

Greater Mohali Area Development ... vs Hardip Kaur Gill on 25 February, 2025

Author: Anil Kshetarpal

Bench: Anil Kshetarpal

In the High Court of Punjab and Haryana, at Chandigarh

Regular First Appeal No. 3225 of 2013 (

Reserved On: 06.02.

Pronounced On: 25.02.

Greater Mohali Area Development Authority, Mohali

... App

Versus

Hardip Kaur Gill

... Respo

CORAM: Hon'ble Mr. Justice Anil Kshetarpal.

Present: Mr. R.S Khosla, Sr. Advocate with
Mr. Aman Sharma, Mr. Chirag Suri and Mr. Yogender Ver
Advocates, for the appellant-GMADA.

Mr. Naresh Kaushal and Mr. Nitish Kaushal, Advocates
for the landowners.

Mr. Shailendra Jain, Sr. Advocate with
Mr. Munish Sharma, Advocate
for the appellants (In CM-519-CI-2021and RFA-4491-201

Mr. Pankaj Bali, Advocate for
Mr. Deepak Sharma, Advocate
for the appellants (In RFA-1124-2013, RFA-1125-2013,
RFA-1126-2013, RFA-1409-2013 to RFA-1423-2013,
RFA-1424-2013 to RFA-1426, RFA-1988-2013, RFA-1989-
2013, RFA-2283-2013 to RFA-2286-2013, RFA-2288-2013,
RFA-2289-2013, RFA-2465-2013 and RFA-2466-2013.

Mr. Tarunveer Vashist, Advocate
Mr. Shoryaveer Vashisht, Advocate
for the appellants in RFA-4610-2013, RFA-4612-2013, R
4614-2013, RFA-4618-2013 and RFA-4619-2013.

Mr. Manoj Pundir and Mr. Kuldeep Rathee, Advocates
for the appellant (In RFA-821-2014) and
for the respondents/landowner (In RFA-1460 of 2014).

Mr. Sandeep Dhiman, Advocate
for the appellants (In RFA-202-2014 and RFA-203-2014,

DEEPAK KUMAR BHARDWAJ

2025.03.18 17:02

I attest to the accuracy and

RFA-4213-2016, RFA-4261-2016 and RFA-1410-2017).

integrity of this document

Regular First Appeal No. 3225 of 2013 (O&M) And
Other Connected Cases

Mr. Nirmal Jangra, Advocate for
Mr. Deepak Girotra, Advocate
for the appellant (In RFA-3514-2018).

Mr. Ashish Grover, Advocate
for the appellant in RFA-2258-2014 to RFA-2262-2014
RFA-2434-2014 and RFA-1707-2015.

Mr. Raj Kumar Rathore, Advocate
Mr. Kuldeep Rathore, Advocate
for the respondents No. 1, 3 and 4 (In RFA-3231-201
for respondents No. 1 to 3.

Mr. Ishan Kaushal, Assistant Advocate General, Punjab

Anil Kshetarpal, J.

1. Factual Background 1.1 With the consent of learned counsel representing the parties, a batch of around 484 regular first appeals, the detail whereof is given at the foot of the judgment, shall stand disposed of by a common order.

1.2 These cross appeals have been filed by the landowners as well as the Greater Mohali Area Development Authority (hereinafter referred to as "GMADA"), the beneficiary of the acquisition. The assessment of the market value of the acquired land is the only issue arising in all these appeals.

1.3 The relevant and necessary details of the acquisition are as under:-

S.No. Date Particulars Details

1. 23.01.2004 Notification under Section Proposing to acquire the land for 4 of the Land Acquisition planned development and for Act, 1894 (hereinafter setting up of the residential Urban referred to as "the 1894 Estate, S.A.S. Nagar, Mohali, Act") was published for which is now a district. The details proposing of the land sought to be acquired in the following five villages is as under:-

DEEPAK KUMAR BHARDWAJ Village Area of land 2025.03.18 17:02 I attest to the accuracy and Raipur Khurd 13.69 Acres Regular First Appeal No. 3225 of 2013 (O&M) And 3 Other Connected Cases S.No. Date Particulars Details Chilla 276.25 Acres Mauli Baidwan 103.56 Acres Kumbra 22.60 Acres Manauli 1.29 Acres Total Land 417.39 Acres 1.4 The learned counsel representing the parties are ad idem that the cases arising from village Manauli are not a part of this batch. 1.5 The declaration under Section 6 of the 1894 was published on 18.01.2005. Through different awards for each of four villages, the Land Acquisition Collector (hereinafter referred to as "the LAC") on 26.12.2006 assessed the market value of the acquired land @ 40,00,000/- per acre. 1.6 Being dissatisfied with the award of the LAC, the landowners requested for referring the matter to the Reference Court (hereinafter referred to as "the RC"). The various reference petitions were decided by the RC in various bunches. The RC has assessed the market value of the acquired land in respect of four villages, namely Chilla, Mauli Baidwan, Kumbra and Raipur Khurd and the tabulated compilation thereof is extracted as under:-

Sr. Date of judgment Name of the Market Value No. passed by the RC Village assessed by the RC per acre (In)

1. 11.12.2012 Chilla 53,39,639/-
2. 11.12.2012 Mauli Baidwan 71,40,000/-
3. 26.03.2013 Kumbra 71,40,000/-
4. 16.04.2013 Raipur Khurd 53,39,639/-

1.7 The landowners as well as GMADA have assailed the correctness of the market value assessed by the RCs in various awards. The landowners claim that the market value of the acquired land was not less 2025.03.18 17:02 than 5,00,00,000/- per acre. The GMADA on the other hand claims that the Regular First Appeal No. 3225 of 2013 (O&M) And 4 Other Connected Cases RCs have erred in assessing the market value.

1.8 In Regular First Appeal No. 4608 of 2013, the landowners have filed an application for additional evidence. They wish to produce the various RC's awards assessing the market value of acquired land by different notifications in villages, namely Manakmajra and Kambala.

2. Evidence produced by the respective parties 2.1 In all these cases, the following witnesses have been examined in oral evidence:-

Sr. No. Name of the Witness Particulars of the Witness Village Chilla

1. PW.1 Sushil Kumar Attri Claimant
2. PW.2 Paramjit Singh Senior Assistant
3. PW.3 Jaswinder Singh --
4. PW.4 Gurdev Singh --
5. PW.5 Pal Singh --

Village Mauli Baidwan

6. PW.1 Jaspal Singh Applicant
7. PW.2 Harmail Singh Lambardar
8. PW.3 Karnail Singh --
9. PW.4 Bachittar Singh --
10. PW.5 Gurdev Singh --
11. PW.6 Paul Singh --

Village Kumbra

12. PW.1 Gian Singh --
13. PW.2 Sadhu Singh
14. PW.3 Amar Singh
15. PW.4 Parkash Singh Patwari Village Raipur Khurd
16. PW.1 Mansa Singh --
17. PW.2 Jaspal Singh --
18. PW.3 Bachittar Singh --
19. PW.4 Amar Singh --

2.2 Except the sale deeds, the parties have produced the following DEEPAK KUMAR BHARDWAJ documentary evidence:-

Regular First Appeal No. 3225 of 2013 (O&M) And 5 Other Connected Cases Sr. No.
Exhibit Number Description of the document Village Chilla

1. Ex.C17 Copy of Award No. 502 dated 29.05.2009
2. Ex.C18 Copy of schedule for proceedings of land acquisition under the Land Acquisition Act.
3. Ex.C19 Site Plan
4. Ex.C20 Site Plan
5. Ex.C21 Site Plan
6. Ex.C22 Copy of the Land Acquisition (Amendment) Bill, 2007
7. Ex.C23 Letter dated 21.11.2006 of PUDA
8. Ex.C25 Copy of award No. 33 dated 09.04.2008
9. Ex.C26 Copy of Valuation of Existing structures of Karnail Singh
10. Ex.C27 Copy of Plan showing the existing structure of Karnail Singh
11. Ex.C28 Copy of Valuation of Existing structures of Amarjit Singh
12. Ex.C29 Copy of Plan showing the existing structure of Amarjit Singh
13. Ex.C30 Copy of Plan showing the existing structure of Sher Singh
14. Ex.C31 Copy of Valuation of Existing structures of Sher Singh
15. Ex.C32 Copy of Plan showing the existing structure of Manmohan Singh
16. Ex.C33 Letter dated 21.11.2006 of PUDA
17. Ex.C34 Copy of Minutes of Meeting
18. Ex.C36 Copy of Memorandum for Council of Ministers dated 14.11.2006
19. Ex.CX Copy of Award No. 522 Dated 15.11.2011 Village Mauli Baidwan
20. Ex.P7 Letter Dated 08.12.2021

21. Ex.P8/Ex.P9/ Copy of Notification dated 19.01.2004 Ex.P10/Ex.P11
22. Ex.P12 Copy of Award No. 522 dated 15.11.2011
23. Ex.P13 Copy of Award No. 523 dated 15.11.2011
24. Ex.P14 Copy of Award No. 524 dated 15.11.2011
25. Ex.P15 Copy of Award No. 525 dated 15.11.2011
26. Ex.P16 Copy of Award No. 526 dated 15.11.2011
27. Ex.PW.3/A Allotment Letter dated 11.10.2005
28. Ex.PW.3/B Allotment Letter dated 23.08.2007 Regular First Appeal No. 3225 of 2013 (O&M) And 6 Other Connected Cases Sr. No. Exhibit Number Description of the document Village Kumbra
29. Ex.P6 Copy of judgment dated 11.12.2012 Village Raipur Khurd
30. Ex.P1 Site Plan
31. Ex.P2 Copy of mutation dated 18.07.2007 of village Raipur Khurd
32. Ex.P2/A Copy of Mutation dated 08.10.2012
33. Ex.P2/B Copy of Mutation dated 08.10.2012
34. Ex.P3 Copy of Award No. 522 dated 15.11.2011
35. Ex.P4 Copy of judgment dated 11.12.2012 passed by the RC
36. Ex.P5 Site Plan 2.3 On the other hand, the respondents have examined the following witnesses in oral evidence:-

Sr. No. Name of the Witness Particulars of the Witness Village Chilla

1. RW.1 Jaspreet Singh Horticulture Development Officer Sandhu
2. RW.2 Ashok Kumar --
3. RW.3 Rajiv Gupta --

Village Mauli Baidwan

4. RW.1 Ashok Kumar --

5. RW.2 Balwinder Singh Forester Village Kumbra

6. RW.1 Ashok Kumar Kanungo Village Raipur Khurd

7. RW.1 Ashok Kumar Kanungo 2.4 In the documentary evidence, the respondents have produced the following documentary evidence:-

Sr. No. Exhibit Number Description of the document Village Chilla

1. Ex.R1 to Ex.R10 Copy of Survey List of Sector 81, Village Chilla

2. Ex.R11 Copy of Notification under Section 4 dated 23.01.2004 2025.03.18 17:02 3. Ex.R12 Copy of Award No. 496 dated 26.12.2006 Regular First Appeal No. 3225 of 2013 (O&M) And 7 Other Connected Cases Sr. No. Exhibit Number Description of the document

