.11.2010 as Ex.R-182; List of average rate of sale deeds of Village Bakarpur as Ex.R-183; the copy of sale deed vide Vasika No.2012 dated 02.06.2010 as Ex.R-184; the copy of sale deed vide Vasika No.3627 dated 16.07.2010 as Ex.R-185; the copy of sale deed vide Vasika No.3647 dated 19.07.2010 as Ex.R-186; the copy of sale deed vide Vasika No.3972 dated 06.08.2010 as Ex.R-187; the copy of sale deed vide Vasika No.4270 dated 24.08.2010 as Ex.R-188; the copy of sale deed vide Vasika No.3982 dated 06.08.2010 as Ex.R-189; the copy of sale deed vide Vasika No.5945 dated 13.12.2010 as Ex.R-190; List of average rate of sale deeds of Village Matran as Ex.R-191; the copy of sale deed vide Vasika No.2313 dated 10.06.2010 as Ex.R-192; the copy of sale deed vide Vasika No.3893 dated 03.08.2010 as Ex.R-193; the copy of sale deed vide Vasika No.3919 dated 04.08.2010 as Ex.R-194; the copy of sale deed vide Vasika No.5251 dated 28.10.2010 as Ex.R-195; the copy of sale deed vide

Vasika No.5359 dated 03.11.2010 as Ex.R-196; the copy of sale deed vide Vasika No.5414 dated 10.11.2010 as Ex.R-197; the copy of sale deed vide Vasika No.5602 dated 23.11.2010 as Ex.R-198 and thereafter, they closed evidence on behalf of the respondent no.2/GMADA in this main petition as well as on the consolidated petitions.

Learned Government Pleader for the respondent no.1 has closed his evidence in this main petition as well as in consolidated petitions vide separate statement.

22. In rebuttal, Learned counsel for the petitioners/claimants has tendered documents i.e. the copy of the judgment dated 25.05.2022 titled as, “Devki Nandan and others Vs. State of Punjab” as Ex.P11, the copy of the judgment dated 31.10.2022 titled as, “Rupinder Singh and another Vs. State of Punjab” as Ex.P12 and thereafter, he closed the rebuttal evidence in this main petition as well as in all the connected petitions.

23. All the learned counsel for the parties have respectively reiterated their respective pleadings as their respective arguments and therefore, the same are not repeated here once again for the sake of brevity.

24. This Court has heard Learned counsel for the parties and has gone through the record of the present case with their able assistance.

25. This Court is of the considered view that the Learned Predecessor Court of this Court has consolidated the aforesaid 13 cases vide separate orders dated 02.12.2019 passed in each of the aforesaid connected cases, whereby the evidence recorded in the main case titled

as, “Devi Charan Singh & others Vs. State of Punjab & anr., LAC-129-2018” is to be read as evidence in all the aforesaid 13 cases and therefore, this Court proceeds to discuss the evidence proved on records of the present main case for deciding the aforesaid issues framed in each of the aforesaid 13 cases including the present main case. Thus, the issue wise findings are as under:-

**Findings on Issues framed:**

26. All these issues are interconnected and therefore, all these issues are taken up together for the sake of brevity.

27. It is an admitted case of both the parties that the land in question of the claimants has been acquired vide the aforesaid notifications by the respondents and the aforesaid Award No. 527 dated 13.12.2011 has been passed, whereby the claimants have been awarded compensation for acquisition of their aforesaid land in question.

Furthermore, the only contentious issue between both the parties is whether the present main petition as well as the aforesaid connected petitions for enhancement are time barred and not maintainable and about the adequacy or inadequacy of the compensation awarded for the acquisition of the aforesaid land in question and if so, the enhancement of the compensation thereof.