4. Ex.R13 Copy of Ledger

5. Ex.R14 to Ex.C16 Copy of Calculation Village Mauli Baidwan

6. Ex.R1 Copy of Award No. 1194 dated 26.12.2006

7. Ex.R2 Copy of notification dated 03.01.2004

8. Ex.RW.2/A Copy of the number and species of the Trees Ex.PW.2/B

9. Ex.PW.2C Copy of Assessment of Trees Ex.PW.2D Village Kumbra

10. Ex.R1 Copy of Statement No. 19 of Land Acquisition Act issued on 30.01.2008

11. Ex.R2 Site Plan

12. Ex.R3 Copy of Statement No. 19 of Land Acquisition Act issued on 12.05.2011

13. Ex.R4 Copy of Statement No. 19 of Land Acquisition Act issued on 29.12.2008

14. Ex.R5 Copy of Statement No. 19 of Land Acquisition Act issued on 29.12.2008

15. Ex.R6 Copy of Statement No. 19 of Land Acquisition Act issued on 28.01.2009

16. Ex.R7 Copy of Statement No. 19 of Land Acquisition Act issued on 30.12.2008

17. Ex.R8 Copy of Statement No. 19 of Land Acquisition Act issued on 29.12.2008
18. Ex.R9 Copy of Statement No. 19 of Land Acquisition Act issued on 29.12.2008
19. Ex.R10 Copy of Statement No. 19 of Land Acquisition Act issued on 28.01.2009
20. Ex.R11 Copy of Statement No. 19 of Land Acquisition Act issued on 21.01.2009
21. Ex.R12 Copy of Statement No. 19 of Land Acquisition Act issued on 21.01.2009
22. Ex.R13/Ex.R17 Copy of Statement No. 19 of Land Acquisition Act issued on 06.08.2009
23. Ex.R14/Ex.R15 Copy of Statement No. 19 of Land Acquisition Act issued on 30.12.2008
24. Ex.R16 Copy of Statement No. 19 of Land Acquisition Act issued on 22.01.2009
25. Ex.R18 Copy of Notification dated 23.01.2004
26. Ex.R19 Copy of Award No. 493 dated 26.12.2006 Regular First Appeal No. 3225 of 2013 (O&M) And 8 Other Connected Cases Sr. No. Exhibit Number Description of the document Village Raipur Khurd
27. Ex.R1 Copy of notification dated 23.01.2004
28. Ex.R2 Copy of Award No. 495 dated 26.12.2006
29. Ex.R3 Copy of Statement No. 19 of Land Acquisition Act issued on 02.03.2007
30. Ex.R4/Ex./R5/ Copy of Statement No. 19 of Land Ex.R6/Ex.R7 Acquisition Act issued on 25.07.2006
31. Ex.R8 Copy of Statement No. 19 of Land Acquisition Act

3. Reasons recorded by the Reference Court 3.1 In batch No.1, the RC made the observations that all the exemplar sale deeds produced by the landowners are post the date of notification u/s 4 dated 23.01.2004. The sale deeds produced by the GMADA i.e. sale deeds No. 2839, 2873, 2122, 3021, 2039, 2157, 644, 1345, 1835, 849, 288, 2506 and 839 have been excluded from consideration on the ground that the price reflected in these sale deeds is lower than the amount awarded by the LAC. The RC has also declined to rely upon the LAC's awards announced on 15.11.2011 offering to pay @ 1,08,45,070/- per acre for the acquired land in villages Sohana, Lakhnaur, Behrampur, Manak Majra and Landran. Thereafter, the RC calculated the average

price reflected in the sale deeds No. 2621 dated 23.11.2006, No. 2869 dated 19.12.2006, No. 2854 dated 18.12.2006 and No. 2620 dated 23.11.2006 @ 1,07,88,368/-. The RC after noticing that the sale instances are post 23.01.2004, decided to roll back the price @ 12% per annum. After deducting 34% of 1,07,88,368/-, the RC arrived at the figure of 71,20,318/-. Thereafter, chose to apply 25% cut towards the development charges and assessed the market value of the acquired land in village Chilla @ 53,39,639/- per acre.

Regular First Appeal No. 3225 of 2013 (O&M) And 9 Other Connected Cases 3.2 The RC assessed the market value of the land located in village Mauli Baidwan @ 71,40,000/- per acre. For the above noted reasons, the RC did not rely upon the LAC vide awards No.522, 523, 524, 525 and 526 offering to pay @ 1,08,45,070/- per acre to the landowners for acquisition of land located in villages Sohana, Lakhnaur, Behrampur, Manak Majra and Landran by different notifications. It was also noticed that all the sale deeds produced by the landowners are post 23.01.2004. The RC excluded three sale deeds produced by GMADA from consideration for assessing the market value on the ground that the aforesaid sale deeds reflect the price lower than 40,00,000/- per acre. Subsequently, the RC selected the post 23.01.2004 sale deed number 1985 dated 20.09.2006 with respect to the land measuring 12 kanals 15 marlas sold @ 1,40,00,000/-. After applying deduction @ 32% i.e. @ 12% per annum @ 1,40,00,000/- it arrived at a figure of 95,00,000/-. Thereafter, towards development charges 25% cut was further applied to arrive at a figure of 71,40,000/-.

3.3 In the reference petitions arising from the acquisition of land in village Raipur Khurd, the RC vide judgment dated 16.04.2013 assessed the market value of the acquired land @ 53,39,634/- per acre. The RC took note of the fact that all the exemplar sale deeds produced by the landowners are post 23.01.2004, whereas the sale deeds produced by the beneficiary of acquisition reflect the price lower than 40,00,000/- per acre. Thereafter, the Court relied upon the award passed on 11.12.2012 with respect to the acquisition of the land in village Chilla to assess the market value of the acquired land @ 53,39,639/- per acre.

With respect to the acquired land in village Kumbra, the RC, Regular First Appeal No. 3225 of 2013 (O&M) And 10 Other Connected Cases vide award dated 26.03.2013 assessed the market value of acquired land @ 71,40,000/- per acre, at par with market value of the acquired land in village Mauli Baidwan. The sale deed No. 639, dated 24.05.2004 produced in evidence by GMADA with respect to the land measuring 8 kanalas 8 marlas located in village Kumbra was excluded from consideration on the ground that it reflects the price lower than the amount awarded by the LAC.

4. Arguments put forth by the learned counsel representing the parties 4.1 Heard the learned counsel representing the parties, at length and with their able assistance, perused the paper-books along with the record of the RC.

4.2 Mr. Shailendra Jain, Senior Advocate, has filed a written synopsis wherein he has culled out his submission. The same is extracted as under:-

"1. The land in question is admittedly urban property, adjoins sector 67, 68, Phase XI, XII and main industrial area of SAS Nagar. Furthermore, it adjoins main bus stand, cricket stadium, and main GT Road running from Chandigarh to Sirhind and also the GT Road passing through Sectors 67, 68, 69, 70, 71 of SAS Nagar. The land in question is near to Chandigarh International Airport.

2. Award No.522 (Ex.CX) (Sohana), Award No.523 (Lakhnaur), Award No.524 (Bairampur), Award No.525 (Manak Majra) and Award No.526 (Landran) dated Regular First Appeal No. 3225 of 2013 (O&M) And 11 Other Connected Cases 15.11.2011 for total area 888.49 Acres acquired for the public purpose of setting up of residential and urban estate in Sectors 88-89, are the most important pieces of evidence, wherein the Collector has awarded a sum of Rs.1,08,45,070/- per acre for notification u/s 4 dated 19.01.2004 and after adding statutory benefits, the total compensation per acre comes to Rs.1,63,38,915/-.

3. As per the statement of Sh. Gurwinder Singh, Patwari RW1 in Reference No. 1 of 2010 (Rajender Kaur V/s State of Punjab), there is no difference in the quality and value of the lands of the two awards. Any other approach in payment of compensation in the case of present award No.496 would vis por tantamount in depriving a person/claimant of his property without authority of law and would be hit by the provisions of Article 300A of the Constitution of India. It is a settled law that lands of the villages adjoining each other are assessed at a uniform rate as held in State of Punjab V/s Harchal Singh: AIR 2006 Supreme Court 2122. All the villages' lands falls in contiguity under the same Master Plan of SAS Nagar Mohali and were required contemporaneously with a difference of three days in the dates of notifications. Parity in award of compensation was also the sole objective behind enactment of Section 28A of the Land Acquisition Act.

Regular First Appeal No. 3225 of 2013 (O&M) And 12 Other Connected Cases

4. Moreover, the same RC vide its Award, w.r.t. same date of acquisition, qua village Mauli Baidwan, awarded Rs.71,40,000/- per acre. It is well settled especially w.r.t. villages falling near Mohali that property is of same value and furthermore, once the LAC has awarded compensation to all villages at par, they are entitled to uniform rate on the basis of parity as well.

5. With regards to the superstructures and trees, claimants have produced voluminous evidence and also got examined PW/5 Amar Singh, the Draftsman. The claimants pray for the indulgence of this court and make appropriate enhancement in the compensation.

6. The evidence lead by the State of Punjab of the sale deeds executed prior to the date of notification u/s 4 are of lesser amount than the amount awarded by the Collector as compensation of Rs.40 Lakhs. Such transactions are undervalued as held

by the Hon'ble Supreme Court in HSIDC V/s Pran Sukh & another (Law Finder ID 237476), Shubh Ram & Another V/s State of Haryana (Law Finder ID 459480). The statement of Ashok Kumar, Kanugo, O/o LAC, Department of Urban Development, Punjab (Ex.RW2) and statement of Gurvinder Singh, Patwari, RW1 in Reference No.1 of 2010 (Rajender Kaur V/s State of 2025.03.18 17:02 Punjab), where categorically stated that farmers always Regular First Appeal No. 3225 of 2013 (O&M) And 13 Other Connected Cases get the sale deed registered at the lower price than the rate at which they purchase the land in order to save the stamp duty, can be cited for this purpose."

4.3 Mr. Naresh Kaushal, Advocate, has also submitted the following written submissions:-

"i. Firstly once the average of Ex.P-1 to P-6 has been taken and decrease on the amount work out is applied thereby reducing value to be from Rs. 1.40 Crore to Rs. 95,20,000/-, further cut of 25% was not warranted. ii. Secondly as per the law laid down by the Hon'ble Supreme Court in the case of Horrimal (deceased) through his LR and others Versus State of Haryana and others, SLP (C) No. 7963 of 2023 decided on 21.01.2024, land losers are entitled to compensation on the basis of sale instance reflecting the higher value amongst various sale instances and that being so, sale instance in the case in hand EX P-6 relating to area measuring 26 Kanal 12 Marla of dated 11.07.2006 of village Daon sold for Rs. 19,30,25,000/-and per acre value comes to Rs. 5,80,52,631/- per acre. Further Ex. P-

5 reflect value to be Rs. 3,41,30,769/- per acre and Ex.P-

1 qua land of village Mauli Baidan measuring 30 Kanal 3 Marla sold for consideration of Rs. 5,84,15,625/- and per acre rate comes to Rs. 1.55 Crore.

iii. Admittedly the bonafide of these sale instances Ex.P-1 to Regular First Appeal No. 3225 of 2013 (O&M) And 14 Other Connected Cases P-6 has not been doubted and it is proved on record of the case that the same being bonafide reflect correct value and the Hon'ble Apex Court in the above said latest judgment has also held that post notification sales can only be considered when better evidence is not available on record.

iv. As per the law laid down by the Hon'ble Apex Court recently in the above said case as well as in earlier cases Section 23 mandates the market rate to be awarded as prevalent on the date of notification u/s 4, it never talks about the sale instances of prior thereto or post dated rather the same is interpretation by the Hon'ble Judicial Courts, all factors which includes, kind of land, potential of land, potentiality in future, surrounding all over development, price a willing buyer wants to pay and willing seller wants to get, are to be considered and further the post dated sale instances can be considered when better evidence is not available on record and the transactions are genuine and bonafide one."

4.4 The learned counsel representing the remaining respondents have adopted the above noted arguments.

4.5 Mr. Rupinder Khosla, Senior Advocate, representing the GMADA, drew the attention of the Court to LAC's award No. 522 announced on 15.11.2011, related to the acquired land located in village 2025.03.18 17:02 Sohana. He contended that the LAC has erred in assessing the market value Regular First Appeal No. 3225 of 2013 (O&M) And 15 Other Connected Cases of the acquired land on the date of award i.e. 15.11.2011. He submitted that in all the batches, the RCs erred in calculating the average price of the various sale deeds which were executed post 23.01.2004 and thereafter, reduced the price @ 12% per annum while incorrectly excluding the sale deeds produced by the GMADA from consideration.

5. Analysis and Discussion by this Court 5.1 The first submission made by Mr. Shailender Jain, Senior Advocate, is based upon the current situation of the acquired land. As per first part of Section 23(1) of the 1894 Act, the market value of the acquired land is required to be assessed on 23.01.2004. At the time of notification, neither the international airport was planned nor the area was developed.