28. Furthermore, this Court is of the considered view that PW-1 Devi Charan, the petitioner no.1 in the main petition has reiterated almost all the averments of the present petition in his affidavit Ex.PW1/A tendered by way of his examination-in-chief and therefore, the same are

not repeated here once again for the sake of brevity. He has further testified before this Court that the petitioners came to know about the passing of the aforesaid award no.527 dated 13.12.2011 on dated 20.08.2013 and thereafter, they have filed the present petition within the prescribed period of limitation. Furthermore, nothing worthwhile has come on record during the cross-examination of PW-1 Devi Charan, which will shake his creditworthiness and thus, full reliance can be placed upon his testimony in this regard. Furthermore, the argument raised by the Learned counsel for the respondents to the effect that the award was passed in presence of all the landowners, whose land had been acquired and the petitioner was duly intimated regarding the acquisition, **is not sustainable**, in as much as, PW-1 Devi Charan has categorically replied to a specific question put to him during his cross-examination that he was not present at the time of announcement of the award and some other landowners of the village told them regarding the announcement of the Award in question.

Thus, on appreciation of the testimony of PW-1 Devi Charan, this Court is of the considered view that the present petition as well as the connected petitions have been filed within prescribed period of limitation from the date of knowledge of the aforesaid award no.527 dated 13.12.2011 and thus, the present main petition as well as the aforesaid connected petitions are hereby held not to be time barred.

29. Furthermore, the claimants/petitioners have duly proved on record the certified copy of the award dated 25.05.2022 Ex.P11 passed in

case titled as, “Devki Nandan & others Vs. State of Punjab & another” by this Court, while deciding the application under Section 18 of the Land Acquisition Act, 1894 with respect to the adjoining and adjacent land situated in the same vicinity as that of the petitioners/claimants in this case and has been acquired through the same notification and award no.527 dated 13.12.2011, whereby the aforesaid Court has enhanced the compensation, which was earlier awarded vide award no.527 dated 13.12.2011 passed by the Learned Land Acquisition Collector, SAS Nagar and this compensation has been enhanced at the rate of Rs.3,03,76,920/- per acre alongwith all the statutory benefits thereof as granted in connection with the other land and this factum of enhancement of compensation relating to the adjacent and adjoining land to that of the petitioners/claimants has not been disputed by the respondents through their learned counsel. Thus, this Court deems it appropriate to enhance the compensation of the acquired land of the petitioners/claimants in the present main petition as well as the aforesaid other connected cases at the same rate after keeping in view the aforesaid enhancement of compensation made with respect to the other adjacent and adjoining land to that of the acquired land of the petitioners/claimants, in as much as, the same has been enhanced vide aforesaid award dated 25.05.2022 Ex.P11 passed in case titled as, “Devki Nandan & others Vs. State of Punjab & another” by this Court, while deciding the application under Section 18 of the Land Acquisition Act, 1894.

Furthermore, so far as the documents i.e. the copies of the

payment details of the bank and payment forms alongwith affidavits submitted by the claimants as Ex.R17 to Ex.R107; the copy of the letter dated 31.05.2011 as Ex.R108; the copy of the proceedings of the Cabinet meeting dated 21.09.2011 as Ex.R109; List of average rate of sale deeds of Village Manauli as Ex.R110; the copy of sale deed vide Vasika No.806 dated 27.04.2010 as Ex.R111; the copy of sale deed vide Vasika No.4569 dated 03.09.2010 as Ex.R-112; the copy of sale deed vide Vasika No.4620 dated 08.09.2010 as Ex.R-113; the copy of sale deed vide Vasika No.4609 dated 08.09.2010 as Ex.R-114; the copy of sale deed vide Vasika No.4767 dated 17.09.2010 as Ex.R-115; the copy of sale deed vide Vasika No.4766 dated 17.09.2010 as Ex.R-116; the copy of sale deed vide Vasika No.4784 dated 20.09.2010 as Ex.R-117; the copy of sale deed vide Vasika No.4783 dated 20.09.2010 as Ex.R-118; the copy of sale deed vide Vasika No.4861 dated 27.09.2010 as Ex.R-119; the copy of sale deed vide Vasika No.4917 dated 11.10.2010 as Ex.R-120; the copy of sale deed vide Vasika No.4900 dated 11.10.2010 as Ex.R-121; the copy of sale deed vide Vasika No.4974 dated 12.10.2010 as Ex.R-122; the copy of sale deed vide Vasika No.4973 dated 12.10.2010 as Ex.R-123; the copy of sale deed vide Vasika No.5011 dated 13.10.2010 as Ex.R-124; the copy of sale deed vide Vasika No.5067 dated 18.10.2010 as Ex.R-125; the copy of sale deed vide Vasika No.5098 dated 19.10.2010 as Ex.R-126; the copy of sale deed vide Vasika No.5203 dated 26.10.2010 as Ex.R-127; the copy of sale deed vide Vasika No.5187 dated 26.10.2010 as Ex.R-128; the copy of sale deed vide Vasika No.5279 dated 29.10.2010 as Ex.R-129; the copy of sale deed vide Vasika No.5305