5.2 It is important to note that the LAC while announcing the awards No. 522, 523, 524, 525 and 526 (villages Sohana, Khanaur, Behrampur, Manam Majra and Landran) has committed fundamental error in assessing the market value of the acquired land on the date of award, i.e. 15.11.2011 and not on the date of Section 4 notification (19.01.2004) as provided in the first part of Section 23(1). A decision was taken by the Council of Ministers of Punjab Government in this respect in the peculiar facts of the case. Hence, these awards are in violation of the first part of Section 23(1) of the 1894 Act, which reads as under:-

"23. Matters to be considered on determining compensation. -

(1) In determining the amount of compensation to be awarded for land acquired under this Act, the Court shall take into consideration first, the market-value of the land at the date of the publication Regular First Appeal No. 3225 of 2013 (O&M) And 16 Other Connected Cases of the notification under section 4, sub-section (1)."

5.3 The awards which are against the mandate of the Statute would not serve as a good exemplar for assessing the market value of the acquired land as on 23.01.2004. Moreover, these awards are with respect to the acquisition of land by different notifications. The acquired land is also located in different villages.

5.4 It would be noticed here that the oral evidence of Patwari would not be sufficient to assess the market value of the acquired land. Similarly, the reliance placed on Section 28A of the 1894 Act to claim parity with the acquired land under different notification(s) is not made out because Section 28A provides another opportunity to the landowners who failed to apply under Section 18. Section 28A does not provide for parity of compensation under different notifications but only provides chance to the landowners who could not apply earlier. The judgment passed in The State of Punjab

v.

Harchal Singh (Dead) through LRs AIR 2006 Supreme Court 2122 is not applicable to the facts of the present case.

5.5 The next submission of the learned counsel is based upon the market value assessed of acquired land located in village Mauli Baidwan which shall be examined in the later part of the judgment.

5.6 With respect to the fifth submission, this Court is not deciding the cases involving the compensation for super structures and trees, hence, it does not need any discussion.

5.7 The sixth submission put forth by the learned counsel also lacks substance because the landowners have failed to lead cogent evidence to 2025.03.18 17:02 prove that the sale deeds produced by the GMADA were undervalued.

Regular First Appeal No. 3225 of 2013 (O&M) And 17 Other Connected Cases 5.8 The first and second submissions of Mr. Naresh Kaushal, Advocate, shall be analyzed at a later stage. With regard to the third submission, it would be noticed that the sale instances No. 855 dated 12.06.2006, No. 856 dated 12.06.2006, No. 1985 dated 20.09.2006, No. 6665 dated 31.03.2006, No. 154 dated 10.04.2008 and 1240 dated 11.07.2006 produced in village Mauli Baidwan, are all post 23.01.2004 sale deeds. Hence, these can be relied upon only if there is no other sale deed of contemporaneous period to 23.01.2004. In this case, the GMADA has produced the sale deeds to prove the market value during the contemporaneous period.

5.9 With regard to the fourth submission, the market value of the acquired land is required to be assessed after taking a holistic view of the matter. In fact, the Supreme Court in Chimanlal Hargovinddass Vs. Special Land Acquisition Officer, Poona, (1988) 3 SCC 751 has laid down the following 17 tests for assessing the market value of the acquired land:-

"4. The following factors must be etched on the mental screen:

(1) A reference under Section 18 of the Land Acquisition Act is not an appeal against the award and the court cannot take into account the material relied upon by the Land Acquisition Officer in his award unless the same material is produced and proved before the court.

(2) So also the award of the Land Acquisition Officer is not to be treated as a judgment of the trial court open Regular First Appeal No. 3225 of 2013 (O&M) And 18 Other Connected Cases or exposed to challenge before the court hearing the reference. It is merely an offer made by the Land Acquisition Officer and the material utilised by him for making his valuation cannot be utilised by the court unless produced and proved before it. It is not the function of the court to sit in appeal against the award, approve or disapprove its reasoning, or correct its error or affirm, modify or reverse the conclusion reached by the Land Acquisition Officer, as if it were

an appellate court.

(3) The court has to treat the reference as an original proceeding before it and determine the market value afresh on the basis of the material produced before it.

(4) The claimant is in the position of a plaintiff who has to show that the price offered for his land in the award is inadequate on the basis of the materials produced in the court. Of course the materials placed and proved by the other side can also be taken into account for this purpose.

(5) The market value of land under acquisition has to be determined as on the crucial date of publication of the notification under Section 4 of the Land Acquisition Act (dates of notifications under Sections 6 and 9 are irrelevant).

(6) The determination has to be made standing on the 2025.03.18 17:02 date line of valuation (date of publication of notification Regular First Appeal No. 3225 of 2013 (O&M) And 19 Other Connected Cases under Section 4) as if the valuer is a hypothetical purchaser willing to purchase land from the open market and is prepared to pay a reasonable price as on that day.

It has also to be assumed that the vendor is willing to sell the land at a reasonable price.

(7) In doing so by the instances method, the court has to correlate the market value reflected in the most comparable instance which provides the index of market value.

(8) Only genuine instances have to be taken into account. (Sometimes instances are rigged up in anticipation of acquisition of land.) (9) Even post-notification instances can be taken into account (1) if they are very proximate, (2) genuine and (3) the acquisition itself has not motivated the purchaser to pay a higher price on account of the resultant improvement in development prospects.

(10) The most comparable instances out of the genuine instances have to be identified on the following considerations:

(i) proximity from time angle,

(ii) proximity from situation angle. (11) Having identified the instances which provide the index of market value the price reflected therein may be taken as the norm and the market value of the land under Regular First Appeal No. 3225 of 2013 (O&M) And 20 Other Connected Cases acquisition may be deduced by making suitable adjustments for the plus and minus factors vis-à-vis land under acquisition by placing the two in juxtaposition. (12) A balance-sheet of plus and minus factors may be drawn for this purpose and the relevant factors may be evaluated in terms of price variation as a prudent purchaser would do.

(13) The market value of the land under acquisition has thereafter to be deduced by loading the price reflected in the instance taken as norm for plus factors and unloading it for minus factors.

(14) The exercise indicated in clauses (11) to (13) has to be undertaken in a common sense manner as a prudent man of the world of business would do. We may illustrate some such illustrative (not exhaustive) factors:

Plus factors	Minus factors
1 smallness of size	1 largeness of area
2 proximity to a road	2 situation in the interior distance from the road
3 frontage on a road	3 narrow strip of land with small frontage compared to depth

4 nearness to developed 4 lower level requiring the area depressed portion to be filled up 5 regular shape 5 remoteness from developed locality 6 level vis-à-vis land 6 some special disadvantageous under acquisition factor which would deter a purchaser 7 special value for an owner of an adjoining Regular First Appeal No. 3225 of 2013 (O&M) And 21 Other Connected Cases property to whom it may have some very special advantage (15) The evaluation of these factors of course depends on the facts of each case. There cannot be any hard and fast or rigid rule. Common sense is the best and most reliable guide. For instance, take the factor regarding the size. A building plot of land say 500 to 1000 sq. yds.

cannot be compared with a large tract or block of land of say 10,000 sq. yds. or more. Firstly while a smaller plot is within the reach of many, a large block of land will have to be developed by preparing a lay out, carving out roads, leaving open space, plotting out smaller plots, waiting for purchasers (meanwhile the invested money will be blocked up) and the hazards of an entrepreneur.

The factor can be discounted by making a deduction by way of an allowance at an appropriate rate ranging approximately between 20 per cent to 50 per cent to account for land required to be set apart for carving out lands and plotting out small plots. The discounting will to some extent also depend on whether it is a rural area or urban area, whether building activity is picking up, and whether waiting period during which the capital of the entrepreneur would be locked up, will be longer or shorter and the attendant hazards.

Regular First Appeal No. 3225 of 2013 (O&M) And 22 Other Connected Cases (16) Every case must be dealt with on its own fact pattern bearing in mind all these factors as a prudent purchaser of land in which position the judge must place himself.

(17) These are general guidelines to be applied with understanding informed with common sense."

5.10 A perusal of the layout plan produced by the parties depicts that a compact block of land out of

the aforesaid four villages was acquired.

Hence, in the absence of evidence to prove that the price of the acquired land was different in all the villages (namely Mauli Baidwan, Raipur Khurd, Chilla and Kumbra), the RC erred in assessing the separate market value of those villages.

5.11 At this stage, the tabulated compilation of the sale deeds produced by all the parties is extracted as under:-

Sr.	Sale deed	Sale Per Acre	Area sold	Location/Purpose	No.	No.	and Consideration
Price (In)	Date (In)	Sale Deeds Produced by the Landowners					
1.	5979/	3,65,52,082/-	1,21,08,350/-	24 Kanals Patti Sohana/	27.02.2006	3 Marlas	Agricultural
2.	5966/	1,79,98,750/-	1,21,00,000/-	11 Kanals Patti Sohana/Barani	27.02.2006	18 Marlas	
3.	1985/	2,23,12,500/-	1,40,00,000/-	12 Kanals Mauli Baidwan/	20.09.2006	15 Marlas	Chahi
4.	1515/	7,03,00,000/-	1,60,00,000/-	35 Kanals Sukhgarh/Chahi	07.08.2006	3 Marlas	
5.	3058/	2,17,81,250/-	1,70,00,000/-	10 Kanals Sukhgarh/Chahi	19.11.2008	5 Marlas	
6.	2375/	4,29,00,000/-	1,60,00,000/-	21 Kanals Dhurali/Chahi	02.11.2006	9 Marlas	
7.	1645/	5,66,31,250/-	1,70,00,000/-	26 Kanals Dhurali/Chahi	05.08.2008	13 Marlas	
8.	1240/	19,30,25,000/-	5,80,52,631/-	26 Kanals Bullo Majra/Chahi	11.07.2006	12 Marlas	Regular First Appeal No. 3225 of 2013 (O&M) And 23 Other Connected Cases
9.	6665/	8,82,61,875/-	1,53,00,000/-	46 Kanals Dhol/Chahi	31.03.2006	3 Marlas	
10.	1162/	56,66,640/-	1,35,99,936/-	2 Bighas Raipur Khurd/	05.07.2007	0 Biswas	Chahi
11.	3369/	39,48,960/-	1,70,00,011/-	1 Bigha Raipur Khurd/	15.12.2008	2 Biswas	Chahi 6 Biswansi
12.	2621/	8,34,26,558/-	1,06,99,999/-	37 Bighas Chilla/Chahi	23.11.2006	8½ Biswas	
13.	2869/	7,81,32,288/-	1,06,99,999/-	35 Bighas Chilla/Chahi	19.12.2006	1 Biswa	