dated 01.11.2010 as Ex.R-130; the copy of sale deed vide Vasika No.5540 dated 18.11.2010 as Ex.R-131; the copy of sale deed vide Vasika No.5547 dated 18.11.2010 as Ex.R-132; the copy of sale deed vide Vasika No.5692 dated 29.11.2010 as Ex.R-133; the copy of sale deed vide Vasika No.5693 dated 29.11.2010 as Ex.R-134; the copy of sale deed vide Vasika No.5729 dated 01.12.2010 as Ex.R-135; the copy of sale deed vide Vasika No.5837 dated 07.12.2010 as Ex.R-136; the copy of sale deed vide Vasika No.5825 dated 07.12.2010 as Ex.R-137; List of average rate of sale deeds of Village Chau Majra as Ex.R-138; the copy of sale deed vide Vasika No.3643 dated 19.07.2010 as Ex.R-139; the copy of sale deed vide Vasika No.3694 dated 21.07.2010 as Ex.R-140; the copy of sale deed vide Vasika No.4017 dated 10.08.2010 as Ex.R-141; the copy of sale deed vide Vasika No.4844 dated 22.09.2010 as Ex.R-142; the copy of sale deed vide Vasika No.4885 dated 27.09.2010 as Ex.R-143; the copy of sale deed vide Vasika No.5882 dated 08.12.2010 as Ex.R-144; List of average rate of sale deeds of Village Rurka as Ex.R-145; the copy of sale deed vide Vasika No.2963 dated 21.07.2008 as Ex.R-146; the copy of sale deed vide Vasika No.3691 dated 20.03.2008 as Ex.R-147; the copy of sale deed vide Vasika No.722 dated 29.05.2008 as Ex.R-148; the copy of sale deed vide Vasika No.2021 dated 02.09.2008 as Ex.R-149; the copy of sale deed vide Vasika No.3132 dated 26.11.2008 as Ex.R-150; List of average rate of sale deeds of Village Nagiyari as Ex.R-151; the copy of sale deed vide Vasika No.4018 dated 03.02.2009 as Ex.R-152; the copy of sale deed vide Vasika No.4090 dated 06.02.2009 as Ex.R-153; the copy of sale deed vide Vasika No.4611



dated 18.03.2009 as Ex.R-154; the copy of sale deed vide Vasika No.3701 dated 11.08.2009 as Ex.R-155; List of average rate of sale deeds of Village Chachu Majra as Ex.R-156; the copy of sale deed vide Vasika No.4851 dated 22.09.2010 as Ex.R-157; the copy of sale deed vide Vasika No.5548 dated 18.11.2010 as Ex.R-158; List of average rate of sale deeds of Village Dhurali as Ex.R-159; the copy of sale deed vide Vasika No.4872 dated 27.09.2010 as Ex.R-160; the copy of sale deed vide Vasika No.4967 dated 12.10.2010 as Ex.R-161; the copy of sale deed vide Vasika No.5310 dated 01.11.2010 as Ex.R-162; the copy of sale deed vide Vasika No.6058 dated 20.12.2010 as Ex.R-163; the copy of sale deed vide Vasika No.6108 dated 22.12.2010 as Ex.R-164; List of average rate of sale deeds of Village Deri as Ex.R-165; the copy of sale deed vide Vasika No.3805 dated 19.01.2009 as Ex.R-166; the copy of sale deed vide Vasika No.2109 dated 04.06.2010 as Ex.R-167; List of average rate of sale deeds of Village Saini Majra as Ex.R-168; the copy of sale deed vide Vasika No.4825 dated 21.09.2010 as Ex.R-169; List of average rate of sale deeds of Village Manakpur Kallar as Ex.R-170; the copy of sale deed vide Vasika No.4830 dated 21.09.2010 as Ex.R-171; the copy of sale deed vide Vasika No.5331 dated 02.11.2010 as Ex.R-172; List of average rate of sale deeds of Village Sioun as Ex.R-173; the copy of sale deed vide Vasika No.811 dated 27.04.2010 as Ex.R-174; the copy of sale deed vide Vasika No.3469 dated 06.07.2010 as Ex.R-175; the copy of sale deed vide Vasika No.4012 dated 09.08.2010 as Ex.R-176; the copy of sale deed vide Vasika No.5078 dated 18.10.2010 as Ex.R-177; the copy of sale deed vide