14. 2854/ 3,57,78,124/- 1,06,99,999/- 16 Bighas Chilla/Chahi 18.12.2006 1 Biswas
15. 2620/ 2,01,73,957/- 1,06,99,999/- 9 Bighas Chilla/Chahi 23.11.2006 1 Biswas
16. 154/ 2,77,31,250/- 3,39,27,783/- 6 Kanals Bakarpur/Chahi 10.04.2008 10 Marlas 7 Sarsahi
17. 3580/ 3,33,59,375/- 2,50,00,000/- 10 Kanals Bairampur/Chahi 01.03.2007 13½ Marlas
18. 855/ 5,84,15,625/- 1,55,00,000/- 30 Kanals Mauli Baidwan/ 12.06.2006 3 Marlas Chahi
19. 856/ 84,28,125/- 1,55,00,000/- 4 Kanals Mauli Baidwan/ 12.06.2006 7 Marlas Chahi Sale Deed Produced by GMADA
1. 2839/ 7,20,000/- 4,32,000/- 8 Bighas Chilla/Abi 27.02.2003 0 Biswas
2. 2873/ 5,49,000/- 4,32,000/- 6 Bighas Chilla/Chahi 08.01.2004 2 Biswas
3. 2122/ 1,00,000/- 4,00,000/- 1 Bigha Chilla/Abi 03.02.2003 4 Biswas
4. 3021/ 2,85,000/- 4,34,285/- 3 Bighas Chilla/Chahi 20.01.2004 3 Biswas
5. 2039/ 2,16,000/- 4,32,000/- 2 Bighas Chilla/Chahi 20.10.2003 8 Biswas
6. 2157/ 9,40,000/- 5,01,333/- 9 Bighas Raipur Khurd/ 05.02.2003 0 Biswas Chahi
7. 644/ 7,30,000/- 5,00,571/- 7 Bighas Raipur Khurd/ 05.06.2003 0 Biswas Chahi
8. 1345/ 5,25,000/- 5,04,000/- 5 Bighas Raipur Khurd/ 07.08.2003 0 Biswas Chahi
9. 1835/ 39,80,000/- 5,00,105/- 38 Bighas Raipur Khurd/ 19.09.2003 4 Biswas Chahi
10. 849/ 2,20,000/- 16,00,000/- 1 Kanal Mauli Baidwan/ 01.08.2001 2 Marlas Gair Mumkin
11. 288/ 2,95,000/- 3,93,333/- 6 Kanals Mauli Baidwan/ 20.05.2022 0 Marlas Barani DEEPAK KUMAR BHARDWAJ 12. 2506/ 3,00,000/- 4,00,000/- 6 Kanals Mauli Baidwan/ 2025.03.18 17:02 I attest to the accuracy and 11.03.2003 0 Marlas Barani integrity of this document Regular First Appeal No. 3225 of 2013 (O&M) And 24 Other Connected Cases Sr. Sale deed Sale Per Acre Area sold Location/Purpose No. No. and Consideration Price (In) Date (In)
13. 639/ 8,30,000/- 7,90,476/- 8 Kanals Kumbra/Chahi 24.05.2004 8 Marlas I. Village Chilla 5.12 On perusal of the tabulated compilation of the sale exemplars produced by the landowners with respect to village Chilla, it is evident that the sale deeds are post 23.01.2004. The notification u/s 4 of the 1894 Act was issued on 23.01.2004 (Ex.R11). The learned counsel representing the GMADA has informed the Court that the area of 20 biswansis or 1 biswa is 50.41666 square yards, whereas

20 biswas or 1 bigha is 1008.3333 square yards. 96 biswas (4 bighas 16 biswas) is equivalent to 1 acre land measuring 4840 square yards. There is a layout plan produced by the GMADA marking the location of sale instances produced by it. It is evident that all the sale instances produced by GMADA, namely sale deed No. 2389 dated 27.02.2003, sale deed No. 2873 dated 08.01.2004, sale deed No. 2122 dated 03.02.2003, sale deed No. 3021 dated 20.01.2004 and sale deed No. 2039 dated 20.10.2003 are of various parcels of land which are a part of the acquired land. In other words, these sale deeds pertain to parcels of acquired land vide notification dated 23.01.2004.

5.13 The correctness of the arguments advanced by Mr. Rupinder Singh Khosla, Senior Advocate, representing the GMADA is not disputed by the learned counsel representing the landowners. The RC has erred in excluding the exemplar sale deeds No. 2389, 2873, 2122, 3021 and 2039 for consideration by incorrectly interpreting Section 25 of the 1894 Act. This Regular First Appeal No. 3225 of 2013 (O&M) And 25 Other Connected Cases issue is not longer res integra in view of the judgment passed by the Supreme Court in Lal Chand vs. Union of India (2009) 15 SCC 769.

Section 25 does not prohibit the Court from taking into account the sale instances reflecting a price lower than the amount assessed by the LAC. It only prohibits that the Court will not award compensation less than the amount awarded by the LAC under Section 11 of the 1894 Act. The RC has also erred in relying upon the judgment in Haryana State Industrial Development Corporation v. Pran Sukh and Another (2010) 11 SCC 175 which does not lay down that the sale deeds reflecting lower price than the amount offered by the LAC should be excluded for consideration.

5.14 Similarly, the RC has erred in working out the amount of compensation by taking into account the average of sale deeds executed post 23.01.2004 particularly when the sale exemplars produced by the GMADA with respect to the acquired land were available. The sale exemplars of the acquired land during contemporaneous period are the important pieces of evidence to assess the market value of the acquired land during the time period of acquisition. The landowners have failed to lead cogent evidence to prove these sale deeds were undervalued. The sale exemplar No. 2389 is executed between two private individuals. Prem Singh had sold the land measuring 8 bighas which is nearly 2 acres to Harish Jain and others. Sale deed No. 2873 has been executed by Bhag Singh and others in favour of Sanjeev Kumar Nagal, 'Hindu Undivided Family'. The sale instance No. 3021 has been executed by Ujaggar Singh in favour of Surinderjit Singh HUF and others. The Court has overlooked the fact that 2025.03.18 17:02 there was no necessity to take average of the sale deeds No. 2621, 2869, Regular First Appeal No. 3225 of 2013 (O&M) And 26 Other Connected Cases 2854 and 2620 and then roll back/decrease @ 12% per annum particularly when the sale instances No. 2389, 2873, 2122, 3021 and 2039 of the acquired land were available.

II. Village Mauli Baidwan

5.15 With respect to the acquired land in village Mauli Bai

evident that all the six sale deeds produced by the landowners were post 23.01.2004. Sale instance No. 2506 produced by GMADA is with respect to a parcel of land which is at a distance of merely 10 acres from the boundary of the acquired land. Ex.R4 sale deed No. 2881 dated 20.05.2002 produced

by the GMADA is only at a distance of 11 acres from the acquired land.

Ex.R3, sale deed No. 849 dated 01.08.2001 pertains to a parcel of land that is located near the residential area of village Mauli Baidwan but not far away from the acquired land. Similar mistake was committed by the RC while excluding the sale deeds No. 849, 288, 2506, produced by the GMADA from consideration by incorrectly interpreting Section 25 of the 1894 Act.

5.16 On perusal of the sale exemplars No. 849, 288 and 2506, it clearly proves that the landowners failed to prove that the market value of the acquired land was more than 40,00,000/-. Per acre price of small plot sold vide sale deed No. 849 dated 01.08.2001 comes to 16,00,000/-. Even if the increase of 12% per annum for a period of 2½ years is calculated, still the price will not be 40,00,000/-. With respect to agricultural land, the sale instances No. 288 and 2506 which reflect the price of approximately 4,00,000/- in the year from 2002-2003. Hence, the amount offered by the LAC did not require any interference.

Regular First Appeal No. 3225 of 2013 (O&M) And
Other Connected Cases

III. Village Kumbra

5.17 With respect to the cases arising from village Kumbra,

be noticed that the landowners have produced five sale instances which are post 23.01.2004 period. The GMADA has produced the sale instance No. 639 dated 24.05.2004 which is also post 23.01.2004 sale instance but is related to the parcel of land measuring 8 kanals 8 marlas which abuts the acquired land. This particular parcel of land is located on the boundary of the acquired land. It clearly reflects that even after the Urban Estate was planned, the prices of the land did not shoot up.

IV. Village Raipur Khurd

5.18 With respect to the acquisition of the land in village

Khurd, the landowners have produced sale instances No. 1162, 154, 6665 and 1240 all sale instances post 23.01.2004 period. The sale deed No. 1162 is the only sale instance of the parcel of land sold in village Raipur Khurd.

The remaining sale instances No. 154, 6665 and 1240 are related to the land sold in different villages. On the other hand, the GMADA has produced the sale instances No. 2157, 644, 1345 and

1835 pertaining to the parcels of the land which have been acquired vide notification dated 23.01.2004. In other words, these sale instances are of different parcels of the land which have been acquired. The sale instance No. 2157 is with respect to the area more than two acres. This is the sale deed executed by Garib Siingh in favour of Gurmeet Singh. The State had no role to play in the execution of the aforesaid sale deed. Similarly, a land measuring 7 bighas which is more than 1½ acres was sold on 05.06.2003 in sale instance No. 644 by Ujaggar Singh in favour of Sant Baba Balwant Singh Ji Maharaj. The sale exemplar Regular First Appeal No. 3225 of 2013 (O&M) And 28 Other Connected Cases No. 1345 dated 07.08.2003 is a sale deed pertaining to the land measuring more than 1 acre executed by Kartar Singh in favour of Sher Singh. A perusal of the sale instance No. 1835 dated 19.09.2003 proves that approximately 9 acres of the land was sold for 39,80,000/-. The per acre price comes to nearly 5,00,000/- per acre. Hence, it was not appropriate for the RC to assess the market value on the basis of the market value of the acquired land of village Chilla.

5.19 Similarly, the RC has also erred in misreading the judgment passed by the High Court 2006 (2) PLJ 39 as well as by the Supreme Court in Pran Sukh's case (supra). These judgments do not lay down that the sale instances reflecting the price lower than the price offered by the LAC are not required to be taken into account. The RC has relied upon the judgment without properly reading the judgment. Moreover, in Lal Chand's case (supra), the Supreme Court has already clarified the law.

5.20 The RC has also overlooked the assessment of the market value of the acquired land vide notification dated 21.02.2000 of villages, namely Sohana, Mauli Baidwan, Raipur Khurd and Lakhnaur. The High Court (RFA No. 3004 of 2006 (Surjit Singh v. State of Punjab and Another) assessed the market value of the acquired land @ 19,85,700/- per acre. The Supreme Court in Paramjit Panag and Another v. State of Punjab (Civil Appeal No. 331/2014) assessed the market value @ 21,85,700/- by making addition of 2,00,000/- per acre (23,85,700/- per acre). The acquired land vide notification dated 21.02.2000 abuts the acquired land vide notification dated 23.01.2004. The difference between the two notifications was only 11 Regular First Appeal No. 3225 of 2013 (O&M) And 29 Other Connected Cases. 5.21 With regard to fourth submission of Mr. Jain, it would be noticed that this Court has held that the RC has erred in assessing the market value @ 71,40,000/- per acre. Hence, the submission lacks substance.

5.22 With respect to the first and second submission of Mr. Kaushal, it would be noticed that this Court has not assessed the market value on the basis of average price of sale exemplars No. 855 dated 12.06.2006, No. 856 dated 12.06.2006, No. 1985 dated 20.09.2006, No. 6665 dated 31.03.2006, No. 154 dated 10.04.2008 and 1240 dated 11.07.2006 produced in the matter related to village Mauli Baidwan. Hence, the question of applying of appropriate cut does not arise. The learned counsel has also relied upon the judgment passed in Horrmal (Deceased) through his LR and Others v.

State of Haryana and Others 2024 SCCOnline SC 2990. This Court has carefully read the judgment. The Supreme Court found that Ex.P5 sale instance is of similar nature to the acquired land. The aforesaid judgment was passed in peculiar facts of the case. In that case, Ex.P5 was not an exemplar

sale instance of the period post notification u/s 4 whereas in these cases, all the sale instances No. 855, 856, 1985, 6665, 154 and 1240 are with respect to the period post 23.01.2004.

5.23 Mr. Kaushal, in Regular First Appeal No. 4608 of 2013, has filed an application for permission to lead additional evidence in order to produce the copies of two judgments passed by the RC on 13.03.2015 and 24.08.2013. Vide judgment dated 13.03.2015, the RC assessed the market value of the acquired land located in village Manak Majra vide notification u/s 4 issued on 19.04.2004 @ 2,30,10,000/- per acre. Similarly, with 2025.03.18 17:02 respect to the acquisition of land in village Kambala vide notification u/s 4 Regular First Appeal No. 3225 of 2013 (O&M) And 30 Other Connected Cases dated 30.09.2005, the RC has assessed the market value @ 1,31,22,535/-

vide judgment dated 24.08.2013. Both these awards pertain to acquisition of land by separate notification with respect to the land located in different villages. The appeals against the RCs judgments are pending. Hence, it would not be appropriate to rely upon the same.

6. Decision 6.1 Consequently, all the appeals filed by the GMADA are allowed, whereas that of the landowners shall stand dismissed.

6.2 The miscellaneous application(s) pending, if any, in all the appeals shall stand disposed of.

(Anil Kshetarpal) Judge February 25, 2025 "DK"

Whether speaking/reasoned :Yes/No
Whether reportable : Yes/No

Sr. No.	Case No.	Party's Name
1.	RFA-1124-2013	Rajinder Kaur And Others Vs. State Others
2.	RFA-1125-2013	Amrao Singh And Others Vs. State Of Others
3.	RFA-1409-2013	Rajinder Kaur Vs. State Of Punjab
4.	RFA-1410-2013	Amrao Singh Vs. State Of Punjab & A
5.	RFA-1411-2013	Davinder Pal Singh Vs. Land Acquisi Others
6.	RFA-1412-2013	Amrao Singh & Others Vs. State Of P
7.	RFA-1413-2013	Kaka Singh & Others Vs. State Of Pu
8.	RFA-1414-2013	Ramanjeet Singh Vs. State Of Punjab
9.	RFA-1415-2013	Parvinder Singh Vs. State Of Punjab
10.	RFA-1416-2013	Harmit Singh Vs. State Of Punjab &
11.	RFA-1417-2013	Manmohan Singh Vs. State Of Punjab
12.	RFA-1418-2013	Mohan Lal Saitia Vs. State Of Punja
13.	RFA-1419-2013	Gurdev Singh Vs. State Of Punjab &
14.	RFA-1420-2013	Dharam Singh Vs. State Of Punjab &
15.	RFA-1421-2013	Manpreet Singh Vs. Land Acquisition Another

DEEPAK KUMAR BHARDWAJ

RFA-1422-2013 Mewa Singh & Others Vs. State Of Punjab
Regular First Appeal No. 3225 of 2013 (O&M) And
Other Connected Cases

Sr. No.	Case No.	Party's Name
17.	RFA-1423-2013	Paramjit Kaur Vs. State Of Punjab &
18.	RFA-1988-2013	Sumit Kumar Vs. State Of Punjab And
19.	RFA-1989-2013	Anil Kaushik And Another Vs. State Of Punjab Others
20.	RFA-2283-2013	Rajeev Nagpal And Others Vs. State Of Punjab Another
21.	RFA-2284-2013	Harbans Kaur & Another Vs. State Of Punjab
22.	RFA-2285-2013	Harpreet Singh Vs. State Of Punjab
23.	RFA-2286-2013	Gian Chand And Others Vs. State Of Punjab Another
24.	RFA-2288-2013	Rajinder Singh Vs. State Of Punjab
25.	RFA-2289-2013	Ajaib Singh And Others Vs. State Of Punjab
26.	RFA-2614-2013	Greater Mohali Area Development Authority Vs. Kumar Attri And Others
27.	RFA-2904-2013	Greater Mohali Area Development Authority Vs. Amarjit Singh And Others
28.	RFA-2905-2013	Greater Mohali Area Development Authority Vs. Singh And Another
29.	RFA-2906-2013	Greater Mohali Area Development Authority Vs. Jain And Others

30. RFA-2907-2013 with Greater Mohali Area Development Authority Vs. Kuldeep XOBJR-1-CI-2017
Singh And Others

31. RFA-2908-2013 Greater Mohali Area Development Authority Vs. Darshan Singh And Others

32. RFA-2909-2013 Greater Mohali Area Development Authority Vs. Parveen Bajwa And Another

33. RFA-2910-2013 Greater Mohali Area Development Authority Vs. Pritam Singh And Others

34. RFA-2911-2013 Greater Mohali Area Development Authority Vs. Mewa Singh And Others

35. RFA-2912-2013 with Greater Mohali Area Development Authority Vs. Ajaib XOBJR-98-CI-2014
Singh And Others

36. RFA-2914-2013 Greater Mohali Area Development Authority Vs. Harpreet Singh And Another

37. RFA-2913-2013 Greater Mohali Area Development Authority Vs. Updesh Jaspal And Others

38. RFA-2915-2013 Greater Mohali Area Development Authority Vs. Manpreet Singh And Another

39. RFA-2916-2013 Greater Mohali Area Development Authority Vs. Paramjit Kaur And Another

40. RFA-2917-2013 Greater Mohali Area Development Authority Vs. Surinderjit Singh And Another
41. RFA-2918-2013 Greater Mohali Area Development Authority Vs. Surinderjit Singh And Another
42. RFA-2919-2013 Greater Mohali Area Development Authority Vs. Surinderjit And Others
43. RFA-2920-2013 Greater Mohali Area Development Authority Vs. Surinderjit Singh And Others
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Greater Mohali Area Development Authority Vs. Baldev integrity of this document Regular First
Appeal No. 3225 of 2013 (O&M) And 32 Other Connected Cases Sr. No. Case No. Party's Name
Singh And Others
45. RFA-2922-2013 with Greater Mohali Area Development Authority Vs. Devi XOBJR-80-2023
Charan And Others
46. RFA-2924-2013 with Greater Mohali Area Development Authority Vs. Karnail
XOBJR-5-CI-2018 Singh And Others
47. RFA-2923-2013 Greater Mohali Area Development Authority Vs. Santokh Singh And Others
48. RFA-2925-2013 with Greater Mohali Area Development Authority Vs. Labh XOBJR-8-2023
Singh And Others
49. RFA-2926-2013 Greater Mohali Area Development Authority Vs. Parvinder Singh
50. RFA-2927-2013 Greater Mohali Area Development Authority Vs. Sohan Singh And Another
51. RFA-2928-2013 Greater Mohali Area Development Authority Vs. Amarjit Singh And Another
52. RFA-2929-2013 Greater Mohali Area Development Authority Vs. Dharam Singh And Another
53. RFA-2930-2013 Greater Mohali Area Development Authority Vs. Vijay Kumar Jain And Another
54. RFA-2931-2013 Greater Mohali Area Development Authority Vs. Balbir Kaur
55. RFA-2932-2013 Greater Mohali Area Development Authority Vs. Harchand Singh And Another
56. RFA-2933-2013 Greater Mohali Area Development Authority Vs. Ramanjeet Singh And Another
57. RFA-2934-2013 & Greater Mohali Area Development Authority Vs. XOBJR-79-CI-2013
Surinderjit Singh
58. RFA-2937-2013 Greater Mohali Area Development Authority Vs. Dara Singh And Others

59. RFA-2936-2013 Greater Mohali Area Development Authority Vs. Sucha Singh And Another
60. RFA-2938-2013 & Greater Mohali Area Development Authority Vs. XOBJR-77-CI-2013 Gurdeep Singh And Others
61. RFA-2940-2013 Greater Mohali Area Development Authority Vs. Amrao Singh And Others
62. RFA-2939-2013 Greater Mohali Area Development Authority Vs. Jai Narain And Others
63. RFA-2941-2013 with Greater Mohali Area Development Authority Vs. XOBJR-70-CI-2018 Devinder Singh And Another
64. RFA-2942-2013 Greater Mohali Area Development Authority Vs. Harmit Singh And Another
65. RFA-2943-2013 Greater Mohali Area Development Authority Vs. Amra Singh And Another
66. RFA-2944-2013 Greater Mohali Area Development Authority Vs. Sher Singh And Others
67. RFA-2945-2013 Greater Mohali Area Development Authority Vs. Rajeev Nagpal And Others
68. RFA-2946-2013 with Greater Mohali Area Development Authority Vs. XOBJR-10-2024 Palwinder Singh And Others RFA-3222-2013 Greater Mohali Area Development Authority Vs. Amarjit Regular First Appeal No. 3225 of 2013 (O&M) And 33 Other Connected Cases Sr. No. Case No. Party's Name Singh And Another
70. RFA-3223-2013 Greater Mohali Area Development Authority Vs. Gurdev Singh And Another
71. RFA-3224-2013 with Greater Mohali Area Development Authority Vs. XOBJR-5-2023 Gurcharan Singh And Others
72. RFA-3231-2013 with Greater Mohali Area Development Authority Vs. Kultar XOBJR-51-2024 Singh And Others
73. RFA-3226-2013 Greater Mohali Area Development Authority Vs. Rajinder Nath And Others
74. RFA-3232-2013 with Greater Mohali Area Development Authority Vs. Jyoti XOBJR-80-CI-2013 Jain And Another
75. RFA-3227-2013 Greater Mohali Area Development Authority Vs. Poonam Deep Kaur And Others
76. RFA-3228-2013 Greater Mohali Area Development Authority Vs. Lalit Jain And Another

77. RFA-3233-2013 Greater Mohali Area Development Authority Vs. Poonam Deep Kaur And Others.
78. RFA-3229-2013 Greater Mohali Area Development Authority Vs. Poonam Deep Kaur And Others
79. RFA-3234-2013 Greater Mohali Area Development Authority Vs. Rajinder Singh And Others.
80. RFA-3230-2013 Greater Mohali Area Development Authority Vs. Amrao Singh And Another
81. RFA-3235-2013 Greater Mohali Area Development Authority Vs. Harbans Kaur And Others
82. RFA-3236-2013 Greater Mohali Area Development Authority Vs. Bhajan Singh And Others
83. RFA-3237-2013 Greater Mohali Area Development Authority Vs. Malkiat Singh And Others
84. RFA-3770-2013 Greater Mohali Area Development Authority Vs. Mohinder Kaur And Others
85. RFA-3774-2013 Greater Mohali Area Development Authority Vs. Surinder Kumar And Others
86. RFA-3777-2013 Greater Mohali Area Development Authority Vs. Kulwinder Singh & Others
87. RFA-3779-2013 Greater Mohali Area Development Authority Vs. Gurdev Singh And Another
88. RFA-3781-2013 & Greater Mohali Area Development Authority Vs. XOBJR-76-CI-2013 Gurdeep Singh & Others
89. RFA-3990-2013 Santokh Singh & Others Vs. State Of Punjab & Another
90. RFA-3991-2013 Poonam Deep Kaur & Others Vs. State Of Punjab & Others
91. RFA-3992-2013 Kulwinder Singh & Another Vs. State Of Punjab & Another
92. RFA-3993-2013 Amra Singh Vs. State Of Punjab & Another
93. RFA-3994-2013 Amarjit Singh Bajwa Vs. State Of Punjab & Another
94. RFA-3995-2013 Lalit Jain & Another Vs. State Of Punjab & Others
95. RFA-4038-2013 Surinder Kumar Vs. State Of Punjab & Another DEEPAK KUMAR BHARDWAJ
2025.03.18 17:02 I attest to the accuracy and RFA-4039-2013 Surinderjit Singh Vs. State Of Punjab
& Others Regular First Appeal No. 3225 of 2013 (O&M) And 34 Other Connected Cases Sr. No. Case
No. Party's Name

97. RFA-4042-2013 Gurdev Singh Vs. State Of Punjab
98. RFA-4043-2013 Bhajan Singh & Others Vs. State Of Punjab
99. RFA-4044-2013 Amarjit Singh Vs. State Of Punjab And Another
100. RFA-4045-2013 Mohinder Kaur & Another Vs. State Of Punjab & Another
101. RFA-4046-2013 Ujagar Singh Vs. State Of Punjab
102. RFA-4047-2013 Harchand Singh Vs. State Of Punjab And Another
103. RFA-4048-2013 Mohinder Singh Vs. State Of Punjab & Another
104. RFA-4049-2013 Balbir Kaur Vs. State Of Punjab & Another
105. RFA-4050-2013 Poonam Deep Kaur & Another Vs. State Of Punjab & Others
106. RFA-4051-2013 Kultar Singh @ Avtar Singh & Another Vs. State Of Punjab & Others
107. RFA-4052-2013 Poonam Deep Kaur & Others Vs. State Of Punjab & Others
108. RFA-4053-2013 Baldev Singh & Another Vs. State Of Punjab & Another
109. RFA-4054-2013 Sher Singh & Another Vs. State Of Punjab & Another
110. RFA-4055-2013 Gurdev Singh Vs. State Of Punjab & Another
111. RFA-4056-2013 Surinderjit Singh & Others Vs. State Of Punjab & Others
112. RFA-4057-2013 Surinderjit Singh & Others Vs. State Of Punjab & Others
113. RFA-4058-2013 Amarjit Singh & Others Vs. State Of Punjab & Another
114. RFA-4059-2013 Pal Singh & Another Vs. State Of Punjab
115. RFA-4264-2013 Darshan Singh & Others Vs. State Of Punjab & Another
116. RFA-4265-2013 Rulda Singh & Others Vs. State Of Punjab
117. RFA-4266-2013 Surinderjit Singh Vs. State Of Punjab & Others
118. RFA-4452-2013 Rachan Singh And Others Vs. State Of Punjab And Another