Vasika No.4805 dated 21.09.2010 as Ex.R-178; the copy of sale deed vide  
Vasika No.4878 dated 27.09.2010 as Ex.R-179; the copy of sale deed vide  
Vasika No.4964 dated 12.10.2010 as Ex.R-180; the copy of sale deed vide  
Vasika No.5134 dated 20.10.2010 as Ex.R-181; the copy of sale deed vide  
Vasika No.5450 dated 11.11.2010 as Ex.R-182; List of average rate of  
sale deeds of Village Bakarpur as Ex.R-183; the copy of sale deed vide  
Vasika No.2012 dated 02.06.2010 as Ex.R-184; the copy of sale deed vide  
Vasika No.3627 dated 16.07.2010 as Ex.R-185; the copy of sale deed vide  
Vasika No.3647 dated 19.07.2010 as Ex.R-186; the copy of sale deed vide  
Vasika No.3972 dated 06.08.2010 as Ex.R-187; the copy of sale deed vide  
Vasika No.4270 dated 24.08.2010 as Ex.R-188; the copy of sale deed vide  
Vasika No.3982 dated 06.08.2010 as Ex.R-189; the copy of sale deed vide  
Vasika No.5945 dated 13.12.2010 as Ex.R-190; List of average rate of  
sale deeds of Village Matran as Ex.R-191; the copy of sale deed vide  
Vasika No.2313 dated 10.06.2010 as Ex.R-192; the copy of sale deed vide  
Vasika No.3893 dated 03.08.2010 as Ex.R-193; the copy of sale deed vide  
Vasika No.3919 dated 04.08.2010 as Ex.R-194; the copy of sale deed vide  
Vasika No.5251 dated 28.10.2010 as Ex.R-195; the copy of sale deed vide  
Vasika No.5359 dated 03.11.2010 as Ex.R-196; the copy of sale deed vide  
Vasika No.5414 dated 10.11.2010 as Ex.R-197; the copy of sale deed vide  
Vasika No.5602 dated 23.11.2010 as Ex.R-198 produced on record by the  
respondents are concerned, the same are **not of any help to the  
respondents**, in as much as, the compensation has been enhanced at the  
rate of Rs.3,03,76,920/- per acre alongwith all the statutory benefits

thereof as granted in connection with the other land vide the aforesaid award dated 25.05.2022 Ex.P11 passed in case titled as, “Devki Nandan & others Vs. State of Punjab & another” by this Court, while deciding the application under Section 18 of the Land Acquisition Act, 1894 with respect to the adjoining and adjacent land situated in the same vicinity as that of the petitioners/claimants in this case.

Furthermore, RW-2 Girdhar Gopal, Senior Assistant (Accounts) of the respondent no.2 has categorically admitted during his cross-examination that he does not know whether the contents of the award, the copy of the award alongwith the notice under Section 12(2) were served upon the claimants/petitioners and this evasive reply given by RW-2 Girdhar Gopal to the specific question put to him during his cross-examination shows that the petitioners/claimants were not explained the contents of the award and were not served the copy of the award alongwith notice under Section 12(2) and thus, all the contrary pleas/arguments raised by the Learned counsel for the respondents are not of any help to the respondents with respect to the present main claim petition as well as the aforesaid other connected petitions, being time barred and with respect to the receipt of the Non-litigation Premium as the claimants/petitioners were not made aware about it and furthermore, the testimony of RW-1 Parminder Singh Patwari is also not of any help to the respondents for the aforesaid reasons as he has also made almost similar admissions in his cross-examination, which are fatal to the case of the respondents.