119. RFA-4491-2013 Karnail Singh And Others Vs. State Of Punjab And Another
120. RFA-4628-2013 Kanwar Singh Vs. State Of Punjab
121. RFA-4629-2013 Parveen Bajwa Vs. State Of Punjab & Another
122. RFA-4630-2013 Lalit Jain & Others Vs. State Of Punjab & Others
123. RFA-4631-2013 Baldev Singh & Others Vs. State Of Punjab & Another
124. RFA-4632-2013 Nazar Singh Vs. State Of Punjab & Another
125. RFA-4633-2013 Pawan Kumar Vs. State Of Punjab
126. RFA-4634-2013 Savitri Devi & Others Vs. State Of Punjab & Another
127. RFA-4635-2013 Updesh Jaspal & Another Vs. State Of Punjab & Others
128. RFA-4646-2013 Rajinder Nath & Another Vs. State Of Punjab & Another
129. RFA-4664-2013 & Greater Mohali Area Development Authority Vs. XOBJR-78-CI-2013 Poonam Deep Kaur And Others
130. RFA-4727-2013 Amrik Singh And Another Vs. State Of Punjab And Another
131. RFA-4985-2013 Pawan Kumar Vs. State Of Punjab
132. RFA-1126-2013 Bhagat Singh Vs. State Of Punjab 2025.03.18 17:02 133. RFA-1424-2013 Kamaljit Singh Vs. State Of Punjab Regular First Appeal No. 3225 of 2013 (O&M) And 35 Other Connected Cases Sr. No. Case No. Party's Name
134. RFA-1425-2013 Ajit Singh & Others Vs. State Of Punjab
135. RFA-1426-2013 Balbir Singh & Others Vs. State Of Punjab
136. RFA-2465-2013 Bakhtaur Singh Vs. State Of Punjab
137. RFA-2466-2013 Karnail Singh Vs. State Of Punjab & Another
138. RFA-2615-2013 Greater Mohali Area Development Authority Vs. Jaspal Singh And Others
139. RFA-2899-2013 Paramjit Singh Vs. State Of Punjab
140. RFA-3144-2013 Greater Mohali Area Development Authority Vs. Pankaj Sood And Others

141. RFA-3145-2013 Greater Mohali Area Development Authority Vs. Gurnam Singh And Another
142. RFA-3146-2013 Greater Mohali Area Development Authority Vs. Raghbir Singh And Another
143. RFA-3147-2013 Greater Mohali Area Development Authority Vs. Ajit Singh And Others
144. RFA-3148-2013 Greater Mohali Area Development Authority Vs. Labh Kaur And Another
145. RFA-3149-2013 Greater Mohali Area Development Authority Vs. Bakhtaur Singh And Another
146. RFA-3150-2013 Greater Mohali Area Development Authority Vs. Harmail Singh And Others.
147. RFA-3151-2013 Greater Mohali Area Development Authority Vs. Raghbir Singh And Another
148. RFA-3152-2013 Greater Mohali Area Development Authority Vs. Pawan Kumar And Another
149. RFA-3153-2013 Greater Mohali Area Development Authority Vs. Bahadur Singh And Another
150. RFA-3154-2013 Greater Mohali Area Development Authority Vs. Kesar Singh And Another
151. RFA-3155-2013 Greater Mohali Area Development Authority Vs. Piara Singh And Another
152. RFA-3156-2013 Greater Mohali Area Development Authority Vs. Baldev Singh And Another
153. RFA-4027-2013 Pawan Kumar Vs. State Of Punjab
154. RFA-4028-2013 Gursharan Kaur Vs. State Of Punjab
155. RFA-4293-2013 Mewa Singh Vs. State Of Punjab
156. RFA-4295-2013 Surinder Rani & Others Vs. State Of Punjab & Another
157. RFA-4608-2013 Jaspal Singh & Others Vs. State Of Punjab & Another
158. RFA-4610-2013 Baldev Singh Vs. State Of Punjab
159. RFA-4611-2013 Kesar Singh & Another Vs. State Of Punjab
160. RFA-4612-2013 Dharminder Kumar & Others Vs. State Of Punjab
161. RFA-4613-2013 Pankaj Sood & Others Vs. State Of Punjab & Another
162. RFA-4614-2013 Harmail Singh & Others Vs. State Of Punjab

163. RFA-4615-2013 Raj Bala @ Raj Kumari Vs. State Of Punjab
164. RFA-4616-2013 Raghbir Singh Vs. State Of Punjab DEEPAK KUMAR BHARDWAJ 165. RFA-4617-2013 Harchand Singh & Others Vs. State Of Punjab RFA-4618-2013 Labh Kaur Vs. State Of Punjab Regular First Appeal No. 3225 of 2013 (O&M) And 36 Other Connected Cases Sr. No. Case No. Party's Name
167. RFA-4619-2013 Jaspal Kaur & Others Vs. State Of Punjab
168. RFA-4620-2013 Raghbir Singh Vs. State Of Punjab & Another
169. RFA-4621-2013 Piara Singh Vs. State Of Punjab
170. RFA-4622-2013 Ram Singh & Others Vs. State Of Punjab & Another
171. RFA-4623-2013 Harpal Singh & Another Vs. State Of Punjab
172. RFA-4624-2013 Harjinder Singh (Deceased) through his LRs Vs. State Of Punjab
173. RFA-4625-2013 Labh Singh & Others Vs. State Of Punjab & Another
174. RFA-4626-2013 Bhagat Singh Vs. State Of Punjab
175. RFA-4627-2013 Jarnail Singh & Another Vs. State Of Punjab & Another
176. RFA-4824-2013 Greater Mohali Area Development Authority Vs. Parvinder Kaur And Others.
177. RFA-4825-2013 Greater Mohali Area Development Authority Vs. Gursharan Kaur And Another
178. RFA-4827-2013 Greater Mohali Area Development Authority Vs. Dial Singh And Others.
179. RFA-4828-2013 Greater Mohali Area Development Authority Vs. Bhagat Singh & Another
180. RFA-4829-2013 Greater Mohali Area Development Authority Vs. Mewa Singh & Another
181. RFA-4984-2013 Jagir Kaur And Others Vs. State Of Punjab
182. RFA-5486-2013 Parkashwati And Others Vs. State Of Punjab
183. RFA-5631-2013 & Greater Mohali Area Development Authority Vs. Gurdev XOBJR-56-CI-2015 Kaur And Another
184. RFA-5632-2013 Greater Mohali Area Development Authority Vs. Baldev Singh & Others

185. RFA-5633-2013 Greater Mohali Area Development Authority Vs. Jarnail Singh & Others
186. RFA-5634-2013 Greater Mohali Area Development Authority Vs. Labh Singh & Others
187. RFA-5635-2013 Greater Mohali Area Development Authority Vs. Surinder Rani & Others
188. RFA-5636-2013 with Greater Mohali Area Development Authority Vs. Baldev XOBJR-52-2024 Kaur & Others
189. RFA-5637-2013 Greater Mohali Area Development Authority Vs. Bakhatpur Singh And Others
190. RFA-5638-2013 Greater Mohali Area Development Authority Vs. Karnail Singh And Another
191. RFA-5639-2013 Greater Mohali Area Development Authority Vs. Parkashwati & Others
192. RFA-5640-2013 Greater Mohali Area Development Authority Vs. Angrez Kaur & Others
193. RFA-5641-2013 Greater Mohali Area Development Authority Vs. Raghubir Singh & Others.
194. RFA-5643-2013 Greater Mohali Area Development Authority Vs. Naib Singh And Others.
195. RFA-5644-2013 & Greater Mohali Area Development Authority Vs. Mohan DEEPAK KUMAR BHARDWAJ XOBJR-57-CI-2015 Singh And Another Regular First Appeal No. 3225 of 2013 (O&M) And 37 Other Connected Cases Sr. No. Case No. Party's Name
196. RFA-5645-2013 Greater Mohali Area Development Authority Vs. Kamaljit Singh And Another
197. RFA-5646-2013 Greater Mohali Area Development Authority Vs. Sukhdev Singh & Others
198. RFA-5647-2013 Greater Mohali Area Development Authority Vs. Harbhajan Singh & Others
199. RFA-5648-2013 with Greater Mohali Area Development Authority Vs. Bant XOBJR-23-2019 Singh & Others
200. RFA-5649-2013 Greater Mohali Area Development Authority Vs. Paramjit Kaur And Another
201. RFA-5650-2013 Greater Mohali Area Development Authority Vs. Dharminder Kumar & Others
202. RFA-5651-2013 Greater Mohali Area Development Authority Vs. Raj Bala And Another
203. RFA-5652-2013 Greater Mohali Area Development Authority Vs. Bhagat Singh And Another
204. RFA-5653-2013 Greater Mohali Area Development Authority Vs. Harjinder Singh And Another

205. RFA-5654-2013 Greater Mohali Area Development Authority Vs. Balbir Singh & Others
206. RFA-5655-2013 Greater Mohali Area Development Authority Vs. Paramjit Singh And Another
207. RFA-5656-2013 Greater Mohali Area Development Authority Vs. Himmat Singh & Others
208. RFA-5657-2013 Greater Mohali Area Development Authority Vs. Jaspal Kaur & Others
209. RFA-5658-2013 Greater Mohali Area Development Authority Vs. Harpal Singh & Another
210. RFA-5676-2013 Greater Mohali Area Development Authority Vs. Harbhajan Singh & Others
211. RFA-2061-2014 State Of Punjab Vs. Jaspal Singh And Others
212. RFA-2062-2014 State Of Punjab And Another Vs. Sushil Kumar Attri
213. RFA-4418-2013 Khushbagh Singh And Others Vs. State Of Punjab And Another
214. RFA-1211-2013 Amarjit Singh And Others Vs. State Of Punjab And Others
215. RFA-1672-2013 Sumit Kumar Vs. State Of Punjab And Others
216. RFA-1427-2013 Gurmail Singh Vs. State Of Punjab
217. RFA-2281-2013 Sushil Kumar Attri Vs. State Of Punjab And Others
218. RFA-2282-2013 Amarjit Singh And Another Vs. State Of Punjab And Others
219. RFA-2287-2013 Himat Singh And Others Vs. State Of Punjab And Others
220. RFA-2290-2013 Sushil Kumar Attri Vs. State Of Punjab And Others
221. RFA-2376-2013 Rajeev Nagpal And Another Vs. State Of Punjab And Others
222. RFA-2378-2013 Anil Kaushik And Another Vs. State Of Punjab And Another DEEPAK KUMAR BHARDWAJ
223. RFA-2592-2013 Jagjit Singh Vs. State Of Punjab Regular First Appeal No. 3225 of 2013 (O&M) And 38 Other Connected Cases Sr. No. Case No. Party's Name
224. RFA-2823-2013 Adish Jain And Another Vs. State Of Punjab And Others
225. RFA-2935-2013 Greater Mohali Area Development Authority Vs. Manmohan Singh And Another
226. RFA-3376-2013 Vijay Kumar & Others Vs. State Of Punjab & Another

227. RFA-3771-2013 Greater Mohali Area Development Authority Vs. Rachan Singh & Others
228. RFA-3772-2013 Greater Mohali Area Development Authority Vs. Amrik Singh And Others
229. RFA-3773-2013 Greater Mohali Area Development Authority Vs. Savitri Devi & Others
230. RFA-3775-2013 Greater Mohali Area Development Authority Vs. Sumit Kumar And Another
231. RFA-3776-2013 with Greater Mohali Area Development Authority Vs. Karnail XOBJR-124-2021 Singh And Another
232. RFA-3778-2013 with Greater Mohali Area Development Authority Vs. Gurvir XOBJR-49-CI-2013 Kaur Gill And Others
233. RFA-3780-2013 Greater Mohali Area Development Authority Vs. Kaka Singh And Others
234. RFA-3782-2013 Greater Mohali Area Development Authority Vs. Davinder Pal Singh And Others
235. RFA-3783-2013 Greater Mohali Area Development Authority Vs. Baldev Singh & Others
236. RFA-4609-2013 Amar Singh & Another Vs. State Of Punjab & Others
237. RFA-4663-2013 with Greater Mohali Area Development Authority Vs. Nasib XOBJR-17-CI-2014 Singh And Others
238. RFA-4826-2013. Greater Mohali Area Development Authority Vs. Amarjit Singh And Another
239. RFA-4830-2013 with Greater Mohali Area Development Authority Vs. Harjit XOBJR-135-CI-2015 Singh And Others.
240. RFA-5487-2013 Sukhdev Singh Vs. State Of Punjab & Others
241. RFA-6127-2013 Gian Singh & Others Vs. State Of Punjab & Another
242. RFA-6128-2013 Sadhu Singh Vs. State Of Punjab & Another
243. RFA-6129-2013 Mewa Singh & Another Vs. State Of Punjab & Another
244. RFA-6130-2013 Gurdial Singh & Another Vs. State Of Punjab & Another
245. RFA-6131-2013 Palo Vs. State Of Punjab & Another
246. RFA-6132-2013 Jasbir Singh And Another Vs. State Of Punjab And Another