Furthermore, the argument raised by the Learned counsel for the respondents to the effect that the petitioners have received Non-litigation Premium and therefore, the petitioners are not entitled for enhancement of the compensation in this case, **is not sustainable**, in as much as, RW-2 Girdhar Gopal, Senior Assistant (Accounts) of the respondent no.2 has categorically admitted during his cross-examination that he does not know whether the contents of the award, the copy of the award alongwith the notice under Section 12(2) were served upon the claimants/petitioners and this evasive reply given by RW-2 Girdhar Gopal to the specific question put to him during his cross-examination shows that the petitioners/claimants were not explained the contents of the award and were not served the copy of the award alongwith notice under Section 12(2) and thus, this Court is of the considered view that such consent through the aforesaid signed papers of the petitioners has been obtained by keeping the petitioners in dark, which is fraudulent in nature and thus, the same is hereby held to be not free consent and furthermore, as the compensation of the adjoining and adjacent land acquired through the same award no.527 dated 13.12.2011 has been enhanced at the rate of Rs.3,03,76,920/- as per the award dated 25.05.2022 Ex.P11 passed in another case titled as, “Devki Nandan and others Vs. State of Punjab and another” and thus, applying the same parameters and principle of parity, this Court deems it appropriate to enhance the compensation in this case at the same rate.

Furthermore, so far as the claim of the claimants with respect

to the compensation for superstructures, trees and other incidental things like tubewell etc. thereon upon the acquired land is concerned, there is no evidence proved on record by the claimants with respect to any superstructures, trees and other incidental things like tubewell etc. in the land in question and thus, this prayer for enhancement of compensation for superstructures, trees and other incidental things like tubewell etc. is hereby declined.

Furthermore, all the remaining pleas/arguments raised by the respondents have already been squarely dealt with while appreciating the aforesaid evidence and therefore, there is no need of discussing the same once again for the sake of brevity.

30. Thus, the issues framed in the aforesaid cases i.e. the main case as well as the connected cases are decided in favour of the claimants and against the respondents.

**RELIEF:**

31. In view of the reasons discussed herein before, the claimants are hereby held entitled to the enhanced compensation at the uniform rate of Rs.3,03,76,920/- per acre and the claimants are further held entitled to all the statutory benefits available under Section 23(1-A), 23(2) and 28 of the Land Acquisition Act, 1894.

32. The present main petition as well as the connected petitions are allowed in the above terms. Counsel fees are assessed as Rs.10,000/- in each case. The copies of this judgment be placed on the records of the connected petitions i.e. "LAC-125-2018 titled as Tarlochan Singh Vs.

State of Punjab”, “LAC-37-2019 titled as Neena Garg Vs. State of Punjab”, “LAC-21-2019 titled as Neena Garg Vs. State of Punjab”, “LAC-35-2019 titled as Mohinder Singh Vs. State of Punjab”, “LAC-5-2019 titled as Sukhbir Singh Vs. State of Punjab”, “LAC-22-2019 titled as Rur Singh Vs. State of Punjab”, “LAC-27-2019 titled as Kulwant Singh Vs. State of Punjab”, “LAC-135-2018 titled as Sadhu Singh Vs. State of Punjab”, “LAC-4-2019 titled as Nirmal Singh Vs. State of Punjab”, “LAC-341-2017 titled as Gurudwara Shri Amb Sahib Patshahi Satwi Lambian Vs. GMADA”, “LAC-26-2019 titled as Makhan Singh Vs. State of Punjab”, “LAC-38-2019 titled as Sucha Singh Vs. State of Punjab”. Separate memo of costs be prepared. File be consigned to the record room.

Pronounced in Open Court.

Dated: 31.07.2023

Tajinder Singh

(Parminder Singh Grewal)  
Additional District Judge,  
SAS Nagar  
UID No. PB0438