247. RFA-6134-2013 Gurwinder Singh Vs. State Of Punjab & Another
248. RFA-6133-2013 Jasbir Singh Vs. State Of Punjab & Another
249. RFA-6695-2013 Greater Mohali Area Development Authority Vs. Gurdev Singh & Another
250. RFA-6696-2013 Greater Mohali Area Development Authority Vs. Ujagar Sigh & Another
251. RFA-6697-2013 Greater Mohali Area Development Authority Vs. Bhag Singh And Another
252. RFA-6698-2013 Greater Mohali Area Development Authority Vs. Ram Pal And Another
2025.03.18 17:02 253. RFA-6699-2013 Greater Mohali Area Development Authority Vs. Amrik
Regular First Appeal No. 3225 of 2013 (O&M) And 39 Other Connected Cases Sr. No. Case No.
Party's Name Singh And Others
254. RFA-6700-2013 Greater Mohali Area Development Authority Vs. Pawan Kumar & Another
255. RFA-6701-2013 with Greater Mohali Area Development Authority Vs. Amrik XOBJR-18-2023
Singh & Others
256. RFA-6702-2013 Greater Mohali Area Development Authority Vs. Gian Chand And Another
257. RFA-6703-2013 Greater Mohali Area Development Authority Vs. Narajan Singh & Others
258. RFA-6704-2013 Greater Mohali Area Development Authority Vs. Ajaib Singh & Others
259. RFA-6705-2013 Greater Mohali Area Development Authority Vs. Pal Singh And Others
260. RFA-6706-2013 with Greater Mohali Area Development Authority Vs. Manjit
XOBJR-8-CI-2014 Singh & Another
261. RFA-6707-2013 Greater Mohali Area Development Authority Vs. Mohinder Singh And Others
262. RFA-6708-2013 Greater Mohali Area Development Authority Vs. Bhajan Singh And Others
263. RFA-6709-2013 Greater Mohali Area Development Authority Vs. Amarjit Singh And Another
264. RFA-6710-2013 with Greater Mohali Area Development Authority Vs. Baljit XOBJR-17-2023
Singh And Others
265. RFA-6711-2013 Greater Mohali Area Development Authority Vs. Rajinder Kaur And Others
266. RFA-6712-2013 Greater Mohali Area Development Authority Vs. Swaran Singh & Others

267. RFA-6713-2013 Greater Mohali Area Development Authority Vs. Kanwar Singh And Another
268. RFA-6714-2013 Greater Mohali Area Development Authority Vs. Amrao Singh And Others
269. RFA-6715-2013 Greater Mohali Area Development Authority Vs. Jagjit Singh & Another
270. RFA-6716-2013 Greater Mohali Area Development Authority Vs. Mohan Lal Saitia And Another
271. RFA-6717-2013 Greater Mohali Area Development Authority Vs. Gurmail Singh And Another
272. RFA-6718-2013 Greater Mohali Area Development Authority Vs. Vijay Kumar & Others
273. RFA-50-2014 Greater Mohali Area Development Authority Vs. Sumit Kumar And Others
274. RFA-51-2014 Greater Mohali Area Development Authority Vs. Amarjit Singh And Others
275. RFA-202-2014 Bachan Singh And Others. Vs. State Of Punjab And Others.
276. RFA-203-2014 Sucha Singh & Another Vs. State Of Punjab & Others
277. RFA-821-2014 Rashbhinder Singh And Another Vs. State Of Punjab And Others DEEPAK KUMAR BHARDWAJ 278. RFA-1442-2014 Greater Mohali Area Development Authority Vs. 2025.03.18 17:02 I attest to the accuracy and Narmail Singh & Others integrity of this document Regular First Appeal No. 3225 of 2013 (O&M) And 40 Other Connected Cases Sr. No. Case No. Party's Name
279. RFA-1443-2014 with Greater Mohali Area Development Authority Vs. XOBJR-309-CI-2016 Gurmail Singh And Another
280. RFA-1444-2014 with Greater Mohali Area Development Authority Vs. XOBJR-308-CI-2016 Gurmail Singh & Others
281. RFA-1445-2014 with Greater Mohali Area Development Authority Vs. Gurmit XOBJR-311-CI-2016 Singh & Others
282. RFA-1446-2014 Greater Mohali Area Development Authority Vs. Gian Singh & Others
283. RFA-1447-2014 Greater Mohali Area Development Authority Vs. Jasbir Singh & Others
284. RFA-1448-2014 Greater Mohali Area Development Authority Vs. Mewa Singh & Others
285. RFA-1449-2014 with Greater Mohali Area Development Authority Vs. Sohan XOBJR-162-CI-2015 Singh & Others

286. RFA-1450-2014 Greater Mohali Area Development Authority Vs. Joginder Kaur & Another
287. RFA-1451-2014 Greater Mohali Area Development Authority Vs. Gurwinder Singh
288. RFA-1452-2014 Greater Mohali Area Development Authority Vs. Gurdial Singh & Another
289. RFA-1453-2014 Greater Mohali Area Development Authority Vs. Palo And Another
290. RFA-1454-2014 Greater Mohali Area Development Authority Vs. Jasbir Singh And Another
291. RFA-1455-2014 Greater Mohali Area Development Authority Vs. Sucha Singh & Others.
292. RFA-1456-2014 Greater Mohali Area Development Authority Vs. Gurmukh Singh & Others
293. RFA-1457-2014 with Greater Mohali Area Development Authority Vs. Kuldip XOBJR-251-CI-2016 Singh & Others
294. RFA-1458-2014 Greater Mohali Area Development Authority Vs. Sadhu Singh And Another
295. RFA-1459-2014 with Greater Mohali Area Development Authority Vs. Ajit XOBJR-9-CI-2014 Singh & Others
296. RFA-1484-2014 with Greater Mohali Area Development Authority Vs. XOBJR-348-CI-2016 Surinderpal Singh & Others.
297. RFA-1460-2014 Greater Mohali Area Development Authority Vs. Rashbhinder Singh & Others.
298. RFA-3492-2014 State Of Punjab Vs. Amrao Singh And Another
299. RFA-3491-2014 State Of Punjab Vs. Poonam Deep Kaur & Another
300. RFA-1011-2016 with Greater Mohali Area Development Authority Vs. Raj XOBJR-246-CI-2016 Kumari And Another
301. RFA-1800-2017 with Greater Mohali Area Development Authority Vs. Avtar XOBJR-13-CI-2018 Singh And Another
302. RFA-3493-2014 State Of Punjab Vs. Labh Singh & Others
303. RFA-3005-2016 with Greater Mohali Area Development Authority Vs. Bhag XOBJR-2-CI-2017 Singh And Others with XOBJR-326-CI-

RFA-3494-2014

State Of Punjab Vs. Ajaib Singh & O

Regular First Appeal No. 3225 of 2013 (O&M) And
Other Connected Cases

Sr. No.	Case No.	Party's Name
305.	RFA-3496-2014	State Of Punjab Vs. Devi Charan & Others
306.	RFA-3495-2014	State Of Punjab Vs. Updesh Jaspal & Others
307.	RFA-3497-2014	State Of Punjab Vs. Lalit Jain And Another
308.	RFA-3498-2014	State Of Punjab Vs. Ramanjeet Singh
309.	RFA-3499-2014	State Of Punjab Vs. Santokh Singh & Others
310.	RFA-3500-2014	State Of Punjab Vs. Dara Singh & Others
311.	RFA-3501-2014	State Of Punjab Vs. Palwinder Singh & Others
312.	RFA-3502-2014	State Of Punjab Vs. Paramjit Kaur
313.	RFA-3503-2014	State Of Punjab Vs. Manmohan Singh
314.	RFA-3504-2014	State Of Punjab Vs. Gurcharan Singh & Others
315.	RFA-3506-2014	State Of Punjab Vs. Harchand Singh
316.	RFA-3505-2014	State Of Punjab Vs. Rajinder Nath & Another
317.	RFA-3507-2014	State Of Punjab Vs. Pritam Singh & Others
318.	RFA-3510-2014	State Of Punjab Vs. Mewa Singh & Others
319.	RFA-3508-2014	State Of Punjab Vs. Harpreet Singh
320.	RFA-3509-2014	State Of Punjab Vs. Poonam Deep Kaur & Another
321.	RFA-3511-2014	State Of Punjab Vs. Amra Singh
322.	RFA-3512-2014	State Of Punjab Vs. Surinderjit Singh And Others
323.	RFA-3513-2014	State Of Punjab Vs. Baldev Singh & Others

324. RFA-3514-2014 State Of Punjab Vs. Gurdeep Singh & Others
325. RFA-3515-2014 State Of Punjab Vs. Sucha Singh And Another
326. RFA-3516-2014 State Of Punjab Vs. Poonam Deep Kaur & Others
327. RFA-3517-2014 State Of Punjab Vs. Devinder Singh
328. RFA-3518-2014 State Of Punjab Vs. Surinderjit Singh & Others
329. RFA-3519-2014 State Of Punjab Vs. Harmit Singh
330. RFA-3520-2014 State Of Punjab Vs. Nazar Singh
331. RFA-3521-2014 State Of Punjab Vs. Parvinder Singh And Another
332. RFA-3522-2014 State Of Punjab Vs. Surinderjit Singh & Another
333. RFA-3523-2014 State Of Punjab Vs. Sher Singh & Others
334. RFA-3525-2014 State Of Punjab Vs. Kuldeep Singh & Others
335. RFA-3524-2014 State Of Punjab Vs. Amarjit Singh & Others
336. RFA-3526-2014 State Of Punjab Vs. Malkiat Singh & Others
337. RFA-3527-2014 State Of Punjab Vs. Sohan Singh And another
338. RFA-3528-2014 State Of Punjab Vs. Amarjit Singh And Another
339. RFA-3529-2014 State Of Punjab Vs. Karnail Singh & Others
340. RFA-3530-2014 State Of Punjab Vs. Parveen Bajwa And Another
341. RFA-3531-2014 State Of Punjab Vs. Kultar Singh & Others
342. RFA-3532-2014 State Of Punjab Vs. Gurdev Singh And Another
343. RFA-3533-2014 State Of Punjab Vs. Bhajan Singh & Others
344. RFA-3534-2014 State Of Punjab Vs. Balbir Kaur And Another
345. RFA-3535-2014 State Of Punjab Vs. Hardip Kaur Gill And Another

346. RFA-3536-2014 State Of Punjab Vs. Surinderjit Singh & Others Regular First Appeal No. 3225 of 2013 (O&M) And 42 Other Connected Cases Sr. No. Case No. Party's Name
347. RFA-3537-2014 Land Acquisition Collector, Urban Estate Mohali Vs. Manpreet Singh And Another
348. RFA-3538-2014 State Of Punjab And Another Vs. Surinderjit Singh & Another
349. RFA-3539-2014 State Of Punjab And Another Vs. Jyoti Jain & Others
350. RFA-3540-2014 State Of Punjab Vs. Lalit Jain & Others
351. RFA-3541-2014 State Of Punjab Vs. Sumit Kumar And Another
352. RFA-3542-2014 State Of Punjab Vs. Amrik Singh & Others
353. RFA-3543-2014 State Of Punjab Vs. Pal Singh & Another
354. RFA-3544-2014 State Of Punjab Vs. Karnail Singh And Another
355. RFA-3545-2014 State Of Punjab Vs. Ujjager Singh
356. RFA-3563-2014 State Of Punjab Vs. Kulwinder Singh & Others
357. RFA-3546-2014 State Of Punjab Vs. Jagjit Singh
358. RFA-3562-2014 State Of Punjab And Another Vs. Harbans Kaur And Others
359. RFA-3564-2014 State Of Punjab And Another Vs. Vijay Kumar And Another
360. RFA-3547-2014 State Of Punjab Vs. Amrik Singh & Others
361. RFA-3565-2014 State Of Punjab Vs. Darshan Singh & Others
362. RFA-3548-2014 State Of Punjab Vs. Bhajan Singh And Others
363. RFA-3549-2014 State Of Punjab And Another Vs. Poonam Deep Kaur And Others
364. RFA-3550-2014 State Of Punjab Vs. Baldev Singh & Others
365. RFA-3566-2014 State Of Punjab And Another Vs. Jai Narain & Others
366. RFA-3567-2014 State Of Punjab Vs. Rachan Singh And Others

367. RFA-3551-2014 State Of Punjab Vs. Bhag Singh
368. RFA-3568-2014 State Of Punjab Vs. Gurdeep Singh And Others
369. RFA-3570-2014 State Of Punjab And Another Vs. Adish Jain And Others
370. RFA-3552-2014 State Of Punjab Vs. Amarjit Singh
371. RFA-3569-2014 State Of Punjab Vs. Swaran Singh
372. RFA-3571-2014 State Of Punjab And Another Vs. Dharam Singh And Another
373. RFA-3553-2014 State Of Punjab And Another Vs. Mohinder Singh
374. RFA-3572-2014 State Of Punjab And Another Vs. Rajeev Nagpal And Others
375. RFA-3575-2014 State Of Punjab Vs. Savitri Devi And Others
376. RFA-3554-2014 State Of Punjab Vs. Nasib Singh And Others
377. RFA-3555-2014 State Of Punjab Vs. Ajaib Singh & Others
378. RFA-3573-2014 State Of Punjab Vs. Surinder Kumar And Another
379. RFA-3574-2014 State Of Punjab Vs. Manjit Singh
380. RFA-3556-2014 State Of Punjab And Another Vs. Amrao Singh And Others
381. RFA-3576-2014 State Of Punjab Vs. Gurvir Kaur Gill And Another
382. RFA-3557-2014 State Of Punjab Vs. Naranjan Singh & Others 2025.03.18 17:02 383.
RFA-3577-2014 State Of Punjab Vs. Kanwar Singh Regular First Appeal No. 3225 of 2013 (O&M)
And 43 Other Connected Cases Sr. No. Case No. Party's Name
384. RFA-3558-2014 State Of Punjab Vs. Ram Pal
385. RFA-3578-2014 State Of Punjab Vs. Amarjit Singh & Others
386. RFA-3560-2014 State Of Punjab Vs. Mohinder Kaur And Others
387. RFA-3559-2014 State Of Punjab Vs. Kaka Singh & Others
388. RFA-3579-2014 State Of Punjab Vs. Devinder Pal Singh And Another

389. RFA-3580-2014 State Of Punjab Vs. Vijay Kumar And Others
390. RFA-3561-2014 State Of Punjab Vs. Gurdev Singh & Others
391. RFA-3582-2014 State Of Punjab Vs. Amrik Singh And Others
392. RFA-3581-2014 State Of Punjab Vs. Gian Chand And Others
393. RFA-3583-2014 State Of Punjab Vs. Amrao Singh
394. RFA-3584-2014 State Of Punjab Vs. Mohan Lal Saitia
395. RFA-3585-2014 State Of Punjab Vs. Rajinder Singh
396. RFA-3586-2014 State Of Punjab Vs. Gurdev Singh
397. RFA-3587-2014 State Of Punjab Vs. Gurmail Singh
398. RFA-3588-2014 State Of Punjab Vs. Pawan Kumar
399. RFA-3589-2014 State Of Punjab Vs. Baljit Singh And Others
400. RFA-3590-2014 State Of Punjab Vs. Rajinder Kaur
401. RFA-4230-2014 Vijay Kumar And Others Vs. State Of Punjab And Another
402. RFA-7263-2014 Vijay Kumar Jain Vs. State Of Punjab And Others
403. RFA-9436-2014 with Greater Mohali Area Development Authority Vs. XOBJR-24-CI-2018 Baljinder Singh & Others
404. RFA-9437-2014 Greater Mohali Area Development Authority Vs. Bachan Singh & Others
405. RFA-9439-2014 Greater Mohali Area Development Authority Vs. Mohinder Singh & Others
406. RFA-9440-2014 Greater Mohali Area Development Authority Vs. Mohinder Singh & Others
407. RFA-4294-2013 Angrez Kaur & Others Vs. State Of Punjab & Another
408. RFA-2126-2014 Gurdev Kaur & Another Vs. State Of Punjab & Others
409. RFA-4266-2014 Greater Mohali Area Development Authority Vs. Khushbagh Singh & Others
410. RFA-9760-2014 Ramanjit Singh & Another Vs. State Of Punjab & Another

411. RFA-9825-2014 Naib Singh Vs. Punjab State And Another
412. RFA-10343-2014 Mohinder Singh And Others Vs. State Of Punjab & Others
413. RFA-418-2015 Greater Mohali Area Development Authority Vs. Gurdev Kaur & Another
414. RFA-1903-2015 Greater Mohali Area Development Authority Vs. Lal Singh And Others
415. RFA-2258-2014 Greater Mohali Area Development Authority & Others Vs. Kishan Dev @ Krishan Dev & Others
416. RFA-2259-2014 with Greater Mohali Area Development Authority & Others XOBJR-35-CI-2017 Vs. Gurmail Singh & Another 2025.03.18 17:02 417. RFA-2260-2014 & Greater Mohali Area Development Authority & Others Regular First Appeal No. 3225 of 2013 (O&M) And 44 Other Connected Cases Sr. No. Case No. Party's Name XOBJR-14-CI-2014 Vs. Devi Dayal & Another
418. RFA-2261-2014 & Greater Mohali Area Dev Authority (Gmada) Vs. XOBJR-23-CI-2014 Daljinder Singh & Others
419. RFA-2262-2014 & Greater Mohali Area Development Authority Vs. Karnail XOBJR-55-CI-2015 Singh & Another
420. RFA-2434-2014 with Greater Mohali Area Development Authority & Others XOBJR-325-CI-2016 Vs. Gurmail Singh & Others
421. RFA-1707-2015 Greater Mohali Area Development Authority (Gmada) Vs. Surinder Rani And Others
422. RFA-2342-2015 Surinder Rani And Others Vs. State Of Punjab And Another
423. RFA-3891-2014 State Of Punjab Vs. Amarjit Singh
424. RFA-3892-2014 State Of Punjab Vs. Raghbir Singh & Another
425. RFA-3893-2014 State Of Punjab Vs. Mewa Singh
426. RFA-3894-2014 State Of Punjab Vs. Jarnail Singh
427. RFA-3895-2014 State Of Punjab Vs. Parvinder Kaur
428. RFA-3896-2014 State Of Punjab Vs. Ajit Singh & Others
429. RFA-3897-2014 State Of Punjab Vs. Bakhatpur Singh

- 430. RFA-3898-2014 State Of Punjab Vs. Harbhajan Singh & Others
- 431. RFA-3899-2014 State Of Punjab Vs. Harchand Singh
- 432. RFA-3900-2014 State Of Punjab Vs. Angrez Kaur
- 433. RFA-3901-2014 State Of Punjab Vs. Paramjit Singh
- 434. RFA-3902-2014 State Of Punjab Vs. Gursharan Kaur
- 435. RFA-3903-2014 State Of Punjab Vs. Dial Singh And Others
- 436. RFA-3904-2014 State Of Punjab Vs. Harjit Singh & Others
- 437. RFA-3905-2014 State Of Punjab Vs. Harmail Singh And Others
- 438. RFA-3906-2014 State Of Punjab Vs. Gurnam Singh
- 439. RFA-3907-2014 State Of Punjab Vs. Baldev Singh
- 440. RFA-3909-2014 State Of Punjab Vs. Balbir Singh And Others
- 441. RFA-3908-2014 State Of Punjab Vs. Dharminder Kumar & Others
- 442. RFA-3910-2014 State Of Punjab Vs. Baldev Kaur And Others
- 443. RFA-3911-2014 State Of Punjab Vs. Kesar Singh And Another
- 444. RFA-3912-2014 State Of Punjab Vs. Parkashwati And Others
- 445. RFA-3913-2014 State Of Punjab Vs. Harjinder Singh
- 446. RFA-3914-2014 State Of Punjab Vs. Himmat Singh And Others
- 447. RFA-3915-2014 State Of Punjab Vs. Labh Kaur
- 448. RFA-3916-2014 State Of Punjab Vs. Sukhdev Singh And Others
- 449. RFA-3917-2014 State Of Punjab Vs. Naib Singh
- 450. RFA-3918-2014 State Of Punjab Vs. Raghbir Singh
- 451. RFA-3919-2014 State Of Punjab Vs. Bant Singh And Others

452. RFA-3920-2014 State Of Punjab Vs. Pankaj Sood And Others

453. RFA-3921-2014 State Of Punjab Vs. Gurdev Kaur

454. RFA-3922-2014 State Of Punjab Vs. Paramjit Kaur 2025.03.18 17:02 455. RFA-3923-2014 State Of Punjab Vs. Jaspal Kaur & Others Regular First Appeal No. 3225 of 2013 (O&M) And 45 Other Connected Cases Sr. No. Case No. Party's Name

456. RFA-3924-2014 State Of Punjab Vs. Labh Singh And Others

457. RFA-3925-2014 State Of Punjab Vs. Bahadur Singh

458. RFA-3926-2014 with State Of Punjab Vs. Baldev Singh & Others XOBJR-36-2022

459. RFA-3927-2014 State Of Punjab Vs. Bakhtaur Singh

460. RFA-3928-2014 State Of Punjab Vs. Surinder Rani & Others

461. RFA-3929-2014 State Of Punjab Vs. Harbhajan Singh And Others

462. RFA-3930-2014 State Of Punjab Vs. Piara Singh

463. RFA-3931-2014 State Of Punjab Vs. Pawan Kumar

464. RFA-3932-2014 State Of Punjab Vs. Bhagat Singh

465. RFA-3933-2014 State Of Punjab Vs. Mohan Singh

466. RFA-3934-2014 State Of Punjab Vs. Raj Bala Alias Raj Kumari

467. RFA-3935-2014 State Of Punjab Vs. Raghbir Singh

468. RFA-3936-2014 State Of Punjab Vs. Harpal Singh & Another

469. RFA-3937-2014 State Of Punjab Vs. Bhagat Singh

470. RFA-3938-2014 State Of Punjab Vs. Kamaljit Singh

471. RFA-3939-2014 State Of Punjab Vs. Karnail Singh

472. RFA-994-2015 Greater Mohali Area Development Authority Vs. Rajeev Nagpal & Another

473. RFA-995-2015 Greater Mohali Area Development Authority Vs. Vijay Kumar & Others

474. RFA-996-2015 Greater Mohali Area Development Authority Vs. Jai Narain & Others.
475. RFA-2130-2015 Greater Mohali Area Development Authority Vs. Sushil Kumar Attri And Others
476. RFA-2131-2015 Greater Mohali Area Development Authority Vs. Ramanjit Singh And Others
477. RFA-5414-2015 Sukhdeep Singh And Others Vs. State Of Punjab & Others
478. RFA-4213-2016 Sucha Singh Vs. State Of Punjab And Another
479. RFA-4261-2016 Pritam Singh Since Deceased Through LRs & Others Vs. State Of Punjab & Another
480. RFA-1410-2017 Parvinder Kaur Vs. State Of Punjab
481. RFA-2129-2015 with Greater Mohali Area Development Authority Vs. Bhagat XOBJR-148-CI-2015 Singh And Others s
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483. RFA-5642-2013 Greater Mohali Area Development Authority Vs. Harchand Singh & Others (Anil Kshetarpal) Judge February 25, 2025 "DK"